

LWC

City of Seal Beach Objective Design Standards

City Council/Planning Commission Study Session

April 24, 2023

7:00 pm

City Council Chambers

211 Eighth Street



Introductions

City Staff

- Alexa Smittle, Community Development Director
- Shaun Temple, AICP, Planning Manager

Lisa Wise Consulting, Inc. (LWC)

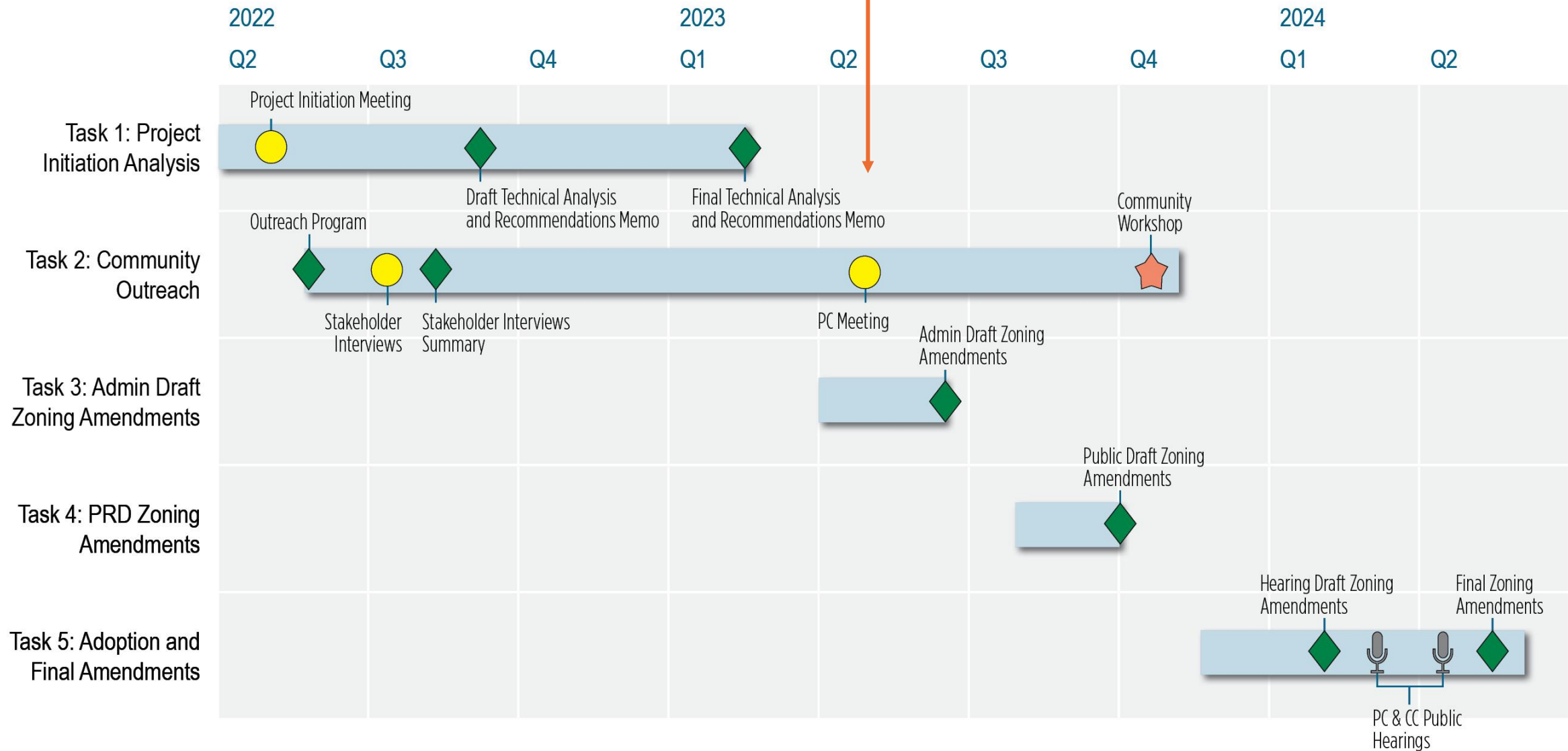
- David Bergman, Director
- Monica Szydlik, AICP, Senior Associate
- Corey Barnes, Associate

Agenda

1. Project Overview
2. Technical Analysis
3. Preliminary Recommendations
4. Discussion

Project Schedule

We are here.



