



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

AGENDA ITEM 2

February 17, 2022

TO: Commissioners/Alternates

FROM: Lea U. Choum, Executive Officer

SUBJECT: City of Seal Beach Request for Consideration of Housing Element Update (2021-2029)

Background

The City of Seal Beach has submitted its 2021-2029 Housing Element Update ("Update") for a consistency review. The Update identifies and analyzes the City's existing and projected housing needs and contains goals, policies, objectives, and programs to address those needs. The City's Housing Element was last updated in October 2013, which covered the years 2014 to 2021. It was not submitted to ALUC for a consistency determination.

The Housing Element is one of the seven mandatory elements of the General Plan. Section 65583 of the Government Code sets forth the specific requirements of a jurisdiction's housing element. Included in these requirements are obligations of local jurisdictions to provide for their "fair share" of the regional housing needs. This fair share is determined through the Regional Housing Needs Assessment (RHNA) process which in Orange County is facilitated by the Southern California Association of Governments (SCAG). For the 2021 to 2029 planning period, the City of Seal Beach was allocated a total of 1,243 housing units, including 258 for very low-income, 201 for low-income, 239 for moderate-income, and 545 for above-moderate income households.

The City of Seal Beach is south of and adjacent to Joint Forces Training Base (JFTB) - Los Alamitos and most of the city is within the Notification/Planning Area. (See Attachment 1).

The City submitted the Draft Housing Element Update to California Housing and Community Development (HCD) in October 2021, and has held the following public hearings:

Planning Commission
City Council

January 18, 2022
February 7, 2022 (Approved 4-1)

AELUP for JFTB Los Alamitos Issues

Regarding Aircraft Noise Impacts

The January 2022 Housing Element Update includes two new housing sites partially within the 60 dB CNEL for JFTB Los Alamitos (See Attachment 2). The Old Ranch Town Center is shown as Site 2 and would accommodate up to 200 housing units and the Old Ranch Country Club is shown as Site 3 and would accommodate up to 120 units.

The *AELUP for JFTB Los Alamitos* states that residential uses within the 60 dB CNEL/Noise Impact Zone 2 is “Normally Consistent,” but that the “noise impact in this area is sufficient to require sound attenuation as set forth in the California Noise Insulation Standards, Title 25, California Code of Regulations.” The Commission strongly recommends that residential units be limited or excluded from this area unless sufficiently sound attenuated. The AELUP states, “the residential use interior sound attenuation requirement shall be a CNEL value not exceeding an interior level of 45 dB. In addition, it is recommended that all designated outdoor common or recreational areas within Noise Impact Zone 2 provide outdoor signage informing the public of the presence of operating aircraft.”

The Noise Element of the Seal Beach General Plan contains the following actions “the City should consider” related to noise and land use planning:

“Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise referral zones (areas exposed to noise levels greater than 60 CNEL) can be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included such that the standards contained in this Element or the ordinance is met.”

“Aircraft noise standards shall be enforced by the local Airport Environs Land Use Plan (AELUP), which is regulated by the local Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA).”

As stated in the AELUP, for noise sensitive uses, the Commission recommends a posting of: “NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

Regarding Height Restrictions

The City’s Housing Element Update has identified proposed housing sites that are within the Federal Aviation Administration (FAA) Federal Aviation Regulations (FAR) Part 77 Obstruction

Imaginary Surfaces for JFTB Los Alamitos (see Attachment 3). The horizontal obstruction imaginary surface above JFTB Los Alamitos is at an elevation of 182.4 feet above mean sea level (AMSL). Transitional, approach and conical surfaces vary in elevation and are addressed below for each of the proposed housing Sites 1 through 9. Maximum building heights allowed by the City's Zoning Code (<http://www.qcode.us/codes/sealbeach/>) for residential districts vary from 25 to 35 feet above ground level (AGL), and the height limit in the City's mixed use zone (which may include residential uses) is 35 feet. The City has identified in its Update submittal that development heights are, and will continue to be, consistent with the JFTB imaginary surfaces restrictions to ensure public safety.

The Land Use Element of the Seal Beach General Plan includes information on both the *AELUP for JFTB Los Alamitos* and the Department of Defense *Air Installation Compatible Use Zone (AICUZ) Study*. The Land Use Element includes the following policies related to JFTB:

“Evaluate proposed uses for the Old Ranch Towne Center and Rossmoor Center for compatibility with adjacent residential uses and Los Alamitos JFTB operations.”

“Discourage further encroachment onto the Los Alamitos JFTB flight path.”

Additionally, the City's Safety Element states:

“Structures within the City should not exceed the elevations defined in the Federal Aviation Regulations (FAR), Part 77 – “Objects Affecting Navigable Air Space,” as applicable to the Los Alamitos Joint Forces Training Base. These regulations are the guidelines that describe the ultimate heights of structures under the “imaginary surfaces” and would be used for determining if a proposed structure is an “obstruction” (refer to Figure S-2 – AELUP Height Restrictions Zone for JFTB.”

“All developments within the City will be subject to the FAR Part 77 Notice Requirements. The sponsor of any project that requires the filing of notification with the Federal Aviation Administration shall provide copies of the completed FAA form 7460-1 or 7480-1 to the Director of Development Services and to the Executive Director of the Airport Land Use Commission. The City will incorporate the findings of the Airport Land Use Commission and the FAA into its decision-making process as it pertains to individual projects.”

Please refer to Attachment 3 to view the locations of proposed housing Sites 1 – 9 within the FAR Part 77 imaginary surfaces. The sites are as follows:

Site 1 - 400 Units

The approximate ground elevation for Site 1 (The Shops at Rossmoor) is 15 feet AMSL and the horizontal imaginary obstruction surface would be penetrated at 182.4 feet AMSL. The City's maximum building height of 35 feet AGL would not penetrate the imaginary surface in this location.

Site 2 - 200 Units

Site 2 (Old Ranch Town Center) has an approximate ground elevation of 21 feet AMSL and the imaginary transitional surface would be penetrated at 174.6 AMSL. The City's maximum building height of 35 feet AGL would not penetrate the imaginary surface in this location.

