

2.0 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

California state law requires each city and county to adopt a General Plan for its physical development. A General Plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to the jurisdiction's future land uses. In the City of Seal Beach ("City" or "Seal Beach"), the most recent General Plan was adopted in December 2003. The Housing Element is one of seven state-mandated General Plan elements. California Government Code Section 65583 details the content and process by which a Housing Element is prepared. Among other requirements, Housing Elements must identify, analyze, and make adequate provision for the existing and projected housing needs of all economic segments of the community. The California State Legislature has identified the attainment of decent and suitable living as a major housing goal. Housing Element law—first enacted in 1969 and significantly strengthened since — mandates that local governments adequately plan to meet the existing and projected housing needs of everyone in the community.

The General Plan includes the Housing Element, which is required to be updated every eight years. The City is preparing the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing and affirmatively furthering fair housing during the housing cycle.

The Housing Element, which integrates/updates supporting socioeconomic, demographic, and household data, is specifically intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation of 1,243 new dwelling units. The RHNA allocated regional housing needs by income-level among member jurisdictions. This Program EIR evaluates the potentially significant, adverse, and beneficial environmental impacts resulting from the Project, which involves implementation of the Housing Element Update and Zoning Code Update, including establishment of the new zoning designation and rezoning of sites resulting from Project implementation which would result in increased densification of residential uses.

The sites inventory included in the City's Housing Element Update shows how the City will meet its RHNA requirement through housing opportunity sites, accessory dwelling units (ADUs), and pipeline projects. Beyond the sites inventory, the City has also identified the Main Street Program in its Housing Element Update. As such, this Program EIR evaluates the following buildout areas within the City: Housing Opportunity Sites and ADUs, Main Street Program, and the Old Ranch Country Club Pipeline Project.

Housing Opportunity Sites and ADUs. The Housing Element Update identifies Housing Opportunity Sites throughout the City. Housing Opportunity Sites are parcels of land that have been identified by the City as having the potential for providing additional housing to meet the City's RHNA allocation, see Section 2.6.2. The sites are broken into two categories: (a) underutilized sites that do not require zoning



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code changes and (b) sites where zoning modifications are proposed. The Housing Element Update identifies eight Housing Opportunity Sites totaling 83.45 acres, of which 35.05 acres are developable. Of these eight Housing Opportunity sites, two are underutilized sites that do not require rezoning, and six sites are proposed for zoning modifications. Out of the six Housing Opportunity Sites proposed for rezoning, five would be rezoned to Mixed Commercial/Residential High Density (MC/RHD), a new zoning designation that is proposed to be implemented. The remaining site would be rezoned to the City's existing Residential High Density (RHD)-33 zoning designation. According to the Housing Element Update, the eight Housing Opportunity Sites have an assumed buildout of 70 percent and a residential development potential of 1,165 dwelling units. An additional seven ADUs are projected to be constructed within the planning period and would be credited toward the RHNA. Therefore, the Housing Opportunity Sites and the ADUs would result in 1,172 dwelling units.

Main Street Program. In addition to the Housing Opportunity Sites, the Housing Element Update includes a proposal of the Main Street Program which is analyzed in this EIR. The Housing Element Update's Main Street Program does not identify specific housing opportunity sites but would modify the existing 21-acre Main Street Specific Plan to allow for residential units to be developed above the ground floor of properties located within the Main Street Specific Plan area. The Housing Element Update assumes two dwelling units would be proposed and permitted within the Main Street Specific Plan area during the Housing Element Update's planning period.

Old Ranch Country Club Pipeline Project. The RHNA projection period for 2021-2029 began on June 30, 2021, therefore housing developments that have already been proposed and are not expected to be issued a certificate of occupancy until July 1, 2021 or after, but are expected to be completed before the end of the planning period (October 15, 2029), can be credited toward the RHNA and are considered pipeline projects. The Housing Element Update identified Old Ranch Country Club Pipeline Project as a pipeline project towards meeting the City's RHNA requirement. The Old Ranch Country Club Pipeline Project is a proposed 155-acre Specific Plan on the existing Old Ranch Country Club and would convert a portion of the existing golf course to a mixed-use development with 167 dwelling units across four acres. The 167 dwelling units of Old Ranch Country Club Pipeline Project (herein referred to as the residential component of the ORCC Specific Plan Project) are programmatically evaluated within this EIR as these 167 dwelling units are included within the City's sites inventory to meet its RHNA requirements. The other portions of the ORCC Specific Plan Project are not included within RHNA requirements and therefore are not included within this analysis. As such, specific impact findings associated with the development of the Old Ranch Country Club Pipeline Project are being evaluated separately by the City in a standalone EIR. This EIR is not rezoning or entitling the ORCC Pipeline Project; there is no nexus. Rather, this EIR evaluates the residential component of the ORCC Specific Plan Project as a basis for implications associated with housing production associated with the ORCC Specific Plan Project, only.

The combination of the projected ADUs, the residential component of the ORCC Specific Plan Project, and Housing Opportunity Sites would result in a total residential development potential of 1,339 dwelling units based on what was identified as the anticipated buildout within the City's Housing Element Update. With a RHNA allocation of 1,243, there would be a surplus of 96 dwelling units or an eight percent buffer over the RHNA. However, the number of potential units within the Housing Element (1,339 units), is based on a 70 percent buildout of the Housing Opportunity Sites (1,165 units). In order to evaluate all



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potential environmental impacts under CEQA, it was conservatively assumed for the purposes of the analysis that the Housing Opportunity Sites would be developed at 100 percent. This assumption increases the total units across the eight Housing Opportunity Sites to 1,491 units (the two underutilized sites would provide 182 dwelling units, and the six rezoned sites would provide 1,309 dwelling units). Additionally, this EIR evaluates the potential impact from new housing units constructed as part of the Main Street Program. This EIR assumes a 70 percent buildout of the Main Street Program which would facilitate the development of 115 dwelling units. In addition to the Housing Opportunity Sites and the Main Street Program, this EIR evaluates the residential component of the ORCC Specific Plan Project as a basis for implications associated with housing production associated with the ORCC Specific Plan Project, only. Therefore, the total residential buildout assumption within this EIR is 1,773 dwelling units, see Table 2.1-1.

Table 2.1-1: Housing Element Update Buildout Assumptions

Buildout Areas	Housing Element Buildout Assumption (dwelling units)	EIR Buildout Assumption (dwelling units)	Land Area (acres)	Developable Area (acres)
Housing Opportunity Sites	1,165	1,491	83.45	35.05
ADUs	7	--*	--	--
Main Street Program	2	115	21	21
Residential Component of the ORCC Specific Plan Project	167	167	155	4
Total Dwelling Units Evaluated in this EIR		1,773	259.45	60.05

* ADUs are not included in the EIR buildout assumptions because the ADUs would be dispersed throughout the City and are allowed by-right.

It is noted that future General Plan and Seal Beach Municipal Code Title 11 (Zoning Code) amendments may be required for the Housing Element Update, and ancillary amendments to other planning documents, as necessary for clarification and consistency purposes. However, in accordance with state CEQA Guidelines Section 15168 (Program EIR), all later activities in the Housing Element Update program will be examined in the light of this EIR to determine whether an additional environmental document must be prepared.

2.2 PROJECT BACKGROUND AND HISTORY

The Seal Beach City Council adopted the City of Seal Beach's Housing Element Update on February 7, 2022. In response to California Department of Housing and Community Development (HCD) comment, the City updated the Housing Element Update on August 24, 2023. The Housing Element Update was then updated again in March 2024 in response to comments received from HCD. The most up to date version of the Housing Element Update is from August 2024. The City is preparing the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It



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is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing and affirmatively furthering fair housing during the housing cycle. The City's latest RHNA allocation calls for 1,243 new dwelling units, including 459 new units for residents in the low- and very low-income categories.

The Housing Element Update identifies a sites inventory of Housing Opportunity Sites, ADUs, and pipeline projects throughout the City that have the potential for providing additional housing to meet the City's RHNA allocation. The Housing Opportunity Sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed. As identified in the Initial Study, the Housing Element Update originally included 13 Housing Opportunity Sites. However, in response to comments received from HCD since the preparation of the Initial Study, the number of Housing Opportunity Sites identified has been reduced to eight. Of the eight Housing Opportunity Sites, six would require rezoning. The City's rezoning effort would also include the establishment of a new zoning designation, MC/RHD, which would apply to five of the Housing Opportunity Sites. The new MC/RHD mixed-use zoning designation is needed in order to facilitate a density equivalent to RHD-46 (up to 46 units per acre) but with a minimum density of 40 units per acre. This new zoning district would facilitate housing for lower-income households as required by the state's RHNA allocation for the City.

In addition, this EIR analyzes potential impacts related to the Main Street Program component of the Housing Element Update. As identified in the Initial Study previously prepared for the Housing Element Update, Main Street was previously identified as one of the 13 Housing Opportunity Sites originally included in the Housing Element Update. The Main Street Housing Opportunity Site was originally assumed to have a development capacity of 163 units. However, Main Street was removed from the list of Housing Opportunity Sites as a result of comments received from HCD. Though Main Street is no longer included as a Housing Opportunity Site, the City revised the Housing Element Update to include the Main Street Program to represent a good faith effort by the City to produce additional housing. The Housing Element Update's Main Street Program does not identify specific housing opportunity sites but would modify the existing Main Street Specific Plan to allow for residential units to be developed above the ground floor of properties located within the Main Street Specific Plan area. The Housing Element Update assumes two dwelling units would be proposed and permitted within the Main Street Specific Plan area during the Housing Element Update's planning period, though the City is not relying on these units to meet the City's RHNA requirement.

Finally, this EIR also provides programmatic analysis of the residential component of the ORCC Specific Plan Project. As identified in the Initial Study previously prepared for the Housing Element Update, the residential component of the ORCC Specific Plan Project was previously identified as one of the 13 Housing Opportunity Sites originally included in the Housing Element Update (referred to as Old Ranch Country Club in the Initial Study). The residential component of the ORCC Specific Plan Project was originally assumed to have a development capacity of 167 units. However, the residential component of the ORCC Specific Plan Project was removed from the list of Housing Opportunity Sites as a result of comments received from HCD, and redefined as a pipeline project as the City has received a Specific Plan development application. Pipeline projects are housing developments that have already been proposed and are not expected to be issued a certificate of occupancy until July 1, 2021 or after, but are



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expected to be completed before the end of the planning period (October 15, 2029). The impacts associated with the development of the ORCC Specific Plan are being evaluated separately by the City in a standalone EIR. However, since the 167 dwelling units that comprise the residential components of the ORCC Specific Plan are included within the City's sites inventory to meet its RHNA requirements, the impacts from these dwelling units are evaluated within this analysis.

An Initial Study was prepared for the City and this EIR is being prepared to evaluate potential environmental impacts resulting from the implementation of the City's recent Housing Element Update, which was adopted by the Seal Beach City Council on February 7, 2022, and updated in August 2023, March 2024, and August 2024 in response to HCD comments. It identifies the City's housing conditions and needs and establishes the policies and programs that comprise the City's strategy to accommodate projected housing needs, including the provision of adequate housing for lower-income households and for special-needs populations (i.e., unhoused people, seniors, single-parent households, large families, and persons with disabilities). The City is continuing to work with HCD to certify the Housing Element Update. The Housing Element Update would bring the Element into compliance with state legislation and the City's current RHNA allocation.

In March 2021, SCAG adopted its 6th Cycle RHNA allocation plan, covering the planning period of October 2021 through October 2029. During this cycle, SCAG received a need of 1,341,827 new dwelling units, which was distributed to all 197 SCAG jurisdictions (SCAG 2021¹). HCD compliance requires a demonstration by the City that it can meet its "fair share" of the RHNA allocation of 1,243 new dwelling units.

