



City of Seal Beach

Calendar Year 2023 General Plan Annual Report for Submission to the California
Department of Housing and Community Development and Governor's Office of
Planning and Research

Presented to the City Council
March 25, 2024

2003 GENERAL PLAN ELEMENT HISTORY

| <u>Element</u> | <u>Year Adopted</u> | <u>Anticipated Update</u> |
|-----------------------|---------------------|---------------------------|
| Land Use | 2003 | Undetermined |
| Circulation | 2003 | 2025 |
| Open Space/Recreation | 2003 | 2025 |
| Safety | 2003 | 2024 |
| Housing | 2002* | 2024 |
| Noise | 2003 | Undetermined |
| Cultural Resources | 2003 | Undetermined |
| Growth Management | 2003 | Undetermined |
| Environmental Justice | N/A | 2024 |

**Not Certified*



PURPOSE

This Annual Progress Report (APR) has been prepared for submission to the California Department of Housing and Community Development (HCD) and Governor's Office of Planning and Research (OPR) in accordance with California law. The primary component of this APR is the Housing Element Progress Report, a prescriptive report in a format required by the State of California, which details the efforts of the City to meet its Regional Housing Needs Allocation through implementation actions and documents housing units produced (Attachment 1). The balance of this report has no required format nor content, but is an opportunity to highlight how the General Plan has been implemented during calendar year 2023.

GENERAL PLAN IMPLEMENTATION HIGHLIGHTS

The Housing Element

The Housing Element Update remains a work in progress, as the City continues to seek certification from HCD. Despite not having a certified Housing Element at the time of this reporting, the City continues forward with the implementation efforts outlined below.

- Held a study session and community meeting to obtain input and craft a new high-density mixed-use zone, which will accommodate housing development at underutilized commercial sites in alignment with the Housing Element. The Zoning Code update is expected to be implemented following certification of the Housing Element and City Council consideration of the associated Environmental Impact Report, which is also an active project.
- Performed additional revisions to the City's Accessory Dwelling Unit (ADU) Ordinance to accommodate changes in State law. New laws recently went into effect, and the Ordinance will again be revised.
- Utilized Community Development Block Grant to fund bathroom renovations to facilitate aging in place for low-income senior residents.
- Completed a Draft Local Coastal Land Use Plan and submitted it to the Coastal Commission for review and comment, so the City can proceed toward adoption of a Local Coastal Plan, streamlining the permit process in the Coastal Zone.
- Obtained and customized new software products in support of implementing a new land management system in 2024 which will expand online permitting capabilities and make information more accessible to the community.
- Created a program for rental housing inspections, pursuant to Assembly Bill (AB) 838.
- Held a Housing Element forum in Leisure World to engage the community and receive feedback.
- Obtained grant funding to implement a stand-alone and completely online permitting system for small solar applications.
- Continued discussions with affordable and market rate housing developers to better understand what prevents them from developing in Seal Beach.



- Updated the City's website to provide more information on obtaining affordable housing and providing referrals to available resources to assist those in need of housing.
- Worked in cooperation with the County of Orange to share housing related information and make materials available to residents.

Open Space/Recreation/Conservation Element

Open Space and Recreation improvements in 2023 focused on the initiation of a construction project to renovate the City's Tennis and Pickleball Center clubhouse and locker rooms, increase court lighting, and provide greater accessibility and service to the community.

Additional activities include:

- Coordinated a \$23 million, federally funded sand replenishment project (Stage 13) that restores beach areas, particularly in the Surfside community where coastal erosion has severely diminished the shoreline.
- Worked to finalize design plans for a park improvement of Heather Park located on Heather Street and Lampson, including soliciting feedback from the community during a meeting of the Recreation Commission. The park design will include upgraded play equipment, new outdoor fitness equipment, and ADA-compliant surfacing.
- Developed a new dog park area within Zoeter Park located at 12th Street and Landing. The area allows users to allow their dogs to recreate off leash within a fenced secured area.
- Established a San Gabriel River working group to address trash mitigation.
- Applied for CDBG grant funding for the renovation of the North Seal Beach Community Center, allowing for increased energy efficiency and accessibility at this public facility.
- Provided continuous maintenance of the wheelchair-accessible sand mats at the Main Beach, facilitating additional access to the shoreline.
- Installed energy-efficient water heaters at three City facilities.

Circulation Element

City staff continued to be deeply involved with the multi-year I-405 widening project during its final phase. In 2023, staff managed extensive permit work for third-party utility companies relocating equipment. Permits included road resurfacing, conduit installation, concrete restoration, draining improvements, landscaping, and electrical upgrades. Staff ensured installations were performed according to plan, and that any damages were fully repaired by the responsible party.

Additional highlights in circulation include:

- Executed an agreement with the South Coast Air Quality Management District to implement a micro-transit pilot program for one year.



