



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, March 26, 2024 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

Dave Wheeler, Mayor

Joshua Sweeney, Mayor Pro Tempore
Janine Heft, Council Member

Don Caskey, Council Member
Erica Pezold, Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

In Person Public Comments: Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council are recognized and ensures accurate identification of meeting participants in the City Council/Planning Agency Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

Submission of Electronic Public Comments: Those wishing to make electronic public comments may submit their comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on Tuesday, March 26, 2024. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by 5:00 p.m. on Tuesday, March 26, 2024. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via email at jlee@lagunahillsca.gov.

GENERAL BUSINESS - CONVENING AT 7:00 PM**CALL TO ORDER**

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

INVOCATION: Elder Clay Wilemon of Christ Community Church

PLEDGE OF ALLEGIANCE: Council Member Heft

ROLL CALL OF CITY COUNCIL MEMBERS**1. PRESENTATIONS AND PROCLAMATIONS****1.1 Laguna Hills High School Student Liaison Report**

Recommendation: That the City Council receive a report from Laguna Hills High School 2024 Spring Student Liaison Michael Holland.

2. SCHEDULE OF FUTURE EVENTS**2.1 Schedule of Future Events**

Recommendation: That the City Clerk announce the upcoming meetings and events.

3. PUBLIC COMMENTS

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

4. CONSENT CALENDAR

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for March 12, 2024, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the March 12, 2024, Special Meeting.

4.3 Approval of Minutes for March 12, 2024, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the March 12, 2024, Regular Meeting.

4.4 Ratification of March 26, 2024, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from March 1, 2024, to March 14, 2024, in the amount of \$1,365,366.06.

4.5 Treasurer's Investment Report for February 2024

Recommendation: That the City Council receive and file the Treasurer's Investment Report for the month of February 2024.

4.6 Records Retention Management

Recommendation: That the City Council adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AND DIRECTING THE CITY CLERK TO DISPOSE OF CERTAIN CITY RECORDS IN ACCORDANCE WITH THE CITY'S RECORD RETENTION SCHEDULE."

4.7 2024 Rooted Campaign Events and Arbor Day Recognition

Recommendation: That the City Council receive and file the report and authorize the Mayor to sign the attached Arbor Day Proclamation as required by the Arbor Day Foundation for the Tree City USA Certification.

4.8 2023 General Plan Annual Progress Report

Recommendation: That the City Council approve and direct City staff to forward the 2023 General Plan Annual Progress Report and Housing Element Annual Progress Report-Housing Implementation to the State of California Department of Housing and Community Development (HCD).

ITEMS REMOVED FROM THE CONSENT CALENDAR**5. PLANNING AGENCY**

6. CITY COUNCIL PUBLIC HEARINGS

6.1 General Plan Amendment No. RZNE-0010-2024 to Amend the Laguna Hills General Plan Housing Element for the 2021-2029 Planning Period to Incorporate Revisions Requested by the California Department of Housing and Community Development and to Amend the Laguna Hills General Plan Land Use Element to Implement the Housing Element; Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to Modify Development Standards Related to High Density Residential Land Uses in the Mixed Use (MXU) Zoning District, Establish a New Housing (H) Overlay Zone and Related Development Standards, and to Modify the City's Official Zoning Map to Designate Specific Sites Within the H Overlay Zone; and Zoning Text Amendment No. RZNE-0012-2024 to Establish Citywide Objective Design Standards for Multi-Family and Mixed-Use Residential Development

Recommendation: That the City Council:

- 1) Conduct a Public Hearing;
- 2) Adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING THE SEVENTH ADDENDUM TO THE 2009 GENERAL PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT, AS PREVIOUSLY ADDENDED, FOR THE 2021-2029 HOUSING ELEMENT UPDATE, RELATED REZONING PROGRAM, AND OBJECTIVE DESIGN STANDARDS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT";
- 3) Adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. RZNE-0010-2024 TO AMEND THE LAGUNA HILLS GENERAL PLAN HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD TO INCORPORATE REVISIONS REQUESTED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND TO AMEND THE LAGUNA HILLS GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE HOUSING ELEMENT";
- 4) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT NO. RZNE-0011-2024, (1) A TEXT AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT BY AMENDING CHAPTER 9-30 (MXU MIXED

USE DISTRICT) TO MODIFY DEVELOPMENT STANDARDS RELATED TO HIGH DENSITY RESIDENTIAL LAND USES AND CHAPTER 9-11 (OVERLAY DISTRICTS) TO ESTABLISH A NEW HOUSING (H) OVERLAY ZONE AND RELATED PROVISIONS AND DEVELOPMENT STANDARDS; AND (2) AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP TO DESIGNATE SPECIFIC SITES WITHIN THE HOUSING OVERLAY ZONE"; and

5) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. RZNE-0012-2024, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO ADD CHAPTER 9-41 (OBJECTIVE DESIGN STANDARDS) ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT AND TO ADOPT THE LAGUNA HILLS OBJECTIVE DESIGN STANDARDS MANUAL."

7. ADMINISTRATIVE REPORTS

7.1. City Manager

7.2. Public Works Director/City Engineer

7.2.1 Approval of Tract Map No. 19265 and the Subdivision Improvement Agreement with MGP Fund X Laguna Hills, LLC, for the Village at Laguna Hills Project

Recommendation: That the City Council: (1) Approve Final Tract Map No. 19265, a portion of Vesting Tentative Tract Map (VTTM) No. 19123, for the property located at 24155 Laguna Hills Mall, subject to minor revisions as may be required by the City Engineer and City Attorney; (2) Approve the Subdivision Improvement Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC, subject to submittal of the required Security Instruments in a form satisfactory to the Public Works Director and City Attorney; and (3) Authorize the City Manager to execute the Subdivision Improvement Agreement on behalf of the City.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

9. CITY COUNCIL MEMBER COMMITTEE REPORTS**9.1 Committee Assignment Reports**

Recommendation: That the City Council receive reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. CITY COUNCIL MEMBER COMMENTS**ADJOURNMENT**

The next Regular Meeting of the City Council/Planning Agency will be April 9, 2024, at 7:00 p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JENNIFER LEE, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by March 21, 2024, at 5:00 p.m.



Jennifer Lee, City Clerk**March 21, 2024****Date**

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the City's website at: <https://www.lagunahillsca.gov/supplementalagenda> and at the respective public meeting.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Jennifer Lee
 City Clerk
ISSUE: Schedule of Future Events

RECOMMENDATION: That the City Clerk announce the upcoming meetings and events.

Meetings:

City Council/Planning Agency Regular Meetings

Tuesday, April 9, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Tuesday, April 23, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Parks and Recreation Commission- Regular Meeting

Wednesday, April 3, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Events:

Parents Night Out

Friday, April 12, 6:00 p.m.-8:30 p.m., Laguna Hills Community Center

Global Harmony Symphony- Spring Concert

Monday, April 15, 7:00 p.m., Laguna Hills Community Center

Rooted Campaign Event-Arbor Day

Saturday, April 27, 9:00 a.m.-12:00 p.m., Santa Vittoria Park

OC Sheriff's Department National Prescription Drug Take Back Day

Saturday, April 27, 10:00 a.m.-2:00 p.m., Laguna Hills Community Center



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Jennifer Lee
City Clerk
ISSUE: Approval of Minutes for March 12, 2024, Special Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the March 12, 2024, Special Meeting.

ATTACHMENTS:

- City Council Minutes for the March 12, 2024, Special Meeting

**CITY OF LAGUNA HILLS
CITY COUNCIL**

**SPECIAL MEETING
MINUTES
Tuesday, March 12, 2024**

CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Mayor Wheeler.

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Mayor	Present	
Joshua Sweeney	Mayor Pro Tempore	Present	
Don Caskey	Council Member	Present	
Janine Heft	Council Member	Present	
Erica Pezold	Council Member	Present	

ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)

There were no public comments on the closed session Item.

ADJOURN TO CITY COUNCIL CONFERENCE ROOM OR COUNCIL CHAMBER

CONVENE INTO CLOSED SESSION

The City Council convened into closed session to consider the matter listed above.

RECONVENE TO CITY COUNCIL CHAMBER

The City Council reconvened the City Council Meeting at 7:02 p.m. All Council Members were present in Chamber.

CLOSED SESSION REPORT**A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

City Attorney Simonian stated that the City Council convened into closed session pursuant to the authorities listed on the Agenda with no reportable action taken.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 7:02 p.m.

Jennifer Lee, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of March 26, 2024



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Jennifer Lee
City Clerk
ISSUE: Approval of Minutes for March 12, 2024, Regular Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the March 12, 2024, Regular Meeting.

ATTACHMENTS:

- City Council Minutes for the March 12, 2024, Regular Meeting

**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY**

**REGULAR MEETING
MINUTES
Tuesday, March 12, 2024**

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

The meeting was called to order at 7:02 p.m. by Mayor Wheeler.

INVOCATION: Mayor Pro Tempore Sweeney

PLEDGE OF ALLEGIANCE: Council Member Caskey

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Mayor	Present	
Joshua Sweeney	Mayor Pro Tempore	Present	
Don Caskey	Council Member	Present	
Janine Heft	Council Member	Present	
Erica Pezold	Council Member	Present	

1. PRESENTATIONS AND PROCLAMATIONS

1.1 Laguna Hills High School Student Liaison Report

The City Council received a report from Laguna Hills High School 2024 Spring Student Liaison Ava Kornegay.

1.2 Oath of Office and Certificate of Appointment for One Traffic Commissioner

Mayor Wheeler administered the Oath of Office and presented a Certificate of Appointment to Traffic Commissioner Scott Miller.

2. SCHEDULE OF FUTURE EVENTS

2.1 Schedule of Future Events

City Clerk Lee announced the upcoming meetings and events.

3. PUBLIC COMMENTS

The following individuals addressed the City Council on non-agendized items:

Harry Huggins, a resident of Laguna Hills and member of the Laguna Terrace Beautification Team, announced an upcoming 2024 Plein Air Painting Contest event.