The Housing Element Update includes the following components, as required by state law (City of Seal Beach 2024²):

- An analysis of the City's demographic and housing characteristics and trends;
- An evaluation of land, financial, and administrative resources available to address the City's housing goals;
- A review of potential constraints, both governmental and non-governmental, to meet the City's housing needs; and
- A Housing Action Plan for the 2021-2029 planning period, including goals policies and programs.

¹ Southern California Association of Governments (SCAG). 2021. SCAG 6th Cycle Final RHNA Allocation Plan (approved by HCD on 3/22/21 and modified on 7/1/21). https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed February 2025.

² City of Seal Beach. 2024. 2021-2029 Housing Element, Adopted February 7, 2022, Revised August 2024. https://www.sealbeachca.gov/Portals/0/Users/027/27/27/Seal%20Beach_HEU%20MainBody_Clean-compressed.pdf?ver=2024-08-20-083139-120. Accessed October 2024.



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The Housing Element Update identifies the following 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; and
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status.

The City's latest RHNA allocation calls for 1,243 new dwelling units, including 459 new units for residents in the low- and very low-income categories. The City must demonstrate to HCD that the Housing Element Update has adequate land capacity and implementing policies to accommodate its RHNA allocation. The Housing Element proposes that of the 1,243 units, 167 can be produced through one pipeline project pending approval (ORCC Specific Plan Project) and 7 ADUs. The Housing Opportunity Sites are expected to produce 1,165 units; however, the EIR assumes 100 percent buildout and evaluates 1,491 units on the eight Housing Opportunity Sites.

2.3 PROJECT SETTING

2.3.1 Population

The 2020 Census reported that the City's population increased from 24,168 persons in 2010 to 25,242 persons in 2020 (see Section 3.12, Population and Housing for detailed information). The City's 2020 population represented 0.8 percent of Orange County's (County) 2020 population of 3,186,989 persons. As identified in the City's Housing Element Update, the City's population has remained relatively stable over the past decade and had an annual growth rate of 0.2 percent during the 20-year period between 2000 and 2020.

The Southern California Association of Governments (SCAG) identifies growth forecast projections for each county and city under jurisdiction of the SCAG. The SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy adopted on September 3, 2020, included a demographics and growth forecast technical report that identifies the projected growth for each county and city under the jurisdiction of the SCAG. The SCAG's growth forecast identifies the anticipated population for Seal Beach by the year 2045 to be 25,400 residents (SCAG 2020³). As a nearly built-out community with almost no

³ Southern California Association of Governments (SCAG). 2020. Connect SoCal Demographics and Growth Forecast Technical Report, Adopted on September 3, 2020. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579. Accessed February 2024.



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vacant developable land remaining to accommodate new growth, the City is expected to experience a low percentage of annual growth.

2.3.2 Housing

The housing stock in the City consists of a mix of single-family and multi-family units with one mobile home park. The City's Housing Element Update identified that the most commonly occurring household size in the City is one person (45.1 percent) and the second-most occurring household is of two people (35.4 percent) (City of Seal Beach 2024⁴). As of January 1, 2024, the City is estimated to have 14,678 total dwelling units with a vacancy rate of 8.9 percent (DOF 2024⁵). Housing is discussed in more detail in Section 3.12, Population and Housing.

2.3.3 General Plan

The City of Seal Beach General Plan was adopted in December 2003 and serves as the major framework for directing growth within the City. The General Plan presents a comprehensive plan to accommodate the City's growing needs and includes objectives related to eight Elements:

- Land Use
- Circulation
- Open Space/Recreation/Conservation
- Safety
- Housing (amended 2022)
- Noise
- Cultural Resources
- Growth Management

The General Plan reflects the broad-based attitudes of the community, consistent with environmental, economic, social, and legal constraints. The General Plan is a statement of City policy regarding the community's future and serves as a guide for all planning and permit decisions.

2.3.4 Land Use Categories

The Land Use Element of the General Plan identified land use designations to recognize the type and nature of development permitted within specified areas of a site. The City includes 17 land use designations under the land use categories of residential, commercial, industrial, public, quasi-industrial, and military.

⁴ City of Seal Beach. 2024. 2021-2029 Housing Element, Adopted February 7, 2022, Revised August 2024. https://www.sealbeachca.gov/Portals/0/Users/027/27/27/Seal%20Beach_HEU%20MainBody_Clean-compressed.pdf?ver=2024-08-20-083139-120. Accessed October 2024.

⁵ Department of Finance (DOF). 2024. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024. May 2024. <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>. Accessed September 2024.



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Table 2.3-1: City of Seal Beach Land Use Designations

Land Use Designation	Acres	Percent of Total Area
Residential		
Low	353.7	5.0
Medium	505.4	7.0
High	166.4	2.3
Commercial		
Professional Office	16.4	0.2
Service	49.3	0.7
General	93.4	1.3
Industrial		
Light	117.0	1.6
Oil Extraction	54.6	0.8
Open Space		
Open Space	42.7	2.0
Golf Course	156.8	2.2
Wetlands & Wildlife Refuge	1,020	14.3
Park	65.4	0.9
School	15.3	0.2
Community Facility	61.8	0.9
Military	4,336	60.7
Beach	80.3	1.1
Total	7,135	100

Note: Totals may not add due to rounding.

2.3.5 Zoning Code

The City's Zoning Code is defined in Seal Beach Municipal Code Title 11 – Zoning. The Zoning Code defines the City's allowed land uses and establishes development standards for each zone. The Zoning Code is adopted to regulate the use of real property, and the buildings, structures, and improvements located thereon, to implement the provisions of the General Plan and carry out its objectives.

Development standards provide density, floor area, setbacks, height, development intensity, and other such standards that help maintain the City's vision within the General Plan for a parcel.



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Table 2.3-2: City of Seal Beach Zoning Code

Zoning	Abbreviation	Description
Base Residential Zoning Districts		
Residential Low Density – 9	RLD-9	To allow single-unit neighborhoods at a base density of up to 9 dwelling units per net acre.
Residential Low Density – 15	RLD-15	To allow single-unit and small, zero-lot line neighborhoods at a base density of up to 15 dwelling units per net acre.
Residential Medium Density – 18	RMD-18	To allow 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.
Residential High Density – 20	RHD-20	To allow for multi-unit residential developments at a base density of 20 dwelling units per net acre. Additional density may be achieved through density bonuses.
Residential High Density – 33	RHD-33	To allow for multi-unit residential developments at a base density of 33 dwelling units per net acre. Additional density may be achieved through density bonuses.
Residential High Density – 46	RHD-46	To allow for multi-unit residential developments at a base density of 46 dwelling units per net acre. Additional density may be achieved through density bonuses.
Base Mixed-Use, Commercial, and Industrial Districts		
Limited Commercial/Residential Medium Density	LC/RMD	To allow limited commercial and office uses in conjunction with residential uses.
Main Street Specific Plan	MSSP	To allow visitor-serving and resident-serving office, retail, restaurant, and personal service uses with upper floors devoted to office uses along Main Street.
Professional Office	PO	To allow office, medical and related uses that may also serve as a buffer area between residential areas and more intensive commercial areas.
Service Commercial	SC	To allow neighborhood-serving commercial areas that provide retail, restaurant, and personal service uses.
General Commercial	GC	To allow sub-regional and regional centers of commercial activity and may include both pedestrian- and auto-oriented development. Other typical uses are auto service stations, auto repair, and sales.
Light Manufacturing	LM	To allow sites in a business park environment for moderate- to low-intensity commercial services and light manufacturing uses.
Oil Extraction	OE	To allow for oil extraction and related production storage and processing, maintenance facilities, and related operational and maintenance facilities.
Base Public and Semi-Public Park Districts		
Public and Semi-Public Facilities	PS	To allow appropriate public uses, including private utilities (electrical, gas, water, and telecommunications), schools (both private and public), and other city, county, state, or federal facilities.
Recreation/Golf	RG	To allow golf courses and associated club houses, maintenance facilities, accessory concession sales, and related plant nurseries.



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Zoning	Abbreviation	Description
Base Military, Open Space, and Park Districts		
Military	M	Military
Beach	BEA	Beach
Open Space Natural	OS-N	To preserve publicly owned parklands, environmentally sensitive lands and habitats in their natural state. Uses permitted shall be limited to those that maintain the property in its natural state.
Open Space Parks and Recreation	OS-PR	To provide appropriately located areas for recreation and recreational uses. Uses permitted shall be limited to those that are devoted to public recreation including parks, playgrounds, swimming centers, tennis and basketball courts, golf courses, community centers within the facilities, and accessory concession sales.
Overlay District and Specific Plan Zone Regulations		
Residential Conservation Overlay	RC-O	Support the preservation of locally-significant residential structures within the city and the need to provide incentives for owners to continue to occupy and maintain locally-significant historic structures as "bed and breakfast" facilities within appropriate areas of the city.
Planned Development Overlay	PD	Provide for detailed and substantial 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.
Commercial/Park	C/P	Seventy percent of any parcel within this zone shall be devoted to park uses with unrestricted access to the public.
Coastal Zone	CZ	Area under the jurisdiction of the Coastal Act, which is all areas south of Westminster Avenue located within the City limits.
Specific Plan Regulation	SPR	All property in the SPR Zone shall be used only for the purposes permitted by the general plan and the specific plan adopted for such property.

Source: City of Seal Beach, General Plan Zoning Map, 2013; City of Seal Beach Municipal Code and Zoning Ordinance, Title 11, 2024.

2.4 PROJECT LOCATION

Seal Beach is located at the northwestern edge of County, California (Figure 2-1). It borders the City of Long Beach and Los Angeles County to the northwest, the Orange County cities of Los Alamitos to the north, Westminster to the east, Huntington Beach to the southeast, and the Pacific Ocean to the southwest. The City has a land area of approximately 13 square miles, roughly 8 square miles of which is dedicated to the Naval Weapons Station Seal Beach and the Seal Beach National Wildlife Refuge.



2.5 HOUSING ELEMENT PROJECT COMPONENTS

The Project evaluated within this EIR includes the Housing Element Update and the potential environmental impacts associated with the rezoning and buildout of eight Housing Opportunity sites and the Main Street Program (Figure 2-2). While the residential components of the ORCC Specific Plan Project is included within the RHNA totals, only the dwelling units are evaluated at a programmatic level within this EIR and therefore, the ORCC Specific Plan Project and its other components which include a medical office facility, overnight accommodation, bar/lounge and specialty restaurant, and parking structure are not considered as portions of the Project. This EIR is not rezoning or entitling the ORCC Pipeline Project; there is no nexus. Rather, this EIR evaluates the residential component of the ORCC Specific Plan Project as a basis for implications associated with housing production associated with the ORCC Specific Plan Project, only. The entirety of the ORCC Specific Plan Project and its resulting implications and impacts are being analyzed by the City in a standalone EIR.

2.5.1 Housing Element Update

The City of Seal Beach Housing Element is a required General Plan element. In compliance with California Government Code Section 65583, the Housing Element identifies, analyzes, and makes adequate provision for the existing and projected housing needs of all the City's economic segments. California Government Code Section 65580–65589.8 require that jurisdictions evaluate their Housing Elements every eight years. The current statutory update in the SCAG region covers the eight-year 6th Cycle Housing Element (October 2021 to October 2029). The City of Seal Beach 2021-2029 Housing Element is proposed to ensure consistency with current state housing laws and cover the 6th Cycle Housing Element (2021-2029). The Housing Element Update represents a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle). The Housing Element Update will include revised goals and policies, and new, modified, and continuing implementation programs.

The Housing Element will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The Housing Element will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029.

