

City of Seal Beach



CITY HALL 211 EIGHTH STREET
SEAL BEACH, CALIFORNIA 90740
(562) 431-2527 • www.sealbeachca.gov

September 21, 2021

Megan Kirkeby, Deputy Director
Division of Housing Policy Development
Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: City of Seal Beach Draft 6th Cycle Housing Element Submittal

Dear Ms. Kirkeby:

Enclosed for your review is the City of Seal Beach Draft Housing Element for the 6th planning cycle. If you have any questions please contact our consultant John Douglas at John@JHDPlanning.net or me at BCurtis@sealbeachca.gov.

Sincerely,

Barry Curtis, AICP
Interim Director of Community Development

Enclosure: Draft Seal Beach 2021-2029 Housing Element Update

CITY OF SEAL BEACH

2021-2029 Housing Element

DRAFT

September 2021

Contents

I.	Introduction.....	I-1
A.	Purpose of the Housing Element	I-1
B.	Data Sources and Methods.....	I-2
C.	Public Participation	I-2
D.	Consistency with Other Elements of the General Plan	I-2
II.	Housing Needs Assessment	II-1
A.	Community Context	II-1
B.	Population Characteristics.....	II-3
1.	Population Growth Trends	II-3
2.	Age and Gender	II-3
C.	Household Characteristics	II-4
1.	Household Size	II-4
2.	Housing Tenure.....	II-5
3.	Overcrowding	II-6
4.	Overpayment.....	II-7
D.	Employment.....	II-9
1.	Current Employment	II-9
E.	Housing Stock Characteristics	II-11
1.	Housing Type	II-11
2.	Housing Age and Conditions	II-11
3.	Vacancy Rates	II-12
4.	Housing Cost.....	II-13
F.	Special Needs	II-16
1.	Persons with Disabilities.....	II-16
2.	Elderly	II-20
3.	Large Households	II-21
4.	Female-Headed Households.....	II-21
5.	Farm Workers	II-22
6.	Homeless Persons.....	II-22
G.	Assisted Housing at Risk of Conversion	II-23
H.	Housing Constructed, Demolished or Converted within the Coastal Zone	II-23
I.	Future Housing Needs.....	II-25
1.	Overview of the Regional Housing Needs Assessment	II-25
2.	2021-2029 Seal Beach Housing Needs	II-25
III.	Resources and Opportunities	III-1
A.	Land Resources	III-1
B.	Financial and Administrative Resources	III-1
1.	State and Federal Resources	III-1
2.	Local Resources	III-2
C.	Energy Conservation Opportunities.....	III-2
IV.	Constraints.....	IV-1
A.	Governmental Constraints.....	IV-1
1.	Land Use Plans and Regulations	IV-1
2.	Development Processing Procedures	IV-22
3.	Development Fees and Improvement Requirements.....	IV-24
B.	Non-Governmental Constraints	IV-26
1.	Environmental Constraints	IV-26
2.	Infrastructure Constraints	IV-27
3.	Land Costs	IV-27

4.	Construction Costs	IV-27
5.	Cost and Availability of Financing.....	IV-27
C.	Affirmatively Furthering Fair Housing	IV-28
V.	Housing Action Plan	V-1
A.	Housing Goals, Policies and Programs	V-1
B.	Quantified Objectives.....	V-15

APPENDICES

Appendix A – Evaluation of the Prior Housing Element

Appendix B – Residential Land Inventory

Appendix C – Public Participation Summary

List of Tables

Table II-1	Population Trends, 2000-2020 Seal Beach vs. SCAG Region.....	II-3
Table II-2	Age Distribution by Gender Seal Beach.....	II-4
Table II-3	Household Size Seal Beach	II-5
Table II-4	Household Tenure – Seal Beach vs. SCAG Region.....	II-6
Table II-5	Household Tenure by Age – Seal Beach	II-6
Table II-6	Overcrowding – Seal Beach vs. SCAG Region.....	II-7
Table II-7	Overpayment by Income Category – Seal Beach	II-8
Table II-8	Extremely-Low-Income Households – Seal Beach.....	II-9
Table II-9	Employment by Industry – Seal Beach	II-10
Table II-10	Employment by Occupation – Seal Beach vs. SCAG Region	II-10
Table II-11	Housing by Type – Seal Beach vs. SCAG Region	II-11
Table II-12	Age of Housing Stock – Seal Beach vs. SCAG Region.....	II-12
Table II-13	Vacant Units by Type – Seal Beach vs. SCAG Region	II-13
Table II-14	Income Categories and Affordable Housing Costs, 2021 – Orange County	II-14
Table II-15	Median Home Sales Prices for Existing Homes, 2000-2018 – Seal Beach vs. SCAG Region	II-14
Table II-16	Monthly Owner Costs for Mortgage Holders – Seal Beach vs. SCAG Region.....	II-15
Table II-17	Percentage of Income Spent on Rent – Seal Beach.....	II-15
Table II-18	Rental Cost by Income Category – Seal Beach	II-16
Table II-19	Disabilities by Type – Seal Beach	II-17
Table II-20	Disabilities for Seniors by Type – Seal Beach	II-17
Table II-21	Disabilities by Employment Status – Seal Beach.....	II-18
Table II-22	Developmental Disabilities for Seal Beach Residents	II-19
Table II-23	Elderly Households by Income and Tenure – Seal Beach	II-20
Table II-24	Female Headed Households – Seal Beach.....	II-21
Table II-25	Female Headed Households by Poverty Status – Seal Beach.....	II-22
Table II-26	Coastal Zone Housing Units Seal Beach	II-24
Table II-27	Regional Housing Needs 2021-2029	II-25
Table IV-1	Residential Land Use Categories – Seal Beach General Plan	IV-1
Table IV-2	Residential Zoning Districts.....	IV-2
Table IV-3	Permitted Residential Uses by Zoning District	IV-3
Table IV-4	Development Standards for Residential Zoning Districts	IV-5
Table IV-5	Residential Development Standards for Commercial/Mixed-Use Zoning Districts	IV-10
Table IV-6	Residential Parking Requirements	IV-19
Table IV-7	Residential Permit Review Authority.....	IV-22
Table IV-8	Planning and Development Fees.....	IV-25
Table IV-9	Road Improvement Standards	IV-26
Table V-1	Quantified Objectives 2021-2029	V-15

List of Figures

Figure II-1	Regional Location Map	II-2
Figure IV-1	Racial Demographics – Seal Beach	IV-30
Figure IV-2	Poverty Status – Seal Beach.....	IV-30
Figure IV-3	Population with a Disability – Seal Beach.....	IV-31
Figure IV-4	TCAC/HCD Opportunity Map – Seal Beach	IV-31

This page intentionally left blank.

I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements and to report its written findings to local governments with respect to the Housing Element's conformance with state law.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the existing quality of residential neighborhoods in Seal Beach;
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and

- A Housing Action Plan for the 2021-2029 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element is provided in Appendix A.

B. Data Sources and Methods

In preparing the Housing Element various data sources are utilized. Chapter II – Housing Needs Assessment utilizes HCD-approved data compiled by the Southern California Association of Governments (SCAG), which is based primarily on the U.S. Census Bureau American Community Survey (ACS). Some population and housing unit data are also prepared by the California Department of Finance (DOF). City records also provide data regarding some issues such as units at risk of conversion and housing construction and demolition activity in the Coastal Zone.

C. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals, policies and programs for the next 8 years. Please see Appendix C for information regarding the public involvement process for the 2021 Housing Element update.

D. Consistency with Other Elements of the General Plan

The elements that comprise the Seal Beach General Plan are required to be internally consistent. Together these elements provide the framework for development of facilities, services and land uses necessary to address the needs and desires of the City residents. The City will ensure consistency between the various General Plan elements and ensure policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Safety/Noise Element are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. These providers were consulted during preparation of the Housing Element update and a copy of the final Housing Element will be provided to these agencies upon adoption.

Government Code Section 65302 requires that the Safety and Conservation Elements be reviewed with each update to the Housing Element.

This page intentionally left blank.

II. HOUSING NEEDS ASSESSMENT

Meeting the various housing needs of residents is an important goal for Seal Beach. The first step to achieving this goal is understanding the housing needs in the community. This chapter explores the various demographic and housing characteristics in the City to help guide the development of policies and programs to address those needs.

The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys.

A. Community Context

Seal Beach encompasses 11.4 square miles in northwestern Orange County south of Long Beach (in Los Angeles County) and north of Huntington Beach (see Figure II-1). Incorporated in 1915 primarily as a farming community, the City has grown while still maintaining its small town atmosphere. The population of the City remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However, in 1944 the U.S. Navy acquired half of the City to construct the Naval Weapons Station bringing new residents to Seal Beach. The population increased to more than 7,000 persons in 1954 with the development of the Marina Hill subdivision. In 1962, Leisure World retirement community was established with an estimated 9,000 senior residents. In 1966, a large housing tract referred to as College Park East was developed and added an additional 5,000 homeowners. As of January 1, 2021, the Seal Beach population was approximately 24,443 according to the California Department of Finance.

The demographic characteristics of Seal Beach have remained relatively stable over the past three decades. With the presence of Leisure World and many condominium developments catering to retired persons, the City has a large number of elderly households. The City's prime beachfront location appeals to the affluent, both working and retired. Property values in Seal Beach increased as the City has become increasingly built out. Newcomers to the City who can afford high housing costs tend to be those of upper incomes or retired persons with substantial assets. However, the City also has long-time residents who purchased their homes many years ago when real estate was still affordable. Many of these long-time residents have fixed incomes and may have difficulty in maintaining their homes.

The housing stock in Seal Beach consists of a mix of single-family and multi-family units with one mobile home park. Though a majority of the housing units are more than 40 years of age, housing is generally in good condition with the exception of some older beach areas and some units in the mobile home park.

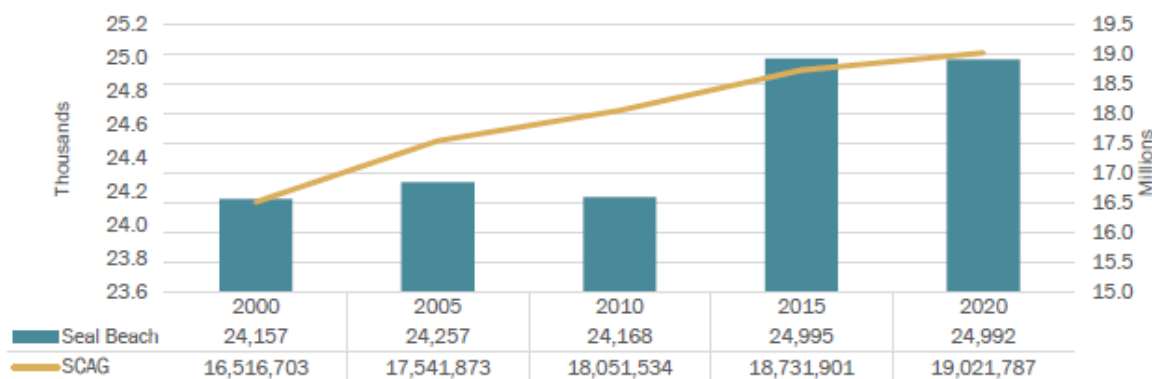
Figure II-1 Regional Location Map

B. Population Characteristics

1. Population Growth Trends

Seal Beach had an estimated population of 24,992 in 2020, including 239 living in group quarters according to the California Department of Finance. During the 20-year period from 2000 to 2020 Seal Beach had an annual growth rate of 0.2% compared to 0.7% for the region as a whole (see Table II-1).

Table II-1
Population Trends, 2000-2020
Seal Beach vs. SCAG Region

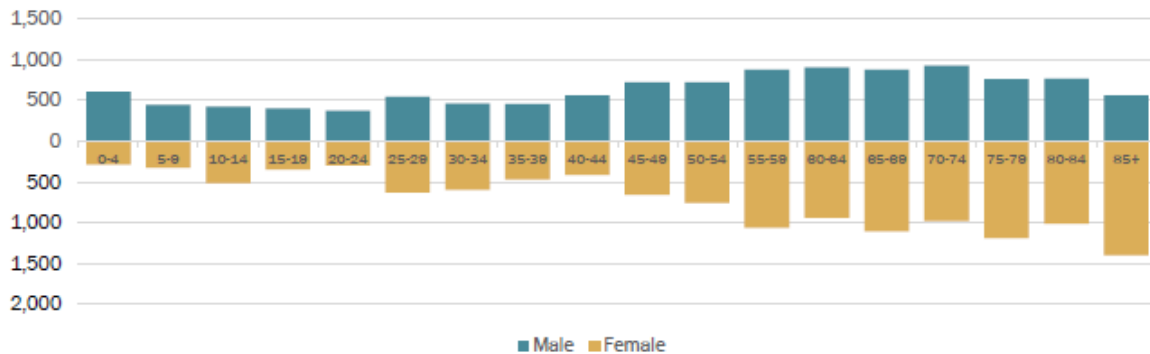


CA DOF E-5 Population and Housing Unit Estimates

2. Age and Gender

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 shows the city's estimated population by age group and gender. The share of the population under 18 years of age is about 13%, which is lower than the regional share of 23%. Seal Beach's seniors (65 and above) make up 39% of the population, which is higher than the regional share of 13%.

**Table II-2
Age Distribution by Gender
Seal Beach**



American Community Survey 2014-2018 5-year estimates

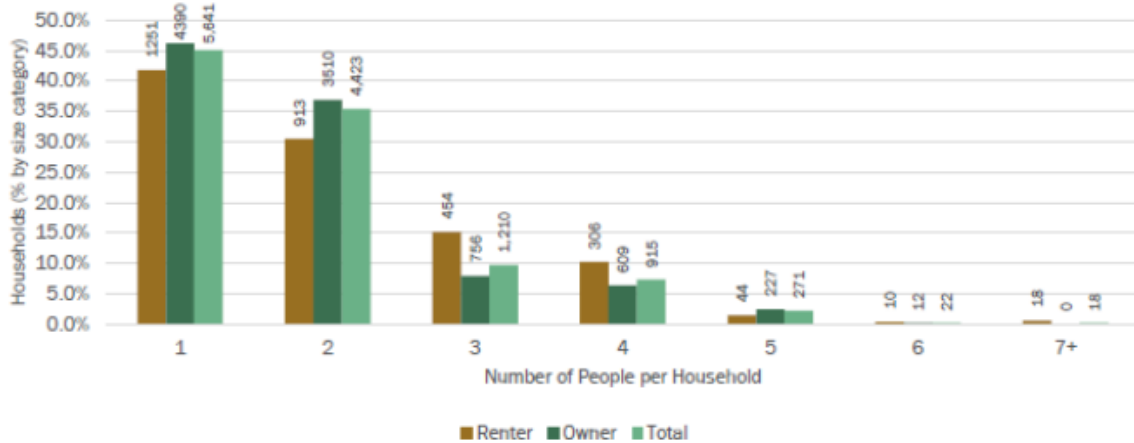
C. Household Characteristics

1. Household Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, military barracks, prisons, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households.

Table II-3 illustrates the range of household sizes in Seal Beach for owners, renters, and overall. The most commonly occurring household size is of one person (45.1%) and the second-most commonly occurring household is of two people (35.4%). Seal Beach has a higher share of single-person households than the SCAG region overall (45.1% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.1% vs. 3.1%).

**Table II-3
Household Size
Seal Beach**

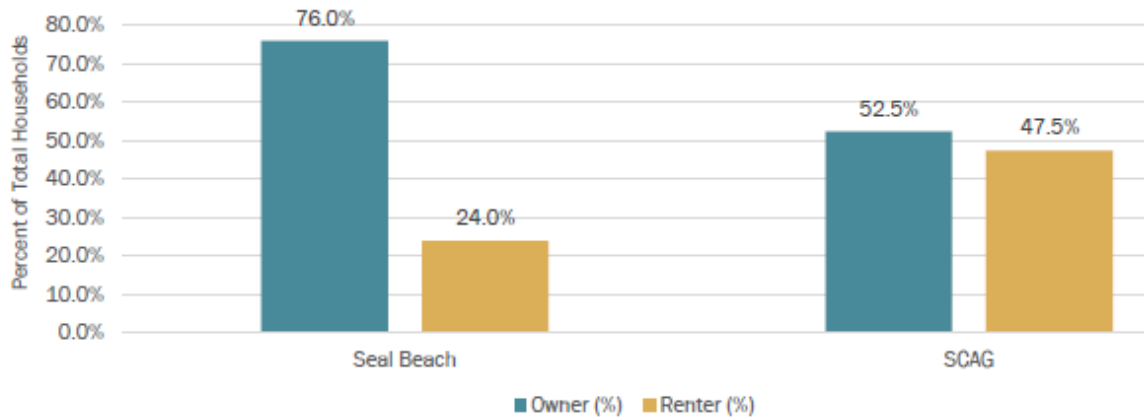


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

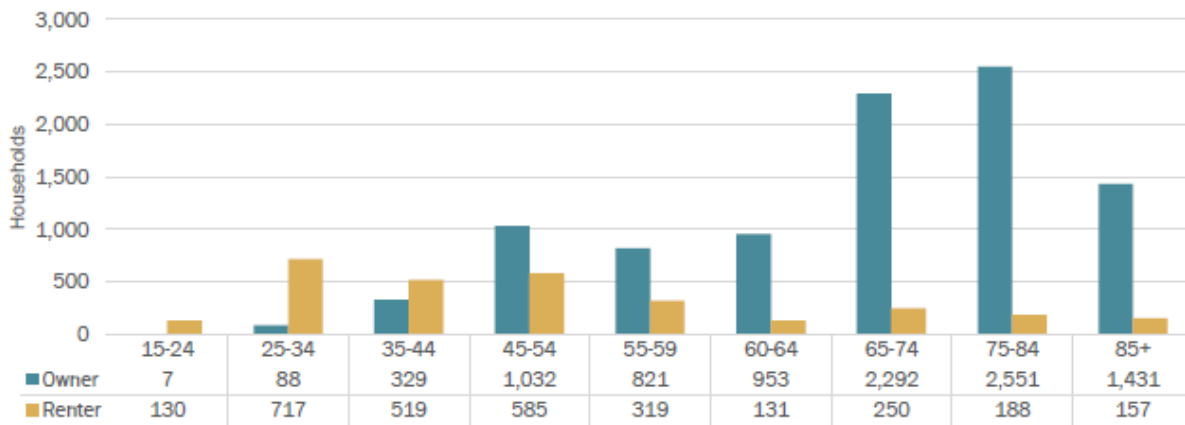
Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-4 shows that over three-quarters of housing units in Seal Beach are owner-occupied compared to 53% for the region as a whole. Younger Seal Beach residents are more likely to be renters while those over age 45 are predominantly homeowners (Table II-5).