Site 3 - 120 Units

Site 3 (Old Ranch Country Club) is under the approach surface with an approximate ground elevation of 24 feet AMSL. The imaginary surface at this location would be penetrated at approximately 114 feet AMSL. The City's maximum building height of 35 feet AGL would not penetrate the imaginary surface in this location.

Site 4 - 150 Units

A large portion of Site 4 (Leisure World) is under the approach surface. Approximate ground elevation in this area is approximately 12 feet AMSL. The approach surface at the nearest point to the end of runway would be penetrated at approximately 180 feet AMSL. A smaller portion of Site 4 is within the conical obstruction surface, which would be penetrated at approximately 250 feet AMSL. With the City's maximum building height of 35 feet AGL, proposed housing would not penetrate either the approach or conical imaginary surfaces within Site 4.

Site 5 - 75 Units, and Site 6 - 59 Units

Site 5 (Seal Beach Plaza) and Site 6 (Accurate Storage) are both within the conical obstruction surface with ground elevations of approximately 10 feet and 36 feet AMSL, respectively. The imaginary obstruction surface above Site 5 is at approximately 300 feet AMSL, and above Site 6 at approximately 400 feet AMSL. The City's maximum building height of 35 feet AGL would not penetrate the imaginary surface in either of these locations.

Site 7 – 40 Units, Site 8 - 120 Units, and Site 9 - 150 Units

The imaginary surfaces above Sites 7 (Main Street) and 8 (Seal Beach Center) are at elevations above 350 feet AMSL and would not be penetrated by building height maximums of 35 feet AGL. Site 9 (Navy Site) is not under an imaginary obstruction surface for JFTB Los Alamitos.

Regarding Safety

JFTB Los Alamitos has established Clear Zones (also referred to as a Runway Protection Zones). These Clear Zones (as shown on Attachment 2) are trapezoidal areas located at each end of the runway. Clear Zones are limited primarily to airport and open space uses. No buildings intended for human habitation are permitted in Clear Zones. The Clear Zones for JFTB Los Alamitos are completely within the JFTB boundaries.

Aircraft operations at JFTB include use of both fixed wing aircraft and helicopters. General flight route information for JFTB Los Alamitos is provided in Attachment 4. This exhibit was prepared for JFTB in conjunction with an Environmental Assessment in June 2021, and is included for informational purposes only. As noted in the height restrictions discussion above, proposed housing Sites 3 and 4 are located under the approach surface for JFTB Los Alamitos (shown on Attachment 3). Although building heights in these areas may not penetrate imaginary surfaces, the Commission has historically recommended against residential uses under an

approach corridor. Site 3 is approximately 3,040 feet from the end of JFTB's main runway 4R and would accommodate up to 120 housing units. Site 4 is approximately 6,670 feet from the end of the main runway and would accommodate up to 150 additional units.

Regarding Heliports

The development of heliports is not proposed within the Housing Element Update, therefore consistency with the *AEUP for Heliports* was not reviewed.

Other Considerations

In August 2017, the Commission updated the *AEUP for JFTB Los Alamitos*. Following the approval, the ALUC requested that the cities located within the airport planning area for JFTB Los Alamitos provide the ALUC with their general plans for review to ensure consistency with the updated AEUP per California Government Code Section 65302.3. ALUC staff reviewed the General Plan for the City of Seal Beach and provided the City with suggested General Plan Element revisions and additions to its Land Use, Safety, and Noise Elements (See Attachment 5). We suggested that at its next scheduled General Plan update that the City consider ALUC comments and return to the ALUC for a determination of consistency or inconsistency. Since the City has not updated their General Plan for Consistency with the *AEUP for JFTB Los Alamitos*, the City of Seal Beach remains an Inconsistent agency.

Additionally, as stated in Section 2.2 of the *AEUP for JFTB Los Alamitos*, "[t]he Commission may consider the utilization of criteria for protecting aircraft traffic patterns at this airport which may differ from those contained in FAR Part 77, should evidence of health, welfare, or safety surface sufficient to justify such an action."

Conclusion

Attachment 6 to this report contains the submittal letter and Housing Element Submittal Form and Checklist received from the City of Seal Beach. The Housing Element Update and supporting documents are also available on the City's website at:

https://www.sealbeachca.gov/Portals/0/Documents/6th%20Seal%20Beach%20Housing%20Element_Post%20PC%201.26.22.pdf?ver=2022-01-26-151735-877

ALUC staff has reviewed this project with respect to compliance with the *AEUP for JFTB Los Alamitos*, including review of noise, height and safety.

Recommendation

That the Commission find the proposed City of Seal Beach 2021-2029 Housing Element Update Inconsistent with the *AEUP for JFTB Los Alamitos* per:

1. Section 2.1.1 Aircraft Noise, that the "aircraft noise emanating from airports may be incompatible with general welfare of the inhabitants within the vicinity of an airport."

2. PUC Section 21674, (as referenced in Section 1.2 of the *AELUP for JFTB Los Alamitos*) which states that the Commission is charged by PUC Section 21674(a) “to assist local agencies in ensuring compatible land uses in the vicinity of ...existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses,” and PUC Section 21674(b) “to coordinate planning at the state, regional and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety and welfare.”
3. General Land Use Policies in Section 3.2.1 which states that “within the boundaries of the AELUP, and land use may be found to be Inconsistent with the AELUP which (1) Places people so that they are affected adversely by aircraft noise and (2) Concentrates people in areas susceptible to aircraft accidents.”