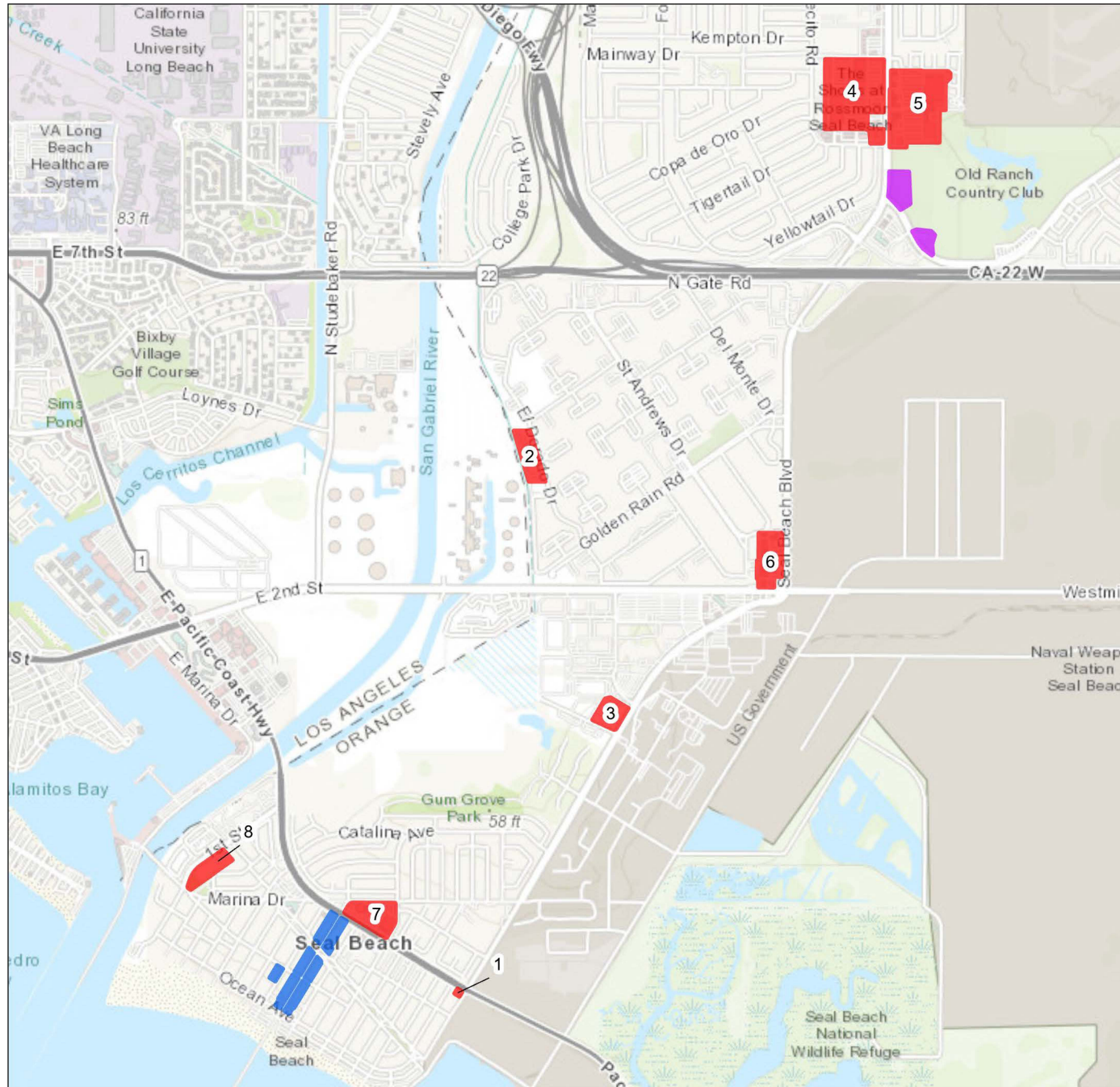
The Housing Element will be comprised of the following components:

Section 1: Introduction

This section of the Housing Element will provide background information and a baseline for the Housing Element's primary sections. It will discuss the community context, describe the purpose of the Housing Element, a description of the organization of the Housing Element and the Housing Element's role in relation to the General Plan, and summarize applicable state housing law. This section will summarize the community engagement process and outline the data sources and methods used.

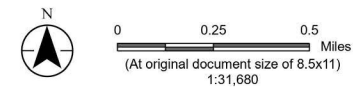


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- Housing Opportunity Sites
- Main Street Program
- Residential Component of the Old Ranch Country Club Specific Plan Project

Site #	Housing Site
1	1780 Pacific Coast
2	Leisure World
3	1011 Seal Beach Blvd/Accurate Storage
4	Shops at Rossmoor
5	Old Ranch Town Center
6	Seal Beach Plaza
7	Seal Beach Center
8	99 Marina Drive



- Notes**
- Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 - Data Sources: City of Seal Beach 2024.
 - Background: World Topographic Map: City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA
World Ocean Base: Esri, GEBCO, Garmin, NaturalVue
World Ocean Reference: Esri, GEBCO, Garmin, NGS



Project Location
City of Seal Beach,
California

Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project
City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.
2-2

Title
Housing Opportunity Sites

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Section 2: Projected Housing Need

This section provides a summary of the RHNA and outlines the RHNA allocation and housing needs for the City.

Section 3: Housing Resources

This section outlines the analysis of land resources available as potential development sites. Additionally, this section discussed opportunities for energy conservation and programs included in the Housing Element that would implement energy conservation strategies.

Section 4: Goals, Policies, and Programs

This section will contain the requisite Housing Element goals, policies, and programs that the City intends to implement to address the City's housing-related needs. The overarching intent of the Housing Element is to create a policy structure that allows for facilitation of the development of a variety of housing types for all income levels to meet existing and future needs of residents and increased capacity in housing options that are available to people within the lower income categories.

Appendices

The following appendices contain information which further details and supports the development of the Housing Element:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing Assessment
- Appendix G: Housing Resources

Housing Element Implementation

As noted above, various General Plan and Seal Beach Municipal Code Title 11 Amendments may be required for the Housing Element Update, and ancillary amendments to other planning documents as necessary for clarification and consistency purposes. However, in accordance with the CEQA Guidelines, all later activities in the Housing Element Update program will be examined in the light of this EIR to determine whether an additional environmental document must be prepared.



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2.5.2 Rezoning and Creating of New Zoning Designation

Program 1b of the Housing Element Update commits to a rezoning program that facilitates housing for lower-income households as required by the state's RHNA allocation for the City. As described, in order to implement housing development at some of the proposed Housing Opportunity Sites and address constraints on the development of housing for a variety of income-levels, the City must establish a new zoning designation, MC/RHD, which would apply to five of the Housing Opportunity Sites, facilitating residential development at what are generally commercial sites currently. The new MC/RHD mixed-use zoning designation would facilitate a residential density of RHD-46 (up to 46 units per acre) with a minimum density of 40 units per acre to better facilitate development of housing affordable to lower income levels in accordance with HCD policy. Other changes to zoning designations include rezoning a former oil extraction property to residential use under Program 1a (Provide Adequate Sites for Housing through updates to the General Plan and Zoning Code) to the City's existing RHD-33 zoning district.

The actions described above would result in a change to the permitted uses and development standards on six of the Housing Opportunity Sites to align with the densities identified in the Housing Opportunity Sites Residential Development Potential list (Table 2.6-5, below).

Housing Element Update Program 1b

The proposed new zoning designation of MC/RHD will consider how to accommodate state requirements and policies to allow for: a minimum residential density of 40 units per acre and maximum residential density of 46 units per acre on larger, developed sites large enough size to permit: at least 16 units; exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses; and housing by-right with at least 20 percent of the units affordable to lower-income households. The definitions of "persons and families of low- and moderate-income," "lower-income households," and "very low-income households" as set forth in Health and Safety Code Sections 50079.5, 50093, and 50150 shall apply. The City shall engage with affected property owners, the Building Industry Association, affordable housing developers, and other stakeholders during the zoning process to ensure the development standards can result in the development of the maximum number of units allowed and facilitate the inclusion of affordable units.

2.5.3 Main Street Program

Program 1r of the Housing Element Update commits to modifying the existing Main Street Specific Plan to allow housing at select properties located within the Main Street Specific Plan area. The amendments made to facilitate housing at select properties in the Main Street Specific Plan are not accounted for in the City's Housing Opportunity Sites. The Main Street Program's proposed amendments to the Main Street Specific Plan would allow for and permit the development of residential units to be constructed at select properties located within the Main Street Specific Plan area.



2.6 REGIONAL HOUSING NEEDS ASSESSMENT

SCAG has allocated the region's 1,341,827 dwelling unit growth needs among the 197 jurisdictions in the region, including cities and counties, through the adopted its 6th Cycle RHNA allocation plan, covering the planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units that the City's sites inventory must accommodate for in its Housing Element Update, through its General Plan and Zoning. The City's RHNA allocation is 1,243 new dwelling units, which is distributed among four income categories, consisting of 258 very low-, 201 low-, 239 moderate-, and 545 above moderate-income units (SCAG 2021⁶).

2.6.1 Existing Site Conditions

The City has identified an inventory of sites across all areas of the city to implement programs to meet its RHNA. The City's current base zoning, including the General Plan land use designation implemented by zoning designation, are provided in Table 2.6-1, below.

Table 2.6-1: Current Zoning and General Plan Land Use Designations

Zoning	Abbreviation	General Plan Designation Implemented by Zoning
Base Residential Zoning Districts		
Residential Low Density – 9 ^a	RLD-9	Residential Low Density
Residential Low Density – 15 ^a	RLD-15	Residential Low Density
Residential Medium Density – 18 ^b	RMD-18	Residential Medium Density
Residential High Density – 20 ^c	RHD-20	Residential High Density
Residential High Density – 33 ^c	RHD-33	Residential High Density
Residential High Density – 46 ^c	RHD-46	Residential High Density
Base Mixed-Use, Commercial, and Industrial Districts		
Limited Commercial/Residential Medium Density ^d	LC/RMD	Mixed Use
Main Street Specific Plan	MSSP	Main Street Specific Plan
Professional Office	PO	Professional Office
Service Commercial	SC	Service Commercial
General Commercial	GC	General Commercial
Light Manufacturing	LM	Light Manufacturing
Oil Extraction	OE	Oil Extraction
Base Public and Semi-Public Park Districts		
Public and Semi-Public Facilities	PS	Community Facility and School
Recreation/Golf	RG	Open Space – Golf
Base Military, Open Space, and Park Districts		

⁶ Southern California Association of Governments (SCAG). 2021. SCAG 6th Cycle Final RHNA Allocation Plan (approved by HCD on 3/22/21 and modified on 7/1/21). https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed February 2025.



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Zoning	Abbreviation	General Plan Designation Implemented by Zoning
Military	M	Military
Beach	BEA	Beach
Open Space Natural	OS-N	Open Space
Open Space Parks and Recreation	OS-PR	Park
Overlay District and Specific Plan Zone Regulations		
Residential Conservation Overlay	RC-O	All
Planned Unit Development Overlay	PUD/PD	All
Commercial/Park	C/P	All
Coastal Zone	CZ	All
Specific Plan Regulation	SPR	All

Source: City of Seal Beach, General Plan Zoning Map, 2013; City of Seal Beach Municipal Code and Zoning Ordinance, Chapter 11.1.05.030, 2021.

Notes:

^a Typical single-unit, and small, zero-lot line neighborhoods at a base density up to 9 or 15 dwelling units per net acre respectively.

^b 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.

^c 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.

^d Limited commercial and office uses in conjunction with residential uses.

2.6.2 Housing Opportunity Sites Categories

An important component of the City's Housing Element Update is the identification of sites for future housing development, including an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. Seal Beach is nearly built out with almost no vacant developable land remaining. Therefore, the sites inventory must rely primarily on non-vacant sites.