Table II-4
Household Tenure –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table II-5
Household Tenure by Age –
Seal Beach



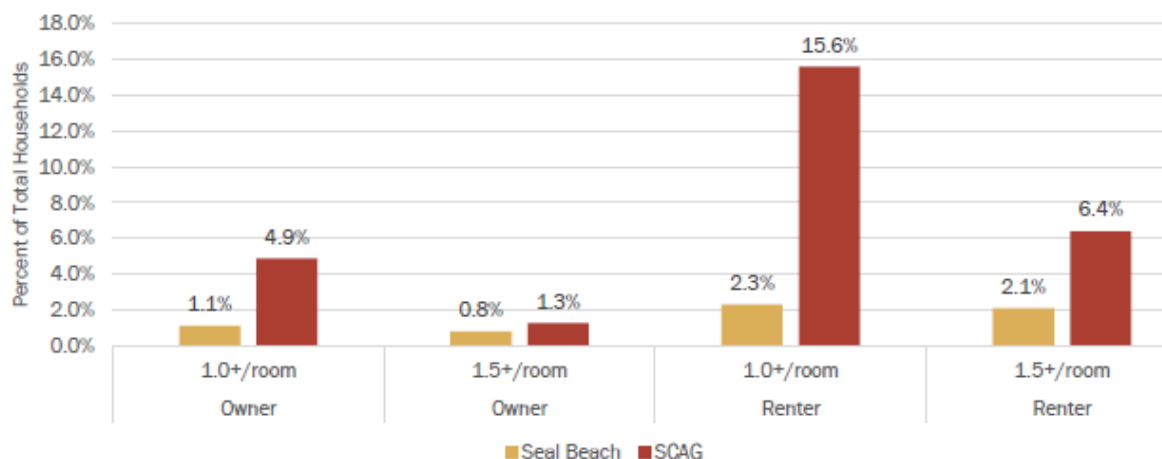
American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table II-6 summarizes overcrowding for the

City of Seal Beach compared to SCAG region as a whole. (Note: Severely overcrowded units are a subset of overcrowded units.)

**Table II-6
Overcrowding –
Seal Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

The incidence of overcrowding is very low in Seal Beach compared to regional averages.

The relatively high cost of housing in Seal Beach and throughout the region is considered to be the primary cause of overcrowding. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overcrowding. These programs include 1a (Provision of Adequate Sites), 1c (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), Program 3c (Maintenance of Affordability Covenants on Publicly-Assisted Housing); and 5b (Housing Information and Referral).

4. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays recent estimates for overpayment by Seal Beach households. This table shows that households in the lower income categories are more likely to overpay for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-7
Overpayment by Income Category – Seal Beach**

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	1,185	504	795
30-50% HAMFI	1,345	380	330
50-80% HAMFI	1,324	379	205
80-100% HAMFI	589	195	74
> 100% HAMFI	4,450	384	80
Total Households	8,893	1,842	1,484

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The relatively high cost of housing in Seal Beach and throughout the region is the primary cause of overpayment. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to address this issue. These programs include 1a (Provision of Adequate Sites), 1c (Accessory Dwelling Units), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), Program 3c (Maintenance of Affordability Covenants on Publicly-Assisted Housing); and 5b (Housing Information and Referral).

Extremely-Low-Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. Housing the extremely-low-income population is especially challenging. HUD's CHAS dataset provides information on ELI households in Seal Beach (Table II-8). The race/ethnicity with the highest share of ELI households in Seal Beach is Asian and other, non-Hispanic (28.4% compared to 21.4% of total population). In the SCAG region, the highest share of ELI households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Table II-8
Extremely-Low-Income Households – Seal Beach

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	9,930	2,090	21.0%
Black, non-Hispanic	65	0	0.0%
Asian and other, non-Hispanic	1,312	373	28.4%
Hispanic	1,089	185	17.0%
TOTAL	12,396	2,648	21.4%
Renter-occupied	3,130	555	17.7%
Owner-occupied	9,255	2,095	22.6%
TOTAL	12,385	2,650	21.4%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

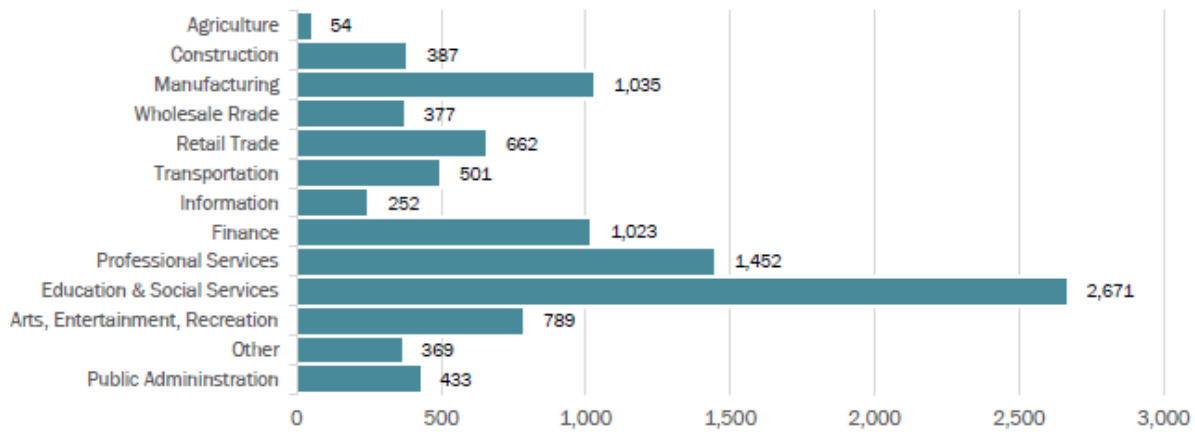
D. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Seal Beach has 10,005 workers living within its borders who work across 13 major industrial sectors. The chart below provides detailed employment information. The most prevalent industry is Education & Social Services with 2,671 employees (26.7% of total) and the second most prevalent industry is Professional Services with 1,452 employees (14.5% of total) (Table II-9).

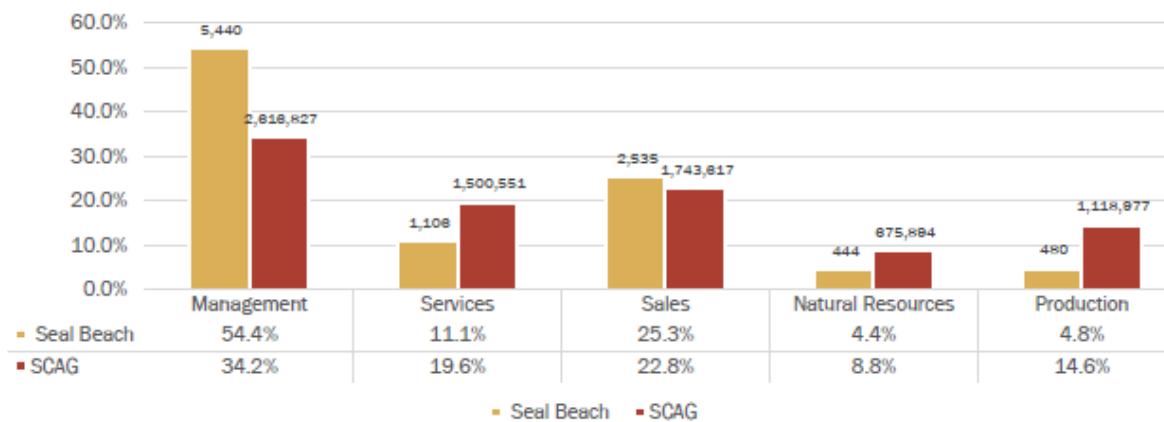
**Table II-9
Employment by Industry –
Seal Beach**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Seal Beach is Management, in which 5,440 (54.4% of total) employees work. The second-most prevalent type of work is in Sales, which employs 2,535 (25.3% of total) in Seal Beach (Table II-10).

**Table II-10
Employment by Occupation – Seal Beach vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

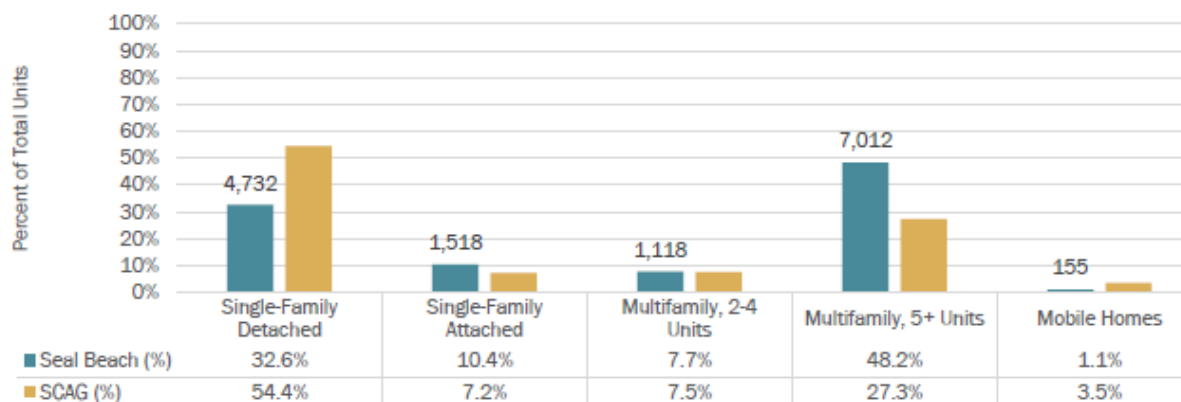
E. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type

Table II-11 provides information on the housing stock in Seal Beach. The most prevalent housing type in Seal Beach is multifamily, 5+ units with 7,012 units. The share of all single-family units in Seal Beach is 43%, which is lower than the 62% share in the SCAG region. The average household size (as expressed by the population to housing unit ratio) is 1.84. Both housing type and average household size are influenced by the Leisure World community, which has a high proportion of multi-family units and low average household size.

Table II-11
Housing by Type –
Seal Beach vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

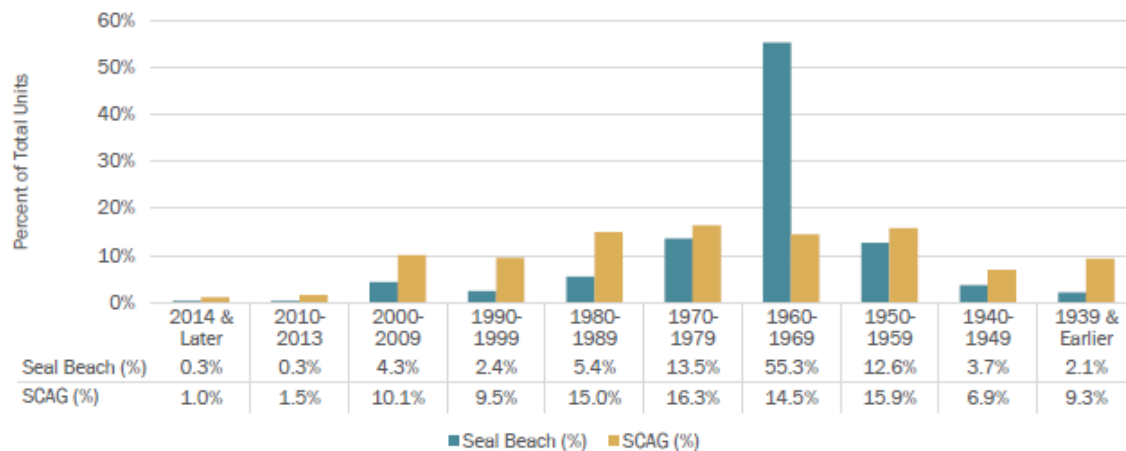
2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six

and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-12 shows the age distribution of the housing stock in Seal Beach compared to the region as a whole. This table shows that about three-quarters of all housing units in Seal Beach were constructed prior to 1970. Even though the majority of homes are more than 50 years old, housing conditions are generally good to excellent, and very few homes are in need of any significant repair. The City's Code Enforcement activities focus on maintaining a high quality of life for residents and visitors. Most enforcement activities are complaint-driven, although ongoing monitoring occurs in the Seal Beach Shores Trailer Park. It is estimated that approximately 10 mobile homes in the park are in need of some form of rehabilitation. Program 4c (Housing Conditions Monitoring) is intended to address these needs.

Table II-12
Age of Housing Stock –
Seal Beach vs. SCAG Region

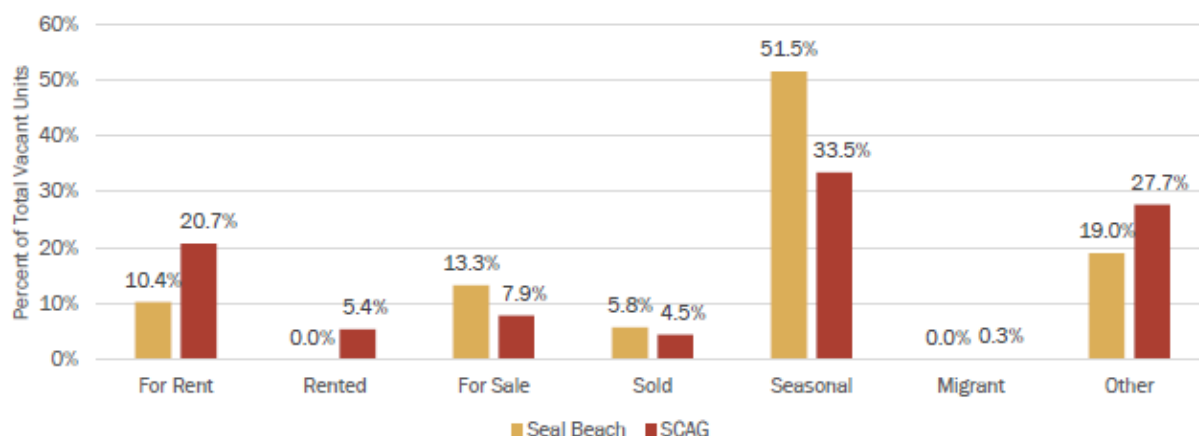


American Community Survey 2014-2018 5-year estimates.

3. Vacancy Rates

Table II-13 shows the types of vacant units in Seal Beach compared to the SCAG region. Over half of vacant units in Seal Beach were classified as "seasonal" indicating these units are likely to be second homes.

Table II-13
Vacant Units by Type –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. Each year the California Department of Housing and Community Development publishes income guidelines for these income categories. Housing is generally considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

Table II-14 shows affordable rent levels and estimated affordable purchase prices for housing in Orange County by income category as of 2021. Based on State-adopted standards, the maximum affordable monthly rent (including utilities) for a 4-person extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,671. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201. These figures are adjusted for smaller or larger households.

Affordable purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the affordable home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions. Affordable purchase prices have only been

estimated for the moderate and above-moderate level because affordable for-sale housing in high-cost areas is generally not feasible at the lower income levels.

Table II-14
Income Categories and Affordable Housing Costs, 2021 –
Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions:

Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

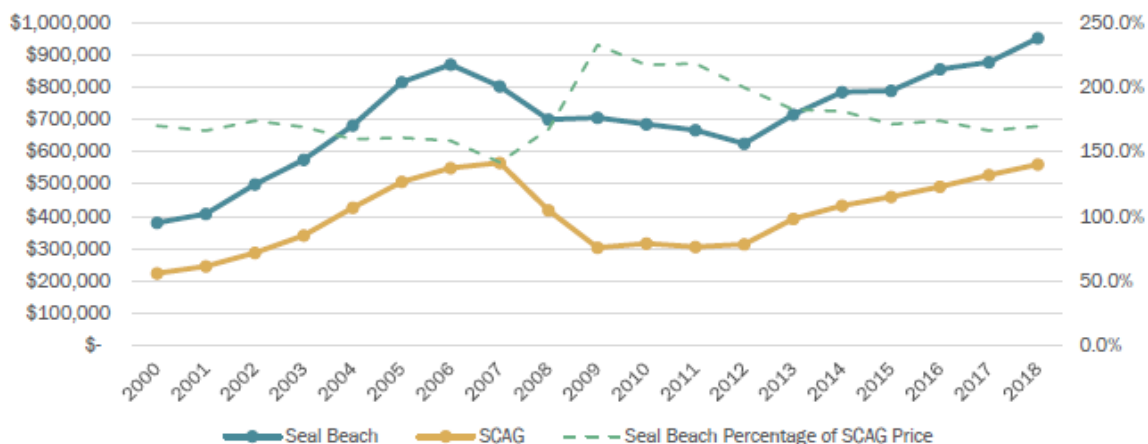
*For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Between 2000 and 2018, median home sales prices in Seal Beach increased 151% while prices in the SCAG region increased 151%. Median home sales prices in Seal Beach in 2018 were \$952,000, representing the highest prices as of that date. Prices in Seal Beach have ranged from a low of 141.8% of the SCAG region median in 2007 and a high of 232.7% in 2009 (Table II-15).

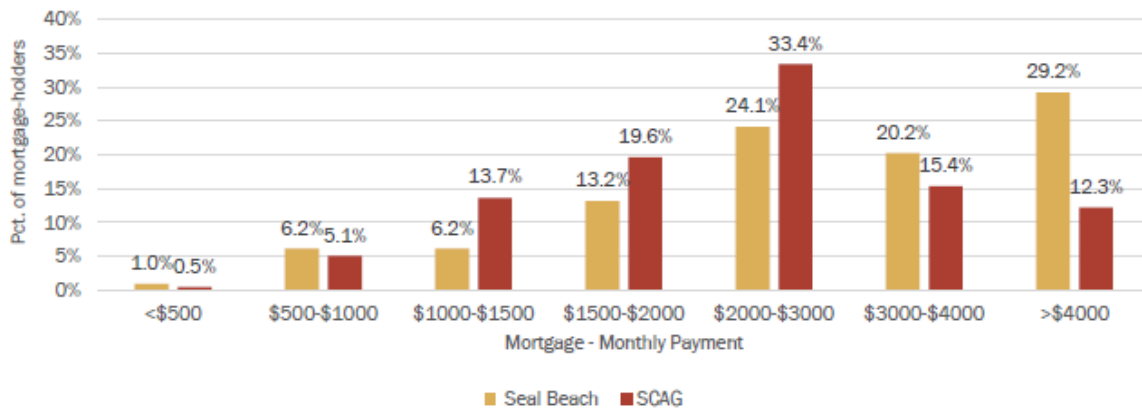
Table II-15
Median Home Sales Prices for Existing Homes, 2000-2018 –
Seal Beach vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

As seen in Table II-16, the most common monthly mortgage cost for Seal Beach homeowners is over \$4,000 as compared to \$2,000 to \$3,000 for the region as a whole.

Table II-16
Monthly Owner Costs for Mortgage Holders –
Seal Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

Across Seal Beach's 2,996 renter households, 1,262 (42%) spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region. Additionally, 561 renter households in Seal Beach (19%) spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Table II-17). As illustrated in Table II-18, households with the lowest incomes typically spend the highest proportion of their incomes on rent.

Table II-17
Percentage of Income Spent on Rent –
Seal Beach

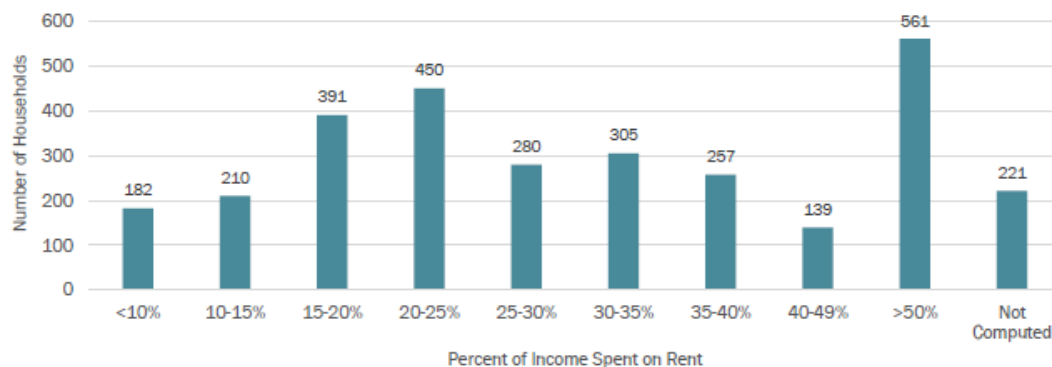


Table II-18
Rental Cost by Income Category –
Seal Beach



American Community Survey 2014-2018 5-year estimates.

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Seal Beach residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing each of these groups.