Respectfully submitted,



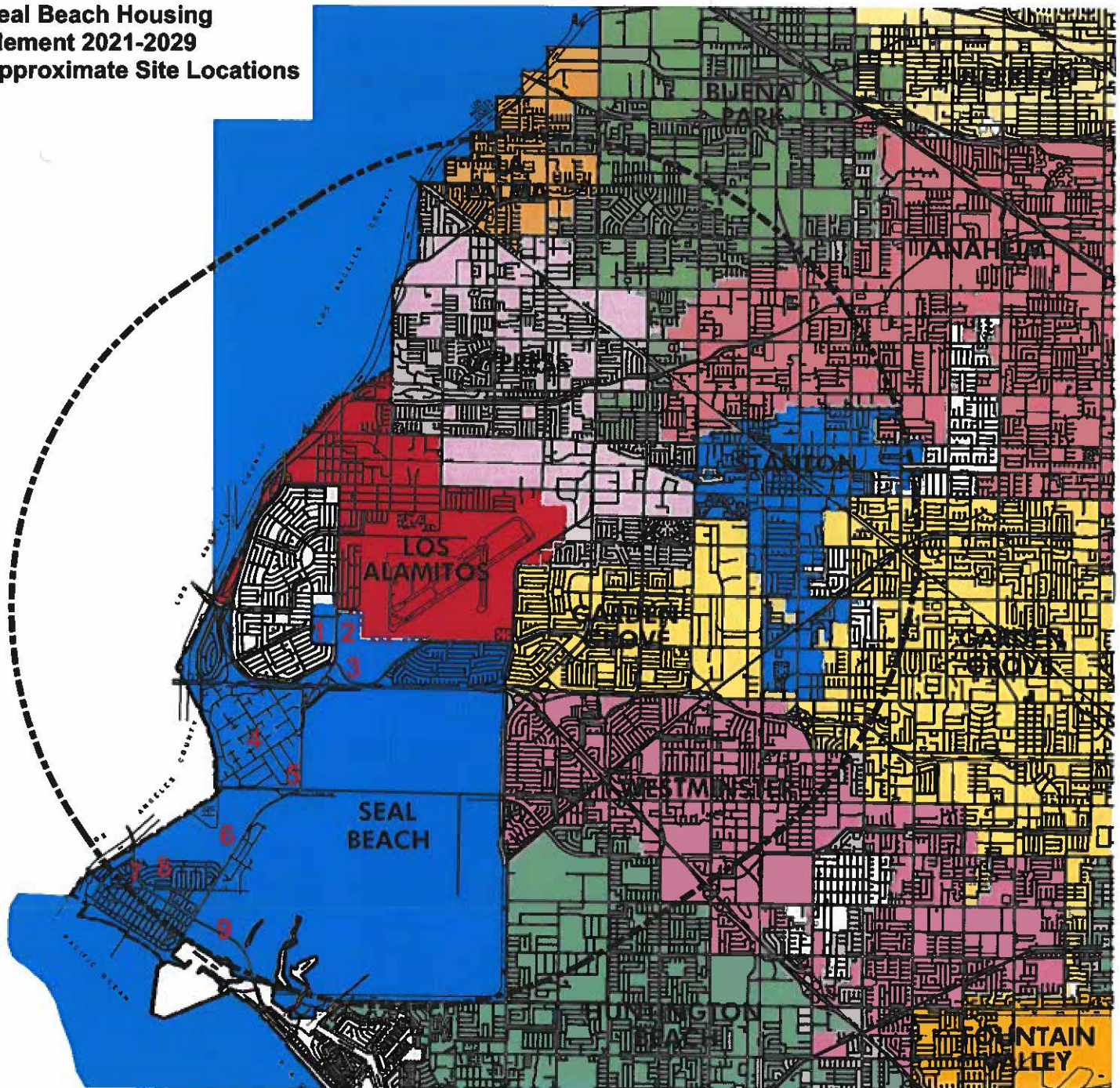
Lea U. Choum
Executive Officer

Attachments:

1. Notification Area for JFTB Los Alamitos
2. Impact Zones/Noise Contours for JFTB Los Alamitos
3. Housing Sites in relation to JFTB Obstruction Imaginary Surfaces
4. JFTB Los Alamitos Flight Pattern
5. ALUC August 21, 2018 Letter to Seal Beach
6. City of Seal Beach Letter and Submittal Form

Notification Area for JFTB

Seal Beach Housing
Element 2021-2029
Approximate Site Locations



Note: County Unincorporated areas are shown in white.