4. CONSENT CALENDAR

Motion to approve the Consent Calendar with Council Member Heft removing Item No. 4.7 and Mayor Wheeler removing Item No. 4.8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erica Pezold, Council Member
SECONDER:	Janine Heft, Council Member
AYES:	Dave Wheeler, Mayor; Joshua Sweeney, Mayor Pro Tempore; Don Caskey, Council Member; Janine Heft, Council Member; Erica Pezold, Council Member

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for February 27, 2024, 4:00PM Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the February 27, 2024, 4:00pm Special Meeting.

4.3 Approval of Minutes for February 27, 2024, 5:00PM Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the February 27, 2024, 5:00pm Special Meeting.

4.4 Approval of Minutes for February 27, 2024, Regular Meeting

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the February 27, 2024, Regular Meeting.

4.5 Ratification of March 12, 2024, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from February 16, 2024, to February 29, 2024, in the amount of \$256,614.31.

4.6 Amendment No. 1 to Professional Services Agreement with De Novo Planning Group Regarding Local Hazard Mitigation Plan

Recommendation: That the City Council approve proposed Amendment No. 1 to the Current Professional Services Agreement with De Novo Planning Group to provide for continued uninterrupted consulting services regarding preparation of a Local Hazard Mitigation Plan, and authorize the Mayor or Mayor Pro Tempore to execute the Amendment.

ITEMS REMOVED FROM THE CONSENT CALENDAR**4.7 Reserve Study for the Laguna Hills Civic Center**

Council Member Heft removed Item No. 4.7 to allow for discussion on the item.

Public Works Director/City Engineer Ames responded to Council Member requests for additional information.

City Manager Hildenbrand responded to Council Member requests for additional information.

Recommendation: That the City Council receive and file the report.

4.8 Reserve Study for the Community Center

Mayor Wheeler removed Item No. 4.8 to allow for discussion on the item.

Public Works Director/City Engineer Ames responded to Council Member requests for additional information.

Recommendation: That the City Council receive and file the report.

A motion to receive and file the reports for both Item No. 4.7 and Item No. 4.8 was moved by Council Member Pezold, seconded by Council Member Heft.

RESULT:	RECEIVE AND FILE [UNANIMOUS]
MOVER:	Erica Pezold, Council Member
SECONDER:	Janine Heft, Council Member
AYES:	Dave Wheeler, Mayor; Joshua Sweeney, Mayor Pro Tempore; Don Caskey, Council Member; Janine Heft, Council Member; Erica Pezold, Council Member

5. PLANNING AGENCY

There were no separate Planning Agency Business Items for this meeting.

6. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

7. ADMINISTRATIVE REPORTS

7.1. City Manager

7.1.1 Update on Comprehensive Review of City Council Policies and Administrative Orders

City Manager Hildenbrand reviewed the information provided in the staff report and responded to Council Member requests for additional information.

City Attorney Simonian responded to Council Member requests for additional information.

Recommendation: That the City Council review the City Council Policies and Administrative Orders and provide direction to staff.

A motion to approve the list of policy update recommendations as provided in the staff report attachment with the edit of “update and keep” to City Council Policy 126 and to direct staff to proceed with the recommended changes for future consideration by the Council was moved by Mayor Wheeler, seconded by Council Member Heft.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dave Wheeler, Mayor
SECONDER:	Janine Heft, Council Member
AYES:	Dave Wheeler, Mayor; Joshua Sweeney, Mayor Pro Tempore; Don Caskey, Council Member; Janine Heft, Council Member; Erica Pezold, Council Member

7.2. Public Works Director/City Engineer

7.2.1 Studying No Overnight Parking in North Laguna Hills and the Urban Village Specific Area

Public Works Director/City Engineer Ames reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Council Member requests for additional information.

Traffic Commission Vice Chair Patel provided additional information on the item and responded to Council Member requests for additional information.

City Manager Hildenbrand responded to Council Member requests for additional information.

Recommendation: That the City Council provide direction to the City Attorney and City staff on this issue.

A motion to direct City staff and the City Attorney to research no overnight parking for areas specified during the discussion on Item No. 7.2.1 and to return to the City Council for consideration at a future meeting was moved by Council Member Pezold, seconded by Council Member Heft.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erica Pezold, Council Member
SECONDER:	Janine Heft, Council Member
AYES:	Dave Wheeler, Mayor; Joshua Sweeney, Mayor Pro Tempore; Don Caskey, Council Member; Janine Heft, Council Member; Erica Pezold, Council Member

7.2.2 Studying a Change to the Residential Permit Parking Program that Would Reduce Guest Permit Parking Passes from Four Permits to One Permit Per Household

Public Works Director/City Engineer Ames reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Council Member requests for additional information.

City Attorney Simonian responded to Council Member requests for additional information.

Traffic Commission Vice Chair Patel provided additional information on the item and responded to Council Member requests for additional information.

Recommendation: That the City Council provide direction to the City Attorney and City staff on this issue.

A motion to direct City staff to work with the Traffic Commission to research a change to the Residential Permit Parking Program, including research of a third-party software solution, and to return to the City Council for consideration at a future meeting was moved by Council Member Pezold, seconded by Council Member Heft.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erica Pezold, Council Member
SECONDER:	Janine Heft, Council Member
AYES:	Dave Wheeler, Mayor; Joshua Sweeney, Mayor Pro Tempore; Don Caskey, Council Member; Janine Heft, Council Member; Erica Pezold, Council Member

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

There were no matters agendized by City Council Members.

9. CITY COUNCIL MEMBER COMMITTEE REPORTS

9.1 Committee Assignment Reports

The City Council received reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. CITY COUNCIL MEMBER COMMENTS

Council Member Pezold

Council Member Pezold reported on a recent meeting she and Mayor Pro Tempore Sweeney attended on opioid awareness.

Council Member Pezold announced the upcoming Rooted Planting Event on March 16, encouraged the public to attend, and requested staff reach out to local private schools, churches, the Scouts, and other organizations to encourage attendance.

Council Member Heft

Council Member Heft reported on a recent upgrade to the Fitch Rating of Foothill Eastern Transportation Corridor Agency (F/ETCA) toll revenue bonds.

Council Member Heft provided a PowerPoint presentation on upcoming spring tours of conservation areas protected by Transportation Corridor Agencies (TCA).

Council Member Caskey

Council Member Caskey provided comments on e-bike regulations in neighboring cities and indicated his desire for the Traffic Commission to research the issue.

Mayor Wheeler

Mayor Wheeler requested staff to reach out to the Boy Scouts to be involved in the upcoming Rooted Planting Event and indicated they expressed interest in the past.

Mayor Wheeler reported on his participation as a Community Read In Volunteer in this year's Lomarena Elementary School Read In.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 9:56 p.m.

Jennifer Lee, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of March 26, 2024



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Eric Hendrickson
Finance Director
ISSUE: Ratification of March 26, 2024, Warrant Register

RECOMMENDATION: That the City Council ratify the accompanying Warrant Register for the period from March 1, 2024, to March 14, 2024, in the amount of \$1,365,366.06.

SUMMARY:

The City issues accounts payable disbursements on a regular basis and presents it to City Council for ratification at its next regularly scheduled City Council Meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from March 1, 2024, to March 14, 2024, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate departmental staff. The Finance Director certifies to the accuracy of the attached register and to the availability of monies for payment thereof.

ATTACHMENTS:

- Warrant Register - March 26, 2024
- Payables Detail Report - March 26, 2024



City of Laguna Hills, CA

Warrant Register - March 26, 2024

By Check Number

Date Range: 03/01/2024 - 03/14/2024

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
3336	Z-CS-0460	MOTA, FILIBERTA	03/07/2024	500.00
3337	A-0388	ABTECH TECHNOLOGIES, INC.	03/08/2024	8,654.86
3338	B-0304	BEE MAN, THE	03/08/2024	245.00
3339	C-1144	CHARLES ABBOTT ASSOCIATES, INC	03/08/2024	23,791.28
3340	C-1122	CROSSTOWN ELECTRICAL AND DATA, INC.	03/08/2024	3,644.70
3341	D-0461	DATA TICKET, INC.	03/08/2024	331.05
3342	D-0578	DE NOVO PLANNING GROUP	03/08/2024	20,952.30
3343	D-0561	DOCU-TRUST	03/08/2024	115.00
3344	E-0606	EIDE BAILLY LLP	03/08/2024	4,500.00
3345	E-0504	EL TORO WATER DISTRICT	03/08/2024	5,965.64
3346	G-0868	GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP	03/08/2024	1,575.00
3347	I-0960	IRV SEAVER MOTORCYCLES	03/08/2024	21.53
3348	J-1057	JAMEY CLARK, INC.	03/08/2024	10,875.00
3349	M-1388	MOBILE MINI, INC.	03/08/2024	341.83
3350	N-1474	NIEVES LANDSCAPE, INC.	03/08/2024	91,256.53
3351	O-1611	OC ATAC	03/08/2024	120.00
3352	O-1546	OFFICE SOLUTIONS	03/08/2024	324.04
3353	C-1003	ORANGE COUNTY TREASURER-TAX COLLECTOR	03/08/2024	1,923.00
3354	R-1830	RALPHS GROCERY COMPANY	03/08/2024	99.95
3355	R-1977	RJ ELECTRIC	03/08/2024	1,427.00
3356	S-1949	SMART AND FINAL	03/08/2024	196.14
3357	S-2330	SOCALGAS	03/08/2024	673.51
3358	S-1904	SOUTHERN CALIFORNIA EDISON	03/08/2024	5,744.37
3359	S-1904	SOUTHERN CALIFORNIA EDISON	03/08/2024	14,424.32
3360	S-2250	SPARKLETTS	03/08/2024	201.68
3361	S-2209	STUDIO TWO BLACK DIAMOND	03/08/2024	1,891.81
3362	T-2712	TOTAL SOURCE OFFICEWORKS	03/08/2024	565.29
3363	T-2639	TURF STAR, INC.	03/08/2024	1,994.16
3364	U-2165	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	03/08/2024	137.62
3365	W-2450	WEX BANK	03/08/2024	701.65
3366	W-2377	WILLDAN ENGINEERING	03/08/2024	1,892.00
3367	A-0389	AAMES LOCK	03/14/2024	16,427.77
3368	A-0391	ADVANCED LISTING SERVICES INC	03/14/2024	855.00
3369	A-0390	AGUERA, BRANDON	03/14/2024	147.40
3370	A-0360	ARC DOCUMENT SOLUTIONS, LLC	03/14/2024	69.49
3371	A-0365	AT AND T - CALNET 3	03/14/2024	339.26
3372	B-0354	BANK OF NEW YORK, THE TRUST COMPANY, N.A.	03/14/2024	2,140.50
3373	C-1133	CALIFORNIA YELLOW CAB	03/14/2024	1,056.00
3374	C-1144	CHARLES ABBOTT ASSOCIATES, INC	03/14/2024	27,423.98
3375	C-0023	COX COMMUNICATION	03/14/2024	718.78
3376	D-0570	DURHAM, MATT	03/14/2024	129.98
3377	E-0554	ECONOMICS, INC.	03/14/2024	13,229.15
3378	G-0571	GANNON, HOLLAND	03/14/2024	140.70
3379	H-0960	HR GREEN PACIFIC, INC.	03/14/2024	31,320.78
3380	I-0942	IRVINE RANCH WATER DISTRICT	03/14/2024	93.03
3381	J-1057	JAMEY CLARK, INC.	03/14/2024	9,319.75
3382	M-1388	MOBILE MINI, INC.	03/14/2024	217.80
3383	M-1302	MOULTON NIGUEL WATER DISTRICT	03/14/2024	3,578.33
3384	O-1528	OCTA	03/14/2024	714.00
3385	Z-CD-0203	PACIFIC CREST ROOFING	03/14/2024	300.00
3386	P-1832	PRINTEX PRINTING AND GRAPHICS INC.	03/14/2024	105.60
3387	S-1902	SAN DIEGO GAS AND ELECTRIC	03/14/2024	11,436.94