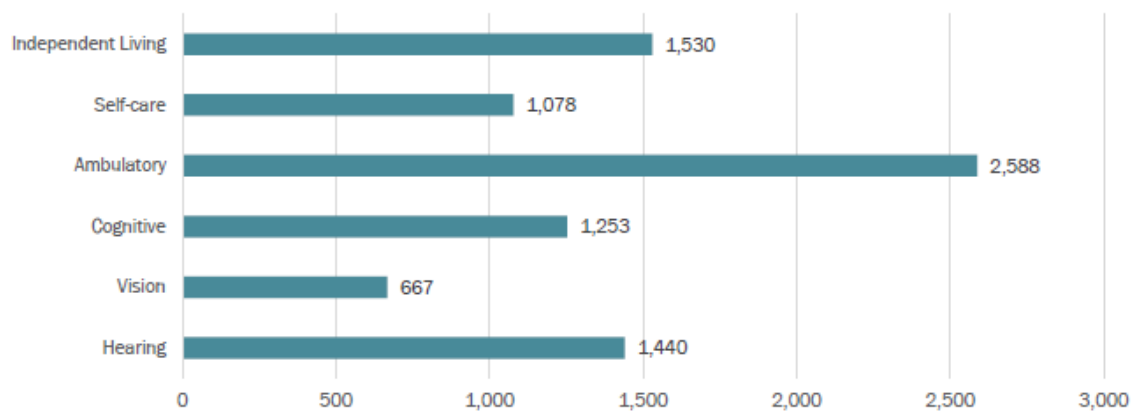
1. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons may have special housing needs as a result of their disability. Problems may include low income, high health care costs, dependency on supportive services, or a need for special building accommodations such as access ramps or elevators.

Table II-19 and Table II-20 show recent disability data for Seal Beach residents. The most common type of disability for all age groups as well as for seniors was ambulatory. Housing

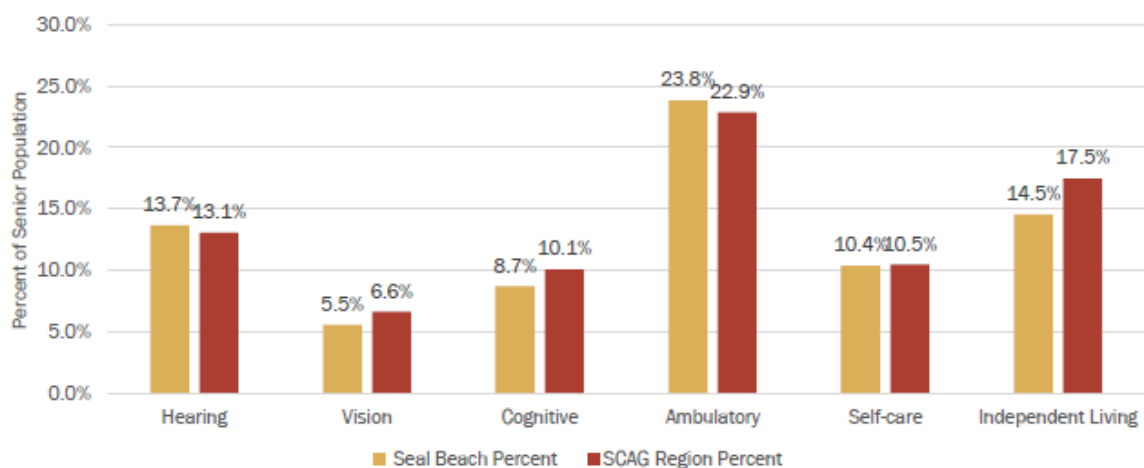
opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table II-19
Disabilities by Type – Seal Beach



American Community Survey 2014-2018 5-year estimates.

Table II-20
Disabilities for Seniors by Type – Seal Beach



American Community Survey 2014-2018 5-year estimates.

As seen in Table II-21, nearly half of Seal Beach residents who reported a disability were employed.

Table II-21
Disabilities by Employment Status – Seal Beach

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	357	48%	8,404	79%
Unemployed	72	10%	340	3%
Not in Labor Force	310	42%	1,959	18%
TOTAL	739		10,703	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. DDS data regarding developmental disabilities for Seal Beach residents are shown in Table II-22.

Table II-22
Developmental Disabilities for Seal Beach Residents

Seal Beach	
By Residence: Home of Parent/Family/Guardian	94
Independent/Supported Living	5
Community Care Facility	0
Intermediate Care Facility	0
Foster/Family Home	5
Other	5
By Age: 0 - 17 Years	109
18+ Years	54
TOTAL	272

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.
Data available in 161/197 SCAG jurisdictions.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into

the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The main office in Garden Grove is located in close proximity to Seal Beach.

In addition, City housing programs that respond to the needs of this population include 1d (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing), 2b (Affordable Housing Resources), and 3a (Section 8 Rental Assistance).

2. Elderly

Seal Beach seniors age 65+ make up about 39% of the city's population, which is significantly higher than the regional share of 13%. (Table II-23). The unusually high number of senior households in Seal Beach is in large part attributable to the presence of the Leisure World community. Recent Census data estimated that of Seal Beach's 7,250 senior households, 31% earn less than 30% of the surrounding area income, (compared to 24% in the SCAG region), and 53% earn less than 50% of the surrounding area income (compared to 31% in the SCAG region). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Table II-23
Elderly Households by Income and Tenure – Seal Beach

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,975	255	2,230	30.8%
	30-50% HAMFI	1,405	175	1,580	21.8%
	50-80% HAMFI	1,120	95	1,215	16.8%
	80-100% HAMFI	355	40	395	5.4%
	> 100% HAMFI	1,680	150	1,830	25.2%
TOTAL		6,535	715	7,250	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of the elderly: 1a (Provision of Adequate Sites), 1c (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), 3c (Maintenance of Affordability Covenants on Publicly-Assisted Housing), and 5b (Housing Information and Referral).

3. Large Households

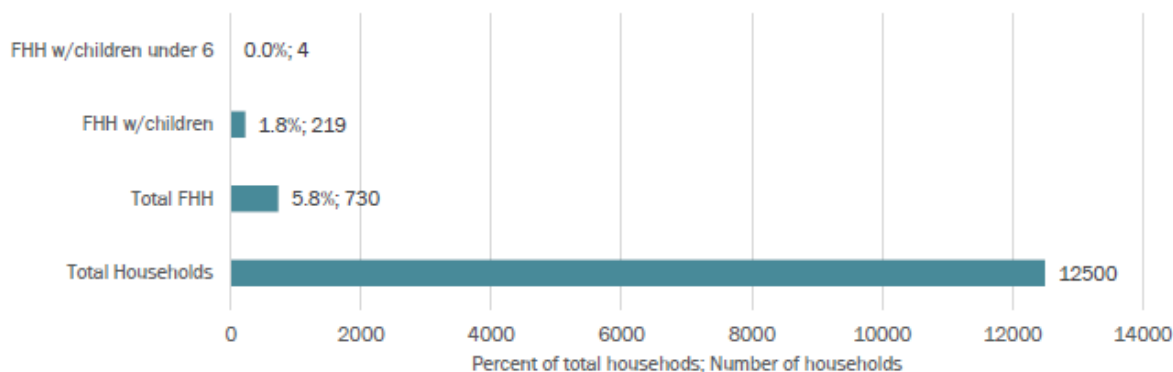
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent Census data estimated that the most commonly occurring household size in Seal Beach is one person (45.1%) compared to about 23% for the region as a whole. Large households with 5+ persons represent only about 2% of Seal Beach households. This distribution indicates that the need for large units with three or more bedrooms in Seal Beach is significantly less than for smaller units.

While large households are far less prevalent in Seal Beach than in some other cities, the following programs described in the Housing Action Plan (Chapter V) help to address these needs: 1a (Provision of Adequate Sites), 1c (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), 3c (Maintenance of Affordability Covenants on Publicly-Assisted Housing), and 5b (Housing Information and Referral).

4. Female-Headed Households

Recent Census Bureau estimates (Table II-24) reported that about 6% of Seal Beach households are female-headed (compared to 14% in the SCAG region), 2% are female-headed and with children (compared to 7% in the SCAG region), and none were female-headed and with children under 6 (compared to 1% in the SCAG region).

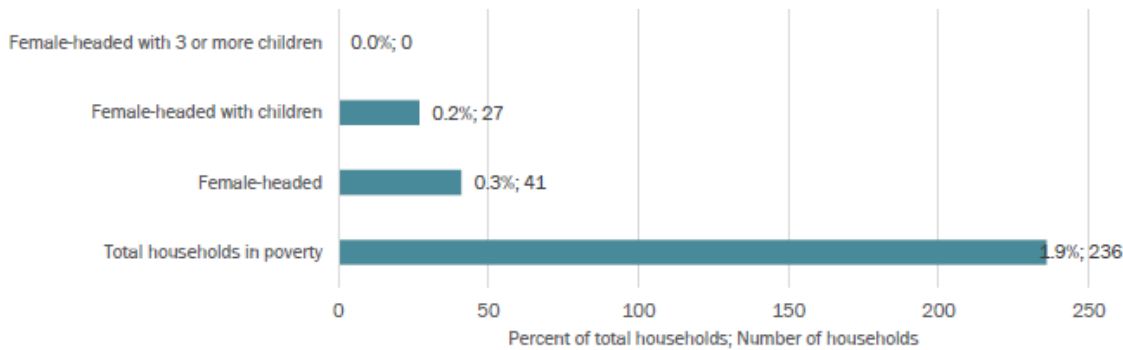
Table II-24
Female Headed Households – Seal Beach



American Community Survey 2014-2018 5-year estimates.

According to recent Census estimates, about 2% of all Seal Beach households are experiencing poverty, compared to 8% for the SCAG region as a whole (Table II-25). Poverty thresholds, as defined by the ACS, vary by household type.

Table II-25
Female Headed Households by Poverty Status – Seal Beach



American Community Survey 2014-2018 5-year estimates.

The following programs described in the Housing Action Plan (Chapter V) help to address the housing needs of female-headed households: 1a (Provision of Adequate Sites), 1c (Accessory Dwelling Units), 2a (Density Bonus), 2b (Affordable Housing Resources), 3a (Section 8 Rental Assistance), 3c (Maintenance of Affordability Covenants on Publicly-Assisted Housing), and 5b (Housing Information and Referral)

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically, Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch and in some other cities, shifts in the local economy to production and service-oriented sectors have significantly curtailed agricultural production within the county. Today, Orange County is a mostly developed urban/suburban region with a strong local economy. According to recent Census employment data there are no farmworkers living in Seal Beach.

6. Homeless Persons

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: de-institutionalization of the mentally ill, the general lack of emergency shelters and transitional housing, insufficient housing affordable to lower-income persons; an increasing number of persons whose incomes fall below the poverty level; and reductions in public assistance for the poor.

The most recent County of Orange "Point-in-Time" survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860 homeless persons in Orange County, of which 2,899 were

sheltered and 3,961 were unsheltered¹. Of those, 8 unsheltered persons and no sheltered persons were reported in Seal Beach.

One emergency and transitional housing facility, Interval House, is located in Seal Beach. Interval House operates three stages of housing for victims of domestic violence. The first stage emergency shelter offers up to 45 days for 32 persons. The second stage program has a capacity of 19 beds for up to 18 months of stay. The third stage transitional housing has a capacity of 5 beds for up to 24 months of stay.

State law requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit). A jurisdiction could also satisfy its shelter needs through a multi-jurisdictional agreement with up to two adjacent communities to develop at least one year-round shelter within two years of the beginning of the planning period. As noted in Chapter IV the City allows emergency shelters in compliance with SB 2.

G. Assisted Housing at Risk of Conversion

In 2000, the Seal Beach Redevelopment Agency helped to secure financing to allow conversion of the Seal Beach Shores Trailer Park to affordable tenant ownership. The Agency secured a \$6.75 million low-interest loan and a \$985,000 bridge loan for the project. The park includes 100 units (25 very-low- and 75 low-income). None of these units are at risk during the current period.

One other affordable housing project – Country Villa Seal Beach – is located in the City. According to the California Housing Partnership, this 90-unit project is assisted through Sections 232 and 223(f). Covenants are not scheduled to expire until 2035 and therefore the project is not at risk during this planning period. Country Villa is a group quarters living arrangement.

H. Housing Constructed, Demolished or Converted within the Coastal Zone

California Government Code §65588(d) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal

¹ County of Orange, 2019 Point in Time Final Report, July 30, 2019 (<http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf>)

Zone pursuant to Section 65590 (the Mello Act²). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low- or moderate-income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

Table II-26 provides these statistics for the Coastal Zone through 2021.

Table II-26
Coastal Zone Housing Units
Seal Beach

Category	Units
Number of new units approved for construction in the Coastal Zone 1982 - 2021:	129
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it:	0
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted:	13
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	7

Source: City of Seal Beach, 2021

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act. The City examines any Coastal Zone development that entails the demolition or conversion of residential units that are not categorically exempt from the California Environmental Quality Act (CEQA). A property that is determined to be a public nuisance or is an owner-occupied, single-family dwelling, is not examined in accordance with the Mello Act. All other types of projects are evaluated. Program 4b (Replacement Housing in the Coastal Zone) in the Housing Action Plan (Chapter V) responds to the requirements of State law on this issue.

² The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

I. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by SCAG in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, SCAG was tasked with allocating the RHNA to individual jurisdictions based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

2. 2021-2029 Seal Beach Housing Needs

The total housing growth need for the City of Seal Beach during the 2021-2029 planning period is 1,243 units, which is distributed by income category as shown in Table II-27.

Table II-27
Regional Housing Needs 2021-2029

Very Low*	Low	Moderate	Above Mod	Total
258	201	239	545	1,243

Source: SCAG 2021

*Includes extremely-low households, estimated to be one-half the very-low need. Since the very-low need is one unit, this unit is assigned to the extremely-low category.

A discussion of the City's resources for accommodating its housing growth need is provided in the Chapter III.

This page intentionally left blank

III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in Seal Beach. This chapter provides an overview of the land resources and adequate sites to address the City's RHNA, and describes the financial and administrative resources available to support the provision of affordable housing. Additionally, the chapter discusses opportunities for energy conservation which can lower utility costs and increase housing affordability.

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." The analysis of potential development sites is contained in Appendix B.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is provided by the Department of Housing and Urban Development (HUD). The CDBG program is flexible in that funds can be used for a wide range of activities including acquisition and or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing, home ownership assistance, and clearing activities. The CDBG program provides formula funding to larger cities and counties, while smaller jurisdictions with less than 50,000 population generally compete for funding under the Urban County Consolidated Plan administered by the County of Orange. In FY 2021-22 the City received a \$200,000 grant from the County and \$49,000 in Permanent Local Housing Allocation funds from the State, which are being used for restroom accessibility improvements in the Leisure World community.

Section 8 Rental Assistance – The City of Seal Beach works cooperatively with the Orange County Housing Authority (OCHA), which administers the Section 8 Voucher Program. The Housing Assistance Payments Program assists low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The City facilitates use of the Section 8 program within its jurisdiction by encouraging apartment owners to list available rental units with OCHA for potential occupancy by tenants receiving Section 8 certificates.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit

programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 30 years.

2. Local Resources

On February 1, 2012 the Seal Beach Redevelopment Agency was dissolved as a result of the state legislature's approval of AB 26 and the California Supreme Court's action upholding that law. On February 1, 2012 the City became the Successor Agency to the Redevelopment Agency. The Recognized Obligation Payment Schedule includes funding to continue rent subsidies for the Seal Beach Shores Trailer Park.

C. Energy Conservation Opportunities

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Energy Code and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.

- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.
- **Solar Installations** – On July 13, 2009, the City Council adopted a comprehensive fee schedule (Resolution 5898). The resolution waived all fees for standard residential solar installations.

In addition to these techniques for reducing energy use in dwellings, the City supports broader “smart growth” efforts to encourage compact development and public transportation. For example, Program 1a in the Housing Action Plan (Chapter V) includes a commitment to process a zoning amendment to facilitate new high-density multi-family residential development on underutilized land in proximity to commercial and employment opportunities and bus transit. Such development contributes to a reduction in greenhouse gas emissions through lower energy use and vehicle trips (see also Programs 6a and 6b).

This page intentionally left blank.

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent, and the City's zoning must be consistent with the General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element of the Seal Beach General Plan sets forth the City's policies for guiding local development. These policies, together with the zoning regulations, establish the amount and distribution of land to be allocated for different uses within the city. The Land Use Element provides three different densities of residential land uses displayed in Table IV-1. The Land Use Element identifies 1,471 acres for residential uses representing 20 percent of the total acreage in the city and nearly 64 percent of the acreage designated for non-military uses.

**Table IV-1
Residential Land Use Categories –
Seal Beach General Plan**

Designation	Maximum Density*	Total Acreage
Low Density Residential (LR)	9	353.7
Medium Density Residential (MR)	17.0	505.4
High Density Residential (HR)		166.4
Planning Area 1	20.0	150.7
Planning Area 2-3	32.2	1,007
Planning Area 4	45.3	15.7

Source: City of Seal Beach General Plan, 2021

*Density expressed in dwelling units per net acre.

In addition to these residential land use designations, the Limited Commercial area along Seal Beach Boulevard between Landing Avenue and Electric Avenue contains a mixture of high-density residential, low-intensity office, and small commercial uses. Both mixed-use and exclusive residential development is also allowed in this area.

b. Zoning Designations and Development Standards

The Seal Beach Zoning Code was comprehensively updated in 2010. The Zoning Code provides three residential zones: Residential Low Density (RLD), Residential Medium Density (RMD) and Residential High Density (RHD). The Limited Commercial/Residential Medium Density district also allows exclusive residential or mixed-use development. The relationship between General Plan land use categories and zoning districts is shown in Table IV-2.

**Table IV-2
Residential Zoning Districts**

Map Symbol	Zoning District	General Plan Category	Intended Uses
RLD-9	Residential Low Density - 9	Low Density Residential	Single-unit and small, zero-lot line neighborhoods at a base density of up to 15 dwelling units per net acre.
RLD-15	Residential Low Density – 15		
RMD-18	Residential Medium Density - 18	Medium Density Residential	Duplexes, townhouse projects, apartments, and small-lot, single-unit residential uses, at a density of 15 to 18 dwelling units per net acre. Additional density may be achieved through density bonuses.
RHD-20	Residential High Density - 20	High Density Residential	Multi-unit residential developments at a base density of 20 to 46 dwelling units per net acre. Additional density may be achieved through density bonuses.
RHD-33	Residential High Density – 33		
RHD-46	Residential High Density – 46		
L-C/RMD	Limited Commercial/Residential Medium Density	Mixed Use	Limited commercial and office uses in conjunction with residential uses.

Source: City of Seal Beach Zoning Ordinance, 2021

Allowable Residential Uses

There are seven base zoning districts in the City that permit residential use, ranging in allowable density from 9 units/acre in the RLD-9 district to 46 units/acre in the RHD-46 district (Table IV-2). Allowable uses include single-family detached houses in the RLD-9 and RLD-15 districts, to multi-family residential condominiums and apartments with base densities from 20 to 46 units/acre in the RHD-20, RHD-33 and RHD-46 districts. As shown in Table IV-3, most residential uses are permitted by-right, without discretionary review or design review. Exceptions include large group homes, and some types of residential care facilities, which require approval of a use permit by the Planning Commission. The Limited Commercial/Residential Medium Density (L-C/RMD) district allows commercial use, exclusive residential use, or commercial/residential mixed use.