Project Context

Recent State Housing Legislation

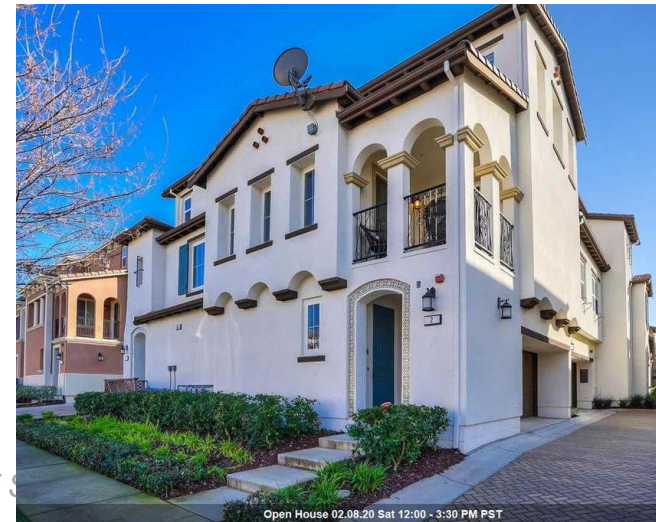
- SB 35 – Establishes streamlined approvals for qualifying projects
- SB 167 (HAA) – Prohibits City from disapproving, or conditioning approval in a manner that renders infeasible, qualifying affordable housing developments
- SB 330 and SB 8 (HCA) – Prohibits City from:
 - Adopting new non-objective standards for residential or residential mixed-use projects
 - Reducing allowed housing capacity through regulatory or administrative barriers
 - Denying residential or residential mixed-use projects based on subjective standards
- AB 2345 – Places cap on minimum parking standards for qualifying projects
- Other

Objective Design Standards

- **You can't regulate what you can't identify.**
- **Standards should:**
 - Acknowledge existing patterns of development
 - Reflect community desires/priorities
 - Anticipate density bonus projects
 - Be consistent with existing planning documents
 - Lead to better outcomes and development the community supports
- **Standards may address:**
 - Building envelope/massing
 - Façade articulation & transparency
 - Privacy
 - Architectural style
 - Site design (access, paving, landscaping)



- Excellence in design
- Sensitive site planning
- Neighborhood compatibility
- Predictable and high-quality design



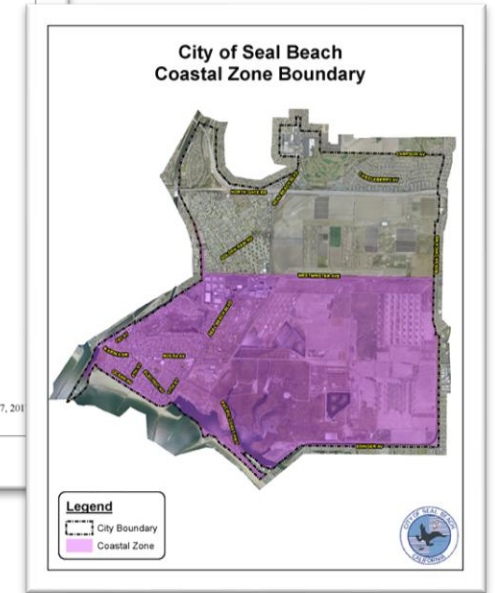
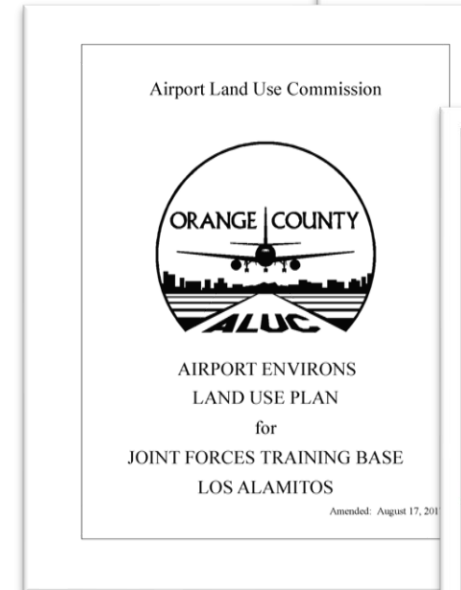
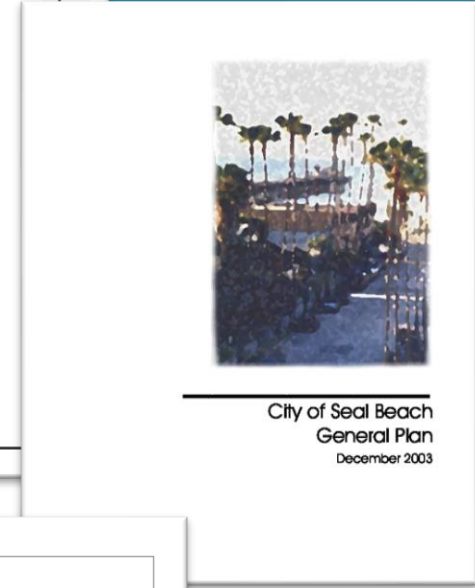
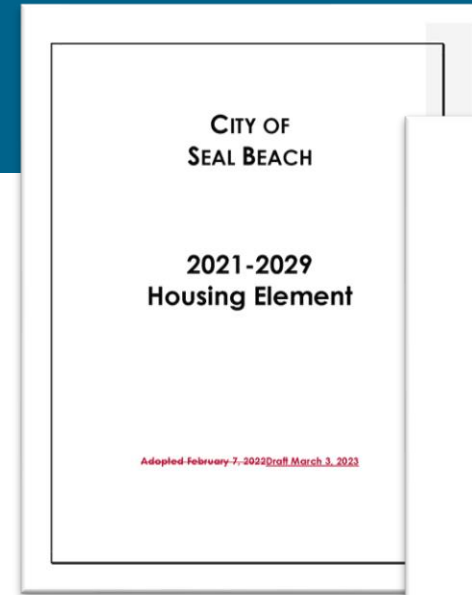
Project Objectives

- Prepare and assist in adoption of Zoning Amendments for a new **LC/RHD – Limited Commercial/High Density Residential** zone called for in the 6th Cycle Seal Beach Housing Element.
- For the new zone, develop:
 - Uses
 - Base Zone Development Standards
 - Supplemental (Objective) Design Standards
- Test out standards for on Housing Element sites.
- Review and confirm design priorities with City decision-makers.