Attachment: Warrant Register - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Warrant Register - March 26, 2024

Check Number	Vendor Number	Vendor Name
3388	S-2060	SAN DIEGO NATURAL HISTORY MUSEUM
3389	S-2319	SCA OF CA, LLC
3390	S-2331	SKYLINE PEST CONTROL
3391	S-2174	SMYSER, TODD
3392	S-1904	SOUTHERN CALIFORNIA EDISON
3393	O-1575	SOUTHERN CALIFORNIA NEWS GROUP
3394	T-2698	TPX COMMUNICATIONS
3395	W-2451	W.G. ZIMMERMAN ENGINEERING, INC.
3396	W-2450	WEX BANK
3397	W-2452	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC

Date Range: 03/01/2024 - 03/14/2024

Payment Date	Payment Amount
03/14/2024	1,312.50
03/14/2024	15,835.18
03/14/2024	94.00
03/14/2024	110.55
03/14/2024	14.97
03/14/2024	824.80
03/14/2024	702.85
03/14/2024	3,520.00
03/14/2024	571.65
03/14/2024	11,810.20
Total Regular:	359,647.20

Attachment: Warrant Register - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Warrant Register - March 26, 2024

Date Range: 03/01/2024 - 03/14/2024

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0002740	H-0966	HIGH LEVEL SECURITY SOLUTIONS, INC.	03/05/2024	7,000.00
DFT0002741	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	03/07/2024	973,499.13
DFT0002743	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	5,330.82
DFT0002750	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	1,910.69
DFT0002751	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	8,084.00
DFT0002752	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	3,339.33
DFT0002753	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	160.89
DFT0002754	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	721.86
DFT0002755	B-0276	BANK OF AMERICA VISA CARD	03/06/2024	5,672.14
Total Bank Draft:				1,005,718.86

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	89	62	0.00	359,647.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	1,005,718.86
EFT's	0	0	0.00	0.00
	98	71	0.00	1,365,366.06

Attachment: Warrant Register - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	89	62	0.00	359,647.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	1,005,718.86
EFT's	0	0	0.00	0.00
	98	71	0.00	1,365,366.06

Fund Summary

Fund	Name	Period	Amount
998	Pooled Cash & Investments	3/2024	1,365,366.06
			1,365,366.06



City of Laguna Hills, CA

Payables Detail Report

By Fund

Payment Dates 03/01/2024 - 03/14/2024

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
Fund: 100 - General Fund					
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	Orange County Taxpayer	100-155-612000	90.00
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	ACC-OC	100-155-612002	(1,650.00)
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	ACC-OC	100-155-612002	(1,650.00)
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	ACC-OC	100-155-612002	85.00
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	Michael's	100-155-620000	39.76
	BANK OF AMERICA VISA CARD	CITY CLERK 01.20.24	Mangi Con Amore	100-155-622000	771.42
	BANK OF AMERICA VISA CARD	CITY CLERK 02.20.24	National Notary Association Services Seminar	100-155-611000	688.77
	BANK OF AMERICA VISA CARD	CITY CLERK 02.20.24	ACC-OC, 1/31/24	100-155-612002	85.00
	BANK OF AMERICA VISA CARD	CITY CLERK 02.20.24	ACC-OC, 1/31/24	100-155-612002	(85.00)
	BANK OF AMERICA VISA CARD	CITY CLERK 02.20.24	Amazon Marketplace	100-155-620000	425.60
03/05/2024	HIGH LEVEL SECURITY SOLUTIONS, INC.	5726	Private Security Patrol, 2/19/24 - 3/3/24	100-420-720850	7,000.00
03/06/2024	BANK OF AMERICA VISA CARD	CITY MANAGER 02.20.24	Loews Hotels	100-155-612000	552.24
03/06/2024	BANK OF AMERICA VISA CARD	CITY MANAGER 02.20.24	LADOT Parking	100-155-612000	40.00
03/06/2024	BANK OF AMERICA VISA CARD	CITY MANAGER 02.20.24	Mirate	100-155-612000	4,684.21
03/06/2024	BANK OF AMERICA VISA CARD	CITY MANAGER 02.20.24	Rodrigo's Mexican Grill	100-155-622000	54.37
03/06/2024	BANK OF AMERICA VISA CARD	COMDEV 02.20.24	Intelius	100-225-626000	24.86
03/06/2024	BANK OF AMERICA VISA CARD	COMDEV 02.20.24	Intelius	100-225-626000	4.99
03/06/2024	BANK OF AMERICA VISA CARD	COMDEV 02.20.24	Jiffy Lube	100-225-646100	131.04
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	GoTo Technologies USA, Inc., 7/1/24 - 1/19/25	100-000-140000	84.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	WhenToWork, LLC, 7/1/24 - 1/31/25	100-000-140000	277.08
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Saddleback Lanes	100-155-611001	119.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	GoTo Technologies USA, Inc., 1/5/24 - 6/30/24	100-195-720050	60.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Vizual Symphony, Inc.	100-195-720050	980.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	CDW Government	100-195-940000	382.95
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Adobe Inc.	100-195-940000	22.99
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	CDW Government	100-195-940000	59.09
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Adobe Inc.	100-195-940000	(22.99)
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon.com	100-310-620500	19.38
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	The Lifetrends Group	100-310-620500	25.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Ralphs	100-310-622005	106.23
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-622500	85.22
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-622500	32.65
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon.com	100-310-622500	124.98
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	WhenToWork, LLC, 2/1/24 - 6/30/24	100-310-626000	197.92
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Martin Lock and Safe	100-310-645500	191.92
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	99.11
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	52.28
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	45.23
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Ralphs	100-310-695500	3.76
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Joann	100-310-695500	55.94
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Smart & Final	100-310-695500	247.37
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	235.96
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Alicia Cleaners	100-310-695500	564.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	284.44
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Heidelberg Pastry Shop	100-310-695500	375.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Amazon Marketplace	100-310-695500	795.05
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Apple.com	100-310-695502	10.99
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Richard Nixon Presidential Library & Museum	100-310-695505	17.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Hobby Lobby	100-310-695505	6.44