**Table IV-3
Permitted Residential Uses by Zoning District**

Housing Type	RLD	RMD	RHD	L-C/RMD	PO	SC	GC
Single-Unit Residential	P	P	P	P	-	-	-
Duplex	-	P	P	P	-	-	-
Multi-Unit Residential	-	P	P	P	-	-	-
Manufactured Housing ¹	P	P	P	-	-	-	-
Second Units ¹	P	P	P	-	-	-	-
Group Homes ²	-	-	M	-	-	-	-
Residential Care-General ³	-	-	C	-	C	C	C
Residential Care-Limited ³	P	P	P	P	C	C	C
Residential Care-Senior ³	-	-	C	-	C	C	C
Transitional & Supportive Housing	4	4	4	4	4	4	4

Source: Seal Beach Municipal Code, 2021

Notes:

RLD=Residential Low Density

RMD=Residential Medium Density

RHD=Residential High Density

L-C/RMD=Limited Commercial/Residential Medium Density

PO=Professional Office

SC=Service Commercial

GC=General Commercial

P=permitted as of right

M=minor use permit

C=conditional use permit

1. A manufactured home on a permanent foundation is considered a single-family dwelling

2. Shared living quarters without separate kitchen or bathroom facilities for each room or unit. Includes rooming houses and dormitories but excludes residential care facilities

3. See discussion under Special Needs Housing

4. Permitted subject to the same regulations as for other residential uses of the same type in the same zone

Development Standards

Development standards vary by zone and are described below. During the Zoning Code update process, development standards were reviewed to ensure that they do not prevent projects from achieving densities at the upper end of the allowable density range.

Residential Districts. The zoning district suffix indicates the allowable base density. One house per lot is permitted in the RLD district. In the RMD and RHD districts, multi-family housing is allowed with density determined by the parcel size and the required square footage of lot area per unit. For example, in the RHD-20 district, the allowable base density is 20 units/acre, which requires at least 2,178 square feet of lot area per unit³. Additional density is possible through density bonus provisions (Chapter 11.4.55 of the Municipal Code).

Other development standards regulate building height, lot size, unit sizes, setbacks, off-street parking, lot coverage, building separation and landscaping (**Error! Reference source not found.**).

³ One acre contains 43,560 square feet of land. At a ratio of 2,178 square feet of lot area per unit, 20 units per acre would be permitted (2,178 x 20 = 43,560).

Limited Commercial/Residential Medium Density (L-C/RMD) District. The allowable base density for exclusively residential projects in the L-C/RMD district is one unit per 2,500 square feet of lot area (17.4 units/acre) and projects must comply with the development standards of the RHD-20 district. Mixed-use projects allow second floor residential use with a base density of one unit per 2,000 square feet of lot area (21.8 units/acre). For narrow lots (<37.5 feet) there is a 30-foot height limit, while wider lots are allowed a height of 25 feet/2 stories on the front half of the lot and 35 feet/3 stories on the rear half of the lot. Additional height may be allowed at specific locations designated in design guidelines, planned unit developments, or specific plans, or pursuant to density bonus regulations. Development standards for the L-C/RMD district are shown in Table IV-5.

Two additional types of zoning districts, the Planned Development (PD) Overlay District and Specific Plans, allow residential development through discretionary actions.

**Table IV-4
Development Standards for Residential Zoning Districts**

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Density/Intensity of Use - Lot Dimensions							
Maximum Density	1 unit per 5,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 3,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 2,500 sq. ft. of lot area	1 unit per 2,178 sq. ft. of lot area	1 unit per 1,350 sq. ft. of lot area	1 unit per 960 sq. ft. of lot area	See Section 11.4.05.115 for Accessory Dwelling Unit standards. See subsection A for Surfside Standards
Maximum Density with State Affordable Housing Bonus (du/ac)							See Chapter 11.4.55: Affordable Housing Bonus
Minimum Lot Area (sq. ft.)							
Interior Lots	5,000	3,000	5,000	2,500	5,000	5,000	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Corner Lots	5,500	3,000	5,500	2,500	5,500	5,500	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Nonresidential Uses	10,000	10,000	10,000	10,000	10,000	10,000	
Minimum Lot Size (ft.)							
Interior Lots	50 x 100	30 x 80	50 x 100	25 x 100	50 x 100	50 x 100	(W)
Corner Lots	55 x 100	35 x 80	50 x 100	25 x 100	55 x 100	55 x 100	(W)

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Minimum Floor Area (sq. ft.)							
Primary Dwelling Unit	1,200	1,200(E)	950	950	950	950	
Junior Accessory Dwelling Unit	220	220	220	220	220	220	
1-Bedroom Accessory Dwelling Unit	400	400	400	400	400	400	
2+-Bedroom Accessory Dwelling Unit	600	600	600	600	600	600	
Maximum Floor Area for Accessory Dwelling Units (sq. ft.)							
Junior Accessory Dwelling Unit	500	500	500	500	500	500	
Detached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	
Attached Accessory Dwelling Unit	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	1,200 (L-4)	L-3
Maximum Lot Coverage (%)	(B)	67	50	75 (B)	60	80	(B) (W)
Substandard Lot Standards	Yes	Yes	Yes	Yes	Yes	Yes	(C)

Building Form and Location							
Minimum Yards (ft.)							
Front - Minimum	(D)	(E)	Average 12; minimum 6	Average 12; minimum 6	18	18	(D) (E) (W); L-3
Interior Side - Minimum	(A) (D)	(E)	10% of lot width; 3 ft.	10% of lot width; 3 ft.	10% of lot width; 3 ft.	10% of lot width; 3 ft.	(A) (D) (E) (W)

			minimum; 10 ft. maximum	minimum; 10 ft. maximum	minimum; 10 ft. maximum	minimum; 10 ft. maximum	
Corner Side - Minimum	15% of lot width; 10 ft. maximum	(E)	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	(E) (W)
Rear	10	(E)	5 ft.; but when abutting an alley 24 ft. minus width of the alley	24 ft. minus width of the alley	24 ft. minus width of the alley		(E) (W)
Main Building Envelope							
Flood Zone Heights	Yes	Yes	Yes	Yes	Yes	Yes	(F)
Maximum Height (ft.)	25 (A) (G) (not to exceed 2 stories)	25 (E)	(G)	25	35	35	(A) (G) (E) (W)
Maximum Height of Downslope Skirt Walls (ft.)	6	6	6	6	6	6	(H)
Projections	Yes	Yes (E)	Yes	Yes	Yes	Yes	(I) (E) (W)
Minimum Distance Between Buildings on the Same Lot (ft.)	6	6	6	6	6	10-20	(J)
Minimum Court Dimensions (ft.)	—	—	—	—	15	15	
Building Design							
Exterior Stairways Prohibited	Yes	Yes	Yes	Yes	No	No	L-2
Porches	Yes	—	—	Yes	—	—	(K)

Vehicle Accommodation	
Off-Street Parking and Loading	See Chapter 11.4.20: Off-Street Parking and Loading

Maximum Number of Curb Cuts for Driveway	1 (L)	1	1	1	1	1	(L)
Maximum Width of Driveway (ft.)	18	—	—	—	—	—	(M)
Limitations on Parking and Garage Frontage	Yes	Yes	Yes	Yes	Yes	Yes	(N)
Landscaping and Open Space							
Minimum Permeable Surface/Maximum Paving in Street-Facing Yards (%)	60/50	60/50	60/50	60/50	60/50	60/50	(O)
Minimum Site Area Devoted to Landscaping (%)	25	15 (E)	15	Yes	15	15	(E), (P); See also Section 11.4.30.015
Planting Required on Downslope Lots	Yes	Yes	Yes	Yes	Yes	Yes	(Q)
Pedestrian Walkways	—	—	Yes	Yes	Yes	Yes	(R)
Other Development Standards							
Accessory Structures	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.05.100; (W)
2-Story Cabanas/Manufactured Homes	—	—	—	—	Yes	—	(S)
Roof Decks	Yes	—	Yes	Yes	Yes	Yes	(T)
Solar Access	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.10.045
Walls and Fences	Yes	Yes	Yes	Yes	Yes	Yes	See Chapter 11.4.15
General Site Standards	See Chapter 11.4.10: General Site Standards						
Landscaping and Buffer Yards	See Chapter 11.4.30: Landscaping and Buffer Yards						
Signs	See Chapter 11.4.25: Sign Regulations						
Nonconforming Structures	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots						
Coastal Development Permit	See Chapter 11.4.35: Coastal Development Permit						
Reasonable Accommodations	See Chapter 11.5.30: Reasonable Accommodations						

- L-1: Accessory Dwelling Units are not allowed in the RHD-20 District located in Old Town or the Surfside Colony area of the RLD-9 zone due to fire, access, parking and traffic impacts, except that one accessory dwelling unit per lot may be constructed within the existing space of an existing single-family residence or existing accessory structure within a zone for single-family use if the accessory dwelling unit meets all the requirements set forth in subsection T of this section.
- L-2: Exterior stairways providing access from the ground level and/or the first floor to the second floor or above are prohibited when such stairways are not specifically required by the [California Building Code](#). Exterior stairways may be permitted through the building permit process in the RLD-9 district on properties with a second story kitchen existing as of March 9, 1998. In such a case, a covenant shall be recorded on the title of the property stipulating the property is to be used only as a Single-Unit dwelling. Exception: Exterior stairways may be permitted on Single-Unit dwellings located within identified flood zones upon approval of an administrative use permit pursuant to Chapter 11.5.20: Development Permits.
- L-3: Refer to Appendix A - City Council Approved Blanket Setback Variances.
- L-4: As used in this section, “living area” means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.

**Table IV-5
Residential Development Standards for Commercial/Mixed-Use Zoning Districts**

DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED-USE DISTRICTS						
	LC/RMD	PO	MSSP	SC	GC	Additional Regulations
Lot Size and Density						
Minimum Lot Size (sq. ft.)	2,500	7,000	2,750	7,000	10,000	
Maximum Floor Area Ratio	0.90	--	--	--	--	
Maximum Residential Density – lot area per unit (sq. ft.)						
Base Density	2,500	--	--	--	--	(A)
Density for Mixed Use Development	2,000	--	--	--	--	(A)
Density – Affordable Housing Bonus	See Additional Regulations	--	--	--	--	See Chapter 11.4.55: Affordable Housing Bonus
Building Form and Location						
Maximum Building Height (ft.)	35	35	30	35	35	(B)
Building Setback on Street Frontages	varies	varies	varies	varies	varies	(C)
Minimum Yard Requirements						
Interior Side	varies	varies	varies	varies	varies	(C)
Rear	varies	varies	varies	varies	varies	(C)
Building Transition Zone Adjacent to R Districts	Yes					(D)
Landscaping and Open Space						
Public Open Space	Yes					(E)
Minimum lot area to be landscaped	5%	10%	0%	10%	10%	See Chapter 11.4.30: Landscaping and Buffer Yards
Minimum required front yard area to be landscaped	60%	--	--	--	--	

	LC/RMD	PO	MSSP	SC	GC	Additional Regulations
Circulation and Parking						
Limitations – Location of Parking	Yes			(F)		
Limitations on Curb Cuts	Yes			(G)		
Limitations – Location of Truck Docks; Loading and Service Areas	Yes			(H)		
Off-Street Parking and Loading	Yes			See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>		
Reduced Parking Requirements	Yes			See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>		
Building Design						
Building Orientation	Yes					(I)
Design Provisions	--	--	Yes	--	--	(J)
Special Requirements for Residential Development						
Open Space (sq. ft. per unit)	100	--	--	--	--	(K)
Side and Rear Yard Setbacks	Yes	--	--	--	--	(L)
Other Applicable Development Standards						
Consistency with Council Adopted Design Guidelines, Area Plans, or Specific Plans	(M)					
Pedestrian Access to Buildings Setback from the Street	(N)					
Projections in to Required Yards	(O)					
General Site Standards	See Chapter 11.4.10: <i>General Site Standards</i>					
Fencing	See Chapter 11.4.15: <i>Fences, Hedges, and Walls</i>					
Parking and Loading	See Chapter 11.4.20: <i>Off-Street Parking and Loading</i>					
Signs	See Chapter 11.4.25: <i>Sign Regulations</i>					
Landscaping and Buffer Yards	See Chapter 11.4.30: <i>Landscaping and Buffer Yards</i>					
Coastal Development Permit	See Chapter 11.4.35: <i>Coastal Development Permit</i>					
Non-conforming Structures and Lots	See Chapter 11.4.40: <i>Non-conforming Uses, Structures, and Lots</i>					

Planned Development (PD) Overlay District

The purpose of the Planned Development Overlay District (–PD) is to provide for detailed review of development that warrants special review and deviations from underlying development standards. This overlay district is also intended to provide opportunities for creative development approaches that will achieve superior design solutions to that which would be possible if the project were built in full compliance with the required standards of the base district, and will not cause a significant adverse impact on residences to the side, rear, or directly across a street with respect to solar access, privacy and compatibility. Currently there is only one area of the city within a PD overlay – Leisure World.

The land use and density requirements within a –PD Planned Development Overlay District shall be those of the underlying base district. An application for a Planned Development and any amendment to the Plan shall be processed in accordance with the procedure for conditional use permits.

The City Council may approve a Planned Development Plan that deviates from the minimum lot area, yard requirements, building heights, and other physical development standards defined in the base district, while ensuring compliance with the land use and density requirements of the base district. Physical development standards may be modified if the Planned Development Plan includes examples of superior community design, environmental preservation and/or public benefit amenities.

Prior to submitting an application for a Planned Development Plan an applicant proposing a project over one acre in gross area or that includes publicly-owned land is required to schedule a pre-application study session with the Planning Commission to discuss the general acceptability of the project proposal, issues that need to be addressed, and the need, if any, for any interagency coordination. This preliminary consultation helps to streamline the development review process by identifying issues early in the planning process.

Findings for Approval. The City shall approve a PD Overlay District Zoning Map Amendment and Planned Development Plan only if all of the following findings are made:

- A. The project meets all of the findings required for a conditional use permit pursuant to Section 11.5.20.020: *Required Findings* and the finding that the approved plan is consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan and any specific plan.
- B. Development within the PD Overlay District is demonstratively superior to the development that could occur under the standards applicable to the underlying base district and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors shall be considered:
 - 1. Appropriateness of the use(s) at the proposed location.
 - 2. The mix of uses, housing types, and housing price levels.

3. Provision of units affordable to persons and families of low and moderate income or to lower income households.
4. Provision of infrastructure improvements.
5. Provision of open space.
6. Compatibility of uses within the development area.
7. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
8. Overall contribution to the enhancement of neighborhood character and the environment of Seal Beach in the long term.
9. Creativity in design and use of land.

Because the PD overlay district creates additional options for projects within the overlay, it does not pose a constraint to residential development.

Specific Plans

Chapter 11.3.25 of the Zoning Code allows the adoption of specific plans pursuant to state law. Only the Hellman Ranch specific plan allows residential use, and it is fully developed.

Effects of Zoning Regulations on the Provision of Low- and Moderate-Income Housing

Zoning regulations have a considerable effect on the development of low- and moderate-income housing. In urban areas, and particularly coastal jurisdictions, high land costs can make affordable housing infeasible without large public subsidies.

In 2004, State law was amended (AB 2348) to identify “default densities” that are considered suitable for lower-income housing. For small metropolitan jurisdictions with less than 25,000 population such as Seal Beach, the default density is 20 units/acre. All of the Residential High Density (RHD) zoning districts allow densities of 20 units/acre or more.

Development standards in the RHD districts allow projects to be built at or near the maximum densities. Height limits are 25 feet in the RHD-20 district and 35 feet in the RHD-33 and RHD-46 districts, which allow 2- and 3-story structures, respectively. Other development standards such as setbacks and lot coverage are typical for the allowable densities. These regulations help to facilitate the production of low- and moderate-income housing.

During the 2010 comprehensive Development Code update process architects and builders indicated that development standards do not pose any significant constraints to achieving maximum allowable densities. However, nearly all residentially-zoned land is developed, and there is limited capacity for additional housing on these properties. As discussed in Chapter III, the greatest potential for additional residential development is within underutilized commercial areas.

Local Coastal Program

Seal Beach does not currently have an approved Local Coastal Program (LCP). As a result, all projects located within the portion of the city that is within the Coastal Zone are subject to review by the California Coastal Commission. This additional requirement represents an impediment to housing development within the Coastal Zone. To address this issue, the City is currently working on the preparation of an LCP. An Ad Hoc General Plan/LCP Committee has been established to provide guidance to staff in this effort. Program 3d in Chapter V describes the City's efforts toward the completion of the LCP during the current planning period. Completion of the LCP is targeted for early 2023.

c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, persons needing emergency shelter, transitional or supportive living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below. Many of these households also fall into the extremely-low-income category.

Definition of "Family"

The Municipal Code defines "family" as *"1 or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a "family" need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house."* This definition is consistent with current law.

Group Homes

The Municipal Code defines Group Home as:

"A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of Medical Services - Extended Care."

Group homes are permitted in the RHD district subject to approval of a Minor Use Permit by the Planning Commission. There are no separation requirements for group homes.

Residential Care Facilities

The Municipal Code allows facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This

classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This category excludes transitional housing and community social service facilities. (§ 11.4.85.020.N)

Three types of residential care facilities are recognized in the Code:

1. Residential Care, General. A residential care facility providing 24-hour non-medical care for more than 6 persons in a single unit in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California.

These facilities are conditionally permitted in the PO, (Professional Office), SC (Service Commercial) and GC (General Commercial) districts.

2. Residential Care, Limited. A residential care facility providing 24-hour non-medical care for 6 or fewer persons in a single unit, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. Under state law, a state-licensed residential care facility with 6 or fewer persons is considered a residential use and is permitted subject to the same regulations as other residential uses of the same type in the same zone. This classification includes residential care facilities restricted to persons 60 years of age or older if there are 6 or fewer residents. Six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.

Under the Municipal Code, these facilities are permitted by-right in all zones where single-family uses are permitted, in conformance with state law, and are conditionally permitted in the PO, SC and GC districts.

3. Residential Care, Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person; where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code §1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California. These facilities are conditionally permitted in the PO, SC and GC districts.

The Special Use provisions of the Municipal Code recognize the following specific types of Residential Care Facilities for the Elderly (RCFE) projects:

- Assisted Living Facility: a residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents.

Assisted Living Facilities may include kitchenettes (small refrigerator, sink, microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

- Life Care Facility: sometimes called "Continuing Care Retirement Communities", or "Senior Continuum of Care Complex", these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Development Standards for Residential Care Facilities

Residential care facilities in a residential district must maintain a minimum distance of 300 feet from another such facility. Facilities in all districts must comply with development standards for landscaping, walls, traffic level of service, passenger loading, and delivery hours. (§11.4.05.105) These regulations are consistent with State law and do not pose a significant constraint to their development.

Reasonable Accommodation for Persons with Disabilities

State law requires that local housing elements "*shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.*" (Government Code §65583(c)(3)).

Chapter 11.5.30 of the Seal Beach Municipal Code (Reasonable Accommodations) provides standards and procedures for ensuring compliance with state law. The ordinance includes the following provisions:

- Application procedures, including the accommodation requested and the basis for the request.
- No fee is charged for a Reasonable Accommodation application.
- Concurrent processing may be requested by an applicant when another discretionary permit is also required.
- Decision by the Planning Commission subject to the notice, review, approval, and appeal procedures prescribed for a conditional use permit.
- Required findings for approval as follows:
 1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.
 2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

3. The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

These provisions are consistent with State law and do not pose a constraint to reasonable accommodation for persons with disabilities.