The City's RHNA allocation for the current cycle calls for accommodating 1,243 new dwelling units at low-, moderate-, and above moderate-income levels. Of this total allocation, there are seven ADUs that are projected to be developed, as well 167 dwelling units that are proposed as part of the Old Ranch Country Club Project, which can be counted towards the City's overall unit requirement. Therefore, with the inclusion of ADU projections and entitled projects, the City has a remaining RHNA allocation of 1,069 that would be required to be satisfied by the other identified Housing Opportunity Sites.

The first iteration of the Housing Element Update included a total of 13 Housing Opportunity Sites. Initially, all parcels in the city were evaluated through a process of elimination based on criteria set by HCD. Where housing units could not be located at sites under present zoning, the City examined nonresidential areas where zoning amendments could facilitate residential development. A Housing Element Ad Hoc Committee was established and held two meetings to assist in identifying and evaluating potential sites for housing development. In addition, City staff contacted several property owners to assess interest in multi-family or mixed-use redevelopment. The sites were also reviewed by the Planning Commission and City Council at public hearings, and property owners and other interested stakeholders



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had the opportunity to provide comments on sites that should be considered for additional residential development. Following comments received from HCD regarding the Housing Opportunity Sites identified in the prior Initial Study and draft Housing Element Update, the sites were reevaluated and several of the originally previously Housing Opportunity Sites are no longer to be included in the plan. The number of identified Housing Opportunity Sites was reduced to eight sites. Housing Opportunity Sites 3 (ADUs), and 11 through 13 identified in the Initial Study were removed and are no longer proposed as Housing Opportunity Sites in response to HCD comments. These sites are no longer proposed as Housing Opportunity Sites but are included as part of the Housing Element Update. Site 10 is now categorized as a pipeline site, not a Housing Opportunity Site, but the 167 units proposed are analyzed in this Program EIR. See Table 2.6-2 below for a list of the Housing Opportunity Sites currently and previously proposed and the corresponding identifying number for the sites.

Table 2.6-2: Housing Opportunity Sites Numbering

Site Name	Housing Element Update Redline (August 2023)	Initial Study Site No. (November 2023)	EIR Site No. (August 2024)
1780 Pacific Coast Highway	1	1	1
Leisure World	2	2	2
Accessory Dwelling Units*	3	3	--
Accurate Storage	4	4	3
The Shops at Rossmoor	5	5	4
Old Ranch Town Center	6	6	5
Seal Beach Plaza	7	7	6
Seal Beach Center	8	8	7
99 Marina Drive	9	9	8
Old Ranch Country Club	10	10	(Recategorized to Pipeline Site)
Naval Weapons Station PCH & Seal Beach Blvd.	11	11	Converted to a Program, not analyzed in this EIR
Water Storage Site (City Property Navy Base)	12	12	Converted to a Program, not analyzed in this EIR
Main Street*	13	13	Converted to a Program, and analyzed in this EIR

The inventory of Housing Opportunity Sites addresses fair housing objectives by providing opportunities for affordable housing throughout the city. Potential underutilized sites and ADUs also create opportunities for affordable housing dispersed throughout the city in low-density residential neighborhoods, thereby expanding affordable housing choices. The Housing Opportunity Sites are not concentrated in low-resource areas. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed.



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Underutilized Sites

The Housing Opportunity Sites inventory consists of two underutilized sites with realistic potential for residential development, as summarized in Table 2.6-3. Because the current capacity of these underutilized sites is not sufficient to fully accommodate the RHNA allocation in all income categories, due to zoning and other limitations, proposed rezone sites have been identified, as shown in Table 2.6-4, below.

Table 2.6-3: Underutilized Sites Inventory (Rezoning Not Required)

Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	General Plan/ Zoning	Approximate Acres	Estimated Developable Acres	Density (du/ac*)	
							Min. Allowed	Max. Allowed
1	1780 Pacific Coast Hwy	199-061-01	Retail, specifically a small liquor store and a bait shop	Commercial Limited; LC/RMD	0.25	0.25		21.8
2	Leisure World	095-691-04	Recreational vehicle storage	High Density Residential; RHD-PD	5.5	5.5		32.2

* Du/ac – dwelling units per acre

Proposed Rezone Sites

To accommodate the balance of the RHNA allocation and provide the required unit buffer, the City conducted an evaluation of potential properties where land use regulations could be amended to create additional opportunities for housing or mixed-use development, and six sites have been identified for further evaluation to determine the most appropriate parcels to be rezoned. Due to the lack of vacant and underutilized sites in the city, the sites were identified and analyzed in light of the development standards for their proposed zoning designation.

The City analyzed the most current parcel-level data to determine which sites were most appropriate for inclusion into the sites inventory and to estimate the number of additional units that are likely to be developed. Bearing in mind that most of the developable land within the city consists of established residential uses, most of these areas were eliminated from consideration, as land assembly in a single-family neighborhood was considered infeasible. To ensure sites selected for the sites inventory do not have existing uses that are impediments to housing development, an analysis was conducted to select sites that are most likely to develop during the planning period. Development likelihood and feasibility was determined by a number of different variables, including the improvement-to-land value ratio (I/L ratio), existing lot coverage, lot size, future development potential, and existing uses. As the I/L ratio serves as an indicator of the likelihood of redevelopment, according to the Housing Element Update, a I/L ratio or less than 1.0 for commercial and multi-family residential properties indicates that the parcels are underutilized, with a higher potential for residential infill redevelopment.



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Table 2.6-4: Proposed Rezone Sites

Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
3	Accurate Storage	095-791-18	Vehicle and boat storage	4.4	1.8	RHD-20	MC/RHD
4	The Shops at Rossmoor	086-492-51	Retail, office, fast food, grocery and pharmacy	27	12	GC	MC/RHD
5	Old Ranch Town Center	130-861-14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27	Existing commercial center with bank, surface parking, restaurants, department stores, retail, services, Ralph's supermarket, and CVS Pharmacy	26	8.3	GC	MC/RHD
6	Seal Beach Plaza	095-641-44, -49, -55, -56, -57	Existing commercial center with Chase Bank, retail, market, drive through restaurant, and medical and professional offices	7	1.5	SC	MC/RHD
7	Seal Beach Center	043-260-02, -05	Existing commercial center with CVS Pharmacy, retail, services, restaurant, and market	9	2.7	SC	MC/RHD
8	99 Marina Drive	199-011-10	Former oil separation facility with abandoned handball court	4.3	3	OE	RHD-33



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Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
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Source: City of Seal Beach 2021-2029 Housing Element Update, March 2024.

Notes:* The City will create a new Mixed Commercial/Residential High Density (MC/RHD). The new mixed-use zoning designation would need to be created to facilitate a density equivalent to Residential High Density (RHD)-46, with a minimum density of 40 units per acre.

GC = Commercial General

OE = Oil Extraction

SC = Service Commercial

MC/RHD = Mixed Commercial/Residential High

Although ORCC Specific Plan Project is not identified as a Housing Opportunity Site, the ORCC Specific Plan Project would require a rezone from RG to a Specific Plan zone to accommodate the 167 dwelling units. The environmental impacts from the ORCC Specific Plan Project and rezoning of this property are evaluated in a separate environmental analysis. This EIR is not rezoning or entitling the ORCC Pipeline Project; there is no nexus. Rather, this EIR evaluates the residential component of the ORCC Specific Plan Project as a basis for implications associated with housing production associated with the ORCC Specific Plan Project, only.

Density and Realistic Capacity Assumptions

The City's sites inventory relies primarily on the rezoning of existing commercial properties to a new zone that allows for high density residential, mixed-use developments under Program 1b (Mixed Commercial/Residential High Density Zone). This new MC/RHD zone will allow residential development with a maximum density of up to 46 dwelling units per acre and will require a minimum density of 40 dwelling units per acre. Sites in the City's sites inventory that are being rezoned MC/RHD are conservatively assumed to develop at a capacity of 80 percent of maximum density (80 percent of 46 dwelling units per acre, or almost 37 dwelling units per acre), to account for the possibility of 100 percent commercial projects and inefficiencies that can arise from parcel shape and orientation during the development process. In terms of land use controls, however, through Program 1b the City will create development standards in the MC/RHD zone that are conducive to achieving the maximum density of 46 dwelling units per acre.

The City's conservative realistic capacity assumption for sites to be rezoned MC/RHD (80 percent of the maximum density of 46 dwelling units per acre) is lower than the minimum density of 40 dwelling units. However, as the minimum density standard of 40 dwelling units per acre is a component of the proposed MC/RHD zoning district, the City anticipates additional units than those projected in its sites inventory may be constructed. The City considers this conservative approach to give it an additional built-in "buffer" for the purposes of meeting its RHNA obligations during the 6th cycle and is committed to adopting minimum and maximum densities as described in this Housing Element.

One other site, Housing Opportunity Site 8, located at 99 Marina Drive, will be rezoned under Program 1a (Provide Adequate Sites for Housing through updates to the General Plan and Zoning Code) to the City's existing High Density Residential-33 zoning district, which allows a maximum density of 33 dwelling units



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per acre. The realistic capacity assumed at Housing Opportunity Site 8 was discounted to 70 percent of maximum density (i.e., 70 percent of 33 dwelling units per acre, or approximately 23 dwelling units per acre) to account for land use controls, although again, the City anticipates that the maximum allowable density of 33 dwelling units per acre could be achieved, and therefore 100 percent of maximum density was analyzed in this EIR.

Lastly, the City's sites inventory includes two sites that do not require rezoning for the production of housing, 1780 Pacific Coast Highway (Housing Opportunity Site 1) and the Leisure World RV parking lot (Housing Opportunity Site 2), which are also projected to accommodate an assumed capacity of 70 percent of maximum density to account for land use controls. Housing Opportunity Site 1 is zoned Limited Commercial/Residential Medium Density, which allows a maximum density of 21.8 dwelling units per acre (i.e., 70 percent of 21.8 dwelling units per acre, or approximately 15.26 dwelling units per acre), and Housing Opportunity Site 2 is zoned Residential High Density/Planned Development and has a maximum density of 32.2 dwelling units per acre (i.e., 70 percent of 32.2 dwelling units per acre, or approximately 22.54 dwelling units per acre).

2.6.3 Housing Opportunity Site Descriptions

The Housing Element Update currently includes descriptions for the Housing Opportunity Sites, with an explanation of the methodology for the sites that are currently developed with various uses. With respect to existing utility infrastructure, such as water, wastewater, drainage systems, and dry utilities, there are no known limitations that would preclude the potential development and increased intensification of uses at each of the Housing Opportunity Sites. A description of the Housing Opportunity Sites is provided below, as taken from the March 2024 Housing Element Update (City of Seal Beach 2024⁷).

Site 1 – 1780 Pacific Coast Highway (No Rezoning)

Location: 1780 Pacific Coast Highway (PCH; Pacific Coast Highway), at the eastern corner of the intersection of Pacific Coast Highway and Seal Beach Boulevard. The site has housing to the rear of it, and retail to the north. Across the street to the south is the Naval Weapons Station, and to the west are single family residential uses. (Figure 2-3)

Size: 0.25 acre

Current Use: retail, specifically a small liquor store and a bait shop.

Current Zoning: Limited Commercial/Residential Medium Density (LC/RMD)

Reason For Selection: This parcel is developed with an older commercial building currently occupied by a liquor/convenience store. Due to the age and marginal condition of the structure, taken in combination with the value of the land, this site is an excellent and likely candidate for redevelopment with a new

⁷ City of Seal Beach. 2024. 2021-2029 Housing Element, Adopted February 7, 2022, Revised August 2024. https://www.sealbeachca.gov/Portals/0/Users/027/27/27/Seal%20Beach_HEU%20MainBody_Clean-compressed.pdf?ver=2024-08-20-083139-120. Accessed October 2024.



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residential or mixed-use project. It is immediately adjacent to housing, with excellent access to goods and services.