Exhibit D1

AELUP and FAR PART 77

Notification Area for JFTB Los Alamitos: 20,000' Radius at 100:1 Slope



LEGEND

- 20,000' Radius
- CITY BOUNDARIES

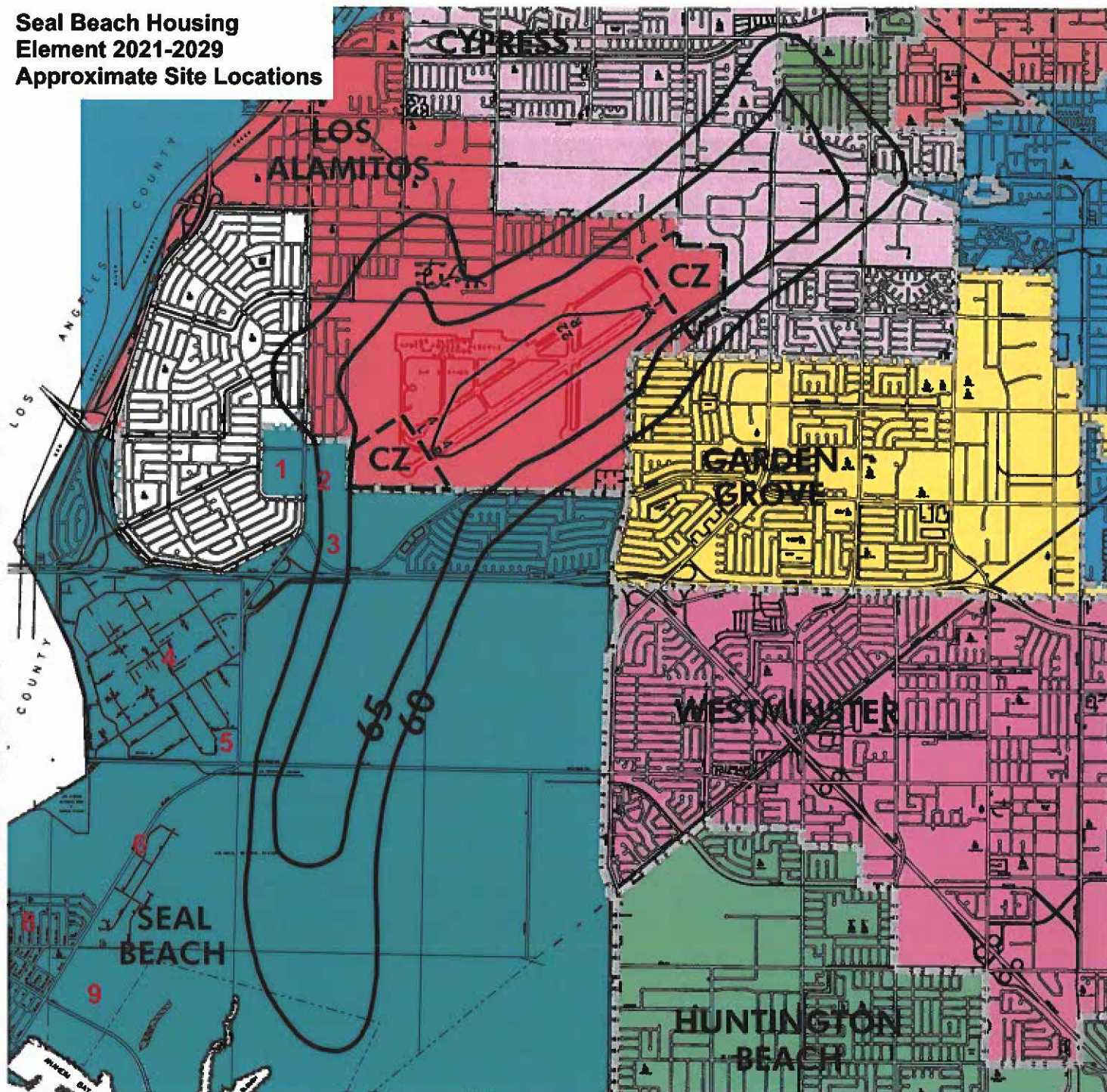
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 1

Kari A. Rigoni, Executive Officer Date

**Seal Beach Housing
Element 2021-2029
Approximate Site Locations**



Note: County Unincorporated areas are shown in white.

Los Alamitos Impact Zones Joint Forces Training Base



LEGEND

- 60— CNEL CONTOUR
- — — RUNWAY PROTECTION ZONE
- · — · — CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 2