Emergency Shelters

California *Health and Safety Code* (§50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

In 2013, the Boeing Specific Plan was amended to permit emergency shelters by-right subject to the following development standards:

- Maximum of 25 beds
- Minimum separation of 300 feet between emergency shelters

Sites within this specific plan are located within walking distance of services and employment centers and are served by public transportation. This specific plan encompasses approximately 107 acres of land, which includes two underutilized parking lots in two parcels of approximately 16 and 12 acres that are suitable for shelters. These emergency shelter regulations are consistent with SB 2 and do not pose a constraint to the establishment of such facilities.

In 2019, the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Chapter V includes Program 1d to address this requirement.

Transitional and Supportive Housing

Transitional/supportive housing is normally temporary housing (generally six months to two years) for an individual or family who is transitioning to permanent housing. This type of housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living.

In 2013, the Municipal Code was amended to clarify that transitional/supportive housing is a residential use subject to the same standards and requirements as other residential uses of the same type in the same zone, in conformance with SB 2.

In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Chapter V includes Program 1d to address this requirement.

Single Room Occupancy

Single-room-occupancy (SRO) facilities are small studio-type units intended for one or two persons. SROs can provide an affordable housing option for small households with very low or extremely low incomes. In 2013, the Zoning Ordinance was amended to allow SROs subject to a conditional use permit in the RHD zone.

d. Off-Street Parking Requirements

Regulations for Off-Street Parking and Loading are provided in Chapter 11.4.20 of the Municipal Code. The City's parking requirements for residential uses vary by residential type. Single-family dwellings require two garage parking spaces per unit with up to 5 bedrooms, three spaces for homes with 6 bedrooms, plus one additional space for each bedroom over 6. In Surfside and in the RLD-9 and RHD-20 districts, the required number of spaces may be reduced by one space if suitable driveway parking is available. Multi-family dwellings require two covered parking spaces plus one uncovered guest spaces for each seven units. A reduction in required parking can be approved through the CUP process (Section 11.4.20.020.B). The parking requirements are summarized in Table IV-6.

In order to enhance the development feasibility of small apartments, the Municipal Code was amended in 2013 to reduce the required off-street parking for studio and one-bedroom apartments to one space when the units are reserved for low- or moderate-income households.

**Table IV-6
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Attached or Detached Single-Family Dwellings	2 spaces per dwelling unit for each unit with up to 5 bedrooms. 3 spaces per dwelling for each unit of 6 bedrooms or more plus 1 additional space for each bedroom above 6 total bedrooms in the dwelling unit All required spaces must be located in a garage except that parking for single-unit dwellings with 6+ bedrooms in Surfside and in the RLD-9 and RHD-20 districts may be reduced by one space if driveway parking is available.
Multi-Family Units	2 spaces per dwelling unit plus 1 guest space for every 7 units (1 space for studio and 1-bedroom units when restricted to low/moderate-income tenants) All spaces except guest spaces must be located in a garage or carport.
Accessory dwelling units	1 space per unit.

Source: Seal Beach Zoning Ordinance, Table 11.4.20.015.A.1 State law prohibits cities from imposing parking standards on most ADU's including those located within ½ mile of public transit.. 2. States law also prohibits requiring the replacement of parking for conversion of an existing garage, carport conversion, or if a covered parking structure is demolished to be replaced with an ADU or is converted to an ADU.

e. Accessory Dwelling Units

Accessory dwelling units (ADUs) and Junior ADUs are regulated by §11.4.05.115 of the Municipal Code, which is intended to implement State law (Government Code §65852.150, §65852.2 and §65852.22) or any successor statutes. ADUs and JADUs that comply with applicable standards are approved ministerially without discretionary review or public hearing.

Several amendments to ADU law have been adopted by the State legislature in recent years. In July 2021, the City adopted revised ADU/JADU development standards reflecting legislation from 2019 and 2020. Program 1c is included in the Housing Action Plan to monitor legislation and update City regulations in conformance with changes in State law, as necessary.

f. Density Bonus

Under State density bonus law, cities must provide a density increase above the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan and other incentives when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 11.4.55 of the Municipal Code ("Affordable Housing Bonus") sets forth regulations and procedures for providing density bonus or other incentives. In recent years the State

Legislature has adopted changes to density bonus requirements. Program 2a in the Housing Action Plan addresses the issue of density bonus in conformance with State law.

g. Mobile Homes/Manufactured Housing

The manufacturing of homes in a factory is typically less costly than the construction of individual homes on site thereby lowering overall housing costs. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. A city or county may, however, require use permits for mobile home parks.

Regulations governing manufactured housing are provided in §11.4.05.075 of the Municipal Code and in state regulations (Title 25, California Code of Regulations). A manufactured home shall constitute a permitted use in all residential districts, provided that any such manufactured home is certified under the standards set forth in the National Manufactured Housing Construction and Safety Standards Act of 1976 (42 USC 5401 et. seq.), as amended at the time of any application for placement of such manufactured home. The City's development standards for mobile homes do not present an unreasonable constraint to this type of development.

Mobile home parks are regulated under the Residential High Density (RHD) provisions of the Code. There is one mobile home park in Seal Beach (Seal Beach Shores Trailer Park). In 2000, the Redevelopment Agency issued bonds to allow for LINC Housing, a 501(c)(3) non-profit agency to acquire and manage the park. In 2009, the ownership of the park was transferred to Seal Beach Shores, Inc, a resident-owned 501(c)(3) non-profit entity.

The City recognizes this mobile home park for its contribution to affordable housing. As noted in Chapter III, the Redevelopment Agency has provided rental assistance and rehabilitation loans and grants to residents of the Seal Beach Shores Trailer Park in order to maintain this important supply of affordable housing in the City. Programs 2d, 3c and 4a support continued affordability and rehabilitation activities in this park.

h. Condominium Conversions

The conversion of apartments to condominiums is regulated by Chapter 11.4.80 of the Municipal Code for all areas of Seal Beach except Leisure World. Key requirements that must be satisfied are summarized as follows:

- Approval of a Conditional Use Permit and a subdivision map.
- Each building as of the date of conversion shall comply with all applicable requirements of the Municipal Code, and the goals and policies of the General Plan, except where the building is nonconforming in compliance with Chapter 11.4.40: Nonconforming Uses, Structures, and Lots.
- Condominium conversions shall observe the following standards for density.
 - RMD-18 District: 2,500 sq. ft. of land per dwelling unit.

- RHD-20 District: 2,178 sq. ft. of land per dwelling unit.
 - RHD-33 District: 1,350 sq. ft. of land per dwelling unit.
 - RHD-46 District: 960 sq. ft. of land per dwelling unit.
- Separate space heating, water heating, and metering/shutoff valves for water, gas, and electricity for each unit.
- All common attic areas over individual dwelling units shall be separated by sound-rated assemblies and access to each attic space shall be provided in compliance with the California Building Code.
- Tenant's Right to Purchase. As provided in Government Code 66427.1.D., any present tenant of any unit shall be given a nontransferable right of first refusal to purchase the unit occupied at a price no greater than the price offered to the general public. The right of first refusal shall extend for at least 90 days from the date of issuance of the subdivision public report or commencement of sales, whichever date is later.
- Each non-purchasing tenant not in default under the obligations of the rental agreement or lease under which he occupies his unit shall have not less than 180 days from the date of receipt of notification from the owner of his intent to convert, or from the filing date of the final subdivision map, whichever date is later, to find substitute housing and to relocate. Once notice of intent to convert is served to a tenant, any existing long-term lease agreement may be rescinded by the tenant without penalty. Notification of such termination shall be submitted in writing to the landlord 30 days prior to the termination of the lease.
- From the date of approval of the Tentative Map until the date of conversion, no tenant's rent shall be increased more frequently than once every 6 months, and at a rate not greater than 50% of the rate of increase in the Consumer Price Index (all items, Los Angeles-Long Beach), on an annualized basis, for the same period. This limitation shall not apply if rent increases are provided for in leases or contracts in existence prior to the filing date of the Tentative Map.
- The subdivider shall provide moving expenses of 2.0 times the monthly rent, but in no case less than \$3,000, to any tenant who relocates from the building to be converted after approval of the condominium conversion by the City, except when the tenant has given notice of his intent to move prior to receipt of notification from the subdivider of his intent to convert.

When a condominium conversion is permitted, the increase in the supply of less expensive for-sale units helps to compensate for the loss of rental units. No requests for condominium conversions have been filed in recent years. Program 4b calls for the continuation of the City's condominium conversion ordinance.

i. Building Codes and Enforcement

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the

Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the current California Building Standards Code. Local amendments to the State code have been adopted to require fire sprinklers for some residential construction.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive an appropriate level of review.

Table 11.5.05.025, *Review Authority*, identifies the City official or body responsible for reviewing and making decisions on each type of application, land use permit, and other entitlements required by the Zoning Code. Three levels of review are identified: the Community Development Director, Planning Commission and City Council. The typical planning approvals and their respective level of review are as shown in Table IV-7.

Table IV-7
Residential Permit Review Authority

Permit Type	Director	Planning Commission	City Council
Development Permit	Decision	Appeal	Appeal
Minor Use Permit		Decision	Appeal
Conditional Use Permit		Decision	Appeal
Subdivision maps		Recommendation	Decision

Source: Seal Beach Zoning Ordinance, Table 11.5.05.025

All conventional residential uses, including multi-family apartments, are permitted by-right with no discretionary review. These uses only require review of project plans by the Community Development Director to ensure conformance with applicable regulations and development standards. Assuming development conforms to Zoning regulations, no public hearing is required. The typical time required to process these approvals is 30 days.

Required findings for a Director's development permit approval are as follows:

1. The proposed use and structure conform with the provisions of the Zoning Code;
2. The proposed use and structure are compatible with uses and structures in the immediate neighborhood;
3. The plans provide protection to adjacent structures from noise, vibration and other undesirable environmental factors;

4. Proposed lighting is directed inward and downward to reflect light away from adjoining properties;
5. The following are designed to avoid traffic congestion, protect pedestrian and vehicular safety and welfare and eliminate any adverse effect on surrounding property:
 - a. Structures and improvements;
 - b. Vehicular ingress and egress and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Walls; and
 - f. Landscaping.

A Minor Use Permit (MUP) is required for Group Housing in the RHD district. A MUP is reviewed and approved by the Planning Commission. The typical time required to process a Minor Use Permit is 45 days.

A Conditional Use Permit (CUP) is required for Senior Citizen Housing in the RHD district. A CUP is reviewed and approved by the Planning Commission. The typical time required to process a CUP is 45 days.

An MUP or CUP shall only be granted if the reviewing body finds, based upon evidence presented at the hearing, that the proposal conforms to all of the following criteria as well as to any other special findings required for approval of use permits in specific zoning districts:

1. The proposal is consistent with the General Plan and with any other applicable plan adopted by the City Council;
2. The proposed use is allowed within the applicable zoning district with use permit approval and complies with all other applicable provisions of the Municipal Code;
3. The site is physically adequate for the type, density and intensity of use being proposed, including provision of services, and the absence of physical constraints;
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect uses and properties in the surrounding neighborhood; and
5. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity of the proposed use.

There are no design review requirements in the city.

b. Environmental Review

Environmental review is required for all developments meeting the definition of “projects” under the California Environmental Quality Act (CEQA). Seal Beach has a number of environmental and development constraints due to its sensitive environmental resources and coastal location. Because of these environmental constraints, larger residential projects have typically required the preparation of Environmental Impact Reports (EIRs).

Under State law, an EIR is required for any development that has the potential of creating significant impacts that cannot be mitigated, which is typical of large projects. Some residential projects are either Categorically Exempt or require only an Initial Study and Negative Declaration. A Negative Declaration typically takes four to six weeks to prepare, depending on complexity of the project and required technical studies, followed by a state-mandated public review period. Categorically Exempt developments require a minimal amount of time. As a result, environmental review does not pose a significant constraint to housing development in the city.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Development fees will vary from project-to-project depending on the specific characteristics. Table IV-8 summarizes the development fees for typical residential projects.

**Table IV-8
Planning and Development Fees**

Fee Category	Fee or Deposit Amount
Planning and Application Fees¹	
Pre-Application Conference	\$231
Parcel Map	\$1,550
Tentative Tract Map	\$2,309
Concept Approval (coastal)	\$288
Major Site Plan Review	\$1,240
Minor Use Permit	\$310
Conditional Use Permit	\$1,550
Planned Unit Development	\$3,082
Specific Plan	\$11,200
Environmental Review¹	
Categorical Exemption	\$1,100
Initial Study (review and preparation)	\$1,800 deposit
Negative Declaration	\$2,000 deposit
Environmental Impact Report (review) ²	\$30,000 deposit
Regional Development Impact Fees³	
Water connection fees ⁴	\$5,307
Sewer connection fees	\$2,754
Road fees (per unit)	\$788 (condo) \$959 (apartment) \$1,462 (single-family house)
Est. total fee % of total development cost ⁵	SF – 3% MF – 5%

Source: City of Seal Beach Development Services Department, June 2021

Notes:

1. Items with deposits are based on actual processing costs which may exceed initial deposit amount.
2. Applicant is required to reimburse City for consultant costs.
3. Impact Fees are imposed by regional agencies and vary by location
4. Assuming 1" water service line
5. Assumes development cost of \$1,000,000 for SF and \$600,000 for MF

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The current fee schedule is based on a fee study completed in 2021.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-

way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

A typical local street requires a 60-foot right-of-way, with two 12-foot travel lanes. The City's road standards are typical for cities in Orange County and do not act as a constraint to housing development. Table IV-9 illustrates the City's road improvement standards.

**Table IV-9
Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to-Curb Width
Principal Arterial	8	140'	120'
Major Arterial	6	120'	102'
Primary Arterial	4	100'	84'
Secondary Arterial	4	80'	64'
Local Street	2	60'	36'

Source: City of Seal Beach Public Works Department

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act).

The most noteworthy environmental constraints in Seal Beach are seismicity and soil stability related to a shallow groundwater. The Newport-Inglewood fault runs through the city. Since the city's topography is relatively gentle, steep slopes and landslides are not a major concern.

The City's land use plans have been designed to protect sensitive areas from development, and also to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. In Southern California, nearly all development projects face potential community-wide environmental constraints such as traffic, noise

and air quality impacts, in addition to site-specific constraints. None of the sites identified in the land inventory (Appendix B) have site-specific environmental constraints that would preclude the assumed level of development.

2. Infrastructure Constraints

Seal Beach is almost completely “built out” and necessary infrastructure such as water, wastewater and drainage systems are in place. The amount of new development projected to occur during the planning period is relatively small, and there are no known limitations that would preclude the anticipated level of development. Regardless, future Land Use Element amendments and Zoning changes needed to implement the 6th Cycle Housing Element will require full analysis under CEQA, including mitigation, if necessary.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with development.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the recent downturn in the housing market has affected land values. Changes in land prices reflect the cyclical nature of the residential real estate market. The high price of land throughout Orange County, especially in coastal areas, poses a significant challenge to the development of lower-income housing. Density affects development feasibility by determining the land cost per unit. As discussed in the Governmental Constraints section of this chapter, allowable multi-family residential densities in Seal Beach are sufficient to facilitate development of affordable housing.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Seal Beach are not substantially different than most other cities in Orange County. In recent years, construction costs for materials and labor have increased at a significantly higher pace than the general rate of inflation.

5. Cost and Availability of Financing

Seal Beach is typical of Southern California communities with regard to private sector home financing programs and interest rates. In recent years, mortgage interest rates have been very low by historic standards, resulting in increased affordability for home purchasers with good credit.

C. Affirmatively Furthering Fair Housing

Under State law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City held a total of six public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City’s website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (<https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Housing-Element-Update>), conducted a public survey via the City’s website, and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure IV-1, the percentage of non-white population in the City is similar to the adjacent areas of Orange and Los Angeles counties. This map does not indicate any patterns of racial/ethnic concentration in the city.

Poverty. Recent Census estimates regarding poverty status of households in Seal Beach are shown in Figure IV-2. As seen in this map, there are no concentrations of poverty, and the poverty rate is less than 10% for all census tracts in the city.

Persons with disabilities. The incidence of disabilities is less than 10% in most areas of Seal Beach with the exception of Leisure World, a retirement community (Figure IV-3).

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure IV-4), Seal Beach is within areas designated *Highest Resource*, *High Resource* or *Moderate Resource*. These designations are based on index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Conclusion

This analysis shows that the primary barrier to fair housing in Seal Beach is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources available in the City. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of ADUs and JADUs, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 5a describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