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Payables Detail Report

Payment Dates: 03/01/2024 - 03/14/2024

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	San Diego Zoo Parking	100-310-695505	20.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	San Diego Automotive Museum	100-310-695505	99.00
03/06/2024	BANK OF AMERICA VISA CARD	COMSVCS 1956 02.21.24	Smart & Final	100-310-695505	15.15
03/06/2024	BANK OF AMERICA VISA CARD	POLSVCS 02.20.24	Amazon Prime	100-420-622000	16.15
03/06/2024	BANK OF AMERICA VISA CARD	POLSVCS 02.20.24	Keurig	100-420-622000	40.26
03/06/2024	BANK OF AMERICA VISA CARD	POLSVCS 02.20.24	Printex Printing and Graphics	100-420-622000	339.41
03/06/2024	BANK OF AMERICA VISA CARD	POLSVCS 02.20.24	Chick-fil-A	100-420-695000	326.04
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Government Jobs	100-195-617000	199.00
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	CEAOC, 3/4/24 Meeting	100-355-611000	100.00
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	BNI Building News	100-355-626000	231.32
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Ansafone Communications	100-355-630000	393.71
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Gatorwraps	100-355-646100	1,000.00
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	531.86
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Signarama Laguna Niguel	100-355-720401	5,120.32
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	98.33
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	32.30
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	2.81
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	140.71
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Amazon Marketplace	100-355-720401	126.72
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Home Depot	100-355-720401	73.44
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 2789 02.20.24	Industrial Metal Supply	100-355-720401	33.48
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Tuttle-Click Capistrano Ford	100-355-646100	980.41
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Gatorwraps	100-355-646100	320.00
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Signarama Laguna Niguel	100-355-720401	1,249.06
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Harbor Freight Tools	100-355-720401	21.50
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Home Depot	100-355-720401	161.63
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Home Depot	100-355-720401	160.55
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Amazon Marketplace	100-355-720401	93.73
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Home Depot	100-355-720401	43.28
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Harbor Freight Tools	100-355-720401	301.66
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3094 02.20.24	Home Depot	100-355-720401	7.51
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3409 02.20.24	SmartSign	100-355-720401	276.21
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3409 02.20.24	Smartlink	100-355-720700	450.00
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3409 02.20.24	Home Depot	100-355-720701	43.81
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3409 02.20.24	FenceScreen	100-355-720701	564.67
03/06/2024	BANK OF AMERICA VISA CARD	PUBWKS 3409 02.20.24	FHB Co.	100-355-720701	576.00
03/07/2024	MOTA, FILIBERTA	64418451	Refund, Facility Deposit, R #1035443.002	100-000-222000	500.00
03/07/2024	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX	SH 67988	Law Enforcement Services, Mar '24	100-420-720800	973,499.13
03/08/2024	DOCU-TRUST	0052488	Offsite Data Storage, Mar '24	100-155-700030	115.00
03/08/2024	WILLDAN ENGINEERING	00627247	City Engineer Services, Feb '24	100-355-700100	1,500.00
03/08/2024	WILLDAN ENGINEERING	00627248	City Engineer Services, ROW-0001- 2023, Feb '24	100-000-220444	392.00
03/08/2024	RALPHS GROCERY COMPANY	0124143295_24252065	Operating Supplies, Comm Svcs, Feb '24	100-310-622005	99.95
03/08/2024	SOCALGAS	021624 - Acct #18955886	Utilities - Gas, Comm Ctr, 1/16/24 - 2/14/24	100-310-632500	673.51
03/08/2024	SOUTHERN CALIFORNIA EDISON	030124 - Acct #70023450	Utilities - Electric, 12/11/23 -	100-355-631000	802.12
03/08/2024	SOUTHERN CALIFORNIA EDISON	030124 - Acct #70023450	Utilities - Electric, 12/11/23 -	100-356-631400	13,622.20
03/08/2024	SOUTHERN CALIFORNIA EDISON	030524 - Acct #70016247	Utilities - Electric, 1/2/24 - 2/29/24	100-355-631000	120.45
03/08/2024	SOUTHERN CALIFORNIA EDISON	030524 - Acct #70016247	Utilities - Electric, 1/2/24 - 2/29/24	100-356-631400	1,296.09
03/08/2024	SOUTHERN CALIFORNIA EDISON	030524 - Acct #70016247	Utilities - Electric, 1/2/24 - 2/29/24	100-356-631900	4,327.83
03/08/2024	OC ATAC	030624	Orange County ATAC Awards Ceremony, May '24	100-420-695000	120.00
03/08/2024	EL TORO WATER DISTRICT	030724	Water Usage, Public Works, Jan '24	100-355-635000	5,965.64
03/08/2024	STUDIO TWO BLACK DIAMOND	101038	Printing Services, "Notice" Door Hangers, Feb '24	100-355-623000	111.49
03/08/2024	STUDIO TWO BLACK DIAMOND	101039	Printing Svcs, "Inspection" Door Hangers, Feb '24	100-355-623000	165.90

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Payables Detail Report

Payment Dates: 03/01/2024 - 03/14/2024

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
03/08/2024	STUDIO TWO BLACK DIAMOND	101040	Printing Services, Correction Notice / Stop Work	100-355-623000	441.05
03/08/2024	STUDIO TWO BLACK DIAMOND	101041	Printing Services, Inspection Notice, Feb '24	100-355-623000	441.05
03/08/2024	STUDIO TWO BLACK DIAMOND	101042	Printing Services, Correction Notice / Stop Work	100-225-622000	388.12
03/08/2024	STUDIO TWO BLACK DIAMOND	101097	Printing Services, Envelopes, Feb '24	100-195-623000	344.20
03/08/2024	SPARKLETTS	12194330 022824	Operating Supplies, Comm Ctr, Feb	100-310-622005	201.68
03/08/2024	BEE MAN, THE	127224	Bee Removal, Public Works, Feb '24	100-355-720701	245.00
03/08/2024	DATA TICKET, INC.	162587	Process Fee, Parking Citations, Feb	100-420-720823	331.05
03/08/2024	ABTECH TECHNOLOGIES, INC.	2402020-IN	Laptop Computer & Warranty, Dock Station	100-195-940000	2,171.48
03/08/2024	ABTECH TECHNOLOGIES, INC.	2402021-IN	Laptop Computer & Warranty, Dock Station	100-195-940000	1,758.38
03/08/2024	GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP	285440	Professional Services Legal, Feb '24	100-155-700011	1,575.00
03/08/2024	TURF STAR, INC.	3324614-00	Maintenance Utility Cart, Comm Svcs, Feb '24	100-310-646100	1,994.16
03/08/2024	TOTAL SOURCE OFFICEWORKS	34910	Office Supplies, Feb '24	100-195-620000	8.60
03/08/2024	TOTAL SOURCE OFFICEWORKS	34910	Operating Supplies, Feb '24	100-195-622000	131.13
03/08/2024	TOTAL SOURCE OFFICEWORKS	34912	Office Supplies, Feb '24	100-195-620000	425.56
03/08/2024	SMART AND FINAL	3831400007602	Operating Supplies, Feb '24	100-195-622000	60.63
03/08/2024	SMART AND FINAL	3831400028101	Operating Supplies, Feb '24	100-155-622000	86.52
03/08/2024	SMART AND FINAL	3831400028101	Operating Supplies, Feb '24	100-195-622000	48.99
03/08/2024	DE NOVO PLANNING GROUP	4145	LH Housing, Rezone and ODS Program, Feb '24	100-225-700225	20,952.30
03/08/2024	CROSSTOWN ELECTRICAL AND DATA, INC.	4296-24-002	Traffic Signal Maintenance, Feb '24	100-356-720420	3,644.70
03/08/2024	RJ ELECTRIC	62730	Electric Repairs, Feb '24	100-355-720701	617.00
03/08/2024	RJ ELECTRIC	62739	Electric Repairs, Feb '24	100-355-720701	810.00
03/08/2024	CHARLES ABBOTT ASSOCIATES, INC	67082 - A (Parks)	Public Works Other, Feb '24	100-355-720401	1,105.65
03/08/2024	CHARLES ABBOTT ASSOCIATES, INC	67082 - B (Facilities)	Public Works Other, Feb '24	100-355-720401	2,100.00
03/08/2024	JAMEY CLARK, INC.	74880	Park Repairs, Public Works, Feb '24	100-355-720701	2,150.00
03/08/2024	JAMEY CLARK, INC.	74881	Stockport Park Drinking Fountain Replacement	100-355-910000	8,725.00
03/08/2024	NIEVES LANDSCAPE, INC.	76822	Monthly and Misc Landscape, Feb	100-355-720700	87,884.69
03/08/2024	NIEVES LANDSCAPE, INC.	76822	Misc Landscape, Nov '23	100-355-720700	450.00
03/08/2024	NIEVES LANDSCAPE, INC.	77032	Misc Landscape, Feb '24	100-355-720700	521.84
03/08/2024	NIEVES LANDSCAPE, INC.	77107	Misc Landscape, Feb '24	100-355-720700	2,400.00
03/08/2024	MOBILE MINI, INC.	9020331424	Storage Rental, Community Center, 2/29 - 3/27/24	100-310-641000	341.83
03/08/2024	IRV SEAVER MOTORCYCLES	92570042	Motorcycle Maintenance, Police Svcs, Jan '24	100-420-646100	21.53
03/08/2024	WEX BANK	95270649 POLSVCS	Vehicle Fuel, Feb '24	100-420-613100	298.22
03/08/2024	WEX BANK	95270738 COMDEV	Vehicle Fuel, Feb '24	100-225-613100	403.43
03/08/2024	EIDE BAILLY LLP	EI01627694	State Controller's Report, YE 6/30/23	100-155-700051	4,500.00
03/08/2024	ORANGE COUNTY TREASURER-TAX COLLECTOR	FEB 24	Parking Fee Surcharge, Feb '24	100-420-720823	1,923.00
03/08/2024	OFFICE SOLUTIONS	I-02203281	Operating Supplies, Mar '24	100-195-622000	324.04
03/08/2024	ABTECH TECHNOLOGIES, INC.	SS19729-IN	Computer Consulting Services, Feb	100-195-700090	2,100.00
03/08/2024	ABTECH TECHNOLOGIES, INC.	SS19730-IN	Computer Consulting Services, Feb	100-195-700090	2,625.00
03/14/2024	AT AND T - CALNET 3	000021374772	Alarm, Com Ctr & City Hall Lines, Mar '24	100-195-630000	196.13
03/14/2024	AT AND T - CALNET 3	000021374772	Alarm, Com Ctr & City Hall Lines, Mar '24	100-310-630100	143.13
03/14/2024	SOUTHERN CALIFORNIA NEWS	0011647354	Legal Advertising, Feb '24	100-155-624001	364.42
03/14/2024	SOUTHERN CALIFORNIA NEWS	0011647381	Legal Advertising, Feb '24	100-155-624001	460.38
03/14/2024	COX COMMUNICATION	022724	WiFi, Community Center, Mar '24	100-195-630000	718.78
03/14/2024	MOULTON NIGUEL WATER DISTRICT	022924	Utilities - Water, 1/22/24 - 2/26/24	100-355-635000	3,578.33
03/14/2024	IRVINE RANCH WATER DISTRICT	030424	Utilities - Water, 2/1/24 - 3/1/24	100-355-635000	93.03
03/14/2024	SAN DIEGO GAS AND ELECTRIC	030424	Utilities - Electric, 2/1/24 - 2/29/24	100-356-631400	11,436.94
03/14/2024	SOUTHERN CALIFORNIA EDISON	030424 - Acct #7006973C	Utilities - Electric, 2/1/24 - 3/3/24	100-355-631000	14.97