Kari Rigoni Executive Officer

Date

Seal Beach Housing Element 2021-2029 Proposed Sites

Joint Forces
Training
Center

60

65

60

Old Ranch
Country
Club

Naval Weapons
Station
Seal Beach

Seal Beach
National
Wildlife Refuge

Noise Contours JFTB

65 CNEL

60 CNEL

Los Angeles
Orange

Gum Grove Park

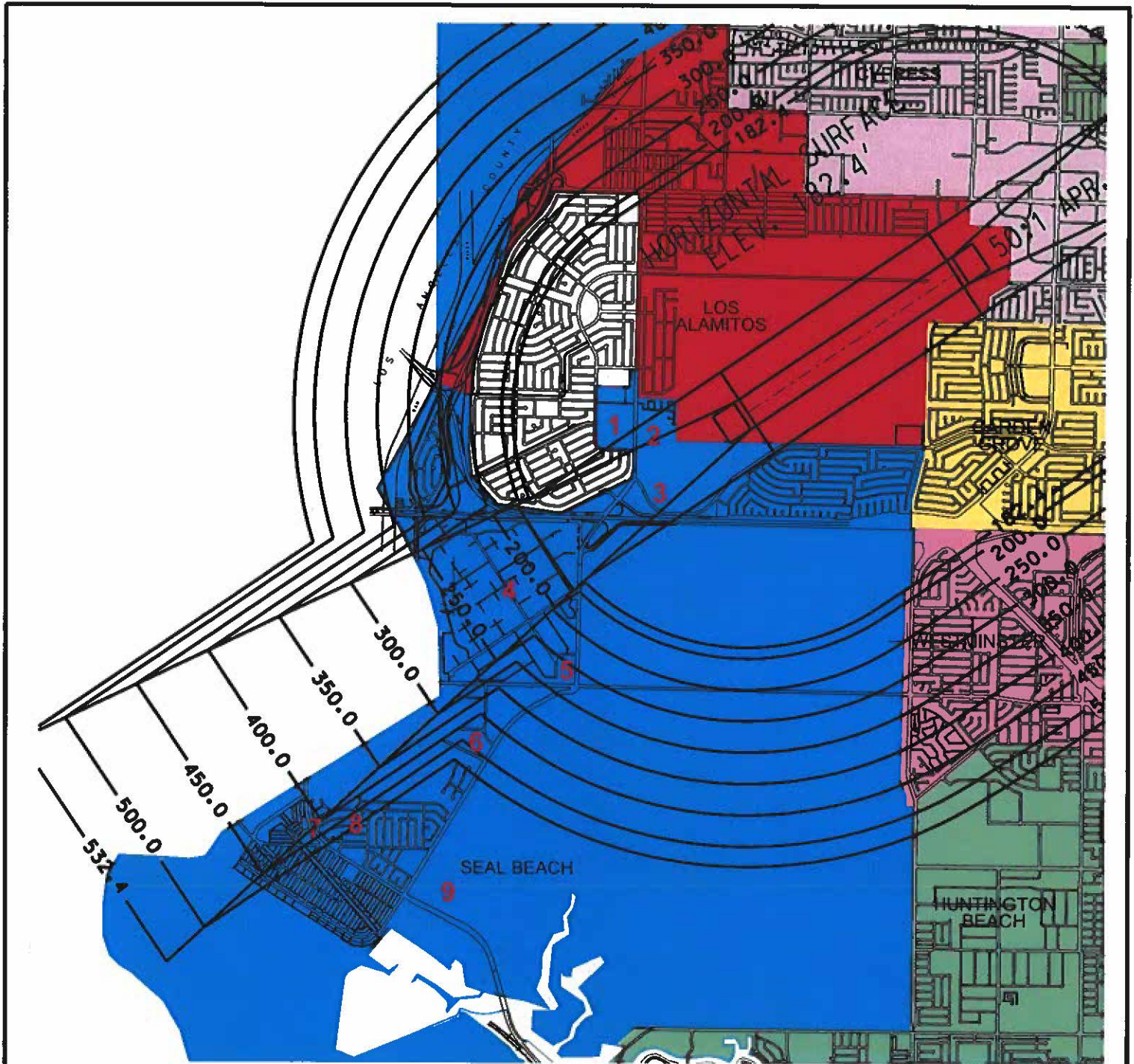
Seal Beach

Anaheim

0.6mi



AELUP Height Restriction Zone for JFTB, Los Alamitos



Note: County Unincorporated areas are shown in white.

FAR PART 77

JFTB, Los Alamitos Obstruction Imaginary Surfaces



LEGEND

- 20,000' Radius
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 3

Lea Choum

Executive Officer

Date

AELUP/12300SealBeach_losalipnotf.dgn

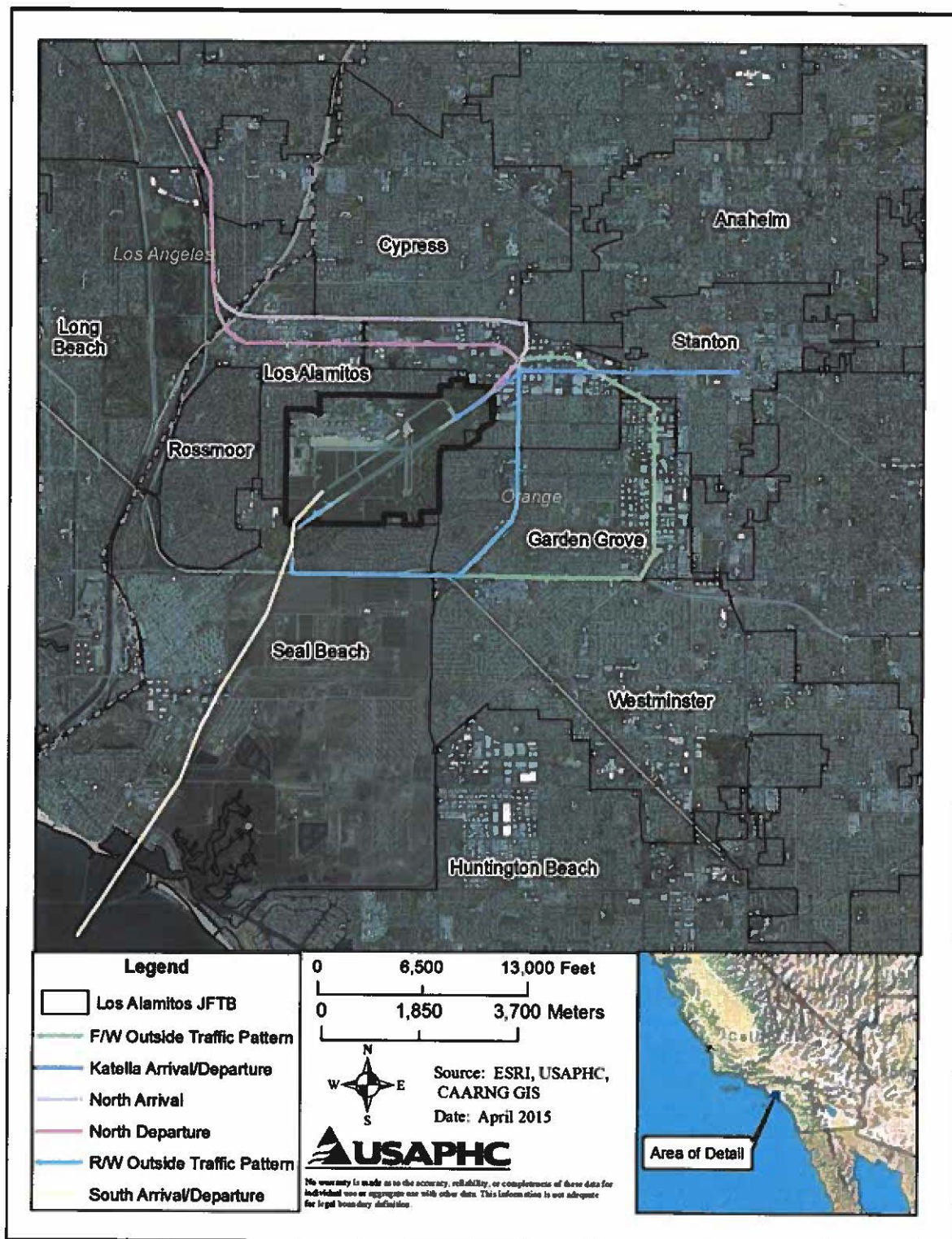


Figure 3-1. JFTB Los Alamitos Flight Routes



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

August 21, 2018

Ms. Crystal Landavazo, Interim Director
Department of Community Development
City of Seal Beach
Seal Beach, CA 90740

Subject: General Plan Consistency with *AELUP for JFTB, Los Alamitos*

Dear Ms. Landavazo:

As you know, the Airport Land Use Commission (ALUC) for Orange County updated the *Airport Environs Land Use Plan (AELUP) for Joint Forces Train Base (JFTB), Los Alamitos* on August 17, 2017. Following that approval, the ALUC requested that the cities located within the airport planning area for JFTB, Los Alamitos provide the ALUC with their general plans for review to ensure consistency with the updated *AELUP* per California Government Code Section 65302.3

California Government Code Section 65302.3 requires that general plans and applicable specific plans (zoning) be consistent with the *AELUP*, and the law further requires that such local plans be made consistent with an *AELUP* Amendment.