Assumed Development Capacity: This zoning designation allows residential use at up to 21.8 units/acre. The site can reasonably accommodate ground floor commercial use and parking with four second-story housing units. Because of its maximum allowable density, this parcel has been listed in the moderate-income sites inventory, as shown in Table 2.6-5 below.

Site 2 – Leisure World (No Rezoning)

Location: Leisure World is a large, high-density residential senior community generally bound by Westminster Avenue, Seal Beach Boulevard, Interstate (I)-405, and the Los Alamitos Flood Control Channel. The community currently has 6,608 units. The opportunity site within the development is located along the eastern border, about 0.33 miles from the southwestern corner of the community. (Figure 2-4)

Size: 5.5 acres

Current Use: Recreational vehicle storage

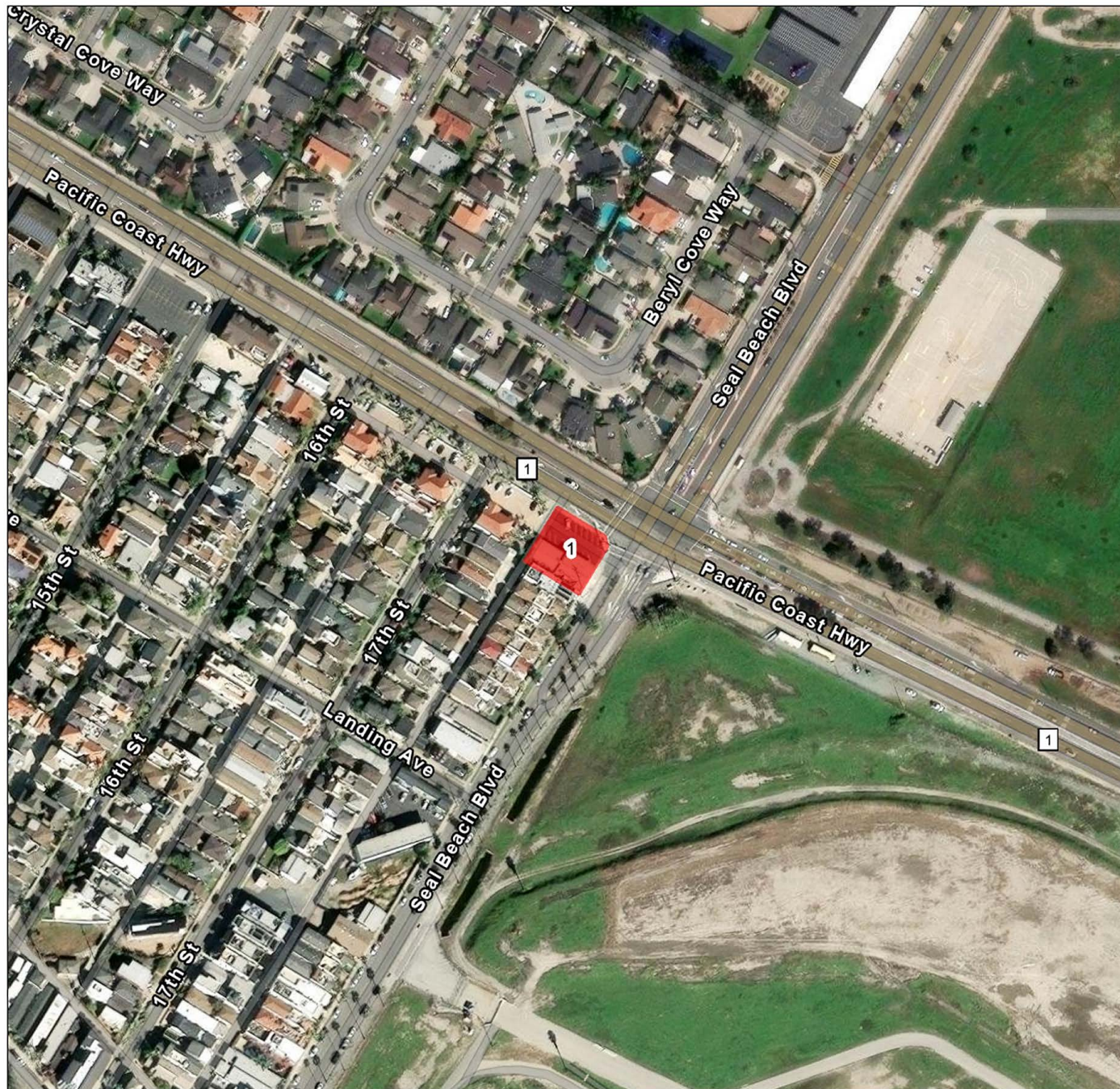
Current Zoning: Residential High Density–Planned Development (RHD-PD)

Reason For Selection: This is an underutilized site in a community that while not income-restricted, offers very affordable living options, with units selling far below the cost of condominiums elsewhere in the region. For example, a one-bedroom unit may be found for under \$300,000 while elsewhere pricing starts in the \$500,000 range. More than 75 percent of the population in Leisure World consists of low- to moderate-income households. Additionally, the community is already developed to higher densities, with a few buildings at three-stories with parking underneath. Additional units could integrate well into the community and could spread ongoing maintenance and operational costs among a greater number of owners, helping to keep those costs in an affordable range. Furthermore, such development has precedent. The series of three-story buildings earlier referenced, known as Mutual 17, were built in the 1980s, well after the rest of Leisure World was developed, and include 126 2-bedroom, 2-bath condominiums on a little less than five acres. As only one percent of the site is proposed for redevelopment, and adequately sized common areas are present, the existing uses will not impede the anticipated amount of residential development. A development proposal at this site can be approved administratively. No additional zoning revisions are needed.

Assumed Development Capacity: An additional 125 moderate-income units can be accommodated on approximately 5.5 acres presently devoted to recreational vehicle storage at a density of 32.2 units to an acre. New three-story buildings can accommodate parking on the ground level with units above.



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■ Housing Opportunity Site



Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
2. Data Sources: City of Seal Beach 2024.
3. Background: Hybrid Reference Layer: Esri Community Maps Contributors, City of Long Beach, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



Project Location: City of Seal Beach, California
Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project: 204286500

City of Seal Beach
Housing Element and Zoning Code Updates Project

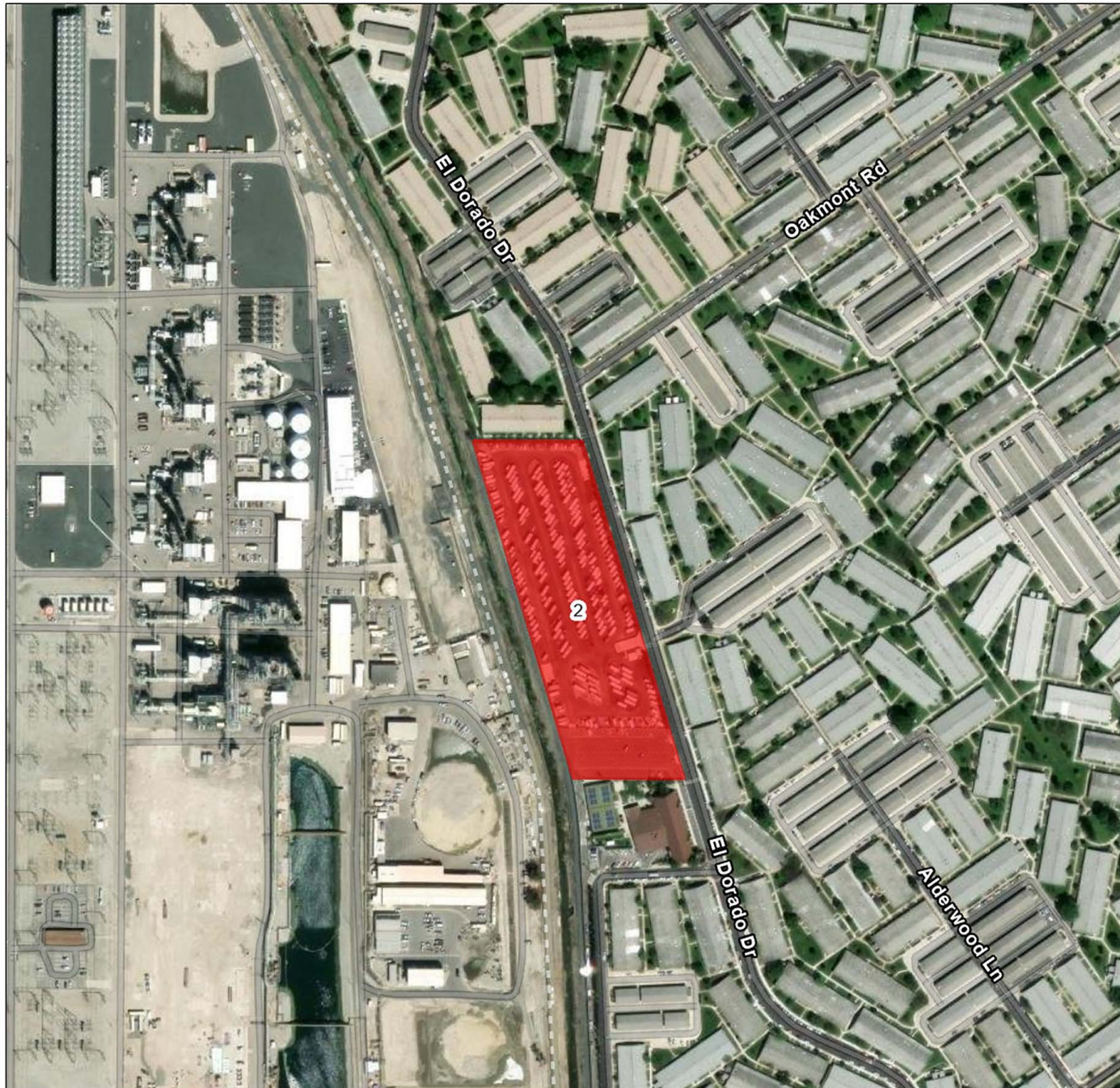
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2-3

Title

**Housing Opportunity Site 1
- 1780 Pacific Coast**

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 Housing Opportunity Site



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(At original document size of 8.5x11)
1:4,800

Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
2. Data Sources: City of Seal Beach 2024.
3. Background: Hybrid Reference Layer: Esri Community Maps Contributors, City of Long Beach, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



Project Location
City of Seal Beach,
California

Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project 2042045000

City of Seal Beach
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Figure No.

2-4

Title

**Housing Opportunity Site 2 -
Leisure World**

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

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Site 3 – Accurate Storage (Rezoning Required)

Location: 1011 Seal Beach Boulevard. This 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. (Figure 2-5)

Size: 4.4 acres (Developable acres: 1.8 acres)

Current Use: Self storage facility

Current Zoning: High Density Residential (RHD-20)

Reason For Selection: This site was previously selected as a candidate housing site due to underutilized parking, location close to services, and interest from the property owner. There are no known environmental constraints on this property, and the site has good access to employment and transit routes. Due to the high land value and relatively low utilization, there is significant financial incentive for residential development on this property.

Assumed Development Capacity: As the current zoning did not result in redevelopment of this site with residential uses, the development assumptions have been revised. The improvement value to land value is less than 1.0 (0.54), indicating a likelihood for redevelopment, with conversion of the outdoor storage being the most likely to intensify in value. The indoor storage could remain in place and not be an impediment to development due to the site plan and overall quality of development and maintenance of the site. Therefore, it is assumed that only 1.8 acres of the site will redevelop to housing, instead of the entire 4.4 acres. This site is proposed for rezoning to a maximum density of 46 units per acre that will enhance the financial viability of adding residences to the site. Development of 1.8 acres could yield 66 above-moderate units, or more if a density bonus is employed. However, given the need to design around existing buildings, the projected number of units has been reduced to 59. Because the presumed developable area is less than 2 acres, Table 2.6-5 shows a conservative estimate of only 10 percent at lower-income and 10 percent at moderate income, despite a proposed density of 46 units per acre.