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Payables Detail Report

Payment Dates: 03/01/2024 - 03/14/2024

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
03/14/2024	GANNON, HOLLAND	031424	Mileage Reimbursement, CPRS Conference	100-310-613000	140.70
03/14/2024	AGUERA, BRANDON	031424	Mileage Reimbursement, CPRS Conference	100-310-613000	147.40
03/14/2024	DURHAM, MATT	031424	Mileage Reimbursement, CPRS Conference	100-310-613000	129.98
03/14/2024	SMYSER, TODD	031424	Mileage Reimbursement, CPRS Conference	100-310-613000	110.55
03/14/2024	ADVANCED LISTING SERVICES INC	12186	Ownership Listing on Labels, Mar '24	100-225-700200	855.00
03/14/2024	ARC DOCUMENT SOLUTIONS, LLC	12406408	Printing Services, Public Works, Mar '24	100-355-623000	69.49
03/14/2024	HR GREEN PACIFIC, INC.	172822	Public Works Inspections, Feb '24	100-355-700255	12,949.50
03/14/2024	TPX COMMUNICATIONS	177638175-0	Communications Expense, Feb '24	100-195-630000	702.85
03/14/2024	W.G. ZIMMERMAN ENGINEERING,	24-02-425	On-Call Engineer Services, Feb '24	100-355-700250	3,520.00
03/14/2024	BANK OF NEW YORK, THE TRUST COMPANY, N.A.	252-2604681	Bond Admin Fee, Jan - Jun '24	100-000-790650	(2,140.50)
03/14/2024	PRINTEX PRINTING AND GRAPHICS INC.	25455	Special Events, Banners, Apr '24	100-310-624500	105.60
03/14/2024	SKYLINE PEST CONTROL	298718	Pest and Rodent Control, Mar '24	100-310-645500	94.00
03/14/2024	CHARLES ABBOTT ASSOCIATES, INC	67080	Professional Services, Feb '24	100-225-700000	27,423.98
03/14/2024	JAMEY CLARK, INC.	74896	Graffiti Removal, Feb '24	100-355-720500	2,669.75
03/14/2024	JAMEY CLARK, INC.	74897	Graffiti Removal, Mar '24	100-355-720500	315.00
03/14/2024	JAMEY CLARK, INC.	74908	Graffiti Removal, Feb '24	100-355-720500	585.00
03/14/2024	JAMEY CLARK, INC.	74909	Park Repairs, Public Works, Mar '24	100-355-720701	5,750.00
03/14/2024	MOBILE MINI, INC.	9020253177	Storage Rental, Community Center, 2/21 - 3/19/24	100-310-641000	217.80
03/14/2024	WEX BANK	95270885 PUBWKS	Vehicle Fuel, Feb '24	100-355-613100	358.31
03/14/2024	WEX BANK	95270886 COMSVCS	Vehicle Fuel, Feb '24	100-310-613100	213.34
03/14/2024	PACIFIC CREST ROOFING	BLDR-0036-2024	Refund, C&D Deposit, REC-012118- 2024	100-000-227001	300.00
03/14/2024	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC	S64114744	Professional Services, NPDES Support, Jan '24	100-355-700000	11,810.20
03/14/2024	SAN DIEGO NATURAL HISTORY MUSEUM	S104095	Fossil Exhibit Improvement Project, Jan & Feb '24	100-310-695504	1,312.50
Fund 100 - General Fund Total:					1,273,528.98
Fund: 210 - Gas Tax (HUTA) Fund					
03/14/2024	HR GREEN PACIFIC, INC.	172825	La Paz Pavement Rehabilitation, CIP #109, Feb '24	210-000-790600	18,371.28
Fund 210 - Gas Tax (HUTA) Fund Total:					18,371.28
Fund: 212 - Measure M2 Fund					
03/08/2024	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	220240380	Street Maintenance, Feb '24	212-355-720400	101.00
03/08/2024	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	23-2424686	Street Maintenance, Feb '24	212-355-720400	36.62
03/08/2024	CHARLES ABBOTT ASSOCIATES, INC	67082	Road Maintenance, Feb '24	212-355-720400	20,585.63
03/14/2024	SCA OF CA, LLC	134787SP	Street Sweeping Services, Feb '24	212-355-720410	15,740.18
03/14/2024	SCA OF CA, LLC	134788SP	Street Sweeping Services, Feb '24	212-355-720410	95.00
Fund 212 - Measure M2 Fund Total:					36,558.43
Fund: 221 - Senior Mobility Program Fund					
03/14/2024	CALIFORNIA YELLOW CAB	2406024	Senior Mobility Program, Feb '24	221-310-720000	1,056.00
Fund 221 - Senior Mobility Program Fund Total:					1,056.00
Fund: 301 - CARITS Road Fee Program Fund					
03/14/2024	OCTA	AR145989	City Share, CIP #168	301-000-790600	714.00
Fund 301 - CARITS Road Fee Program Fund Total:					714.00
Fund: 306 - CR&R Recycling Fee Fund					
03/14/2024	ECONOMICS, INC.	2023-8	Professional Services, Recycling Program, Feb '24	306-355-700000	13,229.15
Fund 306 - CR&R Recycling Fee Fund Total:					13,229.15
Fund: 454 - Sports Complex Equipment Maintenance Fund					
03/14/2024	AAMES LOCK	88856	Electrified Locking Hardware, CIP	454-000-790600	13,643.84

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Payables Detail Report

Payment Dates: 03/01/2024 - 03/14/2024

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
03/14/2024	AAMES LOCK	88857	Electrified Locking Hardware, CIP	454-000-790600	2,783.93
Fund 454 - Sports Complex Equipment Maintenance Fund Total:					16,427.77
Fund: 600 - Capital Improvement Projects Fund					
03/14/2024	HR GREEN PACIFIC, INC.	172825	La Paz Pavement Rehabilitation, CIP #109, Feb '24	600-000-490210	(18,371.28)
03/14/2024	HR GREEN PACIFIC, INC.	172825	La Paz Pavement Rehabilitation, CIP #109, Feb '24	600-251-950109	18,371.28
03/14/2024	AAMES LOCK	88856	Electrified Locking Hardware, CIP	600-000-490454	(13,643.84)
03/14/2024	AAMES LOCK	88856	Electrified Locking Hardware, CIP	600-255-950514	13,643.84
03/14/2024	AAMES LOCK	88857	Electrified Locking Hardware, CIP	600-000-490454	(2,783.93)
03/14/2024	AAMES LOCK	88857	Electrified Locking Hardware, CIP	600-255-950514	2,783.93
03/14/2024	OCTA	AR145989	City Share, CIP #168	600-000-490301	(714.00)
03/14/2024	OCTA	AR145989	City Share, CIP #168 (18-OCTA-TSP-3905)	600-251-950168	714.00
Fund 600 - Capital Improvement Projects Fund Total:					-
Fund: 650 - Debt Service Fund					
03/14/2024	BANK OF NEW YORK, THE TRUST COMPANY, N.A.	252-2604681	Bond Admin Fee, Jul - Dec '24	650-000-140000	962.50
03/14/2024	BANK OF NEW YORK, THE TRUST COMPANY, N.A.	252-2604681	Bond Admin Fee, Jan - Jun '24	650-000-490100	2,140.50
03/14/2024	BANK OF NEW YORK, THE TRUST COMPANY, N.A.	252-2604681	Bond Admin Fee, Jan - Jun '24	650-000-791000	1,178.00
Fund 650 - Debt Service Fund Total:					4,281.00
Grand Total:					1,364,166.61

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
100 - General Fund	1,273,528.98	1,274,728.43
210 - Gas Tax (HUTA) Fund	18,371.28	18,371.28
212 - Measure M2 Fund	36,558.43	36,558.43
221 - Senior Mobility Program Fund	1,056.00	1,056.00
301 - CARITS Road Fee Program Fund	714.00	714.00
306 - CR&R Recycling Fee Fund	13,229.15	13,229.15
454 - Sports Complex Equipment Maintenance Fund	16,427.77	16,427.77
600 - Capital Improvement Projects Fund	-	-
650 - Debt Service Fund	4,281.00	4,281.00
Grand Total:	1,364,166.61	1,365,366.06

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-000-140000	Prepaid Items	361.08	361.08
100-000-220444	Encroachment / Grading Deposit	392.00	392.00
100-000-222000	Refundable Deposits	500.00	500.00
100-000-227001	Security Deposit - Waste	300.00	300.00
100-000-790650	Transfers Out to Debt Service	(2,140.50)	(2,140.50)
100-155-611000	Training & Education	688.77	-
100-155-611001	Staff Development & Team	119.00	119.00
100-155-612000	Travel, Conferences & Meetings	5,366.45	5,276.45
100-155-612002	Travel - ACC-OC	(3,215.00)	-
100-155-620000	Office Supplies	465.36	-
100-155-622000	Operating Supplies	912.31	140.89
100-155-624001	Advertising - Legal	824.80	824.80
100-155-700011	Legal Services - Litigation	1,575.00	1,575.00
100-155-700030	Professional Services - City Clerk	115.00	115.00
100-155-700051	Professional Services - Annual	4,500.00	4,500.00
100-195-617000	Recruitment	199.00	199.00
100-195-620000	Office Supplies	434.16	434.16
100-195-622000	Operating Supplies	564.79	564.79
100-195-623000	Printing	344.20	344.20
100-195-630000	Telephone & Communications	1,617.76	1,617.76
100-195-700090	Computer Consulting Services	4,725.00	4,725.00
100-195-720050	Contract Services - Software	1,040.00	1,040.00
100-195-940000	Computer Hardware & Software	4,371.90	4,371.90
100-225-613100	Vehicle Fuel	403.43	403.43
100-225-622000	Operating Supplies	388.12	388.12
100-225-626000	Subscriptions & Books	29.85	29.85
100-225-646100	Vehicle Maintenance & Repairs	131.04	131.04
100-225-700000	Professional Services - Building &	27,423.98	27,423.98
100-225-700200	General Planning Services	855.00	855.00
100-225-700225	Housing Element	20,952.30	20,952.30
100-310-613000	Mileage Reimbursement	528.63	528.63
100-310-613100	Vehicle Fuel	213.34	213.34
100-310-620500	Office Supplies - Community	44.38	44.38
100-310-622005	Operating Supplies - Community	407.86	407.86
100-310-622500	Supplies - Program Services	242.85	242.85
100-310-624500	Advertising - Program Services	105.60	105.60
100-310-626000	Subscriptions & Books	197.92	197.92
100-310-630100	Telephone & Communications -	143.13	143.13
100-310-632500	Utilities - Gas (Community	673.51	673.51
100-310-641000	Equipment Rentals & Leases	559.63	559.63
100-310-645500	Facility Maintenance & Repairs	285.92	285.92
100-310-646100	Vehicle Maintenance & Repairs	1,994.16	1,994.16
100-310-695500	Special Events - Program Services	2,758.14	2,758.14
100-310-695502	Special Needs Program	10.99	10.99