We appreciate receiving a copy of the City of Seal Beach General Plan and have reviewed the document for inclusion of the following information:

- Reference to the *AELUP for JFTB, Los Alamitos*
- Compliance with Federal Aviation Administration (FAA), Caltrans/Division of Aeronautics, and the ALUC with regard to policies and procedures associated with development within an airport planning area.
- A City referral policy to the ALUC
- Specify if Heliports/Helistops are permitted within the City's jurisdiction and, if permitted, inclusion of development criteria and reference to the requirements contained in the *AELUP for Heliports*.
- Address building height restrictions imposed by the FAA based upon Part 77 of the Federal Aviation Regulations

ATTACHMENT 5

- Development of noise criteria for protection from aircraft noise
- Discussion of safety impacts related to airport operation

Current General Plan Comments

Land Use Element

We appreciate and concur with the policy you have included in the Land Use Element related to JFTB Los Alamitos, which discourages further encroachment within the Los Alamitos JFTB flight path for the Old Ranch Town Center/Rossmoor Center. We recommend that the City also consider the following General Plan Land Use Element revisions and additions:

1. The Land Use Element contains language that states, "local planning programs must be consistent with any Airport Environs Land Use Plan (AELUP) adopted by an Airport Land Use Commission, unless specific findings are made that the local planning programs are consistent with the purpose of state airport planning law." We recommend revising this language to be specific to the AELUPs that are applicable to the City of Seal Beach, as follows:

"Local planning programs must be consistent with the *Airport Environs Land Use Plan (AELUP) for JFTB Los Alamitos* and the *AELUP for Heliports*, as adopted by the Airport Land Use Commission for Orange County, unless specific findings are made that the local planning programs are consistent with the purpose of state airport planning law."

2. Please add language stating that development proposals within the JFTB, Los Alamitos airport planning area *shall* utilize the *AELUP for JFTB, Los Alamitos* to ensure compatibility of land uses, building height and noise restrictions.
3. Please add language stating that development located within the Federal Aviation Regulation (FAR) Part 77 imaginary surfaces for JFTB Los Alamitos, the 60 CNEL and 65 CNEL contours and the AELUP notification area for JFTB, Los Alamitos shall comply with FAA FAR requirements.
4. Please include an ALUC referral policy stating that projects located within an airport planning area that require a general plan amendment or zone change (including e.g., specific plan amendments) may require a consistency review by the ALUC for Orange County.
5. If heliport development is allowed in your jurisdiction we recommend that the General Plan address compliance with the *AELUP for Heliports* by including the following language in the document:

"Proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. The City will

ensure that each applicant, seeking a Conditional Use Permit or similar approval for the construction or operation of a heliport or helistop, complies fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), by the Airport Land Use Commission for Orange County (ALUC) and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.”

Safety Element

The City of Seal Beach Safety Element states that the Los Alamitos Joint Forces Training Base is located to the north of the City boundary, and flight operations from the Training Base generally take off over the City of Seal Beach, resulting in a potential for aircraft emergency responses, particularly in the case of an aircraft accident. The element also refers to the Los Alamitos Impact Zone Exhibit from the *AEUP for JFTB, Los Alamitos*.

The Safety Element also states that structures within the City should not exceed the elevations defined in the Federal Aviation Regulations (FAR), Part 77- “Objects Affecting Navigable Air Space,” as applicable to the Los Alamitos Joint Forces Training base. These regulations are the guidelines that describe the ultimate heights of structures under the “imaginary surfaces” and would be used for determining if a proposed structure is an “obstruction” and refers to Figure S-2-AEUP Height Restriction Zone for JFTB.

Please note that with the amendment to the *AEUP for JFTB, Los Alamitos*, an exhibit of the FAR Part 77 Obstruction Imaginary Surfaces for JFTB, Los Alamitos has been added to the document. This exhibit was not available in the previous *AEUP*.

6. It is suggested that the City also include language in the Safety Element stating that structures within the City *shall* not exceed the elevations defined in the FAA FAR Part 77 imaginary surfaces for JFTB, Los Alamitos.
7. According to the *AEUP for JFTB, Los Alamitos*, buildings that rise to the height of the Horizontal Surface (150 feet above ground level (AGL)) will violate the established approach criteria for the primary runway at JFTB. The airspace above the Horizontal Surface is reserved for air navigation. We suggest that the General Plan use these height restrictions and imaginary surfaces when establishing development guidelines in the General Plan. When discussing maximum building heights, the General Plan should utilize North American Vertical Datum 1988 (NAVD88) or National Geodetic Vertical Datum of 1929 (NGVD29).

The element further states that all developments within the City will be subject to the FAR Part 77 Notice Requirements. The sponsor of any project that requires the filing of notification with the FAA shall provide copies of the completed FAA form 7460-1 or 7480-1 to the Director of Development Services and to the Executive Director of the Airport Land Use Commission. The City will incorporate the findings of the ALUC and the FAA into its decision-making process as it pertains to individual projects.

8. Please change references to the ALUC's "Executive Director" to "Executive Officer."
9. Please include language in the document stating that development proposals which include the construction or alteration of structures more than 200 feet above ground level, require filing with the FAA (FAR Part 77.9) and ALUC notification. Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of ALUC and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Depending on the maximum building heights that will be allowed in proposed project areas, the City may wish to incorporate a mitigation and condition of approval specifying the 200 feet threshold within the General Plan.

Noise

The Noise Element currently addresses that noise levels within the City are affected by overflights from military aircraft from JFTB, Los Alamitos and flights from Long Beach Airport. The General Plan contains Figure N-5 which show the noise contours for JFTB, Los Alamitos and states that the noise contours should be used as a guide for land use planning. The General Plan states that new developments will be permitted only if appropriate mitigation measures are included such that the standards contained in the Noise Element or the ordinance is met.