Technical Analysis

Overview of Existing Framework

- 6th Cycle Housing Element
- General Plan
- Airport Environs Land Use Plan
- California Coastal Commission Regulations
- Zoning Code



Technical Analysis

Housing Element (March 2023 draft)

- **Goal 1:** Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.
 - *Program 1B Objective:* Create a mixed-use zone that meets state requirements for RHNA site ... to allow for a minimum residential density of 20 units per acre and 40 units per acre on larger, developed sites; [allow] exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses.
- **Goal 3:** Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- **Goal 4:** Maintain and enhance the quality of residential neighborhoods in Seal Beach.

Technical Analysis

General Plan (pages LU-39 – LU-43)

- Encourage a **mix of land uses** and **architectural and economic diversity**.
- Develop standards and processes to ensure **compatibility** and **balance between residential and commercial uses**.
- **Regulate visitor-serving uses** to preserve **small town character**.
- Promote **redevelopment and retention of commercial and community-serving uses** in the Old Ranch Towne Center/Rossmoor Center planning area.
- **Evaluate proposed uses** for the Old Ranch Towne Center and Rossmoor Center for **compatibility** with adjacent residential uses and Los Alamitos JFTB flight path.

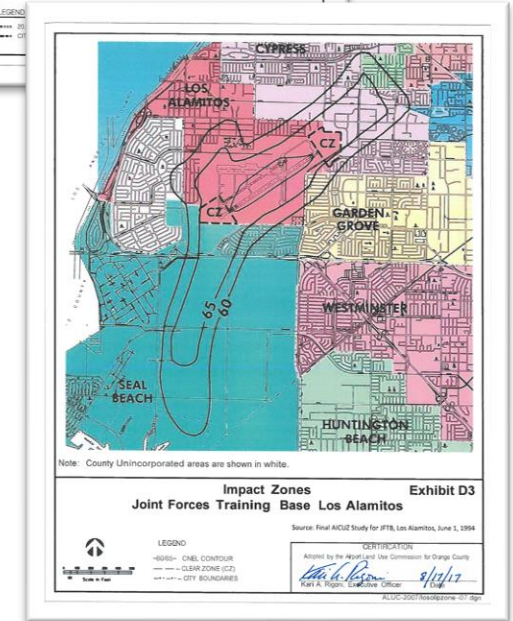
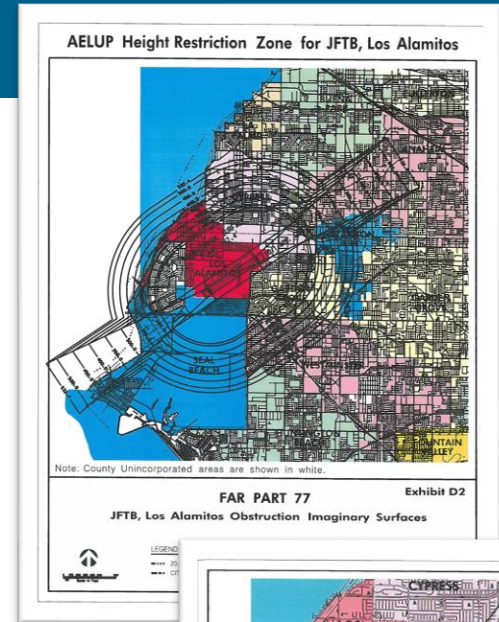
Technical Analysis

Airport Environs Land Use Plan – Height

- AELUP height limits are not anticipated to conflict with recommended development standards for LC/RHD.

Airport Environs Land Use Plan – Noise

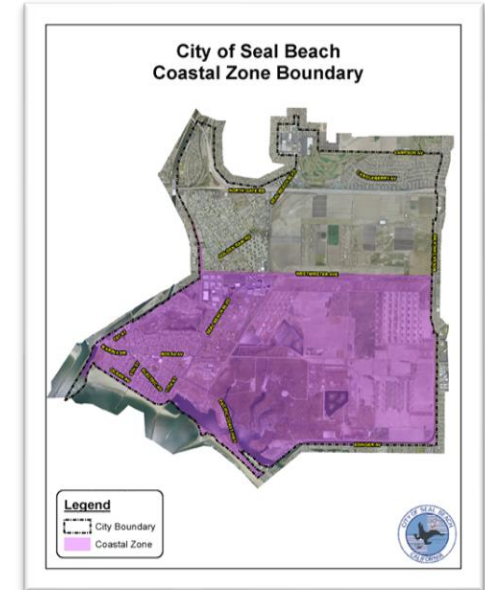
- AELUP restricts uses within certain noise contours.
- A portion of the Old Ranch Town Center site lies within the restricted noise contours (60 CNEL noise contours).
 - Residential uses within this area required to use sound attenuation to ensure that the interior CNEL does not exceed 45 dB.
 - Non-residential uses do not need special noise reductions.