Site 4 – The Shops at Rossmoor (Rezoning Required)

Location: This multi-address retail center is located on the west side of Seal Beach Boulevard between St. Cloud Drive and Rossmoor Center Way. (Figure 2-6)

Size: 27 acres (Developable acres: 12 acres)

Current Use: Retail center, with uses including Marshalls, Kohl's, Ulta, Sprouts Farmers Market, and Burlington

Current Zoning: General Commercial (GC)

Reason For Selection: This site was selected due to an abundance of underutilized parking accompanied by owner interest in development of housing units. The site's ratio of improvement value to land value is less than 1.0 (0.85), meaning the site is economically underutilized, despite being a



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generally successful retail center. However, with a number of “big box” type tenants subject to changes in the retail landscape, this center is vulnerable to store closures that could result in significant vacant space. A new mixed-use zone would allow for greater flexibility to utilize the land, and by adding housing units, increase the viability of the retail that remains. Additionally, high density residential already exists along the western edge of the retail center, increasing compatibility of the use.

Assumed Development Capacity: The site is 27 acres, and surface parking occupies approximately 19 acres. It is assumed that approximately 12 acres of surface parking could be developed with housing, at a proposed 46 units per acre, resulting in 441 units, exclusive of a density bonus. Because of the ample development potential and therefore ability to achieve economies of scale, Table 2.6-5 projects 276 units at lower-income, 14 units at moderate-income, and 151 units at above-moderate-income.

Site 5 – Old Ranch Town Center (Rezoning Required)

Location: This multi-address retail center is on the east side of Seal Beach Boulevard, between the Old Ranch Country Club golf course and Plymouth Drive. (Figure 2-7)

Size: 26 acres (Developable acres: 8.3 acres)

Current Use: Retail center including stores such as Target and Ralph’s supermarket.

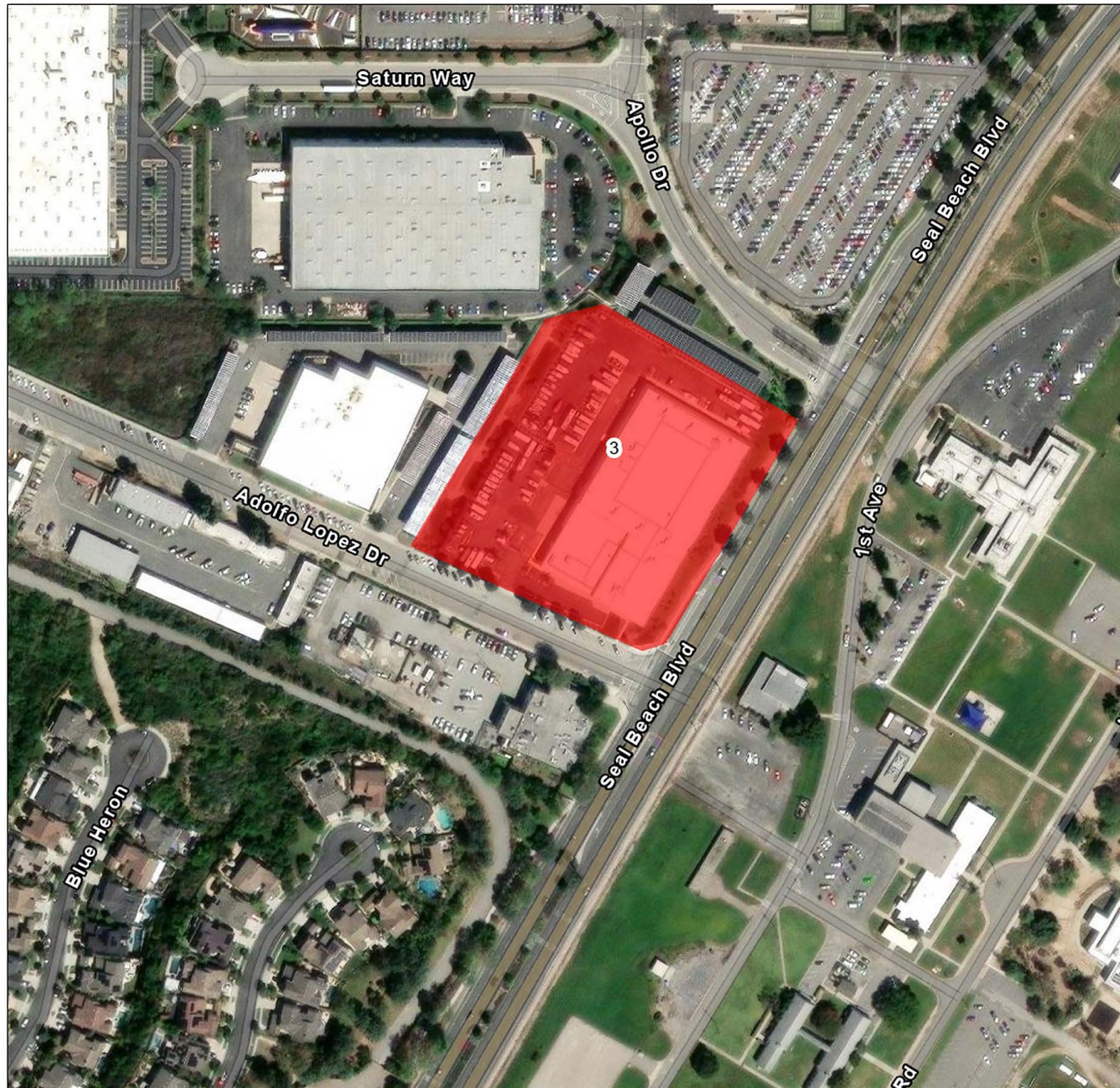
Current Zoning: General Commercial (GC)

Reason For Selection: Similar to the Shops at Rossmoor, the Old Ranch Town Center has a significant amount of underutilized parking, and primarily big box uses. The addition of housing to this site is feasible as it is immediately adjacent to goods and services, has excellent access along a major thoroughfare, and can integrate well with the scale of the existing development, bolstering retail uses with on-site residents. The improvement to land value ranges by parcel, with the largest parcel at 0.95 and the second largest parcel at 0.07, demonstrating ripeness for additional development.

Assumed Development Capacity: It is assumed approximately 8.3 acres of the surface parking lot of the center could be developed or redeveloped with housing uses, creating a mixed-use environment at 46 units per acre, for a total of 306 units. Because of the ample development potential and therefore ability to achieve economies of scale, as well as density over 30 dwelling units per acre, Table 2.6-5 projects 258 units at lower-income and 48 at moderate-income. Due to its proximity to the Joint Forces Training Base, all residential units would be conditioned to meet interior noise level standards of 45 decibels, however, this is not an obstacle to development as this is also the standard in the California Building Code. Housing currently exists to the north and northeast of the site, also adjacent to the Joint Forces Training Base.



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■ Housing Opportunity Site



Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
2. Data Sources: City of Seal Beach 2024.
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Project Location
City of Seal Beach,
California

Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project 2042045000

City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.

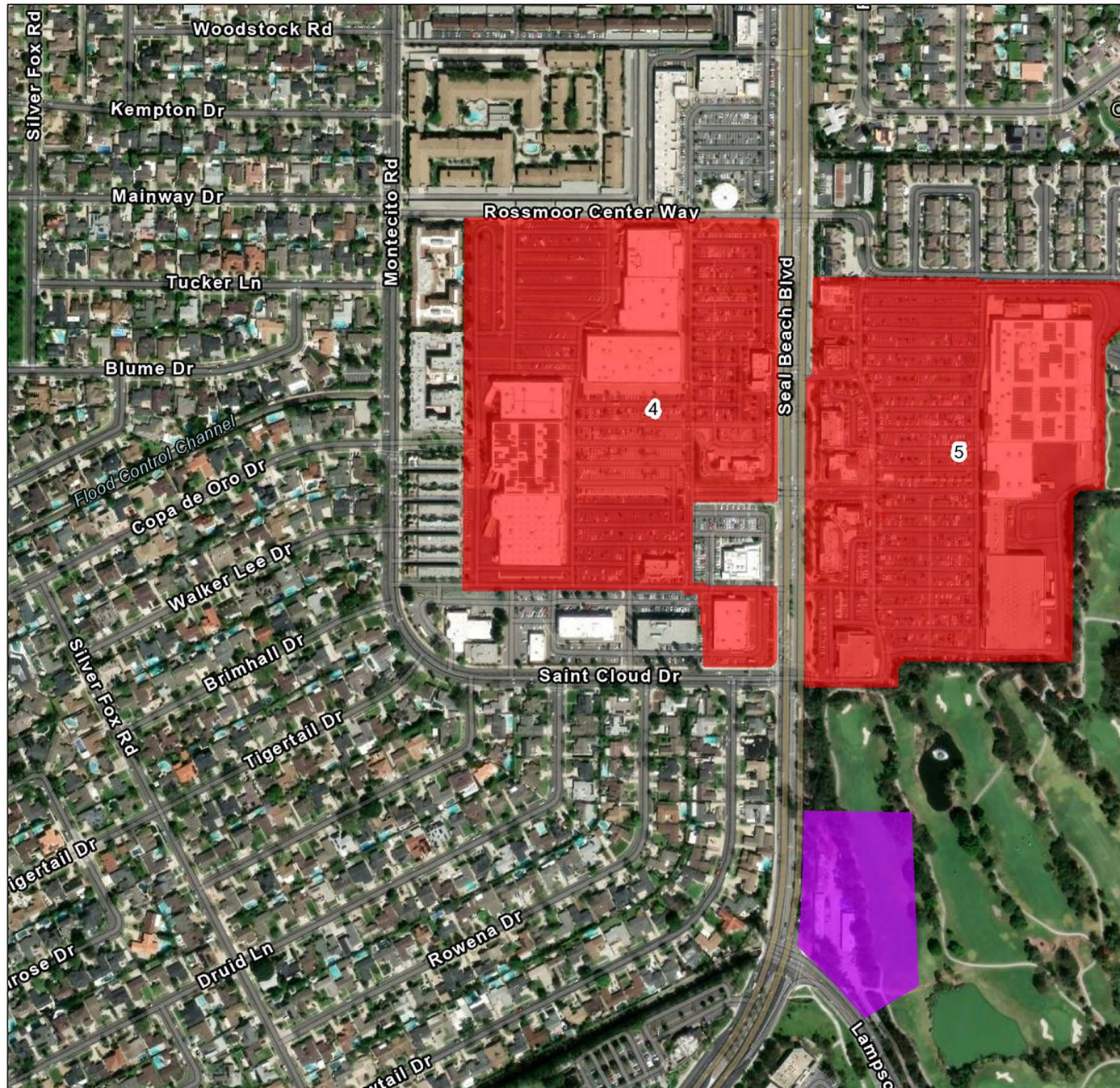
2-5

Title

**Housing Opportunity Site 3 -
Accurate Storage**

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- Housing Opportunity Site
- Residential Component of the Old Ranch Country Club Specific Plan Project



