



CITY OF SEAL BEACH 2021 HOUSING ELEMENT UPDATE

City Council/Planning Commission
Study Session

March 8, 2021



Agenda

- 1. Presentation**
- 2. Discussion & Public Comments**
- 3. Next Steps**



Overview

Seal Beach General Plan Elements

- Land Use
- Circulation
- Cultural Resources
- Growth Management
- **Housing**
- Noise
- Open Space
- Safety



Overview

- Housing Element has been a required part of the General Plan since 1969
- Extensive legal requirements
- Housing Element updates required every 8 years
 - ✓ 2021-2029 update required by State law ("6th cycle")
- State oversight & Housing Element "certification"



Housing Element Certification

- Limitations on local land use control
- Housing is a “matter of statewide importance”
- State Legislature has delegated HCD authority to review Housing Elements for compliance (“certification”)
- Attorney General or other affected party may file a lawsuit challenging a Housing Element
- Courts may impose fines, award attorney’s fees, order zoning changes and freeze building permits
- Certification supports the legal validity of the Housing Element and General Plan



Housing Element Guiding Principles

- Maintain & improve existing housing
- Plan for new housing to accommodate growth and a variety of housing for all economic segments
- Minimize constraints to housing
- Fair housing



What is Affordable Housing?

Income Category	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$38,450	\$961	---
Very Low (31-50%)	\$64,050	\$1,601	---
Low (51-80%)	\$102,450	\$2,561	---
Moderate (81-120%)	\$123,600	\$3,090	\$500,000
Above Mod (>120%)	>\$123,600	>\$3,090	>\$500,000

Assumptions:

Based on a family of 4

30% of gross income for rent or PITI

10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues



Key Requirements

Housing regulations consistent with State law

✓ *Persons with special needs*

Regional Housing Needs Assessment (RHNA)

✓ *Adequate sites to accommodate assigned need*



Special Needs

Housing for persons with special needs

- ✓ Affordable workforce housing
- ✓ Transitional housing
- ✓ Supportive housing
- ✓ Emergency shelters
- ✓ Residential care facilities
- ✓ Accessory dwelling units (ADUs)



RHNA

- Mandated by State law since 1980
- Total housing need assigned to each region by HCD
- RHNA Plan prepared by SCAG
- Each city & county assigned a share of total need based on projected growth, existing need & access to jobs & transit
- RHNA allocation distributed among 4 income categories based on income characteristics to avoid overconcentration



RHNA

RHNA requirements in State law

- Planning for Housing
 - ✓ City must adopt plans and development regulations to accommodate the RHNA allocation in all income categories
 - ✓ Housing Element certification requires "adequate sites"
- Housing Production
 - ✓ Housing Element certification not contingent on achieving the RHNA allocation
 - ✓ If housing production falls short of the RHNA allocation, streamlined permit processing required for some projects



RHNA

6th Planning Cycle (2021-2029)

SCAG region: 1,341,827 units

Orange County: 183,861 units

Seal Beach: 1,243 units



RHNA

	4th cycle 2006-2013	5th cycle 2014-2021	6th cycle 2021-2029
Seal Beach	57	2	1,243
SCAG Region	699,368	412,137	1,341,827



RHNA

Seal Beach (2021-2029)

<u>Income Category</u>	<u>Units</u>
Very low	258
Low	201
Moderate	239
<u>Above mod</u>	<u>545</u>
Total	1,243



RHNA Summary

- Planning target, not a construction quota
- Sites inventory must accommodate the RHNA
- Lower-income need can be accommodated through:
 - ✓ Multi-family residential zoning (20-30 units/acre)
 - ✓ Mixed-use zoning (20-30 units/acre)
 - ✓ Accessory dwelling units (ADUs)
- If sites inventory does not accommodate the RHNA, rezoning is required
- Rezoning would incentivize but not require housing development



Sites Inventory – Potential Sites

99 MARINA

Site Size: 4.3 acres

Info.: Residential development potential for entire site.

Zoning: OE/RHD-20

Unit Potential: 86 @ 20 units per acre





Sites Inventory – Potential Sites

ACCURATE STORAGE

Site Size: 4.5 acres

Info.: Site included in last Housing Element Update.

Zoning: RHD-20

Unit Potential: 90 @ 20 units per acre





Sites Inventory – Potential Sites

BOEING

Site Size: 8 acres

Info.: Parking lot area serving Boeing offices that is underutilized. Part of Boeing Specific Plan

Zoning: LM to RHD-46

Unit Potential: 320 @ 40 units per acre





Sites Inventory – Potential Sites

SHOPS AT ROSSMOOR

Site Size: 27 acres

Info.: Mixed-use or redevelopment potential at 40% of site (10.8 ac.). N. of Rossmoor Way excluded.

Zoning: GC to MU or RHD-46

Unit Potential: 432 @ 40 units per acre*

**May be at 50%± unit credit (216 units)*





Sites Inventory – Potential Sites

OLD RANCH TOWN CENTER

Site Size: 26 acres

Info.: Mixed-use or redevelopment potential at 40% of site (10.4 ac.).

Zoning: GC to MU or RHD-46

Unit Potential: 416 @ 40 units per acre*

**May be at 50%± unit credit (208 units)*





Sites Inventory – Potential Sites

OLD RANCH COUNTRY CLUB

Site Size: 20± acres

Info.: Possibility of limited number of residential units introduced to site.

