



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

AGENDA ITEM 1

March 17, 2022

TO: Commissioners/Alternates
FROM: Lea U. Choum, Executive Officer
SUBJECT: Status of City of Seal Beach Housing Element Update

At the February 2022 ALUC meeting, the Commission found the City of Seal Beach Housing Element Update to be Inconsistent with the *AELUP for Joint Forces Training Base (AELUP for JFTB) Los Alamitos*. The Commission also voted to request that the City submit any development applications for Site 3 to the Commission for review. In addition, your Commission asked staff to report back on the City's zoning for the golf course property, and specifically the allowance of a Conditional Use Permit for residential uses.

Background:

At the October 1995 ALUC meeting, the Commission reviewed Seal Beach General Plan Amendment 95-1A and 95-1B, Zone Change 95-1, and Bixby Old Ranch Golf Course Development Plan (which included the area to the northwest of the golf course) for consistency with the AELUP for Armed Forces Reserve Center (AFRC) Los Alamitos. At that time, the City of Seal Beach was an inconsistent agency. The proposed changes included an alternative for 98 single-family residences, 100-125 multi-family residences, 95,000 square feet of office and retail use, a 180-room hotel and improvements and reconfiguration of the existing 18-hole golf course. As shown on Attachment 1, no residential units were proposed for the existing golf course area. The Commission found the project consistent with conditions relating to sound attenuation; full disclosure of aircraft operations; that heights comply with FAR Part 77; and an avigation easement over the entire property. In addition, the Commission expressed concerns about noise and safety in this location.

In September 1998, ALUC considered General Plan Amendment 97-2, Zone Change 97-1; and Bixby Old Ranch Towne Center Development and Concept Plan. As shown in Attachment 2, the proposal included modifications to the commercial and hotel areas of the development plan with the remainder of the project site to "continue as a golf course." The Commission found the proposed project to be consistent with the AELUP with a preference for the proposed project over the alternative, which was a residential project. Prior to the Housing Element Update (2021-2029) submittal in February of 2022, the 1998 submittal was the last project Seal Beach has submitted to ALUC for review. Therefore, the City of Seal Beach remains an inconsistent agency.

Current Zoning Code:


The Seal Beach Zoning Map, as amended on October 25, 2010 (Ord. 1598), has the golf course zoned as RG - Recreational/Golf. (See Attachment 3). Zoning Code Chapter 11.2.20 Public and Semi-Public Facilities Districts states "RG: Recreational Golf. To allow golf courses and associated club houses, maintenance facilities, accessory concession sales, and related plant nurseries. (Ord. 1598)." Table 11.2.20.010 of Section 11.2.20.010 Land Use Regulations indicates that Single-Unit Residential and Multiple-Unit Residential are allowed with a Conditional Use Permit and includes a note: "Limited to facilities related to, and in conjunction with, authorized private golf course; otherwise requires a use permit. (Ord. 1598)." (See Attachment 4). This Zoning Code Amendment was not submitted to ALUC for a consistency determination.

Recommendation for Consideration:

In the Commission's action of February 17, 2022, a request that the City of Seal Beach submit future project actions within Site 3 was added. However, the Commission may also wish to consider a further recommended action, similar to what was included for other cities that approved Housing Element Updates prior to ALUC review, as follows:

1. In accordance with PUC Section 21676.5(a), that the Commission require the City to submit all subsequent City actions, regulations, and permits within JWA's airport influence area to the Commission for review until the City's general plan is revised or specific overrule findings are made on the Housing Element Update.

Respectfully submitted,



Lea U. Choum
Executive Officer

HIGH
DENSITY
RESIDENTIAL

BIXBY OLD RANCH DEVELOPMENT PLAN

OLD RANCH COUNTRY CLUB

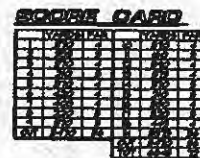
Seal Beach, California

November 3, 1994



GRAPHIC SCALE
1" = 100' 0"