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)

Payables Detail Report

Payment Dates: 03/01/2024 - 03/14/2024

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-310-695504	Displays/Exhibits & Educational	1,312.50	1,312.50
100-310-695505	Cultural Excursions	157.59	157.59
100-355-611000	Training & Education	100.00	100.00
100-355-613100	Vehicle Fuel	358.31	358.31
100-355-623000	Printing	1,228.98	1,228.98
100-355-626000	Subscriptions & Books	231.32	231.32
100-355-630000	Telephone & Communications	393.71	393.71
100-355-631000	Utilities - Electric	937.54	937.54
100-355-635000	Utilities - Water	9,637.00	9,637.00
100-355-646100	Vehicle Maintenance & Repairs	2,300.41	2,300.41
100-355-700000	Professional Services	11,810.20	11,810.20
100-355-700100	City Engineer Services	1,500.00	1,500.00
100-355-700250	On-Call Engineer Services	3,520.00	3,520.00
100-355-700255	Improvement Inspections	12,949.50	12,949.50
100-355-720401	Other Public Works Maintenance	11,680.75	11,680.75
100-355-720500	Graffiti Removal	3,569.75	3,569.75
100-355-720700	Landscape Maintenance	91,706.53	91,706.53
100-355-720701	Parks Contract Repair	10,756.48	10,756.48
100-355-910000	Furniture & Equipment	8,725.00	8,725.00
100-356-631400	MOE - Electric (Streetlights &	26,355.23	26,355.23
100-356-631900	MOE - Electric (On-Bill Financing)	4,327.83	4,327.83
100-356-720420	MOE - Traffic Signal Maintenance	3,644.70	3,644.70
100-420-613100	Vehicle Fuel	298.22	298.22
100-420-622000	Operating Supplies	395.82	395.82
100-420-646100	Vehicle Maintenance & Repairs	21.53	21.53
100-420-695000	Community Assistance & Public	446.04	446.04
100-420-720800	General Law Enforcement	973,499.13	973,499.13
100-420-720823	Parking Citation Processing	2,254.05	2,254.05
100-420-720850	Private Security Patrol	7,000.00	7,000.00
210-000-790600	Transfers Out to Capital	18,371.28	18,371.28
212-355-720400	Street Maintenance	20,723.25	20,723.25
212-355-720410	Street Sweeping	15,835.18	15,835.18
221-310-720000	Contract Services	1,056.00	1,056.00
301-000-790600	Transfers Out to Capital	714.00	714.00
306-355-700000	Professional Services	13,229.15	13,229.15
454-000-790600	Transfers Out to Capital	16,427.77	16,427.77
600-000-490210	Transfers In from Gas Tax (HUTA)	(18,371.28)	(18,371.28)
600-000-490301	Transfers In from CARITS Road	(714.00)	(714.00)
600-000-490454	Transfers In from Sports Complex	(16,427.77)	(16,427.77)
600-251-950109	La Paz Road Pavement Rehab	18,371.28	18,371.28
600-251-950168	Traffic Signal Improvements	714.00	714.00
600-255-950514	Sports Complex Renovations	16,427.77	16,427.77
650-000-140000	Prepaid Items	962.50	962.50
650-000-490100	Transfers In from General Fund	2,140.50	2,140.50
650-000-791000	Other Financing Uses	1,178.00	1,178.00
Grand Total:		1,364,166.61	1,365,366.06

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,364,166.61	1,365,366.06
Grand Total:	1,364,166.61	1,365,366.06

Attachment: Payables Detail Report - March 26, 2024 (3468 : Warrant Register, March 26, 2024)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Eric Hendrickson
Finance Director
ISSUE: Treasurer's Investment Report for February 2024

RECOMMENDATION: That the City Council receive and file the Treasurer's Investment Report for the month of February 2024.

SUMMARY:

The Treasurer's Investment Report for the month of February 2024 is submitted herewith. The City's total portfolio as of February 29, 2024, was \$30,853,056. The pooled cash portfolio managed by the City Treasurer consisted of cash on hand, demand deposits, State Local Agency Investment Fund (LAIF) and Investment Trust of California (CalTRUST) investments and totaled \$29,547,240. Restricted cash and investments totaled \$1,305,816, and is mainly comprised of reserve funds for the 2010 bond issuance.

Interest income for the month of February was \$124,484. FY 2023/2024 year-to-date pooled cash interest earnings of \$918,781 are 196% of the annual budget of \$467,910.

The average yield on the City's total portfolio for the month of February was 5.27%, compared to the prior month of 5.27%. The steady portfolio yield in February compared to January was the result of the stable interest rate environment, as dictated by the Federal Reserve, along with City staff maximizing available cash into the higher yielding CalTRUST and Money Market options. Recently, the City opened a sweep account linked to the BMO checking accounts. This allows idle cash in the checking accounts to be invested in money market funds, which are subsequently placed in short-term Treasuries. The usage of this sweep investment has also caused the overall yield to rise

Treasurer's Report for February 2024

March 26, 2024

Page 2

compared to previous months in 2023.

ATTACHMENTS:

- Treasurer's Report February 2024

City of Laguna Hills
Treasurer's Investment Report
February 2024

	Current Month Market Value	Current Month Book Value	Prior Month Book Value	Current Month % of Portfolio	Maximum Policy Limit	Yield to Maturity for Month (Annualized)
Pooled Cash & Investments						
BMO Checking & Money Market Accounts	\$ 9,513,663	\$ 9,513,663	\$ 10,238,620	32%	50%	5.18%
Petty Cash	1,500	1,500	1,500	0%	n/a	0.00%
Petty Cash Recreation	500	500	500	0%	n/a	0.00%
Fiscal Agent Cash - Essex Community Center Mgmt	68,321	68,321	82,883	0%	n/a	0.00%
Fiscal Agent Cash - DBI Flexible Spending Acct	15,156	15,156	15,156	0%	n/a	0.00%
State Local Agency Investment Fund (LAIF)	92,001	92,599	92,599	0%	100%	4.12%
Investment Trust of California (CalTRUST)	19,855,502	19,855,502	19,769,493	67%	100%	5.41%
	<u>29,546,642</u>	<u>29,547,240</u>	<u>30,200,751</u>	<u>100%</u>		<u>5.32%</u>
Restricted & Designated Cash & Investments						
BNY Mellon (2010 Bond - Lease Payment Fund)	713,384	713,384	1,079,139	n/a	n/a	4.93%
BNY Mellon (2010 Bond - Reserve Fund)	416,794	416,794	415,050	n/a	n/a	4.93%
Fiscal Agent Cash - Essex Civic Center Mgmt	175,638	175,638	41,588	n/a	n/a	0.25%
	<u>1,305,816</u>	<u>1,305,816</u>	<u>1,535,777</u>			<u>4.30%</u>
Totals	<u>\$ 30,852,458</u>	<u>\$ 30,853,056</u>	<u>\$ 31,736,528</u>			<u>5.27%</u>

Pooled Cash & Investment - Interest Earnings

For the month of February 2024	\$ 124,484
FY 2023-24 to Date	918,781
FY 2023-24 Budget	467,910

Certification:

I hereby certify that the above investment report includes all cash and investments of the City and is in conformance with all State laws and the City's investment policy approved by the City Council on November 14, 2023. At the time of the report, there is sufficient liquidity and anticipated revenues available to meet the City's budgeted expenditure requirements for the next six months.



Eric Hendrickson
Finance Director/Deputy City Treasurer



Pooled Cash Report

City of Laguna Hills, CA

For the Period Ending 2/29/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-000-101100	Claim on Cash - General Fund	21,803,904.65	(784,872.83)	21,019,031.82
210-000-101210	Claim on Cash - Gas Tax (HUTA)	1,375,661.66	53,402.58	1,429,064.24
211-000-101211	Claim on Cash - Gas Tax (RMRA)	1,024,868.13	76,924.85	1,101,792.98
212-000-101212	Claim on Cash - Measure M2	93,224.54	(86,012.66)	7,211.88
214-000-101214	Claim on Cash - AB 2766	149,069.17	9,333.03	158,402.20
221-000-101221	Claim on Cash - Senior Mobility Program	232,293.99	(1,172.00)	231,121.99
301-000-101301	Claim on Cash - CARITS Road Fee Program	1,309,974.29	-	1,309,974.29
305-000-101305	Claim on Cash - Beverage Recycling	8,777.88	-	8,777.88
306-000-101306	Claim on Cash - CR&R Recycling Fee	195,087.54	(7,900.84)	187,186.70
307-000-101307	Claim on Cash - C&D Forfeited Deposits	72,776.77	-	72,776.77
311-000-101310	Claim on Cash - Quimby Act Park In-Lieu Fee (VALH)	2,053,640.48	-	2,053,640.48
312-000-101312	Claim on Cash - CASp Fee	30,106.80	766.80	30,873.60
322-000-101322	Claim on Cash - Water Conservation	352,753.22	-	352,753.22
401-000-101401	Claim on Cash - Public Art	197,333.88	-	197,333.88
411-000-101401	Claim on Cash - Public Art (VALH)	344,353.56	-	344,353.56
421-000-101421	Claim on Cash - SLESF	101,488.05	-	101,488.05
451-000-101451	Claim on Cash - Liability Self-Insurance	161,300.18	-	161,300.18
452-000-101452	Claim on Cash - Parks Equipment Maintenance	365,700.00	-	365,700.00
454-000-101454	Claim on Cash - Sports Complex Equipment Maint	120,000.00	-	120,000.00
455-000-101455	Claim on Cash - Community Center Equipment Ma	120,000.00	-	120,000.00
456-000-101456	Claim on Cash - Storm Drain / Slope Repair Reserv	31,770.82	-	31,770.82
TOTAL CLAIM ON CASH		30,144,085.61	(739,531.07)	29,404,554.54
Reconciling items (outstanding checks and deposits in transit):				142,685.46
Pooled Cash & Investments Book Value:				29,547,240.00

GENERAL FUND RESERVES (as of most recent audited year end 6/30/2023)

Fund Balance Type	
Nonspendable	105,889
Assigned	847,881
Unassigned	20,711,877
Total	21,665,647

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)



ACCOUNT NUMBER: [REDACTED]

STATEMENT PERIOD
02/01/24 TO 02/29/24

PAGE: 1 OF 6

CITY OF LAGUNA HILLS
GENERAL
24035 EL TORO RD
LAGUNA HILLS CA 92653-3103

ITEMS ENCLOSED 0

INVESCO/AIM TREASURY CORP CL

ACCOUNT NUMBER [REDACTED]

SUMMARY STATEMENT, CHECKING PLUS MONEY MARKET FUNDS

BEGINNING BALANCE	10,238,619.98
DEPOSITS	3,740,009.25
WITHDRAWALS	4,503,442.39-
MUTUAL FUND DIVIDENDS	38,475.86

ENDING BALANCE 9,513,662.70

SEE THE ENCLOSED CHECKING AND FUND STATEMENTS FOR DETAIL INFORMATION CONCERNING THIS ACCOUNT.
FOR BILLING INFORMATION, SEE ACCOUNT ANALYSIS STATEMENT.