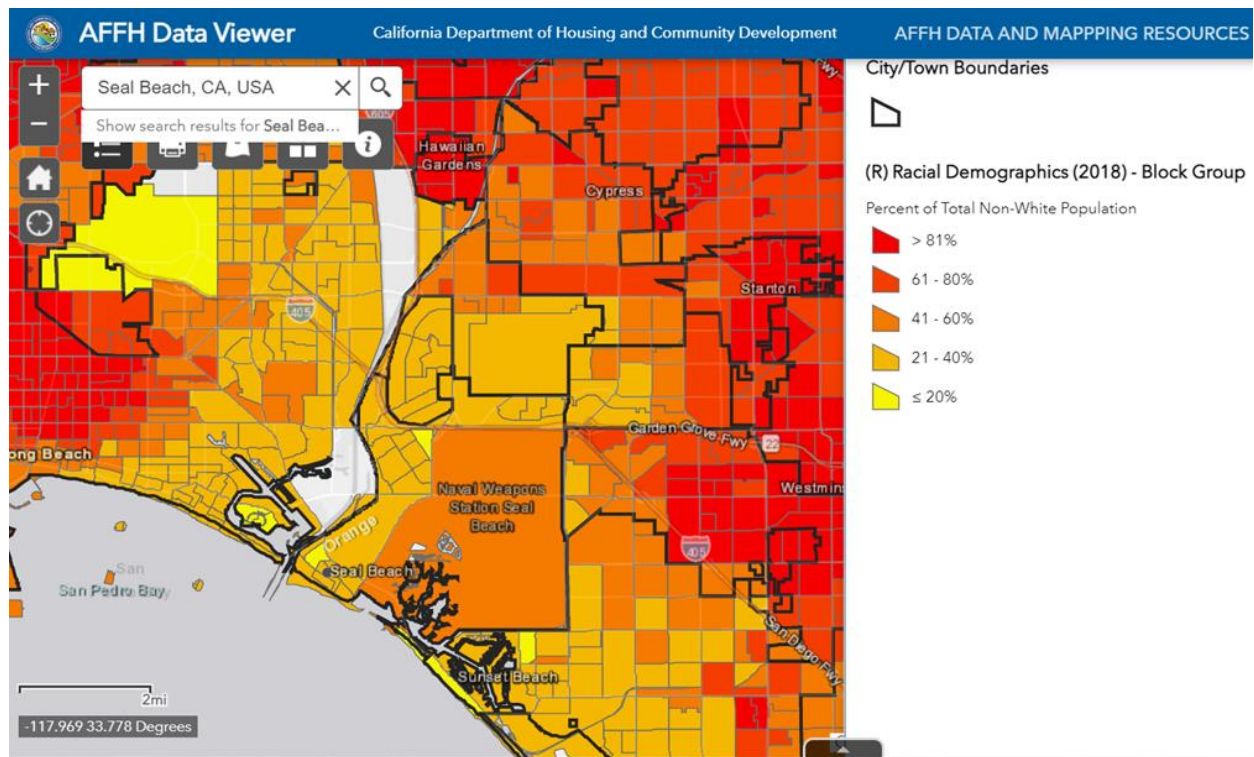
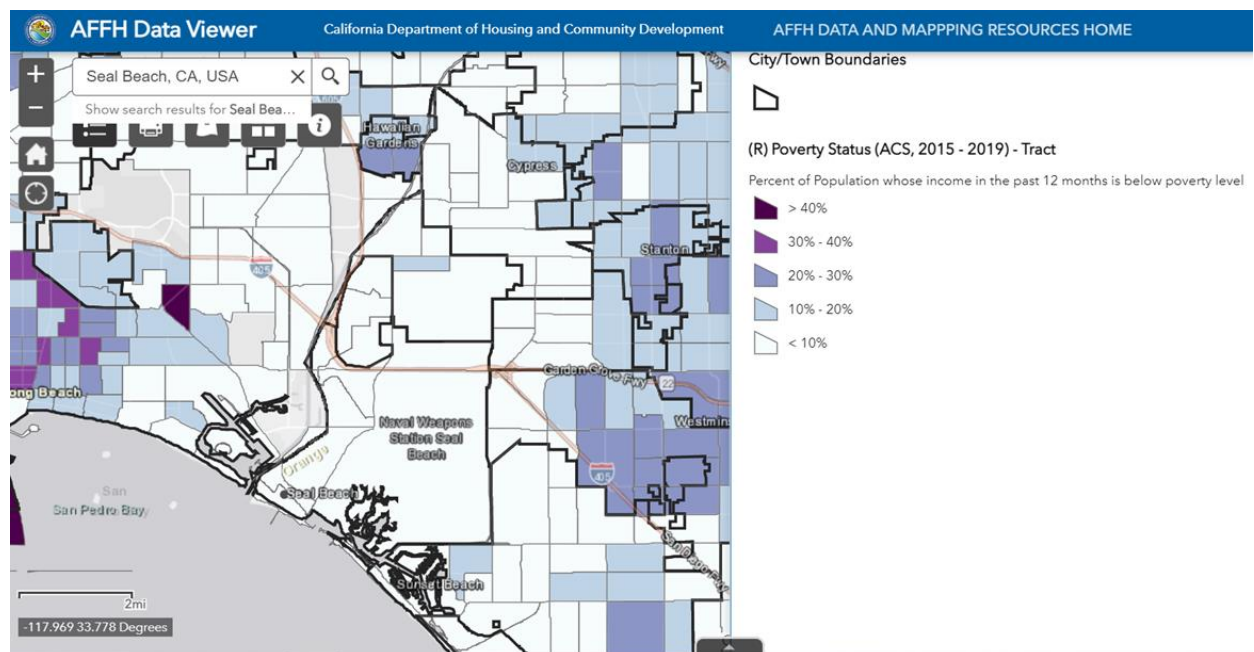
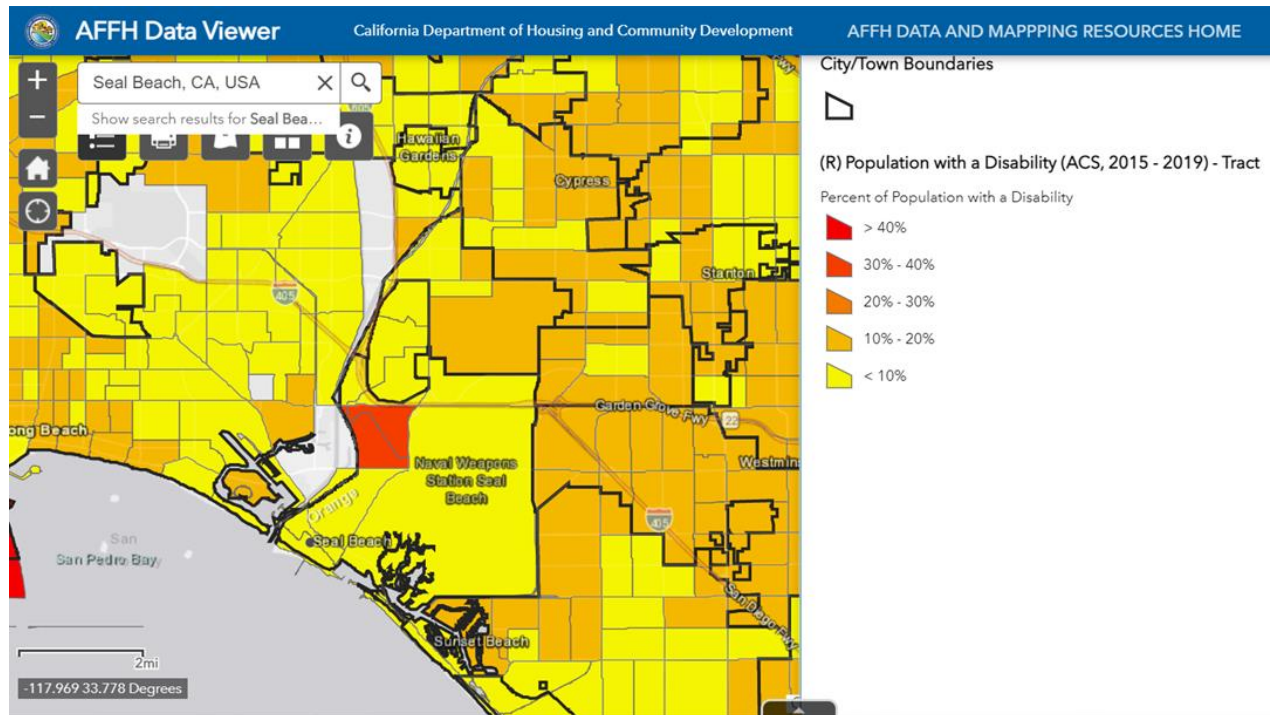
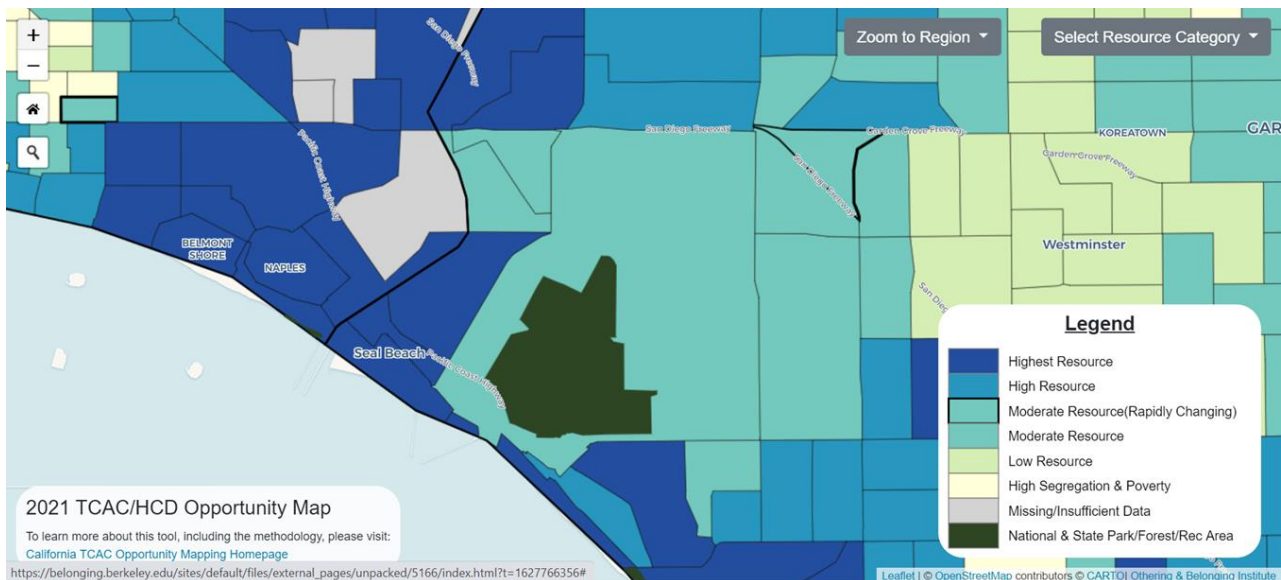
Figure IV-1 Racial Demographics – Seal Beach**Figure IV-2 Poverty Status – Seal Beach**

Figure IV-3 Population with a Disability – Seal Beach**Figure IV-4 TCAC/HCD Opportunity Map – Seal Beach**

This page intentionally left blank.

V. HOUSING ACTION PLAN

This chapter of the Housing Element sets forth the City's goals, policies, programs and objectives to address the housing needs of Seal Beach residents. This Housing Plan represents a continuing effort on the part of the City to facilitate the provision of housing for all economic segments of the population and persons with special needs, to maintain the condition and affordability of the existing housing stock, and to further fair housing. Table V-1 identifies the City's quantified housing objectives over the 2021-2029 period.

A. Housing Goals, Policies and Programs

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Maintain and enhance the quality of existing residential neighborhoods.
- Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.
- Encourage more efficient energy use in residential developments.

Goal 1:	Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents
----------------	--

Policy 1a: Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Ordinance, while ensuring that environmental and infrastructure constraints are addressed.

Policy 1b: Where appropriate, encourage the redesignation of vacant and underutilized non-residential land to residential uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.

Policy 1c: Encourage the infilling of vacant residential land.

Policy 1d: Encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.

Policy 1e: Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.

Policy 1f: Improve all residential environments through the provision of adequate public facilities and services, including streets and parks, as well as water, sewer, and drainage systems.

Policy 1g: Provide for adequate, freely accessible open space within reasonable distances of all community residents.

Program 1a: Provision of Adequate Sites for New Construction through the General Plan and Zoning Ordinance

The Land Use Element of the Seal Beach General Plan designates land within the city for a variety of residential types and densities ranging from 9 to 46 units per acre. The land use designations are implemented through the Zoning Ordinance. Although there is no developable vacant land remaining, the Regional Housing Needs Assessment (RHNA) assigns Seal Beach a housing need of 1,243 units during the 2021-2029 planning period. When sufficient land with appropriate zoning is not available to accommodate regional housing needs, State law requires cities to amend existing land use plans and regulations to create additional capacity for housing development to accommodate the RHNA.

As discussed in Appendix B, the City has conducted an evaluation of potential properties where land use regulations could be amended to create additional opportunities for housing or mixed-use development, and candidate sites have been identified for further evaluation to determine the most appropriate parcels to be rezoned. The following specific objectives are established:

2021-2029 Objectives:

- Adequate Sites Program. To address the current shortfall in capacity for potential housing development the City will process zoning amendments for sufficient sites with appropriate densities no later than October 15, 2024, to fully accommodate the City's remaining housing need. Rezoned sites will be selected from the candidate sites listed in Appendix B and will comply with the requirements of Government Code §65583.2(h) and (i).
- Affordable Housing Incentives. To enhance the feasibility of affordable housing development, the City will offer incentives and concessions such as expedited processing, administrative assistance with applications for funding assistance, and modified development standards consistent with density bonus law.

- Annual Progress Report. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to *Government Code* §65400.
- No Net Loss. The City shall comply with the “no net loss” provisions of *Government Code* §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City's remaining RHNA allocation throughout the planning period. The City shall not reduce the allowable density of any site in the residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:
 - a) The reduction is consistent with the adopted General Plan, including the Housing Element; and
 - b) The remaining sites identified in the Housing Element are adequate to accommodate the City's remaining share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City's remaining share of its lower- or moderate-income regional housing need, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential capacity.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Zoning amendments during 2022-2024; Annual reporting

Program 1b: Land Use Compatibility

A goal of the City is to create and maintain desirable living areas for residents by physically separating or otherwise protecting residential neighborhoods from incompatible uses. This program will be implemented through the review of proposed amendments to the General Plan and zoning regulations, and through the review of discretionary permit applications.

2021-2029 Objectives:

- Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Program 1c: Accessory Dwelling Units

Accessory dwelling units (ADUs) can provide affordable housing options for single persons, the elderly, caregivers, and other small households, many of which may have very-low or extremely-low incomes. The City will continue to encourage ADU production consistent with State law.

2021-2029 Objectives:

- Monitor changes to State law and amend City regulations and procedures as necessary to encourage ADU production.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Annual monitoring; ongoing implementation

Program 1d: Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing

Emergency shelters provide short-term aid to persons who are homeless and involve limited supplemental services. Transitional and supportive housing, in contrast, are provided for an extended period of time, and are combined with other social services and counseling to assist in the transition from homelessness to self-sufficiency.

In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 (2019) added the requirement that "low barrier navigation centers" meeting specified standards be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

2021-2029 Objectives:

- Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with State law.
- Process a Code amendment to amend City regulations related to supportive housing and low-barrier navigation centers consistent with State law concurrent with Housing Element adoption.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Code amendment in 2021-22; ongoing implementation

Program 1e: Innovative Land Use and Construction Techniques

Construction and land costs typically represent the most important factors in determining the cost of housing in a community. Innovative land use techniques such as small lot, planned unit developments and mixed-use, as well as innovative construction techniques including manufactured or factory-built housing can help reduce the cost of housing.

2021-2029 Objectives:

- Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs provided that basic health, safety, and aesthetic considerations are not compromised. Encourage the use of planned unit developments, mixed-use, and alternative construction methods. The City will provide flexibility in development standards and siting requirements to minimize development costs.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Program 1f: Provision of Adequate Public Facilities and Services

New residential developments bring new residents to the City, placing an increased demand on public facilities and services. To adequately serve its existing and future residents, the City must ensure that new residential developments are provided with adequate public facilities and services.

2021-2029 Objectives:

- Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services.
- If existing public facilities or services are inadequate to serve new development consistent with land use plans, the City will work cooperatively with service providers to expand capacity where feasible.

Responsible Parties: Community Development Department; Planning Commission; City Council; service providers

Schedule: Ongoing implementation

Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households

- Policy 2a:** Expand housing opportunities for households with special needs, including the elderly, persons with disabilities, including developmental disabilities, large households, female-headed households, and the homeless.
- Policy 2b:** Provide incentives to encourage the development of new affordable housing for lower- and moderate-income households, including extremely-low-income persons.
- Policy 2c:** Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including persons with special needs.
- Policy 2d:** Encourage construction of low- and moderate-income housing on sites that are:
- located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities;
 - adequately served by public utilities;
 - adequately served by police and fire protection;
 - minimally impacted by noise, flooding, or other environmental constraints; and
 - outside of areas of concentrated lower-income households.

Program 2a: Density Bonus

The Seal Beach Zoning Ordinance contains density bonus regulations and procedures to facilitate the production of low- and moderate-income housing by providing incentives that reduce development costs. State Density Bonus law was recently amended to provide additional incentives for affordable housing production. The City will continue to offer density bonus incentives consistent with State law.

2021-2029 Objectives:

- Monitor changes to State Density Bonus Law and process Municipal Code amendments as necessary to ensure consistency with State law.
- Continue to promote the use of density bonuses to incentivize affordable housing production.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Code amendment in 2021-22

Program 2b: Affordable Housing Resources

The City will facilitate the development of quality affordable housing through a variety of actions, including pursuing additional funding sources and partnering with private and non-profit housing developers.

2021-2029 Objectives:

- Maintain a list of non-profit housing developers active in Orange County.
- Contact qualified non-profit housing developers to explore opportunities for affordable housing development annually, or whenever development opportunities arise.
- Explore a variety of funding resources, such as Multi-Family Housing Program (MHP) funds and Low-Income Housing Tax Credits (LIHTC). Periodically consult with the State Department of Housing and Community Development (HCD) for current and new funding availability.
- Provide interested developers with an inventory of residential sites available for development.
- Prioritize assistance for extremely-low-income (ELI) units and projects such as single room occupancy (SRO) and supportive housing commensurate with the City's regional housing need.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Program 2c: Land Write Downs and Assistance with Off-Site Improvements

Land costs and requirements for off-site improvements are important factors in determining the cost of housing. To facilitate development of housing affordable to low- and moderate-income households the City may subsidize the cost of land and off-site improvements when feasible. This program will be implemented through discussions with project proponents during the development review process.

2021-2029 Objectives:

- Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis when feasible.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Goal 3: Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 3a: Assist City residents in securing decent safe and affordable housing.

Policy 3b: Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.

Policy 3c: Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Program 3a: Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to very-low- and extremely-low-income families and elderly who spend more than 30% of their income on rent, live in substandard housing, or have been displaced. The subsidy represents the difference between 30% of monthly income and the allowable rent determined by the Section 8 program. Most Section 8 subsidies are issued in the form of vouchers that permit tenants to choose their own housing. Seal Beach participates in the Section 8 Rental Assistance Program through the Orange County Housing Authority.

2021-2029 Objectives:

- Continue to cooperate with the Orange County Housing Authority in providing Section 8 rental assistance to very-low-income households
- Assist the Orange County Housing Authority in promoting the Section 8 program to both property owners and eligible renters by publicizing the program on the City's website, the City newsletter, local libraries, and within Leisure World.

Responsible Parties: Community Development Department; Orange County Housing Authority

Schedule: Ongoing implementation

Program 3b: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The MCC program is administered through the County of Orange (<https://www.ocgov.com/residents/mccp>).

2021-2029 Objectives:

- Continue participation in the MCC program and post program information at City libraries and on the City website. The number of households assisted with this program will depend on market conditions and program availability.

Responsible Parties: Community Development Department; County of Orange

Schedule: Ongoing implementation

Program 3c: Maintenance of Affordability Covenants on Publicly-Assisted Housing

The City and Redevelopment Agency previously used CDBG and redevelopment set-aside funds to assist in the development and preservation of affordable housing. To ensure the long-term preservation of Seal Beach Shores Trailer Park as an important affordable housing resource, the City worked with LINC Housing, a non-profit housing organization, to pursue tenant ownership of the park. The City was awarded a \$20,000 Technical Assistance Grant by the State Department of Housing and Community Development (HCD) to facilitate conversion of the park to tenant ownership. Through the issuance of a revenue bond by the Redevelopment Agency and subsequent loan to LINC Housing, conversion of the park to tenant ownership was completed in 2000, and affordability covenants were recorded on these units. The Agency has been providing ongoing rental assistance to offset the monthly rent increase necessary to repay the bond. The Successor Agency to the Seal Beach Redevelopment Agency has listed such rental assistance to qualified residents of the Seal Beach Shores Trailer Park as one of its enforceable obligations with the intention of continuing that assistance.

2021-2029 Objectives:

- Continue to monitor and enforce the affordability of any very-low, low-, and moderate-income housing units assisted with City funds.

Responsible Parties: Community Development Department; City Attorney

Schedule: Ongoing implementation

Program 3d: Local Coastal Program

Seal Beach does not currently have an approved Local Coastal Program (LCP). As a result, all projects located within the portion of the city that is within the Coastal Zone are subject to review by the California Coastal Commission, in addition to the required City approvals. This additional requirement represents an impediment to housing development within the Coastal Zone. To address this issue, the City is currently working on the preparation of an LCP, funded in part by a grant from the Coastal Commission. An Ad Hoc General Plan/LCP Committee has been established to provide guidance to staff in this effort. Completion of the LCP is targeted for early 2023.

2021-2029 Objectives:

- Prepare and obtain Coastal Commission certification of a Local Coastal Program.

Responsible Parties: Community Development Department; Planning Commission; City Council; Coastal Commission

Schedule: 2023

Goal 4: Maintain and enhance the quality of residential neighborhoods in Seal Beach.

Policy 4a: Encourage the maintenance and rehabilitation of existing owner-occupied and rental housing where feasible.

Policy 4b: Promote the replacement of any substandard units that cannot be rehabilitated.

Policy 4c: Investigate and pursue programs and funding sources available to assist in the improvement of residential property.

- Policy 4d:** Encourage the continued affordability of housing units rehabilitated with public funds.
- Policy 4e:** Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low- and moderate-income households.
- Policy 4f:** Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods.
- Policy 4g:** Assist residents, wherever possible, in securing decent safe and adequate housing.
- Policy 4h:** Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life.
- Policy 4i:** Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity.
- Policy 4j:** Upgrade and improve community facilities and municipal services in keeping with community needs.
- Policy 4k:** Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions.
- Policy 4l:** Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs and processing times without sacrificing basic health and safety considerations.