Technical Analysis

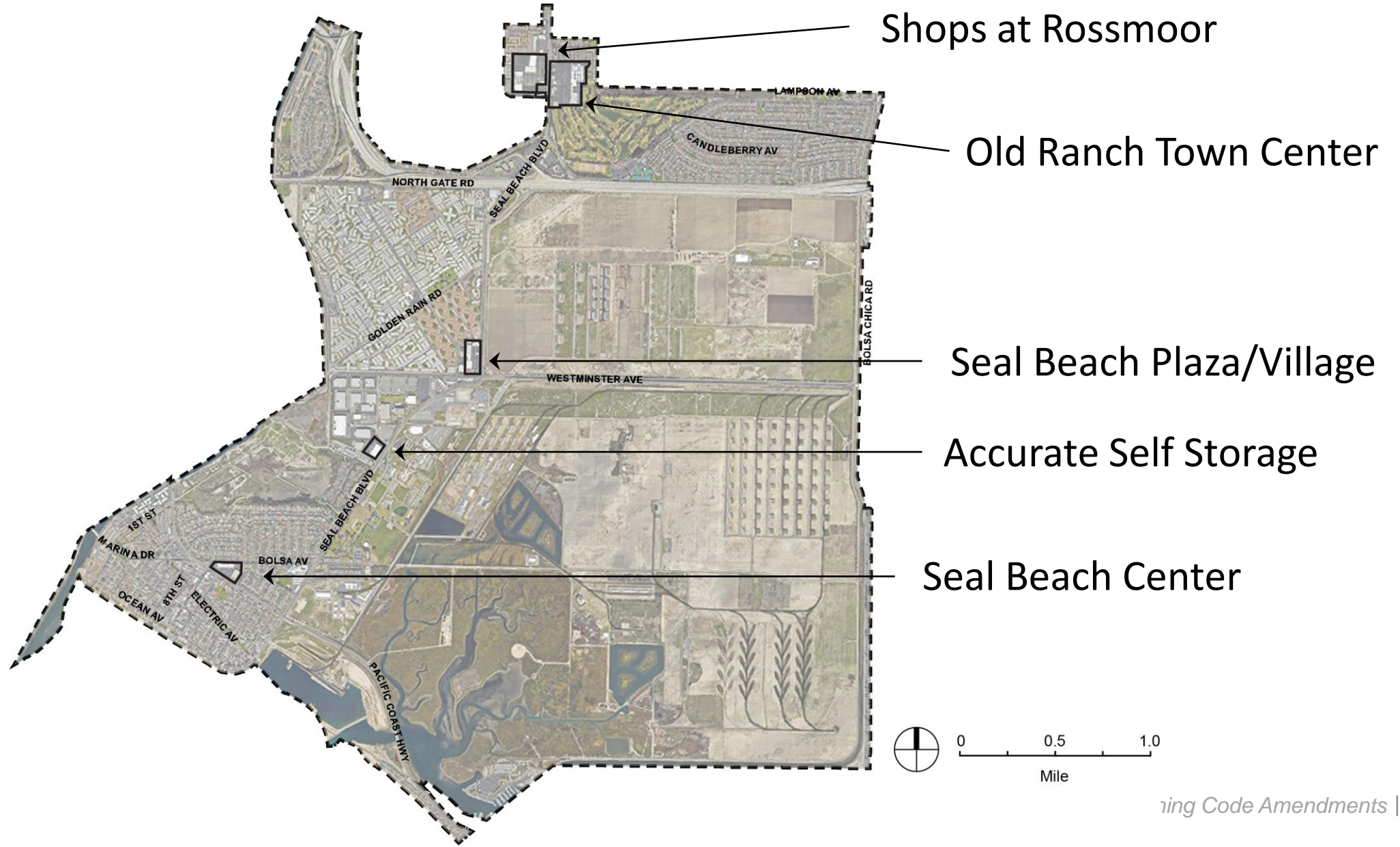
California Coastal Commission Regulations

- **30250** – Locate new residential, commercial, or industrial development within, contiguous with, or in close proximity to existing developed areas.
- **30251** – Protect scenic and visual qualities of coastal areas.
- **30252** – Enhance public access to the coast.
- **30253** – New development must minimize risk to life and property in areas of high geologic, flood, and fire hazard; assure stability and structural integrity; be consistent with requirements imposed by an air pollution control district or State Air Resources Board; minimize energy consumption and VMT; and, where appropriate, protect special communities and neighborhoods that are population visitor destination points for recreational uses.