ATTACHMENT 1

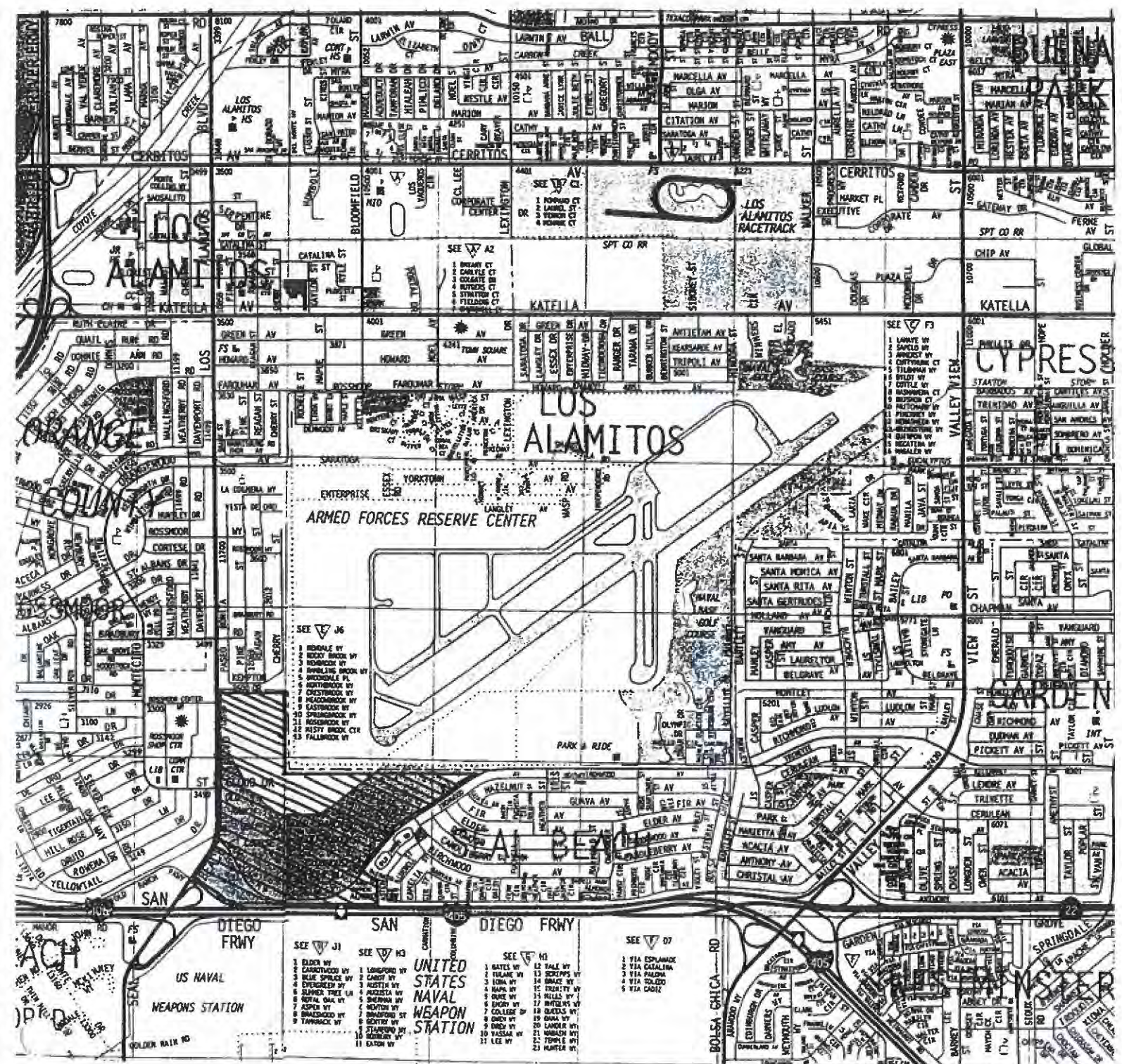


DEVELOPER
Bixby Ranch Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, California