CHECKING ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS	5,659.68
84 CUSTOMER DEPOSITS	1,293,348.15
31 OTHER WITHDRAWALS	2,056,781.29-
5 SHARE PURCHASES	844,428.82-
15 SHARE REDEMPTIONS	1,602,232.28
YOUR ENDING BALANCE WAS	30.00

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
FEB 01	CCD AMS INC MERCH DEP 17730303701		45.00
FEB 01	REMOTE DEPOSIT		362.61
FEB 01	ZERO BALANCE TXFR FROM DDA ACCT 0070730825		575.00
FEB 01	CCD AMS INC MERCH DEP 17730300707		6,210.95
FEB 01	PPD APPORT ST OF CA APSAPPORTS 1555		67,792.58
FEB 01	ZERO BALANCE TXFR TO DDA ACCT 0070730841	106,368.10	
FEB 01	INV CR TRANSFER		26,084.89
FEB 02	CCD City of Laguna H Settlement 20026937194		125.00
FEB 02	ZERO BALANCE TXFR FROM DDA ACCT 0070730825		530.00
FEB 02	CCD AMS INC MERCH DEP 17730300707		4,998.57

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)



CalTRUST
PO Box 2709
Granite Bay, CA 95746
www.caltrust.org
Email: admin@caltrust.org
Fax: 402-963-9094
Phone: 833-CALTRUST (225-8787)

Investment Account Summary

02/01/2024 through 02/29/2024

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Feb 29 (\$)	Value on Feb 29 (\$)	Average Cost Amount (\$)	Cumulative Change in Value
CITY OF LAGUNA HILLS						
CalTRUST Liquidity Fund		19,855,501.680	1.00	19,855,501.68	19,855,501.68	
Portfolios Total value as of 02/29/2024				19,855,501.68		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Real Gain/(Loss)
CalTRUST Liquidity Fund		CITY OF LAGUNA HILLS			Account Number:			
Beginning Balance	02/01/2024			19,769,493.290	1.00	19,769,493.29		
Accrual Income Div Reinvestment	02/29/2024	86,008.39	86,008.390	19,855,501.680	1.00	19,855,501.68	0.00	
Change in Value						0.00		
Closing Balance as of	Feb 29			19,855,501.680	1.00	19,855,501.68		

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

March 07, 2024

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

CITY OF LAGUNA HILLS

CITY MANAGER
24035 EL TORO ROAD
LAGUNA HILLS, CA 92653

[Tran Type Definitions](#)

Account Number: [REDACTED]

February 2024 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	92,598.80
Total Withdrawal:	0.00	Ending Balance:	92,598.80

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)



BNY MELLON

The Bank of New York Mellon Trust Company, N.A.

Account Statement

Statement Period 02/01/2024 Through 02/29/2024

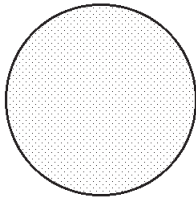
Account [REDACTED] Base Currency = USD
LAGUNA HILLS 2010 LEASE PYMT FD

CLIENT SERVICE MANAGER: JOHN KIM
BNYM COPORATE TRUST, N.A
333 S. HOPE ST. STE 2525
LOS ANGELES, CA 90071
+12136306145
JOHN.KIM@BNYMELLON.COM

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY Mellon contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our new cloud-based ecosystem, can help you.

Visit us at www.bnymellon.com

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	CASH AND SHORT TERM	713,382.99
100%	TOTAL OF ALL INVESTMENTS	713,382.99

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
CASH AND SHORT TERM	713,382.99	713,382.99	0.00	35,150.38	4.93 %
ACCOUNT TOTALS	713,382.99	713,382.99	0.00	35,150.38	4.93 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	4,534.43	0.00	0.00	9,070.71	0.00
SALES AND REDEMPTIONS	0.00	370,290.63	0.00	0.00	370,290.63
OTHER CASH ADDITIONS	0.00	4,534.43	0.00	0.00	9,070.71
OTHER CASH DISBURSEMENTS	4,534.43-	370,290.63-	0.00	9,070.71-	370,290.63-

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)



BNY MELLON

The Bank of New York Mellon Trust Company, N.A.

Go Paperless.
Securely access your accounts online to view your statements. Ask your BNY Mellon contact how we can help you access your account balances and activity in real time, receive your reports, enter your own transactions or submit an audit confirmation online. Also be sure to ask how NEXEN(SM) Gateway, our new cloud-based ecosystem, can help you.

Visit us at www.bnymellon.com

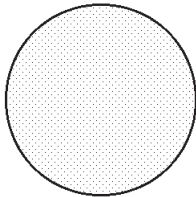
Account Statement

Statement Period 02/01/2024 Through 02/29/2024

Account [REDACTED] Base Currency = USD
LAGUNA HILLS 2010 RESERVE FD

CLIENT SERVICE MANAGER: JOHN KIM
BNYM COPORATE TRUST, N.A
333 S. HOPE ST. STE 2525
LOS ANGELES, CA 90071
+12136306145
JOHN.KIM@BNYMELLON.COM

Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	CASH AND SHORT TERM	416,794.26
100%	TOTAL OF ALL INVESTMENTS	416,794.26

Summary of Assets Held by Asset Classification

Asset Classification	Market Value	Cost	Accrued Income	Estimated Annual Income	Market Yield
CASH AND SHORT TERM	416,794.26	416,794.26	0.00	20,536.62	4.93 %
ACCOUNT TOTALS	416,794.26	416,794.26	0.00	20,536.62	4.93 %

Summary of Cash Transactions by Transaction Category

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	1,743.98	0.00	0.00	3,488.66	0.00
OTHER CASH ADDITIONS	0.00	1,743.98	0.00	0.00	3,488.66
OTHER CASH DISBURSEMENTS	1,743.98-	0.00	0.00	3,488.66-	0.00
PURCHASES	0.00	1,743.98-	0.00	0.00	3,488.66-

Attachment: Treasurer's Report February 2024 (3461 : Treasurer's Report for February 2024)

Home > Funds > Yield and NAV History

Yield and NAV

Fund Name CalTRUST Liquidity F... 		Start Date - End Date 2/29/2024 - 2/29/2024 			Export (1) 	
☒ Period Date	NAV	Income	Shares	Net Assets	Daily Yield	7 day AVG Yield
☒ 2/29/24	\$1.00	\$188,540.62	1,271,904,407.830	\$1,271,930,310.83	5.41%	5.45%
Items per page: 10  1 - 1 of 1    						

If you have any questions regarding your account please contact Shareholder Services at: 833-CAL-TRUST CalTRUST ©
(833-225-8787) 2024



PMIA/LAIF Performance Report as of 3/06/24



Quarterly Performance Quarter Ended 12/31/23

LAIF Apportionment Rate ⁽²⁾ :	4.00
LAIF Earnings Ratio ⁽²⁾ :	0.00010932476863589
LAIF Administrative Cost ^{(1)*} :	0.29
LAIF Fair Value Factor ⁽¹⁾ :	0.993543131
PMIA Daily ⁽¹⁾ :	3.96
PMIA Quarter to Date ⁽¹⁾ :	3.81
PMIA Average Life ⁽¹⁾ :	230

PMIA Average Monthly Effective Yields⁽¹⁾

February	4.122
January	4.012
December	3.929
November	3.843
October	3.670
September	3.534

Pooled Money Investment Account Monthly Portfolio Composition ⁽¹⁾ 1/31/24 \$165.8 billion