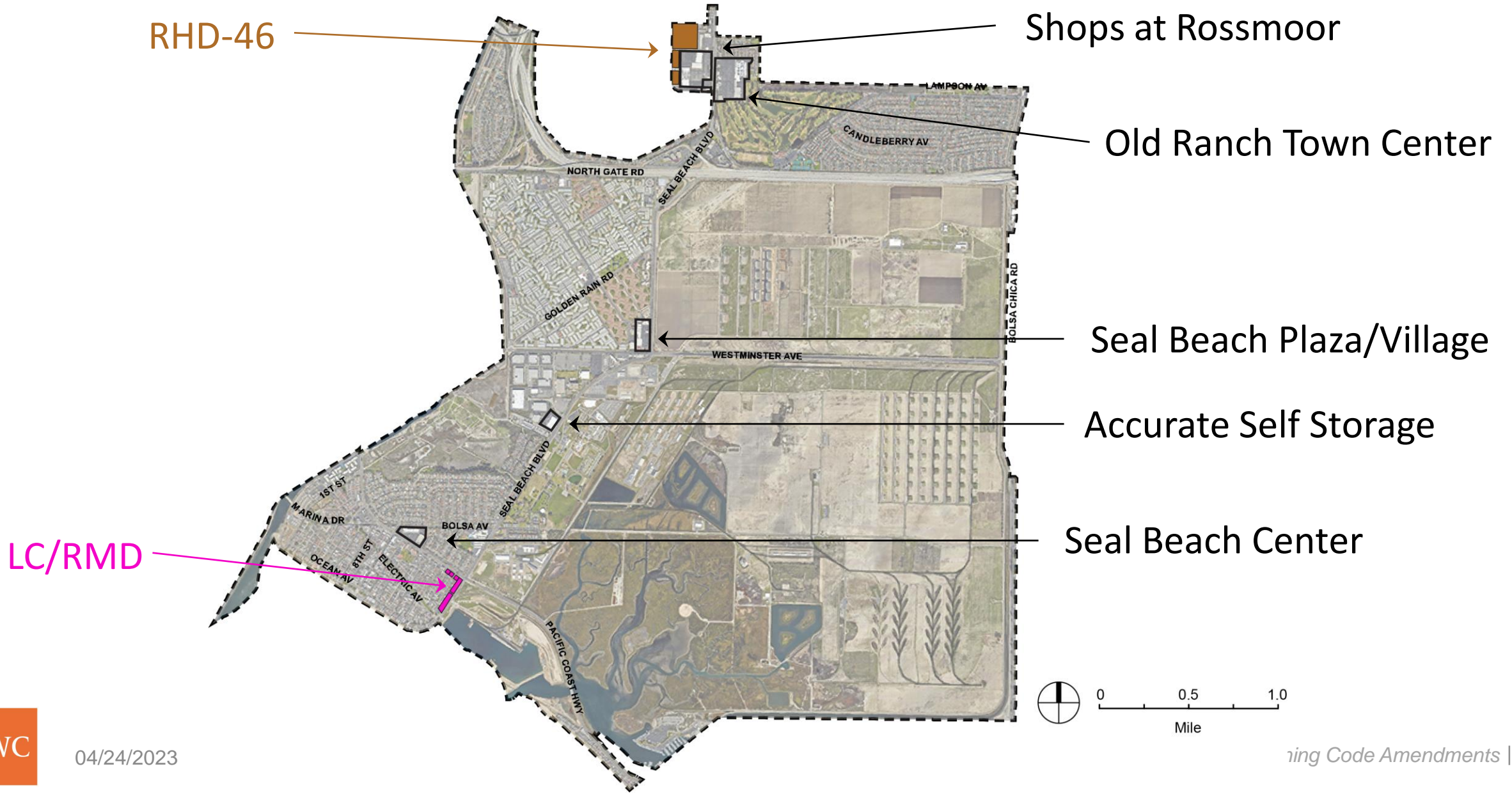
Technical Analysis

Sites to be rezoned to the new LC/RHD zoning district:



Technical Analysis

Sites to be rezoned to the new LC/RHD zoning district:



Technical Analysis

Existing Zones that May Inform the New Zone Standards

	Density (Res)	FAR (Non-Res)	Height	Front Setback	Street Side Setback	Interior Side Setback	Rear Setback	Open Space	Land-scaping	Street-facing Yards
RHD-46	46 du/ac	n/a	Max. 35 ft	Min. 18 ft	Min. 15% of lot width; Max. 10 ft	Min. 10% of lot width; 3 ft min., 10 ft max.	None	n/a	Min. 15% lot area	Min. 60% permeable / Max. 50% paving
LC/RMD	17 du/ac; 22 du/ac for mixed-use; Residential allowed on 2nd floor only	Lots ≤5,000 sq ft: Max. 0.90; Lots >5,000 sq ft: Max. 0.75, Min. 4,500 sq ft	Lots <37.5 ft wide: Max. 30 ft Lots >37.5 ft wide: Max. 25/2 stories front half of lot; 35/3 stories rear half of lot	Non-residential: 6 avg., 3 ft min. Residential: 12 ft. avg., 6 min. 0-10 ft for 80% of frontage	Commercial: 10% of lot width, 5 max. Residential: 10% of lot width, 8 max. 0-10 ft for 80% of frontage	Commercial: No Minimum Residential: 3 ft min., 10 ft max.	Commercial: No Minimum Residential: 3 ft min., 10 ft max.	Min. 100 sq/unit, may be common or private	Min. 5% lot area, Min. 60% front yard area	n/a