 **Robinson Golf Design**
33971 Selva Road, Suite 135
Dana Point, California, USA

COMMUNITY CENTER

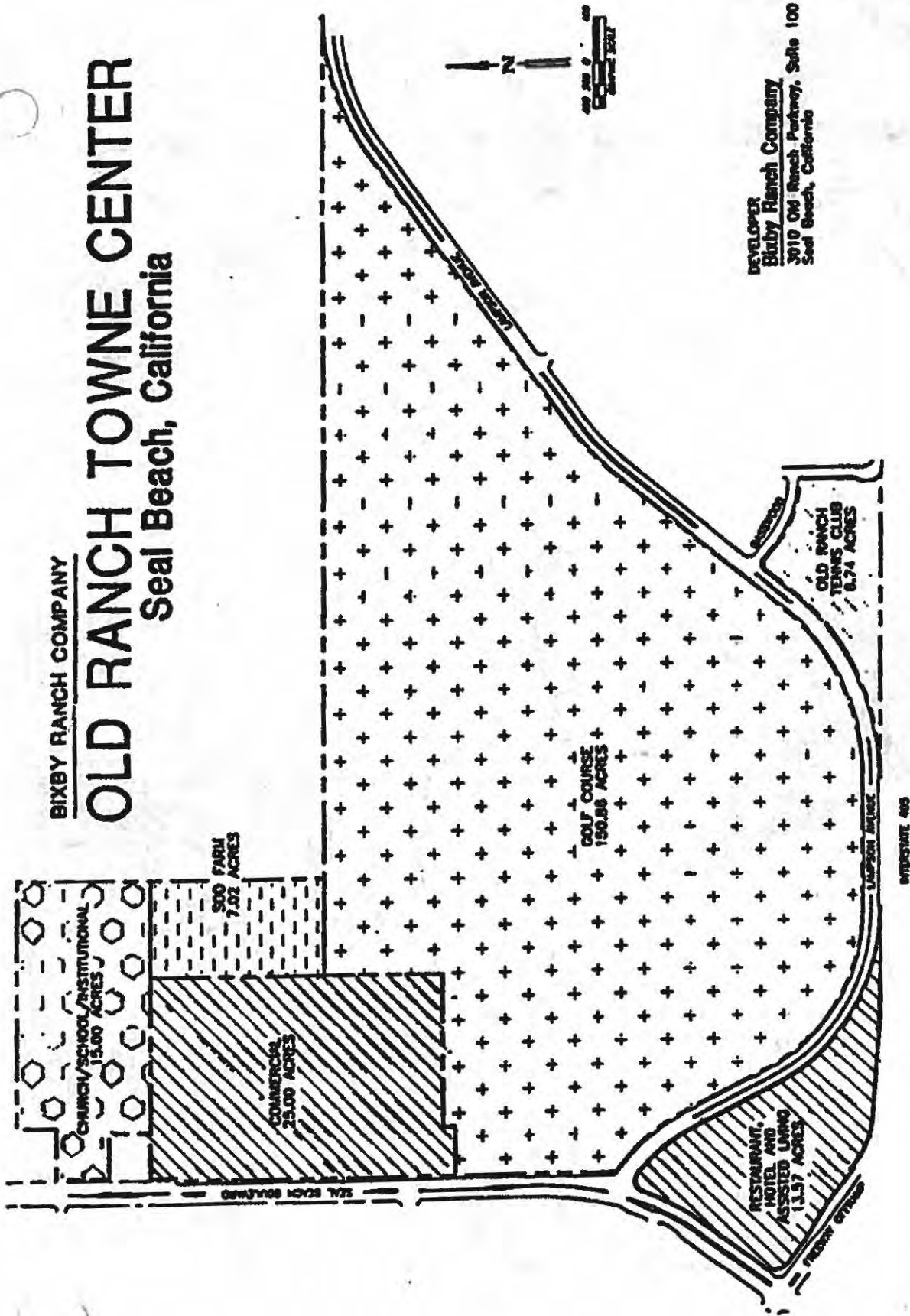
Attachment 2



BIXBY RANCH COMPANY

OLD RANCH TOWNE CENTER

Seal Beach, California