Program 4a: Condominium Conversion

As a means to preserve the affordable housing stock, the Condominium Conversion Ordinance regulates procedures for the conversion of existing apartment complexes to condominium ownerships.

2021-2029 Objectives:

- Continue to enforce the Condominium Conversion Ordinance

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Program 4b: Replacement Housing in the Coastal Zone

The Coastal (Old Town, Bridgeport and Marina Hill) and Surfside Planning Areas of the City are located within the Coastal Zone. State law requires that affordable low- and moderate-income housing units demolished within the Coastal Zone be replaced, if feasible.

2021-2029 Objectives:

- Continue to review development projects within the Coastal Zone on a case-by-case basis to ensure that replacement low- and moderate-income housing is provided if feasible.

Responsible Parties: Community Development Department; Planning Commission; City Council

Schedule: Ongoing implementation

Program 4c: Housing Conditions Monitoring

Overall, the housing stock in Seal Beach is well-maintained. However, the beach area contains scattered housing units with deferred maintenance issues. The City has targeted the beach area for housing condition monitoring. Periodically, the City's code enforcement and building officials survey the area to identify properties requiring maintenance or repair. If Code violations or other significant problems are found to exist, the City will contact property owners to seek corrective actions. In cases where owners may have limited resources, seek funding assistance for rehabilitation grants or loans to property owners from the County of Orange CDBG Small City Urban County program.

2021-2029 Objectives:

- Continue to conduct periodic surveys of targeted beach areas to identify housing units with deferred maintenance and provide information about rehabilitation programs to property owners. Apply for funding assistance as appropriate from the Urban County program if rehabilitation needs are identified.

Responsible Parties: Community Development Department

Schedule: Ongoing implementation

Goal 5: Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

Policy 5a: Promote fair housing practices throughout the community.

Policy 5b: Encourage the development of housing that meets the special needs of disabled and elderly households.

Policy 5c: Promote the provision of housing to meet the needs of families and households of all sizes.

Program 5a: Affirmatively Further Fair Housing

The City enforces the Fair Housing Act within its jurisdiction. To achieve fair housing goals, the City participates in Orange County's contract with the Fair Housing Council of Orange County (FHCOC) to provide fair housing and tenant landlord counseling services. FHCOC is contracted to perform fair housing audits and to investigate fair housing complaints.

2021-2029 Objectives:

- Continue to provide fair housing and tenant landlord counseling services through the Fair Housing Council of Orange County. The Community Development Director will serve as the primary point of contact for fair housing issues and will refer inquiries to the FHCOC.

Responsible Parties: Community Development Department

Schedule: Ongoing implementation

Program 5b: Housing Information and Referral Services

The Orange County Housing Authority provides housing information and referral services for persons seeking affordable rental and homeownership opportunities.

2021-2029 Objectives:

- Continue to support the housing and referral services provided by the Housing Authority of Orange County by posting contact information on the City website and at public buildings.

Responsible Parties: Community Development Department; Orange County Housing Authority

Schedule: Ongoing implementation

Goal 6: Encourage more efficient energy use in residential developments.

Policy 6a: Promote energy conservation through “green building” techniques that reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact.

Policy 6b: Promote “smart growth” principles by encouraging compact development in locations that provide opportunities for reduced vehicle trips.

Program 6a: Green Building Techniques

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City’s Community Development Department will distribute a Green Building Tips handout for both homeowners and builders, and the City will offer a fee reduction program for remodels that include energy conservation features.

2021-2029 Objectives:

- Distribute a Green Building Tips handout at City Hall and on the City website.
- Provide assistance with sustainability design and techniques.
- Continue to offer reduced fees for residential remodeling projects that include energy conservation features.

Responsible Parties: Community Development Department+

Schedule: Ongoing implementation

Program 6b: Promote Smart Growth

The City will continue to promote “smart growth” principles by encouraging compact development commensurate with the City’s regional housing need in locations that provide opportunities for reduced vehicle trips (see also Program 1a).

2021-2029 Objectives:

- Seek to incorporate smart growth principles in future land use and zoning amendments.

Responsible Parties: Community Development Department

Schedule: Ongoing implementation

B. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives 2021-2029

Program Category	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	129	129	201	239	545-	1,243
Rehabilitation	-			-	-	-
Conservation ¹	25			75		100

1. Preservation of units in Seal Beach Shores Trailer Park

This page intentionally left blank.

Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's housing programs for the 2021-2029 planning period.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation – 2013-2021
City of Seal Beach

Program	Objective	Timeframe	Implementation Status
Program 1a Provision of Adequate Sites for New Construction through the General Plan and Zoning Ordinance.	1. In order to enhance the feasibility of affordable housing development, the City will offer incentives and concessions such as expedited processing, administrative assistance with applications for funding assistance, and modified development standards. 2. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to Government Code §65400. 3. The City shall comply with the “no net loss” provisions of Government Code §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made: a) The reduction is consistent with the adopted General Plan, including the Housing Element; and b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to Government Code §65584. If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to Sec. 65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.	Ongoing	The City continued to implement this program. No inquiries regarding affordable housing development were submitted.
Program 1b Land Use Compatibility.	Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses	Ongoing	The City continued to implement this program
Program 1c Second Units.	Continue to allow for the development of second units consistent with state law and the Municipal Code	Ongoing	The City adopted new ADU regulations in conformance with State law in 2021.
Program 1d Emergency Shelters and Transitional/Supportive Housing.	Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with state law	Ongoing	The City continued to implement this program. No applications for emergency shelters or transitional/supportive
Program 1e Innovative Land Use and Construction Techniques	Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs provided that basic health, safety, and aesthetic considerations are not compromised. Encourage the use of planned unit developments, mixed use, and alternative construction methods. The City will provide flexibility in development standards and siting requirements to minimize development costs	Ongoing	The City continued to implement this program.
Program 1f Provision of Adequate Public Facilities and Services.	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services	Ongoing	The City continued to implement this program to ensure the provision of adequate public facilities and services.

Program	Objective	Timeframe	Implementation Status
Program 2a Density Bonus.	Continue to promote the use of density bonuses among potential residential developers	Ongoing	The City continued to implement State density bonus law. No density bonus applications were submitted.
Program 2b Affordable Housing Resources.	• Maintain a list of non-profit housing developers active in Orange County. • Contact qualified non-profit housing developers to explore opportunities for affordable housing development annually, or whenever development opportunities arise. • Explore a variety of funding resources, such as Multi-Family Housing Program (MHP) funds and Low-Income Housing Tax Credits (LIHTC). Periodically consult with the State Department of Housing and Community Development HCD for current and new funding availability. • Provide interested developers with an inventory of residential sites available for development. • Prioritize assistance for extremely-low-income (ELI) units and projects such as single room occupancy (SRO) and supportive housing commensurate with the City's regional housing need of 1 ELI unit during the current planning period.	Ongoing	The City continued to encourage affordable housing development; however, no inquiries were submitted.
Program 2c Land Write Downs and Assistance with Off-Site Improvements	Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis when feasible	Ongoing	The City continued to encourage affordable housing development; however, no applications were submitted.
Program 3a Section 8 Rental Assistance	• Continue to cooperate with the Orange County Housing Authority in providing Section 8 rental assistance to very-low-income households • Assist the County Housing Authority in promoting the Section 8 program to both property owners and eligible renters by publicizing the program on the City's website, the City newsletter, local libraries, and within Leisure World.	Ongoing	The City continued to cooperate with OC Housing Authority to support the Section 8 program by posting information.
Program 3b Mortgage Credit Certificates	Continue participation in the MCC program and contact the County annually to determine current program status. Distribute program information at City libraries and on the City website. The number of households assisted with this program will depend on market conditions and program availability	Ongoing	The City continued to participate in the MCC program to support the Section 8 program.
Program 3c Maintenance of Affordability Covenants on City or Agency-Assisted Housing	Continue to monitor the affordability of any very-low, low-, and moderate-income housing units assisted with public funds	Ongoing	The City continued to monitor affordability of assisted units at the Seal Beach Shores Trailer Park.
Program 3d Local Coastal Program	Prepare and obtain Coastal Commission certification of a Local Coastal Program	Ongoing	The Local Coastal Program process is moving forward in coordination with the California Coastal Commission.
Program 4a Condominium Conversion	Continue to enforce the Condominium Conversion Ordinance	Ongoing	The City continued to enforce the Condominium Conversion Ordinance. No applications for conversion were submitted.
Program 4b Replacement Housing in Local Coastal Zone	Continue to review development projects on a case-by-case basis to ensure that replacement low- and moderate-income housing is provided if feasible	Ongoing	The City continued to enforce the Coastal Zone housing replacement requirements.

Program	Objective	Timeframe	Implementation Status
Program 4c Housing Conditions Monitoring	Continue to conduct annual surveys of the targeted beach area to identify housing units with deferred maintenance issues and mail brochures about the City's rehabilitation programs to owners of the identified units. Apply for funding assistance annually from the Urban County program if rehabilitation needs are identified	Ongoing	The City continued to monitor targeted areas for maintenance issues.
Program 4d Zoning and Building Codes Enforcement	• Continue to enforce the City's zoning and building codes through contract code compliance services. • Provide information about assistance programs to property owners with violations	Ongoing	The City continued to enforce the City's zoning and building codes and provide information to property owners regarding assistance programs.
Program 5a Fair Housing Services	Continue to provide fair housing and tenant landlord counseling services through the Fair Housing Council of Orange County. The Community Development Director will serve as the primary point of contact for fair housing issues and will refer inquiries to the FHCOC	Ongoing	The City continued to facilitate fair housing and refer inquiries to the Fair Housing Council of Orange County.
Program 5b Removal of Architectural Barriers	Continue to utilize the Home Improvement Program to remove architectural barriers and encourage participation by elderly and disabled residents	Ongoing	This program is no longer active.
Program 5c Housing Information and Referral Services	Continue to support the housing and referral services provided by the Housing Authority of Orange County by posting contact information on the City website and at public buildings	Ongoing	The City continued to post contact information for the OC Housing Authority.
Program 6a Green Building Techniques	• Distribute a Green Building Tips handout at City Hall and on the City website. • Continue to offer reduced fees for residential remodeling projects that include energy conservation features	Ongoing	Reduce fees for services such as retrofit windows or solatubes.
Program 6b Promote Smart Growth	Seek to incorporate smart growth principles in future land use and zoning amendments	Ongoing	The City continued to promote smart growth principles.

Table A-2
Progress in Achieving Quantified Objectives 2013-2021
City of Seal Beach

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	1	
Very Low	0	
Low	3	
Moderate	4	2
Above Moderate	72	31
Total	80	
Rehabilitation**		
Very Low	-	425
Low	-	210
Moderate	-	
Above Moderate	-	
Total	-	635
Conservation & Assistance***		
Very Low	25	25
Low		
Moderate	75	75
Above Moderate	-	-
Total	100	100

*Quantified objectives for new construction are for 2006 -2014 RHNA period

**Seal Beach Shores Trailer Park rehabilitation and Leisure World VL/L-Income Accessibility Program

***Seal Beach Shores Trailer Park preservation

This page intentionally left blank.

Appendix B

Residential Land Inventory

This appendix describes potential sites for housing development during the 2021-2029 planning period.

ASSUMPTIONS REGARDING AFFORDABILITY

State law⁴ establishes a “default density” of 20 units per acre that is suitable for lower-income housing in small metropolitan cities such as Seal Beach. The land inventory analysis is based on this affordability assumption.

POTENTIAL SITES FOR HOUSING DEVELOPMENT

Seal Beach is built-out with no vacant developable land remaining. The following underutilized sites have potential for additional housing based on current land use plans and regulations.

Underutilized Sites

- 1011 Seal Beach Blvd. (Accurate Storage). This approximately 4-acre site (Figure B-1) is located immediately south of the Boeing Integrated Defense Systems property. It was formerly occupied by a metal fabricator and is currently used for vehicle and boat storage. The site is bordered by office, commercial and light industrial uses to the north and west, by the City Police Station across Adolfo Lopez Drive to the south, and by the Seal Beach Naval Weapons Station across Seal Beach Boulevard to the east and has good access to employment and transit routes. Pursuant to the Program 1a in the 4th cycle Housing Element, in 2013 this property was rezoned to *Residential High Density-20* and is suitable for lower-income multi-family development. There are no known environmental constraints on this property, and the site has good access to employment and transit routes.
- Seal Beach Blvd./Pacific Coast Highway. This 0.25-acre parcel is developed with an older commercial building currently occupied by a liquor/convenience store. It has a General Plan designation of Limited Commercial and is zoned Limited Commercial/Residential Medium Density. This zoning designation allows residential use at up to 20 units/acre, which is considered suitable for lower-income housing. Due to the age and marginal condition of the structure, it is assumed that the entire site would be redeveloped with a new residential or mixed-use project. Because of its small size, this parcel has been listed in the moderate-income site inventory.

Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction

⁴ Government Code Sec. 65583.2(b)(3)

of ADUs more feasible for homeowners, and the City has seen an increase in ADU development applications recently.

Over the past few years interest in ADUs has increased somewhat. Over the past three years the City has approved three ADU permits. At that rate, it is estimated that approximately eight additional ADUs will be permitted during the 2021-2029 planning period. Based on recent analysis conducted by SCAG⁵ approximately two-thirds of future ADUs are expected to be affordable to lower-income households.

Sites Inventory Summary

The City's current inventory of residential sites is summarized in Table B-1. This table shows that based on existing General Plan and zoning designations there is currently a shortfall of potential capacity to accommodate the RHNA. State law⁶ requires that where the inventory of sites does not accommodate the City's assigned housing need, the Housing Element must identify actions that will be taken to make sites available with appropriate zoning and development standards to accommodate that portion of the City's share of the regional housing need that could not be accommodated on sites identified in the Housing Element without rezoning. The rezoning of sufficient sites must be completed within the first three years of the planning period. Sites to be rezoned to address this shortfall will be selected from the candidate sites listed in Table B-3 and shown in Figures B-1 through B-11. These sites have a total potential capacity for more housing units than the current RHNA shortfall.

Table B-1
Residential Sites Inventory Summary

Potential Housing Sites	Income Category				Totals
	Very Low	Low	Moderate	Above Moderate	
Underutilized sites	40	40	5		85
Potential ADUs	2	4	2		8
Totals	42	44	7	0	93
RHNA (2021-2029)	258	201	239	545	1,243
Surplus (shortfall)	(216)	(157)	(232)	(545)	(1,150)

Source: City of Seal Beach, 2021

⁵ SCAG, *Regional Accessory Dwelling Unit Affordability Analysis*, 2020
(https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

⁶ Government Code Sec. 65583(c)(1)(A)

**Table B-2
Residential Sites Inventory**

Address/APN	General Plan/ Zoning	Site Acreage	Existing Use	Assumed Density (du/ac)	Lower	Moderate	Above Moderate	Total
1011 Seal Beach Blvd. 095-791-18	High Density Res/ RHD-20	4.0	Vehicle & boat storage	20	80			80
1780 Pacific Coast Hwy. 199-061-01	Limited Commercial/ Medium Density Res	0.25	Older convenience store; zoning allows mixed-use	21		5		5
TOTALS		4.25			80	5	-	85

**Table B-3
Candidate Sites for Rezoning**

Site	Total Acreage	Estimated Development Acreage	Current General Plan/Zoning	Potential Density (du/ac)	Potential Units	Existing Use
Accurate Storage	4.0	1.8	RHD-20	33	58	Existing self-storage facility
The Shops at Rossmoor	27.0	10.0	GC	40	400	Existing commercial center
Old Ranch Town Center	26.0	5.0	GC	40	200	Existing commercial center
Old Ranch Country Club	20.0	5.2	RG	23	120	Portion of existing golf course
Leisure World	533.0	5.0	RHD-PD	30	150	1950's senior residential PUD
Seal Beach Plaza	7.0	2.5	SC	30	75	Existing commercial center
Sunset Aquatic Park	4.6	4.8	PS	30	144	Portion of County Regional Park Facility
Navy Site	22.0	4.0	MI	30	150	Portion of NWS Seal Beach
Seal Beach Center	9.0	4.0	SC	30	120	Existing commercial center
Main Street	15.0	n/a	MSSP	n/a	40	Existing commercial district
99 Marina Drive	4.3	4.3	OE	20	86	Vacant, abandoned oil separation facility
TOTALS					1,543	

Figure B-1
Accurate Storage

Site Size: 4 acres

Info: Redevelopment potential
on 1.8 acres

Zoning: RHD-20

Unit Potential:
58 units (33 du/ac)



Figure B-2
Shops at Rossmoor

Site Size: 27 acres

Info: Mixed-use or redevelopment potential on 10 acres south of Rossmoor Way

Zoning: GC to MU or RHD-46

Unit Potential:
400 units (40 du/ac)

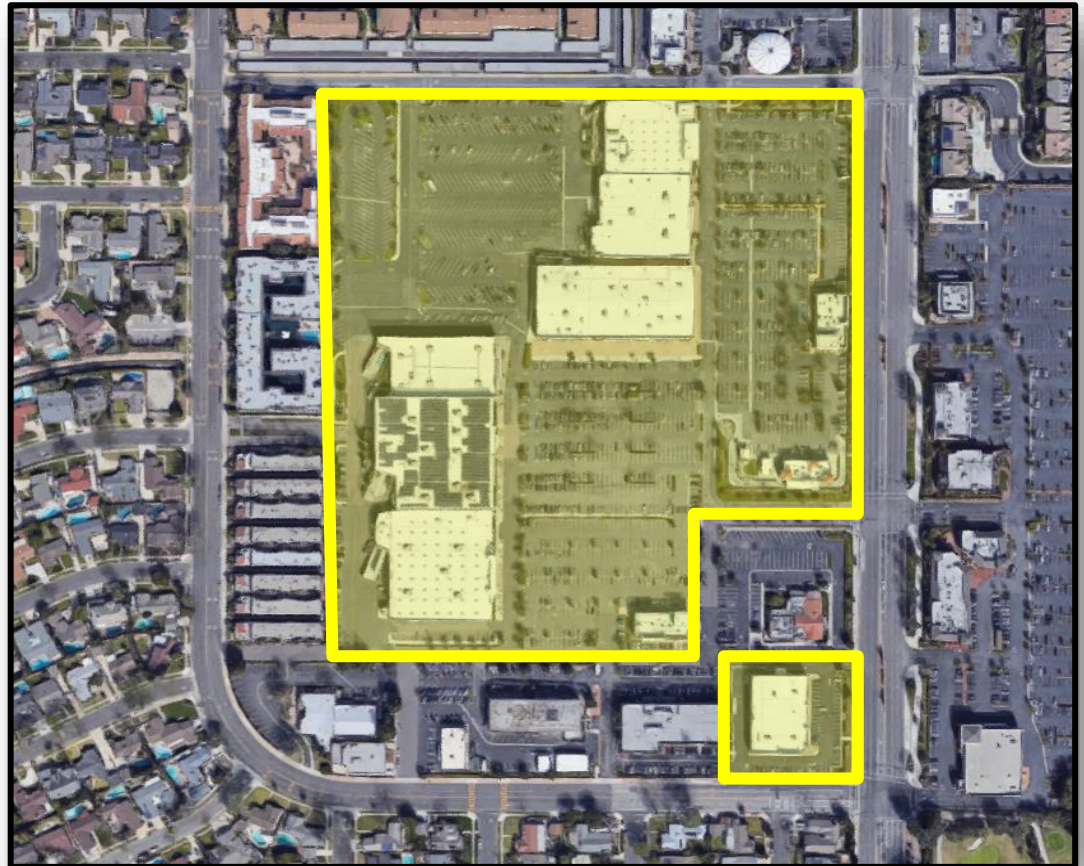


Figure B-3
Old Ranch Town Center

Site Size: 26 acres

Info: Mixed-use or redevelopment potential on 5 acres

Zoning: GC to MU or RHD-46

Unit Potential:
200 units (40 du/ac)