Technical Analysis

Existing Zones that May Inform the New Zone Standards

Building Design Standards

Site, Safety, and Performance Design Standards

RHD-46

- Projections into Yards (*architectural features, stairs, decks, balconies, porches*)
- Parking and Garage Frontage (*height of detached garages; width of garages and carports; required garage, carport, or uncovered parking location; location requirements for multi-family parking*)
- Porch and Roof deck design

- Flood zone height
- Height of downslope skirt walls
- Planting on downslope lots
- Pedestrian walkway design

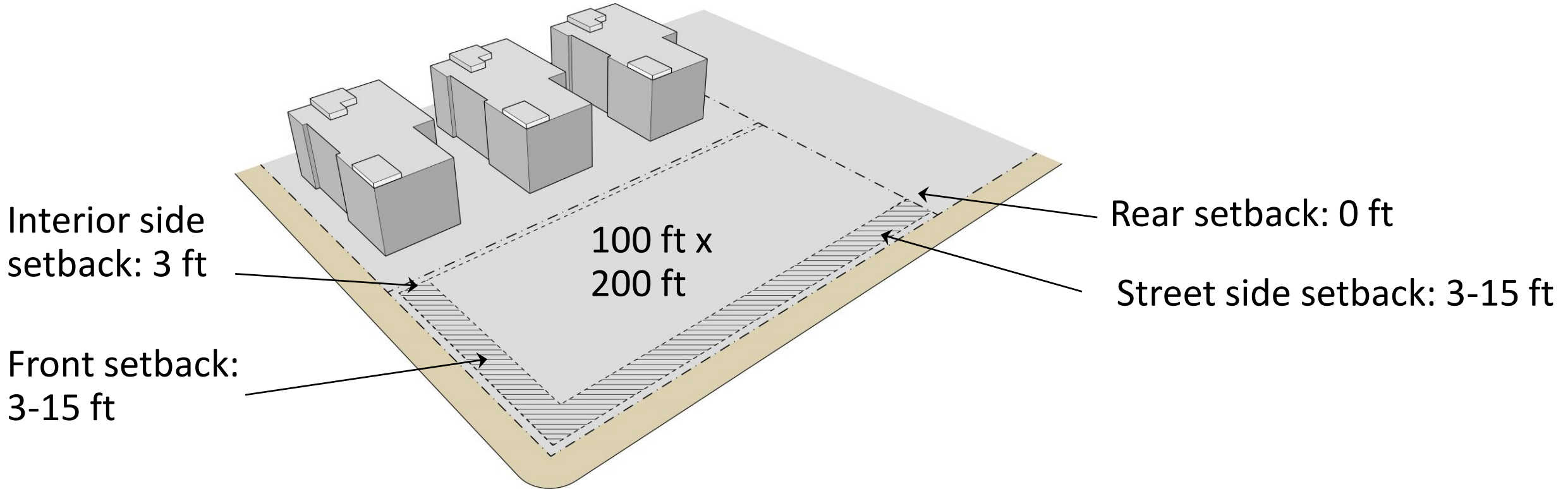
LC/RMD

- Height Transition Zones (*daylight planes adjacent to residential districts, exceptions for parking structures*)
- Required Side and Rear Setbacks (*based on window width*)
- Building Orientation (*primary entrances, entrances to interior buildings*)
- Projections into Yards (*architectural features, stairs, decks, balconies, porches*)
- Parking Setback and Curb Cuts (*width, number, location*)

- Truck Docks, Loading, and Service Areas
- Pedestrian Access (*to Neighbors, to Street Network, to transit, Pedestrian Walkway Design*)
- Public Open Space Requirements