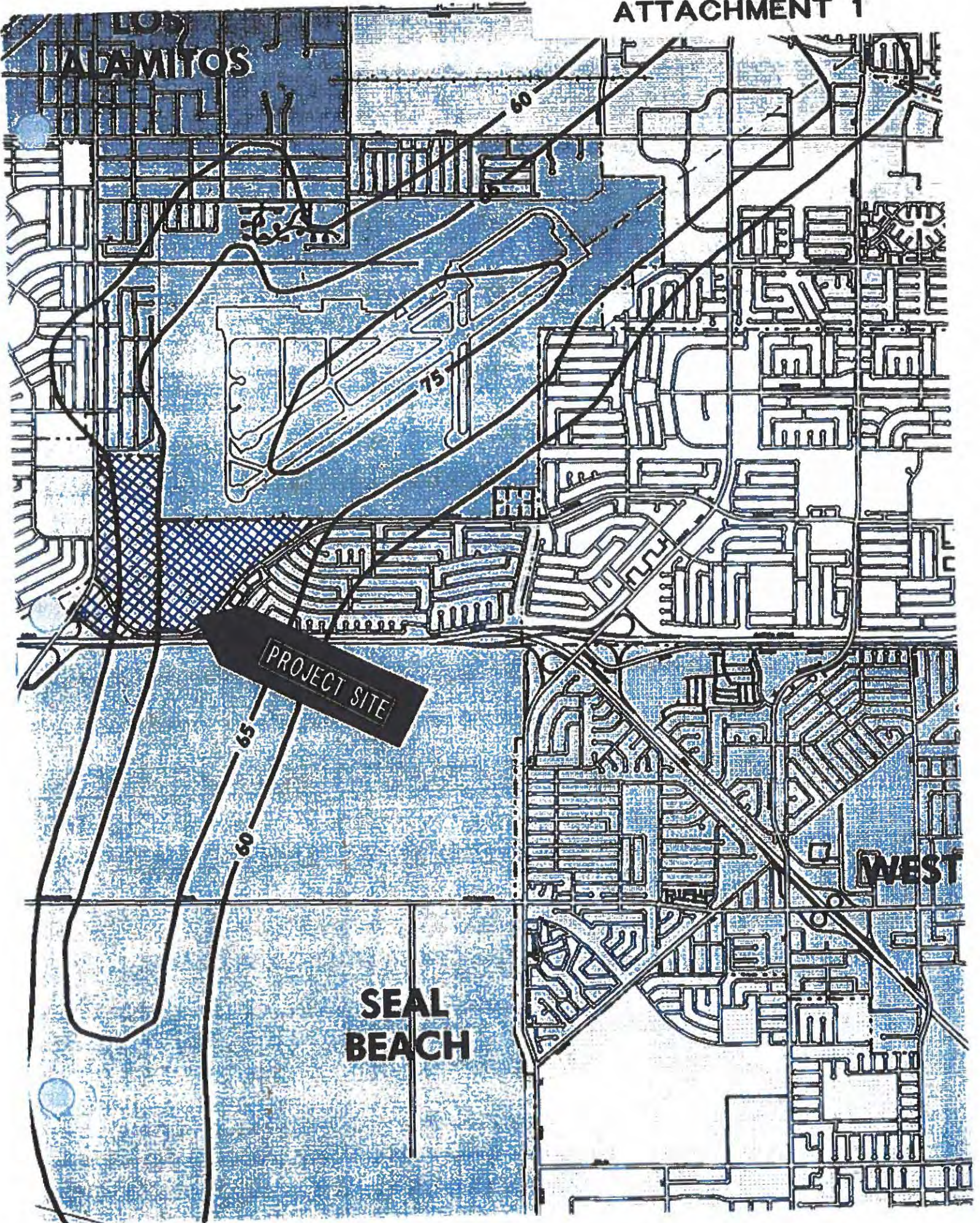


DEVELOPER
Bixby Ranch Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, California

Proposed Land Use Configuration



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS





Zoning Map (OLD RANCH)