10. The current Noise Element includes Figure N-5 which show the noise contours for JFTB, Los Alamitos. We suggest adding another exhibit to the General Plan which shows the noise contours and the designated land uses contained in those contours. Only a portion of Seal Beach is located within the 60 and 65 CNEL noise contours for JFTB, Los Alamitos, however, the General Plan should evaluate the existing and proposed land uses located within these noise contours to ensure compatibility.
11. In addition to the above, the ALUC recommends including a policy in the General Plan stating that no new residential development shall be allowed within the 65 dBA CNEL noise contours for Joint Forces Training Base (JFTB) Los Alamitos.

We suggest that at your next scheduled general plan update you consider the above comments related to your Land Use, Safety and Noise Elements of the General Plan and return to the ALUC for a determination of consistency or inconsistency at that time. Should you like to meet on this matter or if you have any questions please contact ALUC Executive Officer Kari Rigoni at (949) 252-5284 or the ALUC staff planner Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com.

Sincerely,



Kari A. Rigoni
Executive Officer

City of Seal Beach



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

Via Email (alucinfo@ocair.com)

January 31, 2022

RECEIVED

FEB 01 2022

AIRPORT LAND USE COMMISSION

Lea Choum, Executive Officer
Orange County Airport Land Use Commission
3160 Airway Ave
Costa Mesa, CA 92626

SUBJECT: CITY OF SEAL BEACH 2021-2029 HOUSING ELEMENT SUBMITALL FORM

Dear Ms. Choum:

The City of Seal Beach (City) is pleased to submit the 2021-2029 Housing Element to the Orange County Airport Land Use Commission (ALUC) for review to determine consistency with the Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base Los Alamitos (JFTB).

Pursuant to State law, the City has prepared a Housing Element covering the planning period of 2021-2029. It contains an analysis of housing and population data, as well as an action plan designed to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation of 1,243 units. The Housing Element does not propose nor approve any specific development projects.

The City has identified 12 sites to accommodate the RHNA allocation, in addition to a small amount of accessory dwelling units. Of the 12 sites, several already allow residential uses either through a specific plan, planned development, or existing zoning. However, at this time, all but one are expected to require some modification in the zoning to achieve the densities necessary to meet the RHNA allocation. Rezoning of sites will be a subsequent action of the Housing Element Update.

As seen in Appendix B of the draft Housing Element, some of the identified sites are quite large, and the exact location of potential housing within the site isn't known with certainty at this time. This is particularly important as some of the sites have more than one applicable CNEL Noise Contour. Seal Beach staff has analyzed the maps available in the AELUP, and believes that while some housing sites may be located in the 60 CNEL Noise Contour, housing will not be developed in the 65 CNEL or greater contour areas.

As noted in Table 1 of the Airport Environs Land Use Plan for the Joint Forces Training Base, Los Alamitos, noise between the range of 60 to 65 decibels is conditionally consistent with residential uses. Within the conditionally consistent area, housing must

ATTACHMENT 6

City of Seal Beach



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

use sound attenuation as required by Title 25 of the California Code of Regulations to reduce interior noise to below the level of 45 decibels. The City maintains this same requirement. The 2015 Installation Compatible Use Zone Study further states that the Zone II areas (where noise sensitive uses are not recommended) do not extend beyond the installation boundary.

Additionally, some of the identified housing sites are within different contours of the Obstruction Imaginary Surfaces exhibit, contained in Appendix D of the AELUP. Development heights are regulated by the City's Zoning Code, which currently is, and will continue to be, consistent with the Imaginary Surfaces contours for public safety. As rezoning for new housing sites has not been completed, Zoning Code citations related to height for those sites cannot be provided at this time.

No new housing sites have been identified within the Accident Potential Zones or Clear Zones.

While every effort was made to submit all requested data, staff was unable to accurately map the different contours and boundaries contained in Appendix D of the AELUP within our internal geographic information system. An illustrative site map has been included for ALUC staff review.

Please don't hesitate to contact me with any questions at asmittle@sealbeachca.gov or (562) 431-2527 x1313.

Sincerely,

Alexa Smittle
Community Development Director

Enclosures:

- Housing Element submittal form
- Housing Element 2021-2029 (link)
- Housing Element 2013-2021 (link)
- General Plan Noise Element excerpt
- Illustrative site map and key



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

HOUSING ELEMENT UPDATE - SUBMITTAL FORM

1. City/County: City of Seal Beach
2. Contact information - Name/Title Alexa Smittle, Community Development Director
Agency: City of Seal Beach
Address: 211 Eighth St, Seal Beach, CA 90740
Phone/email: 562.431.2527 x1313
3. Airport Planning Area(s):
☐ John Wayne Airport ☐ Fullerton Municipal Airport ☒ Joint Forces Air Base Los Alamitos
4. Are there additional General Plan Element(s) being submitted for review: ☒ No ☐ Yes –
Name of Elements: Click or tap here to enter text.
5. Scheduled date of Planning Commission Public Hearing: 1/18/2022
6. Tentative date of City Council Public Hearing: 2/7/2022
7. Requested month of ALUC Review: FEBRUARY
(Complete submittal must be received by the first day of the month)
8. Does the Housing Element Update identify new housing sites within the airport Notification/Planning Area*? ☐ No (skip items # 9-12). ☒ Yes (continue below).
9. Does the Housing Element Update identify new housing sites within the: ☒ 60 CNEL or ☐ 65 CNEL Noise Contours of the airport(s)*? Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to noise contours.
10. Are noise policies or mitigation measures identified in the Housing Element or elsewhere in the General Plan? ☐ No ☒ Yes - Please attach pages with noise policies/mitigation measures highlighted.
11. Are any new housing sites identified within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? ☒ No ☐ Yes - Please attach exhibit showing location(s) of proposed housing site(s) and number of units in relation to the applicable zones.
12. Are any new housing sites identified within the Obstruction Imaginary Surfaces*?
☐ No ☒ Yes - Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to the Obstruction Imaginary Surfaces.
13. Maximum height allowed for proposed housing. <http://www.qcode.us/codes/sealbeach/> Height limits in residential zones currently vary from 25 to 35 feet (11.2.05.015); height limit in the mixed use zone are 35 feet (11.2.10.015)
(Please provide link and identify section(s) of General Plan and/or Zoning Code where housing maximum height is specified.)