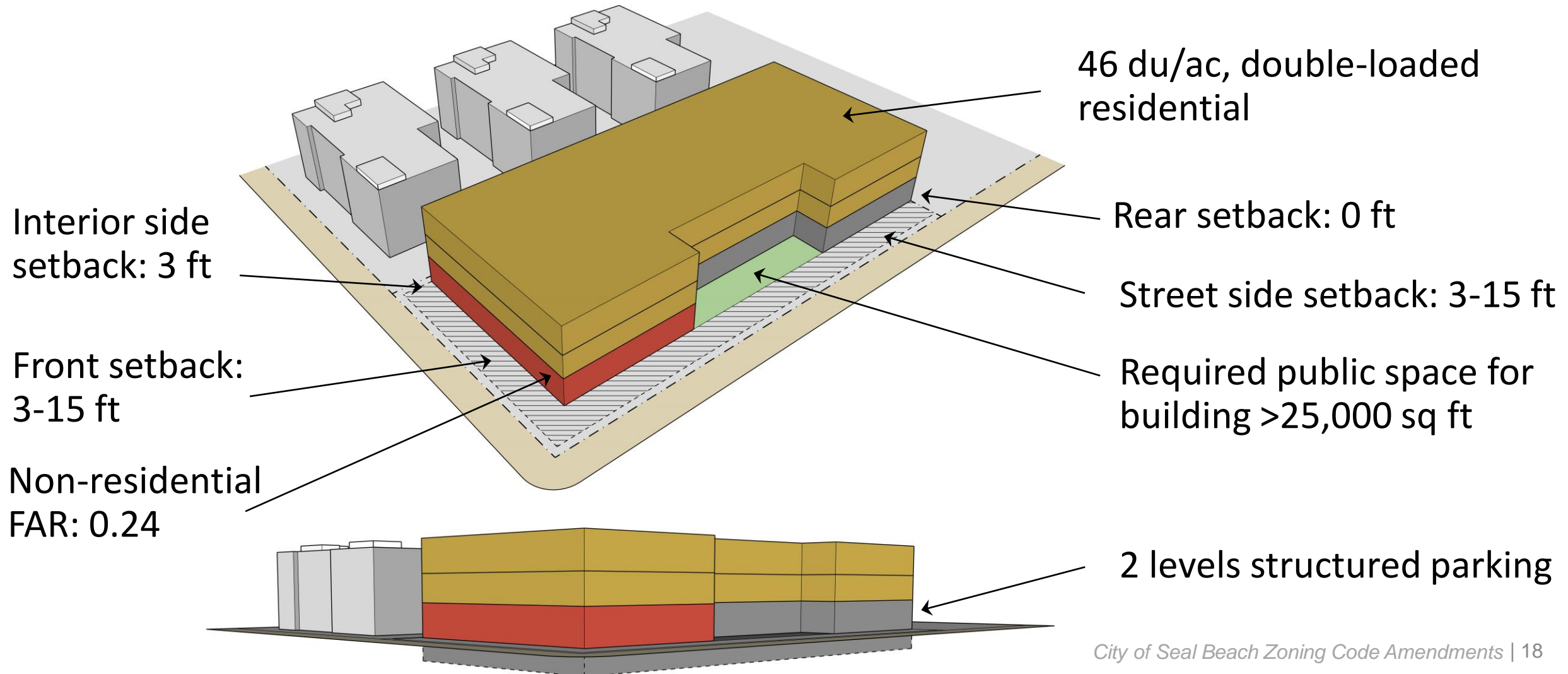
Preliminary Recommendations

LC/RHD Development Standards on hypothetical 20,000 sq ft lot



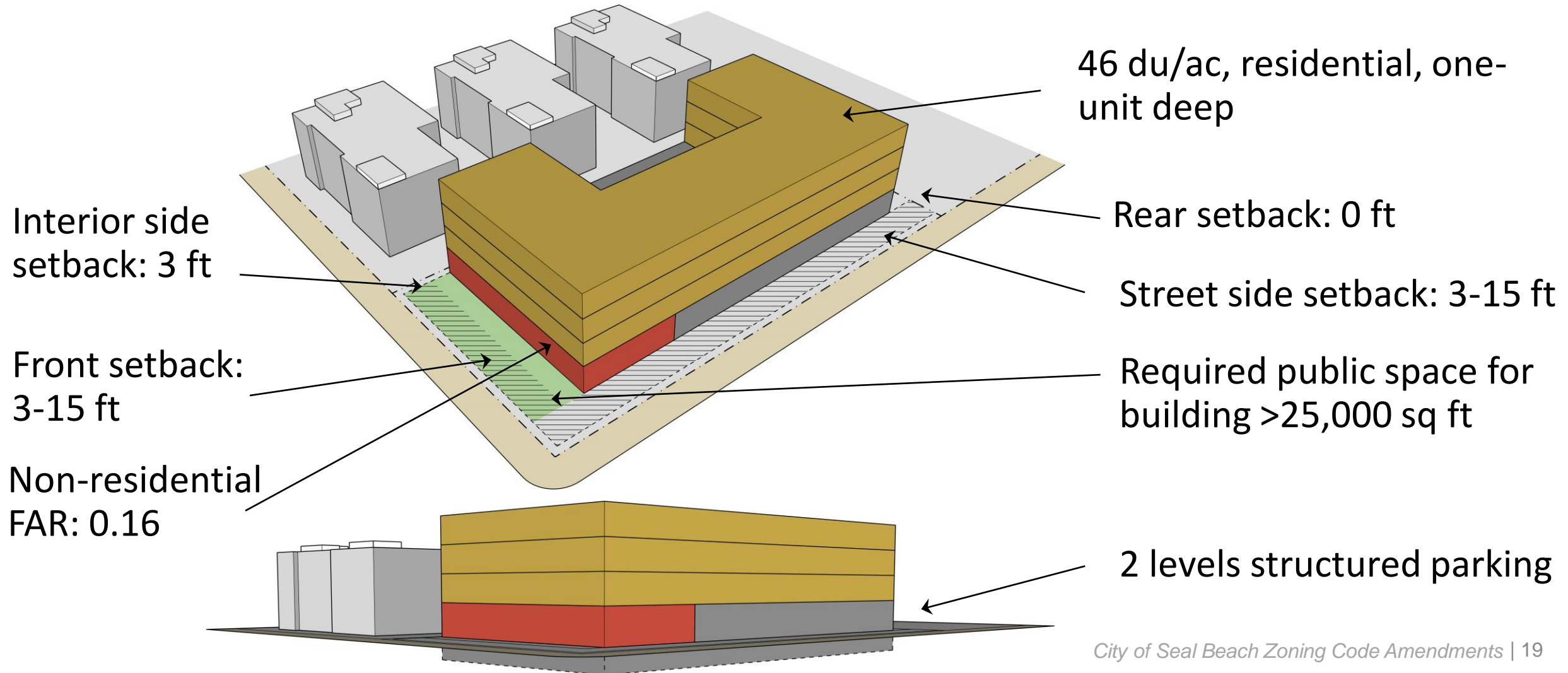
Preliminary Recommendations

LC/RHD Development Standards on hypothetical 20,000 sq ft lot



Preliminary Recommendations

LC/RHD Development Standards on hypothetical 20,000 sq ft lot



Preliminary Recommendations

Building Design

- Side and rear setbacks and step-backs
 - Interior setbacks for residential walls based on room type (*from LC/RMD*)
 - Daylight plane standards abutting lower-density development (*from LC/RMD*)
 - Max. wall length abutting lower-density development (*new*)
- Street-facing upper-story step-backs and/or top story roof forms
 - Facing certain rights-of-way (*new*)
 - Facing lower-density development (*new*)
- Maximum height of downslope skirt walls (*from RHD-46*)
- Building and façade articulation
 - Vertical articulation/modules on building facades (*new*)
 - Establish list of desired roof forms and dimensions (*new*)
 - Standards for window and door recess/trim (*new*)



Preliminary Recommendations

Building Design

- Building orientation
 - Primary entrances to orient to public streets, pathways (*from LC/RMD*)
- Ground floor design
 - Height of ground floor residential and non-residential (*new*)
 - Transparency of non-residential facades (*new*)
- Building frontages
 - Illustrate and identify dimensional standards for frontages of anticipated building frontages types such as terraces, shopfronts, dooryards, forecourts, recessed entries (*new*)
 - Limit on, or prohibition on, units accessed by exterior stairs (*new*)
- Residential unit design
 - Design of affordable units (*new*)
 - Universal Design (*new*)



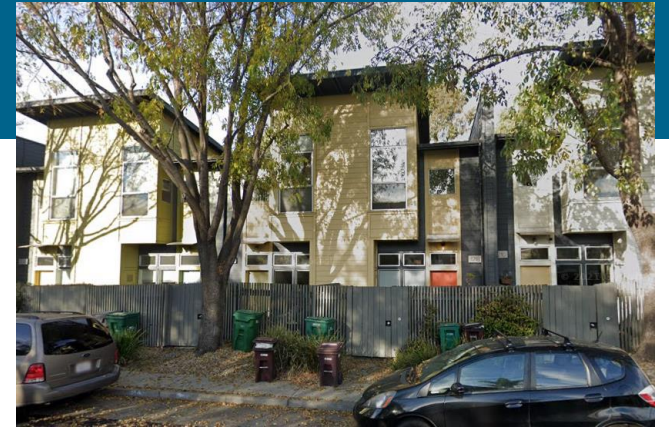
Preliminary Recommendations

Building Design

- Projections
 - Allowed projections for architectural features, stairs, decks, balconies (*from LC/RMD*)
- Building design in flood zone/coastal areas
 - Standards for measuring building height based on base flood elevation (*from RHD-46*)