Legend

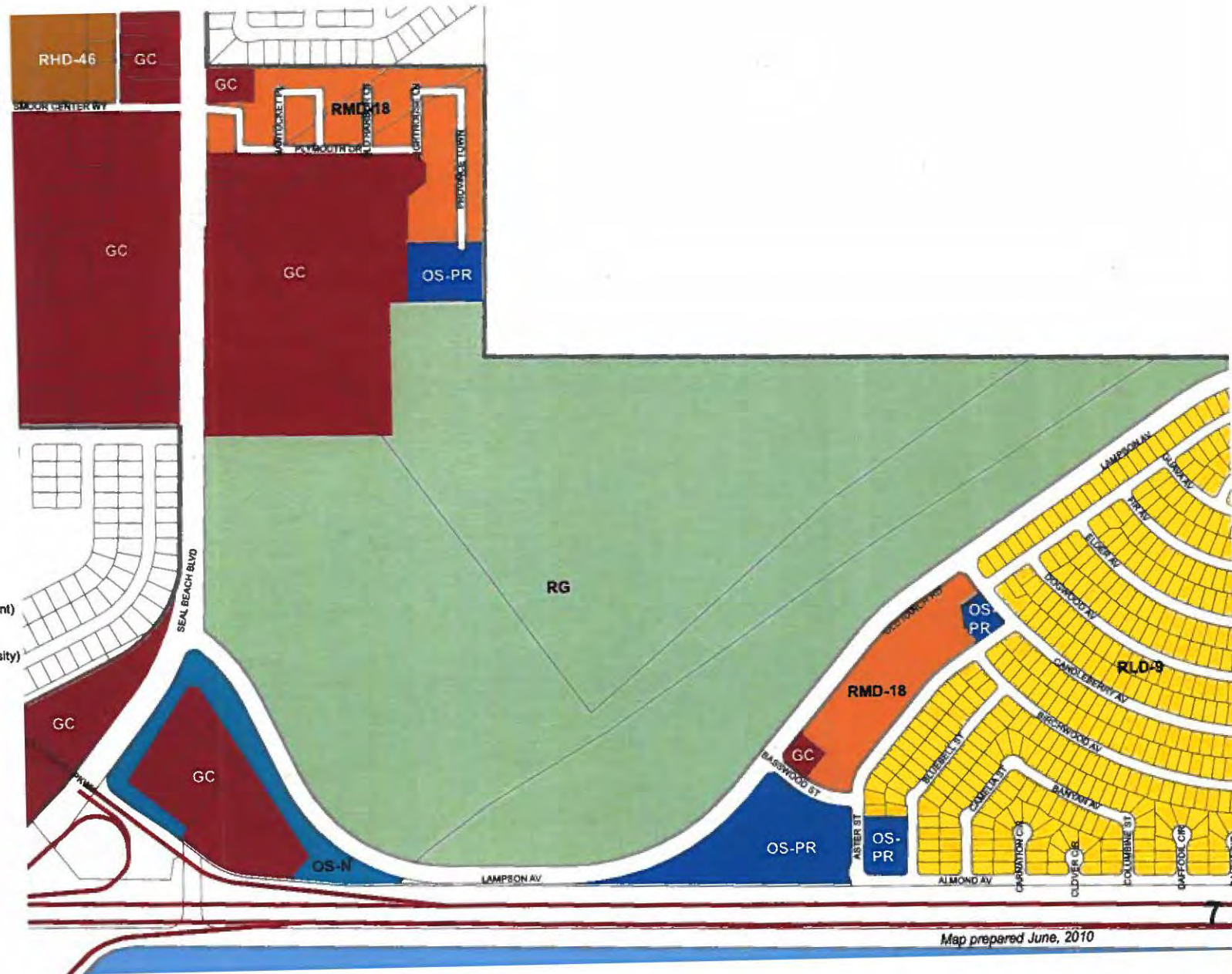
— FREEWAY

ZONING

□ <all other values>

Type

- RLD-9 (Residential Low Density-9)
- RLD-15 (Residential Low Density-15)
- RMD-18 (Residential Medium Density-18)
- RHD-20 (Residential High Density-20)
- RHD-33 (Residential High Density-33)
- RHD-PD (Residential High Density-Planned Development)
- RHD-46 (Residential High Density-46)
- LC/RMD (Limited Commercial/Residential Medium Density)
- MSSP (Main Street Specific Plan)
- PO (Professional Office)
- SC (Service Commercial)
- GC (General Commercial)
- LM (Light Manufacturing)
- OE (Oil Extraction)
- PS (Public and Semipublic Facilities)
- RG (Recreation/Golf)
- MIL (Military)
- BEA (Beach)
- OS-N (Open Space Natural)
- OS-PR (Open Space Parks and Recreation)
- SPR (Specific Plan Regulation)



Map prepared June, 2010

Seal Beach Municipal Code							
Up	Previous	Next	Main	Collapse	Search	Print	No Frames
Title 11 ZONING							
Part II BASE DISTRICT REGULATIONS							

Chapter 11.2.20 PUBLIC AND SEMI-PUBLIC FACILITIES DISTRICTS

11.2.20.005 Applicability.

The provisions of this chapter are applicable to the following Zoning Code district designations:

PS: Public and Semi-Public. 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.