Continued on reverse side.

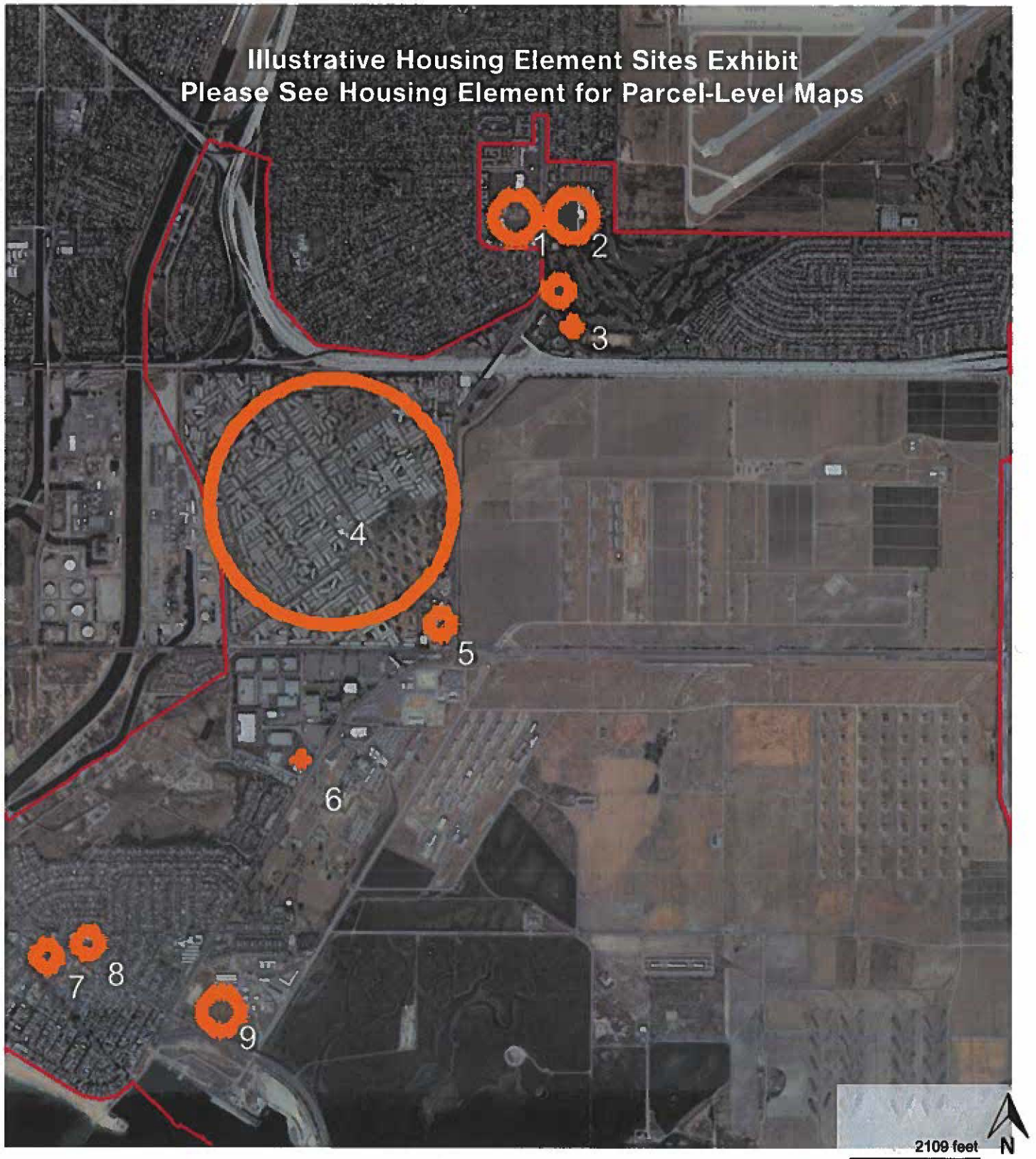
HOUSING ELEMENT UPDATE - SUBMITTAL CHECKLIST

<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Copy of existing Housing Element (and any other applicable Elements).
<input checked="" type="checkbox"/>	Copy of proposed Housing Element Update attached (and any other proposed elements) with requested information highlighted.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed housing sites and number of units within the Notification Area/Planning Area for airport.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Noise policies/mitigation measures in Housing Element Update highlighted and/or pages from other elements attached.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to Airport Safety Zones.
<input type="checkbox"/>	Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to the Obstruction Imaginary Surfaces.
<input type="checkbox"/>	Pages of General Plan and/or Zoning Code which indicate height restrictions for each new housing site within Airport Notification/Planning Area.
<input type="checkbox"/>	Explanation of how the Housing Element Update (or other General Plan Elements) addresses the AELUP standards for noise impact, safety compatibility, and height restriction zones: Please see cover letter

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

*Mail or deliver Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
 Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170*

Illustrative Housing Element Sites Exhibit
Please See Housing Element for Parcel-Level Maps



Note: Housing Element sites noted as orange circles on map are illustrative in nature and represent the general area of selected housing sites, not necessarily the exact location of housing within the potential site. Housing Element sites not within the notification area are not shown on this map.

Housing Element Sites Key

See Housing Element Appendix B for further site descriptions, illustrations.

1. The Shops at Rossmoor – 400 units
2. Old Ranch Town Center – 200 units
3. Old Ranch Country Club – 120 units
4. Leisure World (residential currently allowed pursuant to planned development overlay) – 150 units
5. Seal Beach Plaza – 75 units
6. Accurate Storage (residential currently allowed) – 59 units
7. Main Street sites (residential currently allowed pursuant to Specific Plan) – 40 units
8. Seal Beach Center – 120 units
9. Navy Site – 150 units