 - Standards for lowest floor elevation, site grading, and location for mechanical/electrical equipment above base flood elevation (*new*)

Open Spaces

- Private, common and publicly accessible
 - Area (*LC/RMD*)
 - Dimensions (*new*)
 - Design (*new*)



Preliminary Recommendations

Parking and Loading

- Parking location and design
 - Parking to be attached only (*new*)
 - Required front and street-facing side setbacks for parking and percentage of linear frontage (*from RHD-46*)
 - Limits on street-facing ground-level and upper-level structured parking (*new*)
 - Screening of street-facing parking structures (*new*)
 - Limits on driveway width and curb cuts (*from LC/RMD*)
 - Limit on curb cuts for lots that have alley access (*from LC/RMD*)
 - Potential reduction of parking requirements (*new*)
- Truck docks, loading and service areas
 - Limits on truck docks and loading and service areas in Downtown (*from MSSP*)
 - Limitations on location of truck docks, loading, and service areas (*from LC/RMD*)



Preliminary Recommendations

Site Design

- Landscaping
 - Minimum dimensions for landscaped areas (*from LC/RMD*)
 - Landscaping along building base and at frontages (*from LC/RMD*)
- Circulation and site design
 - Complete networks of walkways to provide access from public right-of-way to all individual or shared unit entrances, to bicycle areas, to neighbors, to transit (*from LC/RMD*)
 - Standards for pedestrian walkway design and separation from vehicular areas (*from LC/RMD*)
 - Standards for stormwater management (*new*)



Next Steps

- Prepare Admin Draft Zoning Amendments (June 2023)
- Public Draft Zoning Amendments (Potentially August 2023)
- EIR to implement not completed until early 2024
- Other zoning implementation amendments
 - Main Street Specific Plan
 - Residential-only designations
- Housing Element timeline still unknown, but ideally completed prior to zoning designations

Discussion

- Project objectives
- Relationship of this project to the Housing Element
- New mixed-use zone
- Specific design elements, concerns, and priorities
- Implementation of the Design Standards
- Other?

Thank you!