Notes

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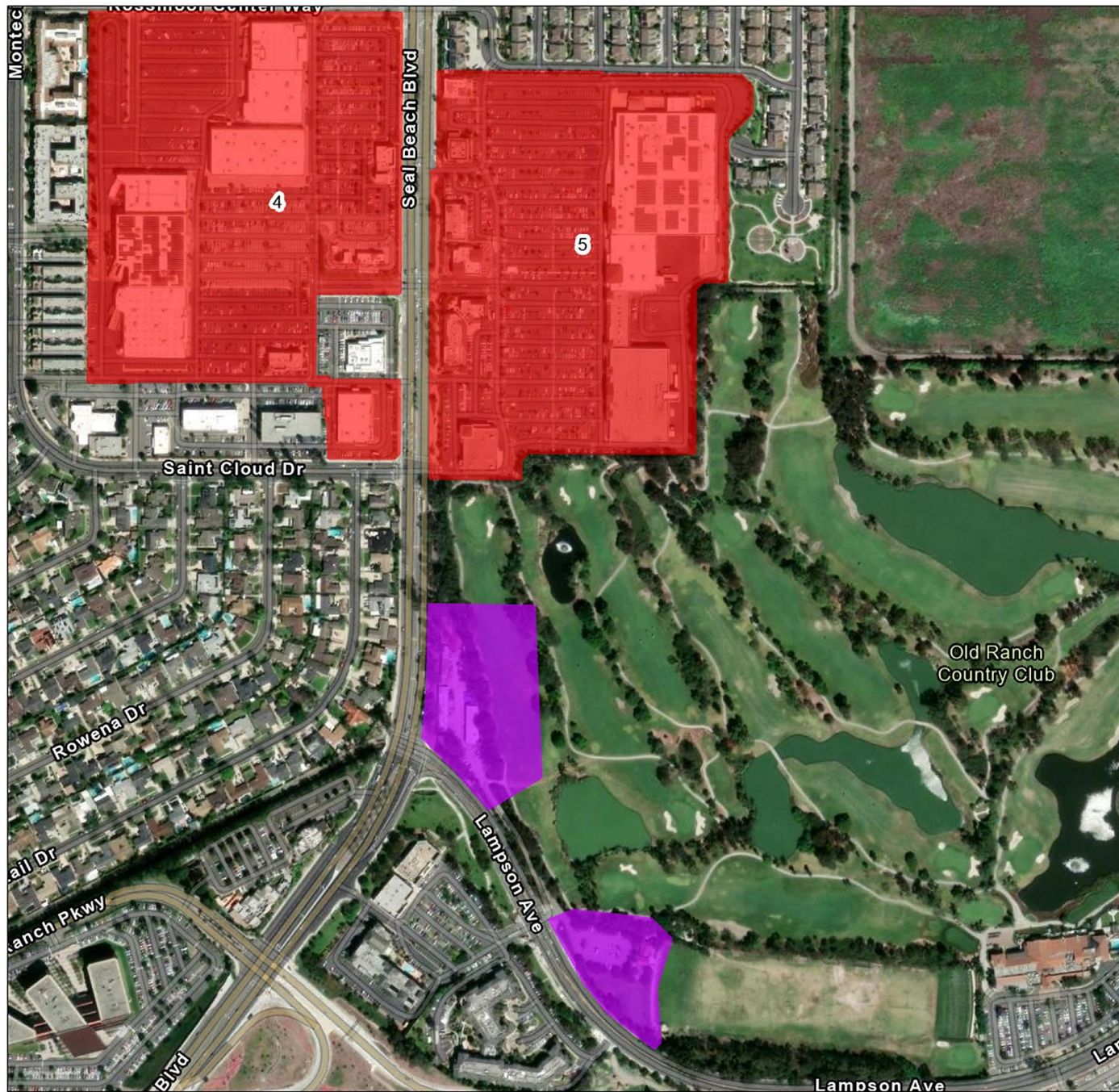
Project Location: City of Seal Beach, California
Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project: 20420405000

City of Seal Beach
Housing Element and Zoning Code Updates Project
Figure No.
2-6

Title
**Housing Opportunity Site 4 -
The Shops at Rossmoor**

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- Housing Opportunity Site
- Residential Component of the Old Ranch Country Club Specific Plan Project



Notes

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Project Location: City of Seal Beach, California
Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project: 2042045000

City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.
2-7

Title

**Housing Opportunity Site 5 -
Old Ranch Town Center**

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CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

Project Description

Site 6 – Seal Beach Plaza (Rezoning Required)

Location: This multi-address retail center is at the northwest corner of Seal Beach Boulevard and Westminster Avenue. Two churches and Leisure World are to the north and west, and generally the Naval Weapons Station surrounds the other sides. (Figure 2-8)

Size: 7 acres (Developable acres: 1.5 acres)

Current Use: Retail and office/service uses.

Current Zoning: Service Commercial (SC)

Reason For Selection: This site has a low improvement value to land value ratio at 0.72 and has experienced some large tenant turnover in the past, which could indicate a need to reposition the site for long-term success in the future. Similar to other retail plazas, it is underutilized with large parking areas. The site offers excellent access to goods and services, and augmenting the site with housing would benefit the on-site retailers. The adjacent Leisure World utilizes higher densities, and the Naval Weapons Station is immediately east, and is not a conflicting use.

Assumed Development Capacity: This site can be redeveloped entirely or partially as a mixed-use project. Assuming that residential uses are developed on 1.5 acres of surface parking at the site at a base density of 46 du/acre, 55 moderate-income units could be accommodated following adoption of a new mixed-use zoning district.

Site 7 – Seal Beach Center (Rezoning Required)

Location: This retail plaza is located on Pacific Coast Highway, between Balboa Drive and Bolsa Avenue. It is directly across the Pacific Coast Highway from Main Street, the commercial core of the Old Town and Marina Hill areas. (Figure 2-9)

Size: 9 acres (Developable acres: 2.7 acres)

Current Use: The center consists of two anchor stores, a Pavilions supermarket and a CVS Pharmacy, along with several smaller retail and restaurant tenant spaces.

Current Zoning: Service Commercial (SC)

Reason For Selection: This site has an improvement value to land value ratio of 0.72, indicating it is underutilized and could perform to a higher capacity. Its location provides excellent walkability and access to goods and services, including an elementary school. A small mixed-use project could be undertaken using available parking and redeveloping portions of the site with housing above retail. Moreover, the property representatives have expressed an interest in mixed use as a future possibility to increase site utility.

Assumed Development Capacity: With a mixed-use zoning allowing up to 46 units per acre, and 2.7 acres of surface parking, the capacity would be 99 above-moderate units without using a density bonus.



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■ Housing Opportunity Site



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Project Location
City of Seal Beach,
California

Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project 20420045000

City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.

2-8

Title

**Housing Opportunity Site 6 -
Seal Beach Plaza**

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- Housing Opportunity Site
- Main Street Program



Notes

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Project Location
City of Seal Beach,
California

Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project 204206500

City of Seal Beach
Housing Element and Zoning Code Updates Project
Figure No.

2-9

Title

**Housing Opportunity Site 7 -
Seal Beach Center**

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

Project Description

Site 8 – 99 Marina (Rezoning Required)

Location: 99 Marina Drive, northeast of Marina Drive and First Street intersection. (Figure 2-10)

Size: 4.3 acres (Developable acres: 3 acres)

Current Use: Vacant. At some point, a handball court was constructed on the western edge of the property and the City maintains a small section of the property around the court primarily for safety reasons as the court is located adjacent to a public park.

Current Zoning: Oil Extraction (OE)

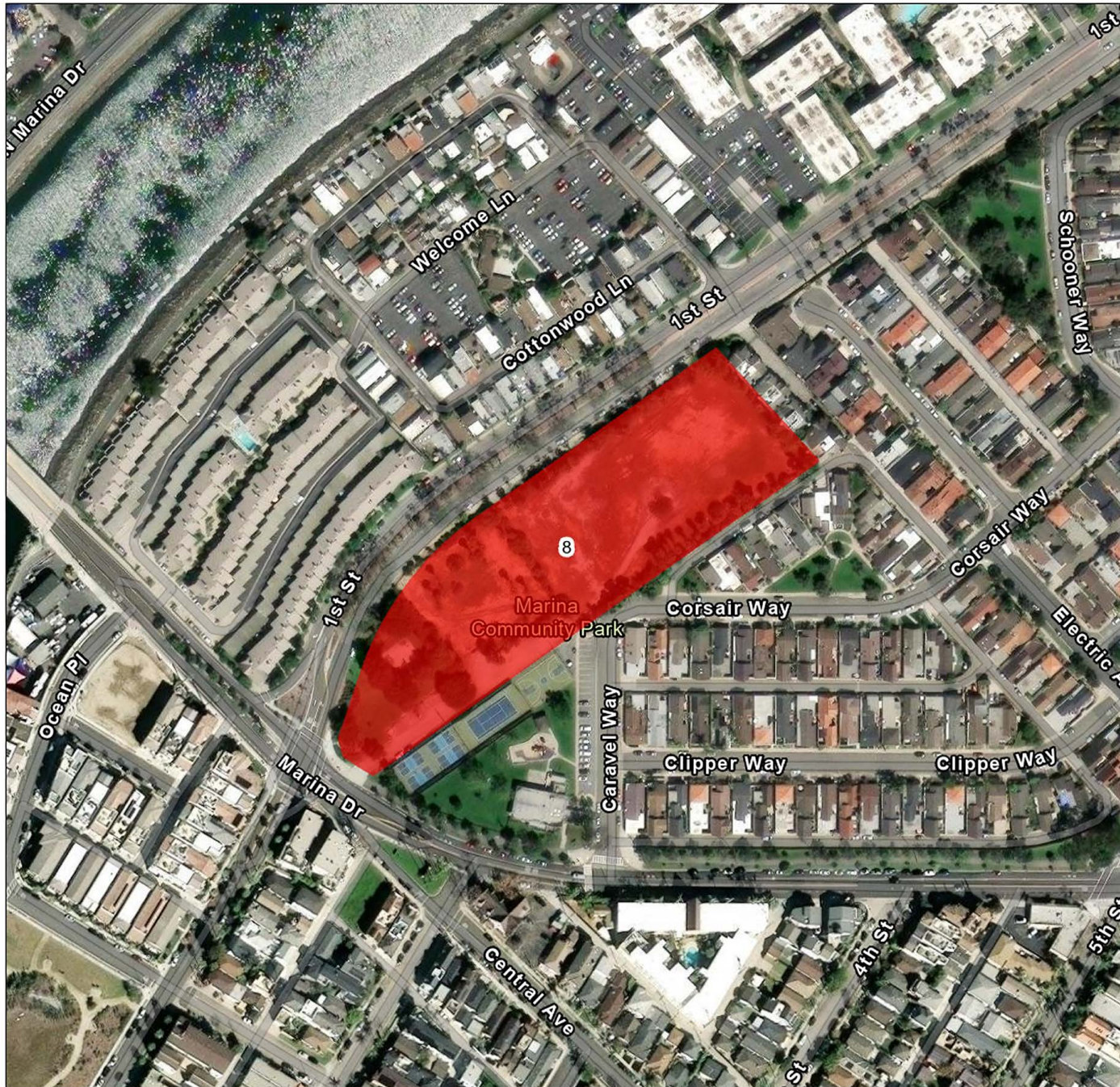
Reason For Selection: Previously a site that supported oil extraction in the area, the current owners (Exxon and Chevron) are actively marketing the property. Based on inquiries received by City staff from potential buyers, as well as the surrounding residential uses, housing development makes the most sense and is generally expected by the community.

Assumed Development Capacity: A density of 33 units per acre is proposed at this site to meet the 30-du/ac default density thresholds established under Government Code Section 65583.2(c)(3)(B)). However, this location may have additional development standards imposed by the Coastal Commission, similar to the adjacent development, where a portion of the site was left as open space. Thus, the total housing production expected at the site is 69 units, all of which are assumed to be above moderate, to be extremely conservative.

2.6.4 Housing Opportunity Sites Residential Development Potential

As shown in Table 2.6-5 below, redevelopment of underutilized sites could result in a total of approximately 129 new dwelling units, and potential rezone parcels could accommodate a total of approximately 1,036 new dwelling units. Based on this, by implementing the Project, in combination with the ADU projections and the pipeline project at Old Ranch Country Club, the City would be able to provide 1,339 additional dwelling units, thereby accommodating the 2021-2029 RHNA allocation (1,243 new dwelling units) and a buffer to demonstrate capacity for all income levels. The residential site development potential is shown in Table 2.6-5.