Zoning: RG

Unit Potential: up to 130 units





Sites Inventory – Potential Sites

SEAL BEACH CENTER

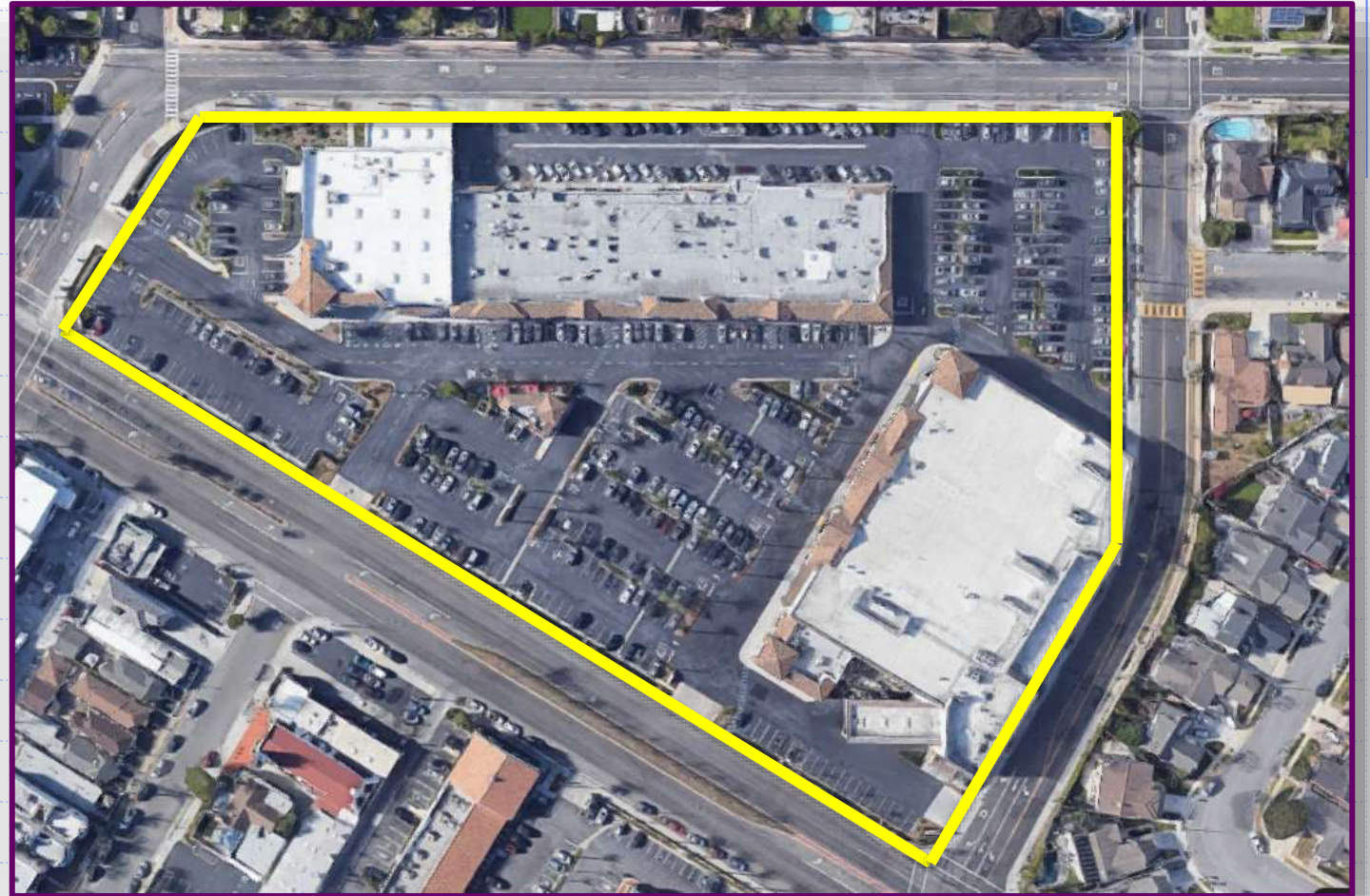
Site Size: 9 acres

Info.: Mixed-use or redevelopment potential at 50% of site (4.5 ac.).

Zoning: GC to MU or RHD-33

Unit Potential: 135 @ 30 units per acre*

**May be at 50%± unit credit (67 units)*





Site Summary

Site	Current Zoning	Total Acreage	Estimated Development	Potential Density (du/ac)	Potential Units
99 Marina Drive	Oil Extraction	4.3	4.3	20	86
Accurate Storage	RHD-20	4.5	4.5	20	90
Boeing	Specific Plan	41	8	40	320
The Shops at Rossmoor	General Commercial	27	10.8	40	432*
Old Ranch Town Center	General Commercial	26	10.4	40	416*
Old Ranch Country Club	RG	20	n/a	n/a	150
Seal Beach Center (Pavilions)	Service Commercial	9	4.5	30	135*
Potential ADUs					100*
TOTALS					1,729
RHNA					1,243



2. Next Steps



Next Steps

◆ Site Selection Process

- Staff and Consultant
- Ad-Hoc Committee
 - ◆ 2013 Update process used Ad-Hoc Committee (Local Coastal Program & General Plan Committee)

◆ Schedule

- Update must be completed by October 15th



Next Steps

Date	Milestone
Winter 2021	Research & analysis Public outreach City Council/Planning Commission Study Session
Winter/Spring 2021	Prepare Draft Housing Element Public review Planning Commission & City Council review HCD review & consultation
Spring/Summer 2021	Prepare Revised Draft Housing Element Public review Planning Commission & City Council review
Summer/Fall 2021	Planning Commission hearing & recommendation City Council hearing & adoption HCD review
2022-2024	Implementation actions: Land use & zoning amendments



3. Discussion & Public Comments



For more information:

Housing Element website:

www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Housing-Element-Update

Questions & comments?

Email: Les Johnson, Community Development Director

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