RG: Recreational Golf. To allow golf courses and associated club houses, maintenance facilities, accessory concession sales, and related plant nurseries. (Ord. 1598)

11.2.20.010 Land Use Regulations.

Table 11.2.20.010: Use Regulations—Public and Semi-Public Facilities Districts, prescribes the land use regulations for the public and semi-public facilities districts. The regulations for each district are established by letter designations as follows:

“P” Uses permitted as-of-right that require no discretionary review if in compliance with all standards.

“L” Uses permitted as-of-right subject to limitations restricting location, size, or other characteristics to ensure compatibility with surrounding uses. Limitations are referenced by number designations listed at the end of Table 11.2.20.010: Use Regulations—Public and Semi-Public Facilities Districts.

“M” Uses subject to a minor use permit following discretionary review by the planning commission pursuant to Chapter 11.5.20: Development Permits.

“C” Uses subject to a conditional use permit following discretionary review and public hearing by the planning commission pursuant to Chapter 11.5.20: Development Permits.

“—” Uses that are not permitted.

The “Additional Regulations” column includes specific regulations applicable to the use classification and specifies regulations located elsewhere in this zoning code. Use classifications are defined in Chapter 11.4.85: Use Classifications. Use classifications not listed in Table 11.2.20.010: Use Regulations—Public and Semi-Public Facilities Districts are prohibited.

Table 11.2.20.010

USE REGULATIONS—PUBLIC AND SEMI-PUBLIC FACILITIES DISTRICTS

	PS	RG	Additional Regulations
Residential Use Types			
Single-Unit Residential	—	C	See Chapter 11.2.05 and only in conjunction with a golf course
Multiple-Unit Residential	—	C	See Chapter 11.2.05 and Section 11.4.05.110 and only in conjunction with a golf course
Public, Semi-Public, and Service Use Types			
Cemeteries	C	—	
Clubs and Lodges	C	—	Limited to facilities for nonprofit organizations and governmental buildings and uses.
Community Center	C	—	
Community Social Service Facilities	—	—	
Cultural Institutions	C	—	
Day Care Centers	C	P	P - Only in conjunction with a golf course facility
Government Offices	C	—	
Park and Recreation Facilities	P	P	
Parking Facilities, Public	L-1	L-2	See Chapter 11.4.20: Off-Street Parking and Loading
Public Maintenance and Service Facilities	M	—	
Public Safety Facilities	M	—	
Commercial Use Types			
Driving Range	—	C	Only as an accessory use, when in connection with a private golf course.
Eating and Drinking Establishments	—		
Restaurants, Full Service	C	C	Only as an accessory use, when in connection with a club, lodge, or private golf course. See also Sections 11.4.05.015 and 11.4.05.090.
Restaurants, Limited Service	C	C	
Restaurants, Take Out Only	C	C	
Golf Course, Private	—	C	
Clubhouse	—	C	
Conference Facilities	—	C	
Parking Facilities	—	P	See Chapter 11.4.20: Off-Street Parking and Loading

	PS	RG	Additional Regulations
Personal Improvement Services	—	C	Only as an accessory use, when in connection with a club, lodge, or private golf course.

Transportation, Communication, and Utility Use Types			
Communication Facilities			See Chapter 11.4.70: Wireless Telecommunications Facilities
Utilities, Major	C	C	
Utilities, Minor	C	C	
Other Applicable Use Regulations			
Accessory Use	See Section 11.4.05.010: Accessory Business Uses and Activities		
Nonconforming Use	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots		
Temporary Use	See Chapter 11.5.25: Director Determinations		

L-1: Limited to facilities related to, and in conjunction with, authorized public and semipublic facilities; otherwise requires a use permit.

L-2: Limited to facilities related to, and in conjunction with, authorized private golf course; otherwise requires a use permit

(Ord. 1598)