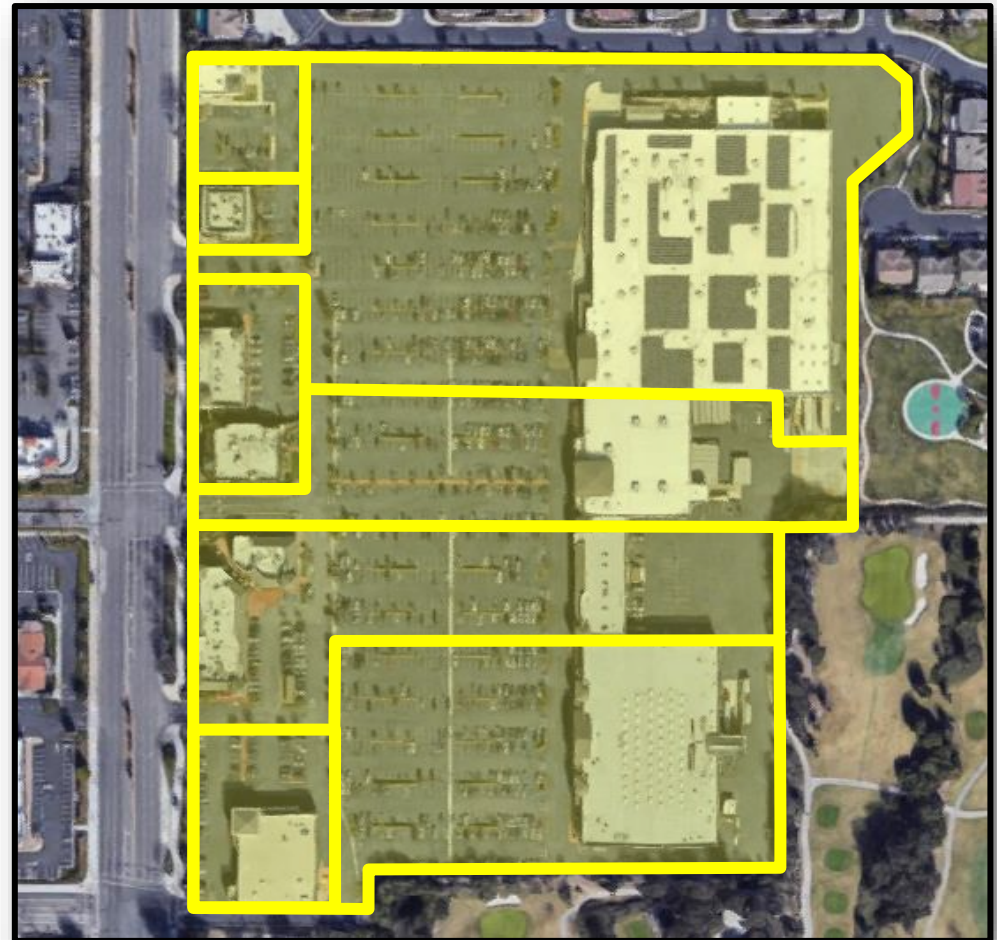


Figure B-4
Old Ranch Country Club

Site Size: ±150 acres

Info: Possibility of limited number of residential units introduced to ±5 acres of site

Zoning: RG

Unit Potential:
Up to 120 units



**Figure B-5
Leisure World**

Site Size: 533 acres

Info: Residential development/
redevelopment potential on ± 5 acres

Zoning: RHD-PD

Unit Potential:
150 units (30 du/ac)

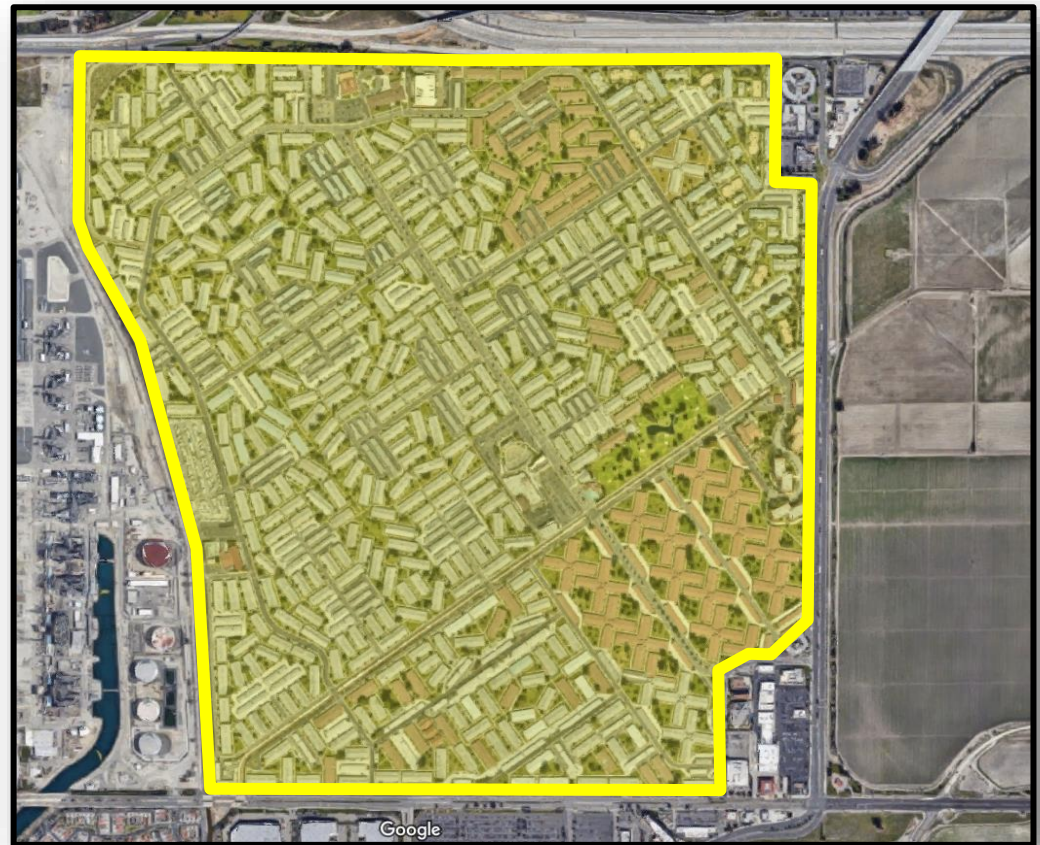


Figure B-6
Seal Beach Plaza

Site Size: 7 acres

Info: Potential for mixed-use development over 2.5 acres of site

Zoning: SC

Unit Potential:
75 units (30 du/ac)

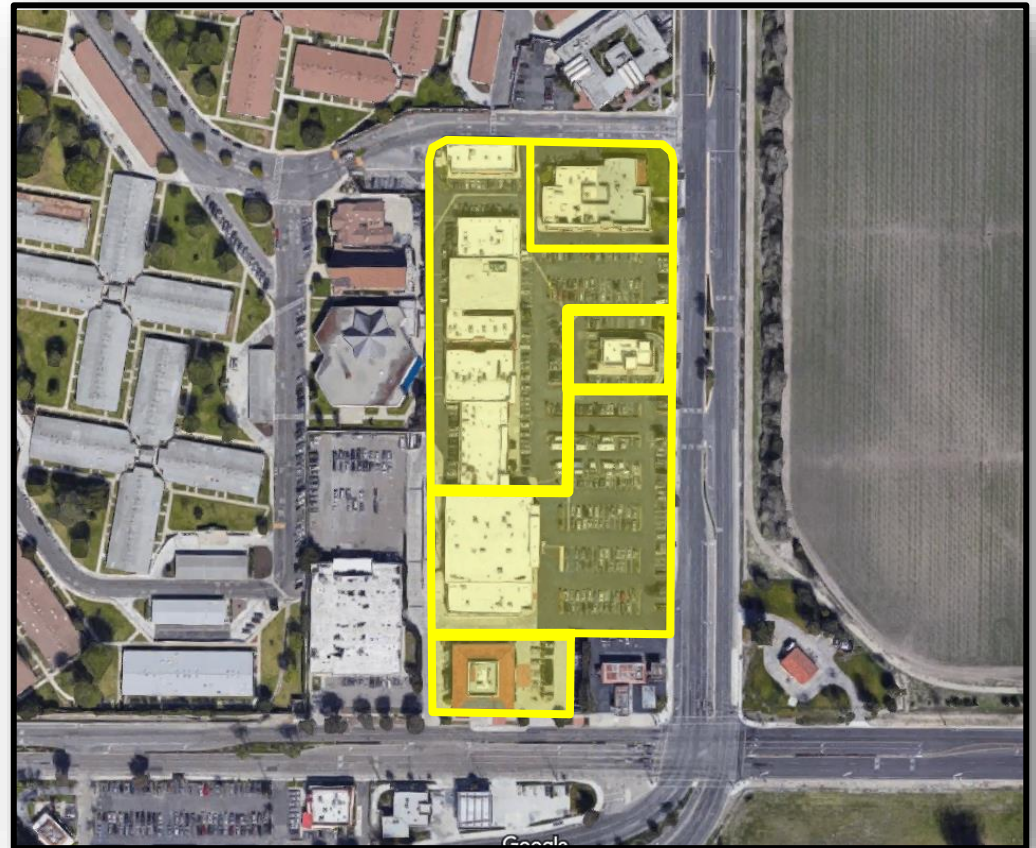


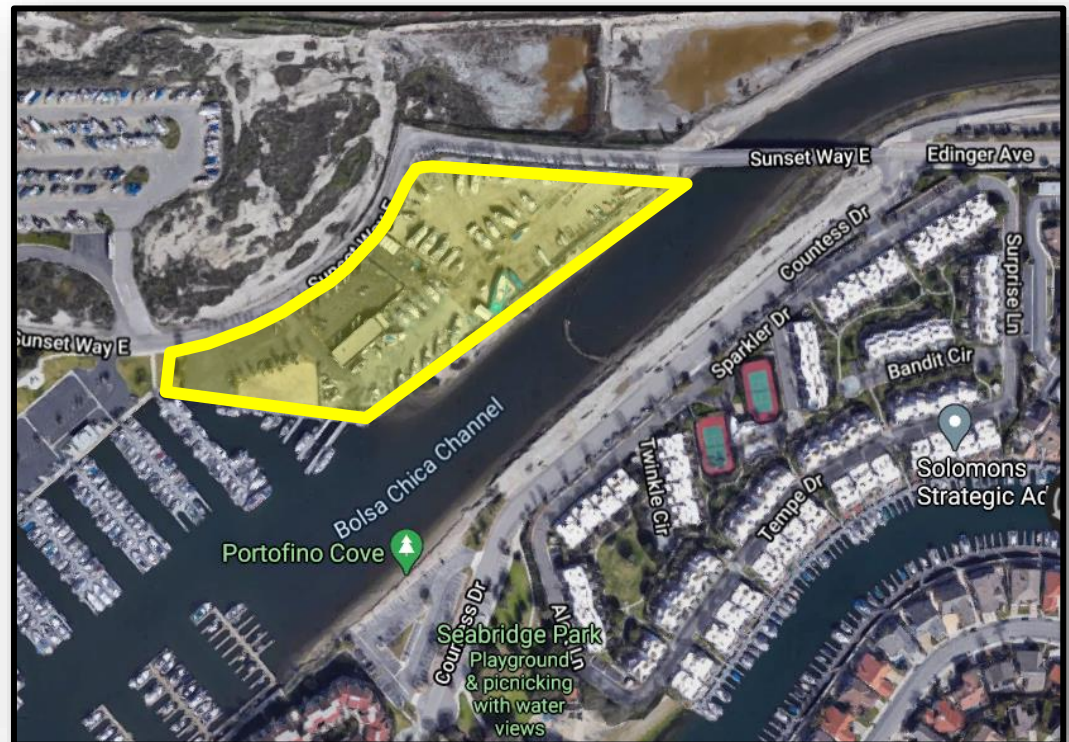
Figure B-7
Sunset Aquatic Marina

Site Size: 4.8 acres

Info: Residential development potential on 4.8 acres

Zoning: PS

Unit Potential:
144 units (30 du/ac)



**Figure B-8
Navy Site**

Site Size: ±22 acres

Info: Navy currently exploring development interest in commercial development that could include residential

Zoning: MI

Unit Potential:
150 units (30 du/ac)



Figure B-9
Seal Beach Center

Site Size: 9 acres

Info: Mixed-use or redevelopment potential on 4 acres

Zoning: GC to MU or RHD-33

Unit Potential:
120 units (30 du/ac)



Figure B-10
Main Street SP Area

Site Size: ±15 acres

Info: Residential development potential throughout Main Street area

Zoning: MSSP

Unit Potential:
40 units



Figure B-11
99 Marina

Site Size: 4.3 acres

Info: Residential development
potential for entire site

Zoning: OE/RHD-20

Unit Potential:
86 units (20 du/acre)



Appendix C

Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

Early in the Housing Element update process the City created a web page (<https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Housing-Element-Update>) where Frequently Asked Questions, an online housing survey, meeting notices, agendas, draft documents and other reference materials were posted for review. City residents and other interested stakeholders had many opportunities to recommend strategies, review, and comment on the Housing Element update. Housing organizations, service providers and other interested parties that were included in the distribution of public notices are shown in Table C-1. Table C-2 provides a summary of questions raised during Housing Element preparation and responses to those questions.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

City Council/Planning Commission study session	March 8, 2021
Housing Element Ad Hoc Committee meeting	April 5, 2021
Housing Element Ad Hoc Committee meeting	April 27, 2021
City Council/Planning Commission study session	September 20, 2021
Planning Commission public hearing	_____
City Council public hearing	_____

Table C-1
Public Notice Distribution List
City of Seal Beach Housing Element Update

Kennedy Commission 17701 Cowan Ave., Suite 200 Irvine, CA 92614	League of Women Voters of Central Orange County P.O. Box 10621 Santa Ana, CA 92711	OC Association of Realtors 25552 La Paz Road Laguna Hills, CA 92653
Neighborhood Housing Services of OC 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Habitat for Humanity of Orange County 2200 S. Ritchey St. Santa Ana, CA 92705	Jamboree Housing Corp. 17701 Cowan Avenue, #200 Irvine, CA 92614
The Related Companies of California 18201 Von Karman Ave Ste 900 Irvine, CA 92612	Community Housing Resources, Inc. 17701 Cowan Avenue, Suite 200 Irvine, CA 92614	BIA/OC 17744 Sky Park Circle #170 Irvine, CA 92614
Dayle McIntosh Center 501 N. Brookhurst Street, Suite 102 Anaheim, CA 92801	OC Housing Providers 25241 Paseo de Alicia, Suite 120 Laguna Hills, CA 92653	Regional Center of Orange County P.O. Box 22010 Santa Ana, CA 92702-2010
OC Business Council 2 Park Plaza, Suite 100 Irvine, CA 92614	OC Housing Trust 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Neighborhood Housing Svcs of OC 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805
Mercy Housing 480 S Batavia St Orange, CA 92868	OC Housing & Community Development Attn: Rebecca Leifkes 1501 E. St Andrew Place, First Floor Santa Ana, CA 92705	Orange County Housing Authority 1501 E St Andrew Pl Santa Ana, CA 92705
City of Long Beach Development Services Department Linda F. Tatum, Director 411 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802	City of Los Alamitos Development Services Department Ron Noda, Acting Director 3191 Katella Avenue Los Alamitos, CA 90720	City of Huntington Beach Community Development Dept Ursula Luna-Reynosa, Director 2000 Main Street – 3rd Floor Huntington Beach, CA 92648
Orange County Water District Michael Markus, General Manager 18700 Ward St Fountain Valley, CA 92708	Orange County Sanitation District Jim Herberg, General Manager 10844 Ellis Avenue Fountain Valley, CA 92708	City of Garden Grove Comm. and Economic Development Lisa Kim, Director/ACM 11222 Acacia Parkway Garden Grove, CA 92840

Rossmoor Community Services District
Joe Mendoza, General Manager
3001 Blume Dr,
Rossmoor, CA 90720

OC Development Services
Amanda Carr, Interim Deputy Director
P.O. Box 4048
Santa Ana, CA 92702-4048

Naval Weapons Station Seal Beach
Gregg T. Smith, Public Affairs Officer
800 Seal Beach Boulevard
Seal Beach, CA 90740-5000

California Coastal Commission
South Coast District
Amber Dobson, District Manager
301 E Ocean Blvd Suite 300, Long
Beach, CA 90802

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

SoCal Gas Company
Centralized Correspondence
PO Box 1626
Monterey Park CA 91754-8626

City of Westminster
Community Development Department
Alexa Smittle, Director
8200 Westminster Boulevard
Westminster CA 92683

Gabrieleño Band of Mission Indians
Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, California 91723

Gabrieleno Tongva Indians of CA
Tribal Council
5450 Slauson Avenue, Suite 151 PMB
Culver City, California 90230-6000

Gabrielino Tongva Nation
Sam Dunlap
P.O. Box 86908
Los Angeles, California 90086

Gabrieleño/Tongva San Gabriel Band of
Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

Gabrielino Tongva Indians of California
Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, California 90707

Juaneño Band of Mission Indians
Joyce Stanfield Perry, Tribal Manager
4955 Paseo Segovia
Irvine, California 90603

Juaneño Band of Mission Indians -
Acjachemen Nation
David Balardes
32161 Avenida Los Amigos
San Juan Capistrano, California 92675

Juaneño Band of Mission Indians
Alfred Cruz
P.O. Box 25628
Santa Ana, California 92799

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, California 92581

Ti 'AT Society
Cindi Alvitre
6515 East Seaside Walk #C
Long Beach, California 90803

Los Alamitos Unified School District
10293 Bloomfield St.
Los Alamitos, CA 90720

Coast Community College District
1370 Adams Avenue
Costa Mesa, Ca. 92626

Table C-2
Summary of Public Comments
City of Seal Beach 2021-2029 Housing Element Update

Comment	Response
Since most single-family lots are allowed 2 ADUs, does the sites inventory allow the City to assume the total potential number of ADUs for RHNA purposes?	State policy does not allow the full ADU potential to be assumed for RHNA purposes. Cities may estimate potential future ADU production based on past trends.
What does “by-right” development mean?	“By-right” means the development review process must be based only on objective standards involving no personal judgment.
If a property is listed in the inventory of housing sites, is the City or the property owner required to develop the property during the 8-year planning period?	No – the sites listed in the inventory only indicates that the potential exists for additional housing development.
If a property listed in the inventory of housing sites is shown as having potential for low-income housing, can the property only be developed with affordable housing?	No – sites shown as accommodating low-income housing only indicates that the property is considered suitable for low-income housing under State law. Generally, sites that allow a density of at least 20 units/acre are considered suitable for low-income housing in cities with a population of less than 25,000 in Orange County.
How were the issues in Seal Beach that limit development areas, such as sensitive environmental areas and Federal Government land ownership, factored into the Housing Element and RHNA?	These issues were considered as part of the RHNA process and the Housing Element discusses these constraints to housing development.
Affordable housing is very unlikely to be built in high-cost areas like Seal Beach. What happens if the City doesn't meet the RHNA goals?	Cities that do not achieve their RHNA allocations may be required to offer “streamlined” permit processing under SB 35.