- Created a Citizen-Council Parking Advisory Ad Hoc Committee Meeting to developing strategies for a new parking management program, including metered parking, in the greater Old Town area, where parking is in the highest demand.
- Continual communication and coordination with regional transportation providers including OCTA and Long Beach Transit to ensure adequate levels of transit are maintained.
- Completed traffic signal synchronization and traffic management system to facilitate traffic on heavily traveled arterials and reduce congestion (Seal Beach Boulevard Traffic Signal Synchronization Project).
- Awarded a construction contract to install the Lampson Avenue Bike Lane Gap Closure Project which will close bike lane gaps and provide continuous bikeway systems with supporting facilities along existing roadways.
- Coordinating signal timing modification in conjunction with freeway and local roadway closures.
- Awarded a contract for development of a Safety Action Plan, utilizing data from the City's Local Roadway Safety Plan (LRSP), through the Safe Streets and Roads for All grant program (identifying, analyzing and prioritizing roadway safety improvements.)
- Coordinating with California Department of Transportation on Pacific Coast Highway Signal Improvements and coordinating improvements from Seal Beach to Newport Beach.

Safety Element Update

The City has contracted for an update to the Safety Element. Background research has been performed, with completion of the update pending certification of the Housing Element, which will define the areas of potential housing growth. Other efforts related to the Safety Element from 2023 include:

- Applied for and received a grant from FEMA for \$160,722 to update the Local Hazard Mitigation Plan.
- Began photographic documentation of all City-owned facilities in a common drive for easy reference in the event of an incident requiring the completion of an Initial Damage Estimate (IDE).
- Applied for and was awarded a grant of \$40,000 from the Department of Fish and Game, Office of Oil Spill Prevention, for an Oil Spill Response trailer to be deployed by Lifeguards/Marine Safety in the event of an oil spill. Procurement is currently underway in an open bidding process to be completed in February 2024.
- Created a Hurricane Hilary After Action Report.
- Installed earthquake sensors in City buildings.
- Updated the Emergency Preparedness section of the City website with emergency pet information and resources before, during, and after a disaster.
- Completed a Neighbor 4 Neighbor Community event in the Riverbeach Townhomes with OCFA, CERT, RACES, VIPs, and the Seal Beach Lions Club to offer emergency preparedness information to residents and encourage community resilience.



- Sent City staff members to ICS/SEMS/NIMS and FEMA-approved training classes as opportunities arise,
- Conducted a staff Table Top Drill to exercise in the City's Emergency Operations Center for disaster training.
- Initiated planning work for joint operation between the Red Cross and Orange County Fire Authority to conduct a smoke detector replacement event inside Leisure World in the Fall of 2024.
- Promoted Earthquake Brace + Bolt (EBB) to help homeowners lessen the potential for damage during an earthquake. EBB offers a grant of up to \$3,000 toward a seismic retrofit for qualifying older houses. In addition to the \$3,000 grant, the program offers a grant specifically for low-income homeowners (household annual income is \$87,360 or less), as funding permits.

Land Use Element

Work continued on the application for a Specific Plan that would cover the area known as the Old Ranch Country Club. An Environmental Impact Report is underway, and the Specific Plan is expected to be considered by the City Council in 2024. The Element will also receive necessary updates related to the 6th Cycle Housing Element, once certified by HCD.

Environmental Justice Element

Composition of the City's first Environmental Justice Element is expected to be started in mid-2024, pending certification of the City's Housing Element.

Local Government Planning Support Grants Program Reporting

In 2021, the City was awarded \$150,000 in Local Early Action Program (LEAP) grant funding. Funding was used for the approved actions of drafting the Housing Element and enacting Housing Element implementation measures, specifically the Zoning Code amendment effort. The City has submitted the final cost documentation for reimbursement.

Housing Element Reporting Table

The final pages of this report include the summary table from the HCD-provided excel spreadsheet, which is filled out to report housing permitting and construction status as well as affordability. As shown, new building permits were issued to 11 residential units in 2023, however, 9 of them were demolished and rebuilt units, thus only 2 net new units were issued building permits during the calendar year. Both were accessory dwelling units. A total of six units were completed in 2023, with three being rebuilds, and the other three net new accessory dwelling units.



ANNUAL HOUSING ELEMENT PROGRESS REPORT Summary Table

| | | |
|--|------------|-------------------------|
| Jurisdiction | Seal Beach | |
| Reporting Year | 2023 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 2 |
| Above Moderate | | 9 |
| Total Units | | 11 |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|----------|-----------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 0 | 9 | 3 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 2 | 3 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 0 | 11 | 6 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 11 | 11 |
| Not Indicated as Infill | 0 | 0 |



| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 21 |
| Number of Proposed Units in All Applications Received: | 24 |
| Total Housing Units Approved: | 0 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions - Applications | |
|--|---|
| Number of SB 35 Streamlining Applications | 0 |
| Number of SB 35 Streamlining Applications Approved | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|---|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|---|----------------------|--------------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 35 (2017) | 0 | 0 |

| Ministerial and Discretionary Applications | # of Applications | Units |
|---|--------------------------|--------------|
| Ministerial | 21 | 24 |
| Discretionary | 0 | 0 |

| Density Bonus Applications and Units Permitted | |
|--|---|
| Number of Applications Submitted Requesting a Density Bonus | 0 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 0 |
| Number of Projects Permitted with a Density Bonus | 0 |
| Number of Units in Projects Permitted with a Density Bonus | 0 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|---|--------------|
| Programs Implemented | 21 |
| Sites Rezoned to Accommodate the RHNA | 0 |