■ Housing Opportunity Site



Notes

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Project Location: City of Seal Beach, California
Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10

Client/Project: 204266500

City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.
2-10

Title
**Housing Opportunity Site 8 -
99 Marina Drive**

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

Project Description

Table 2.6-5: Housing Element Update Residential Development Potential Assumption

Site No.	Site Name	Developable Acres	Assumed Density (du/ac)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
Underutilized Sites							
1	1780 Pacific Coast Highway	0.25	15.26 (70 percent of max density)	--	4	--	4
2	Leisure World	5.5	22.54 (70 percent of max density)	--	125	--	125
<i>Total Units from Underutilized Sites</i>			--	--	129	--	129
Rezoned Sites							
3	Accurate Storage	1.8	36.8 (80 percent of max density)	--	--	66	66
4	The Shops at Rossmoor	12	36.8 (80 percent of max density)	276	14	151	441
5	Old Ranch Town Center	8.3	36.8 (80 percent of max density)	258	48	--	306
6	Seal Beach Plaza	1.5	36.8 (80 percent of max density)		55		55
7	Seal Beach Center	2.7	36.8 (80 percent of max density)	--	--	99	99
8	99 Marina Drive	3	33 (70 percent of max density)	--	--	69	69
<i>Total Units from Proposed Rezoning</i>			--	534	117	385	1,036
Total Units including Underutilized Sites and Rezone		35.05		534	246	385	1,165
Projected ADUs				5	2	--	7
Pipeline Projects (Old Ranch Country Club)				--	--	167	167



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

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Project Description

Site No.	Site Name	Developable Acres	Assumed Density (du/ac)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
Total Units including Underutilized Sites, Rezone Sites, Projected ADUs, and Approved/Entitled Projects				539	248	552	1,339

Source: City of Seal Beach 2021-2029 Housing Element Update, March 2024.

Potential units based on estimated development area.

The City's latest RHNA allocation calls for 1,243 new dwelling units, including 459 new units for residents in the low- and very low-income categories. In accordance with the "No Net Loss" provisions of SB 166, Housing Opportunity Sites inventory and site identification programs in the Housing Element Update includes sufficient sites to accommodate the City's RHNA allocation.

2.6.5 Other Sites

The other sites included within the RHNA allocation are the ORCC Pipeline Project and the Main Street Program. As noted in Section 2.5.3, the Housing Element Update includes the Main Street Program which would modify the Main Street Specific Plan to allow for residential units to be developed above the ground floor for buildings located within the Main Street Specific Plan area (Figure 2-11). The Housing Element Update assumes two dwelling units would be proposed and permitted within the Main Street Specific Plan area during the Housing Element Update's planning period.

The residential component of the ORCC Specific Plan Project is identified by the Housing Element Update as a pipeline project. The 167 dwelling units that are proposed as part of the ORCC Specific Plan Project can be counted toward the City's overall RHNA requirement. Therefore, the residential component of the ORCC Specific Plan Project is being evaluated programmatically within this EIR. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.



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- Housing Opportunity Site
- Main Street Program



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Project Location
City of Seal Beach,
California
Prepared by KDLP on 2025-03-10
IR by JW on 2025-03-10
Client/Project
City of Seal Beach
Housing Element and Zoning Code Updates Project
Figure No.
2-11
Title
Main Street Program

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2.7 PROJECT ASSUMPTIONS AND PROJECTIONS

2.7.1 Maximum Buildout Scenario

Though the Housing Element provides conservative assumptions of the Housing Opportunity Sites' development potential, for the purposes of this EIR, the EIR analyzes full potential scenario buildout conditions to ensure that if the Housing Opportunity Sites were developed at 100 percent capacity of the allowed maximum density, the potential environmental effects resulting from 100 percent buildout are analyzed and if applicable, mitigated, in the EIR document. If the eight Housing Opportunity Sites were built out at the maximum density allowed, the underutilized sites could result in a total of approximately 182 new dwelling units, and rezoned parcels could accommodate a total of approximately 1,309 new dwelling units. Additionally, though the Initial Study assumed that buildout for the Main Street Specific Plan area would allow for development of up to 163 new dwelling units, it is unlikely that 100 percent buildout within the Main Street Specific Plan area would occur and therefore, for the purposes of this EIR, the analysis contained herein assumed the development for the Main Street Specific Plan area as a result of the Main Street Program at 70 percent of maximum buildout resulting in the potential for 115 new dwelling units to be developed within the Main Street Specific Plan area. Finally, the analysis within this EIR assumes buildout of 100 percent of the proposed dwelling units at the ORCC Specific Plan Project site, totaling approximately 167 units. Therefore, the analysis contained herein assumed buildout under the proposed project to result in the potential for 1,773 new dwelling units (1,491 dwelling units from the eight Housing Opportunity Sites, 115 dwelling units from the Main Street Program, and 167 from ORCC Specific Plan Project) to be developed within the City.

Therefore, this EIR analyzes the potential maximum buildout conditions for the Housing Opportunity Sites and 70 percent of maximum buildout for the Main Street Specific Plan area that could result from implementation of the Housing Element and Zoning Code Update resulting in buildout of a total of 1,606 new dwelling units. The potential impacts resulting from the 167 dwelling units from the residential component of the ORCC Specific Plan Project is evaluated at a programmatic level within this EIR but is discussed separately from the Housing Opportunity Sites and Main Street Program in the analysis. See Table 2.7-1 below for a breakdown of the maximum buildout conditions for each of the eight Housing Opportunity Sites and potential buildout for the Main Street Program at 70 percent of the maximum allowable buildout.

Table 2.7-1: Buildout Conditions Utilized in CEQA Analysis

Site No.	Site Name	Developable Acres	Maximum Density (du/ac)	Total Units
Underutilized Sites				
1	1780 Pacific Coast Highway	0.25	21.8	5
2	Leisure World	5.5	32.2	177
<i>Total Units from Underutilized Sites</i>				182
Rezoned Sites				
3	Accurate Storage	1.8	46	83



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

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Site No.	Site Name	Developable Acres	Maximum Density (du/ac)	Total Units
4	The Shops at Rossmoor	12	46	552
5	Old Ranch Town Center	8.3	46	382
6	Seal Beach Plaza	1.5	46	69
7	Seal Beach Center	2.7	46	124
8	99 Marina Drive	3	33	99
<i>Total Units from Proposed Rezoning</i>				<i>1,309</i>
Total Units including Underutilized Sites and Rezone		35.05	--	1,491
Other Sites				
Main Street Program*		9.2	--	115
Old Ranch Country Club		4.0	-	167
Total Units under Buildout		49.25		1,773

* The Housing Element Update assumes under the Main Street Program, two dwelling units would be proposed and permitted within the Main Street Specific Plan area during the Housing Element Update's planning period. However, based on a 70 percent buildout scenario of the 163 total dwelling units identified in the Initial Study for the Main Street Specific Plan area, 115 dwelling units is the assumed buildout condition under the Main Street Program for the purposes of CEQA.

2.7.2 Buildout Projections for Future Site Development

A "project" as defined by CEQA Guidelines Section 15378(a) "means the whole of an action, which has a potential for resulting in either a direct physical change in the environment" or a reasonably foreseeable indirect physical change in the environment." The Project is comprised of eight Housing Opportunity Sites for future development to meet the City's allocation of 1,243 dwelling units in the 6th Cycle RHNA; it does not propose any site development on a Housing Opportunity Sites. Future development could occur on these Housing Opportunity Sites, if ultimately included within the Housing Element, as local conditions dictate with timing at the discretion of each individual property owner.

The Project is ultimately implementing the Housing Element Update. Therefore, this EIR evaluates implementation of the Housing Element Update at the maximum buildout potential scenario and the potential environmental impacts that would result, including establishment of eight Housing Opportunity Sites and a new zoning designation, as well as rezoning of parcels, resulting in increased densification and intensification of residential uses.

Future developments are evaluated in this EIR at a programmatic level based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Additional project-level analysis of the potential impacts resulting from future developments discussed within the Housing Element Update would be speculative at this time. Therefore, a programmatic level analysis is appropriate.

Future Development Constraints

Future developments facilitated by the Housing Element could be constrained by market conditions or various environmental conditions or impacts. Market constraints on potential future developments are



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created by environmental and regulatory frameworks that reduce the potential profitability of housing development. Environmental constraints on potential future developments are created by the time, effort, and costs associated with mitigating environmental impacts.

Where environmental impacts are significant and unavoidable, pursuant to CEQA Guidelines Section 15093, the City Council would be asked to balance, as applicable, the economic, legal, social, technological, or other benefits of the Housing Element Update against its unavoidable environmental risks when determining whether to approve the Housing Element Update. It is noted, as discussed above, in accordance with the CEQA Guidelines, all later activities in the Housing Element Update program will be examined in the light of this EIR to determine whether an additional environmental document must be prepared. For example, a Housing Opportunity Site may require additional environmental documentation and analysis in the event that the housing types proposed on the site change.

Future Development

Future projects proposed under the Housing Element would be required to adhere, as applicable, to CEQA mitigation measures identified in this EIR's Mitigation Monitoring and Reporting Program for the site to develop consistent with the Housing Element Update's purpose and to avoid or lessen any potentially significant environmental impacts.

Future housing projects may tier from this EIR or a finding may be made that sufficient environmental clearance occurred with this EIR (CEQA Guidelines Sections 15152, 15162 and 15168). This EIR comprehensively considers a series of related projects with the intent to streamline subsequent review of future development projects consistent with the Housing Element's intent.

Future developments facilitated by the Housing Element Update programs would be subject to subsequent environmental and other discretionary review and permitting. Specifically, design review and subsequent discretionary review would be required for most subdivision map actions. Subsequent discretionary actions must be examined in the light of this EIR to determine whether an additional environmental documentation needs to be prepared. Future development projects on the Housing Opportunity Sites would be required to go through the City's established entitlement process.

2.8 PROJECT OBJECTIVES

In accordance with CEQA Guidelines Section 15124, the following primary objectives support the project's purpose, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this EIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary.

- Protect and improve quality of life for current and future residents.
- Encourage new housing for households at all income levels and for households with a range of diverse housing needs.
- Amend land use standards and designations in the City's Zoning Code, Specific Plans.



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

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Project Description

- General Plan as needed to comply with state law and meet the required Regional Housing Needs Allocation.
- Remove undue constraints on new housing development, including for affordable housing development.
- Affirmatively further fair housing.

2.9 INTENDED USES OF THE PROGRAM EIR

2.9.1 List of Permits and Other Approvals

The proposed Project evaluated in this EIR is comprised of implementation of the Housing Element Update and establishment of eight Housing Opportunity Sites and a new zoning designation, as well as rezoning of parcels, resulting in increased densification and intensification of residential uses. The Project does not propose any site development on the Housing Opportunity Sites. Future development would occur on the Housing Opportunity Sites, if ultimately included within the Housing Element, and as market conditions allow at the discretion of the individual property owners. The anticipated permits, approvals and consultation required for the Project include:

- Certification of CEQA document
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of the Findings of Fact and Statement of Overriding Considerations (if applicable)
- Change of Zone
- Seal Beach Municipal Code, Zoning Code Amendment

In addition to the amendments included as part of the Project, approval of various General Plan and Seal Beach Municipal Code Title 11 amendments may be required for the Housing Opportunity Sites ultimately included in the Housing Element, and ancillary amendments to other planning documents, as necessary for clarification and consistency purposes.

2.9.2 List of Agencies

It is anticipated that approval of the Housing Element Update from the following agencies will be required: City of Seal Beach Planning Commission, City of Seal Beach City Council, and HCD. Likewise, the City of Seal Beach City Council would certify and adopt this Housing Element Update EIR.