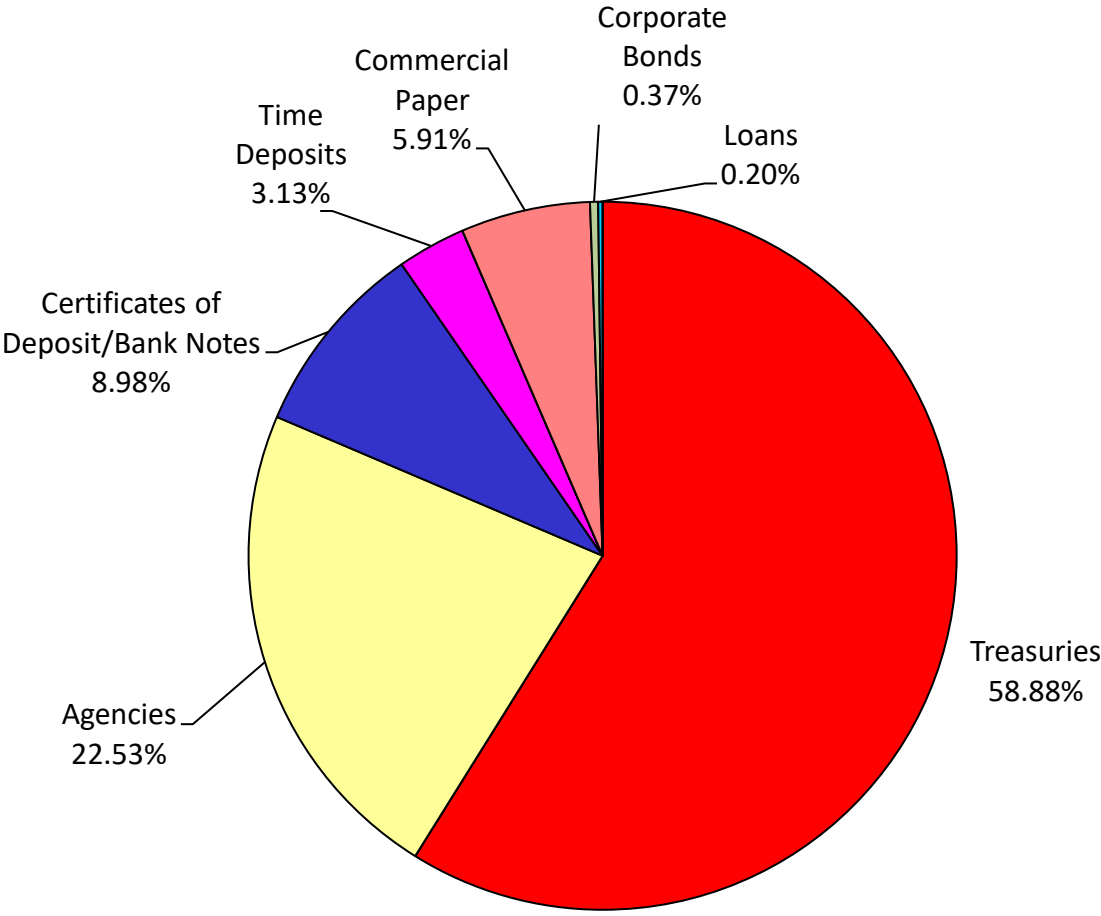


Chart does not include \$2,112,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

*The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.

Source:
⁽¹⁾ State of California, Office of the Treasurer
⁽²⁾ State of California, Office of the Controller



Invesco Treasury Portfolio

Short-Term Investments Trust

Data as of February 29, 2024
Corporate Class

Fund Information

Inception	August 01, 2005
CUSIP	825252570
NASDAQ	TYCXX
Total Net Assets	\$31.36 billion
Reflects all classes of the portfolio.	
Weighted Average Maturity (WAM)	23 days
Weighted Average Life (WAL)	105 days

SEC Portfolio Liquidity Requirements (%)

1-day	56.12
7-day	95.91

Ratings²

Standard & Poor's	AAAm
Moody's	Aaa-mf
Fitch Ratings	AAAmf

S&P Credit Quality Ratings³ (%)

A-1+	100.0
A-1	0.0

National Association of Insurance Commissioners (NAIC)
Meets NAIC requirement of a 0% capital reserve for a purchase by insurance companies.

Management Team

Laurie Brignac, Joe Madrid, Brandon Maitre, Justin Mandeville, Marques Mercier, Wesley Rager, Jennifer Brown, Ripal Tilara, and Bryn Zinser

All data provided by Invesco unless otherwise stated.

1 iMoneyNet, Inc. is an independent mutual fund performance monitor. The Government Institutional Category is an unmanaged group of money market funds with similar investment objectives and pricing structures as the Corporate Class of the Invesco Treasury Portfolio. iMoneyNet performance figures represent the category average. An investment cannot be made into the category.

2 A credit rating is an assessment provided by Nationally Recognized Statistical Ratings Organization (NRSRO) of the creditworthiness of an issuer with respect to debt obligations, including specific securities, money market instruments or other debts. Fund ratings are subject to change and are based on several factors, including an analysis of a portfolio's overall credit quality, market price exposure and management. Fund ratings are provided to indicate the creditworthiness of the underlying holdings in the portfolio and offer a forward-looking opinion about fixed income funds' capacity to maintain stable principal (net asset value). The ratings will generally range from AAA (highest) to D (lowest). For more information on rating methodologies, please visit the following NRSRO websites: www.standardandpoors.com and select "Understanding Ratings" under Rating Resources on the homepage; www.moodys.com and select "Rating Methodologies" under Research and Ratings on the homepage; www.fitchratings.com and select "Ratings Definitions" on the homepage.

3 S&P credit quality ratings reflect the ratings of the underlying securities in the portfolio and are subject to change without notice. A-1 represents the highest rating assigned indicating that the degree of safety regarding timely payment is strong. Securities that possess extremely strong safety characteristics are denoted with a plus sign (+) designation.

4 Portfolio composition is subject to change. An investment category listed with "other" in the name indicates that the underlying holdings did not fall into the SEC's more narrowly defined investment categories.

You could lose money by investing in the Fund. Because the share price of the Fund will fluctuate, when you sell your shares, they may be worth more or less than what you originally paid for them. An investment in the Fund is not a bank account and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. The Fund may impose a fee upon the sale of your shares. The Fund's sponsor is not required to reimburse the Fund for losses, and you should not expect that the sponsor will provide financial support to the Fund at any time, including during periods of market stress.

Investment Objective

Provide current income consistent with preservation of capital and liquidity.

Permissible Investments

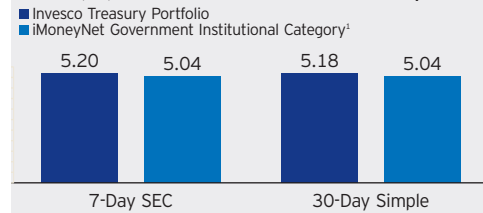
The fund pursues its objective by investing primarily in short-term, high-credit-quality money market instruments. These instruments are direct obligations of the US Treasury and repurchase agreements backed by Treasury obligations.

Fund Highlights

- The portfolio management team follows a conservative investment process with respect to minimal credit risk, interest rate risk and liquidity.
- The fund is designed for short- to medium-term cash investments, operating cash, cash sweeps and the liquidity components of investment portfolios.
- The fund aims to preserve capital, maintain liquidity and produce a competitive yield.

Yields (%)

as of February 29, 2024

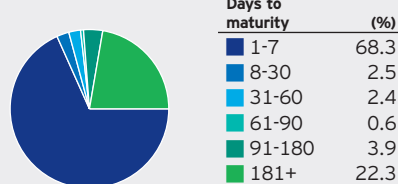


The performance data quoted represents past performance. Past performance does not guarantee future results and current performance may be lower or higher than the performance data quoted above. The investment return and principal value of your investment will fluctuate so that your shares, when redeemed, may be worth more or less than their original cost. You may obtain performance data current to the most recent month-end by visiting invesco.com. The SEC yield listed reflects fee waivers and/or expense reimbursements in effect for the period. Had the Adviser not waived fees and/or reimbursed expenses, your 7-day SEC yield would have been 5.16%. Average annual total returns reflect reinvested distributions, net of expenses for the periods. The 7-day SEC yield more closely reflects the current earnings of the fund than the total returns shown.

Portfolio Composition (%) ⁴

SEC Investment Category	(%)
U.S. Treasury Repurchase Agreement	72.3
U.S. Treasury Debt	27.7

Maturity Schedule (%)



Maturity schedule is based on weighted average maturity and is subject to change.

Average Annual Total Returns (%)

as of February 29, 2024

Period	(%)
Inception	1.36
10 Years	1.24
5 Years	1.88
3 Years	2.46
1 Year	5.20

Simple Monthly Yields

as of February 29, 2024

Period	(%)
February 2024	5.18
January	5.20
December	5.23
November	5.25
October	5.23
September	5.21
August	5.21
July	5.03
June	4.99
May	4.96
April	4.73
March 2023	4.54

30-day simple and simple monthly yield are the sum of the distribution rates for the number of days in the yield period annualized by 365 and divided by net asset value (NAV).

This does not constitute a recommendation of any investment strategy or product for a particular investor. Investors should consult a financial professional before making any investment decisions.

NOT A DEPOSIT | NOT FDIC-INSURED | NOT GUARANTEED BY THE BANK | MAY LOSE VALUE | NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY

This report must be accompanied or preceded by a currently effective fund prospectus, which contains more complete information, including fees and expenses. Read it carefully before investing.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Jennifer Lee
City Clerk
ISSUE: Records Retention Management

RECOMMENDATION: That the City Council adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AND DIRECTING THE CITY CLERK TO DISPOSE OF CERTAIN CITY RECORDS IN ACCORDANCE WITH THE CITY'S RECORD RETENTION SCHEDULE."

SUMMARY:

State law authorizes cities to destroy records when the records are no longer required, the records have been retained for the time periods required by law, the City Council adopts a Resolution authorizing the destruction, and the City Attorney provides written consent to the destruction (Government Code § 34090). On February 11, 2020, the City Council adopted Resolution No. 2020-02-11-1, which amended and restated the City's Record Retention Schedule. Records designated for disposal, as set forth in Exhibit "A" to the proposed Resolution attached hereto, *exclude* any of the following types of records, per Government Code Section 34090: (a) records affecting the title to real property or liens thereon; (b) court records; (c) records required to be kept by statute; (d) records less than two years old; and (e) the minutes, ordinances, or resolutions of the legislative body or of a city board or commission.

City staff has identified records for disposal that have been retained for the time periods set forth in the City's Record Retention Schedule and are no longer required for City business. The Department Heads, City Manager, City Attorney, and City Clerk have verified that these records have been retained for the time periods set forth in the City's

Destruction of Records

March 26, 2024

Page 2

Record Retention Schedule and meet the requirements for disposal. Authority to dispose of these records is required as provided for by Government Code Section 34090.

ATTACHMENTS:

- Proposed Resolution Authorizing the Disposal of Certain Records

RESOLUTION NO. 2024-03-26-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, AUTHORIZING AND
DIRECTING THE CITY CLERK TO DISPOSE OF CERTAIN
CITY RECORDS IN ACCORDANCE WITH THE CITY'S
RECORD RETENTION SCHEDULE

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Section 34090 of the California Government Code provides for the disposal of certain City records and documents with the approval of the legislative body by Resolution and the written consent of the City Attorney; and

WHEREAS, the records and documents identified in Exhibit "A" attached hereto, have been retained for the time periods required by law and in accordance with the Records Retention Schedule adopted by City Council Resolution No. 2020-02-11-1; and

WHEREAS, the records designated for disposal, as set forth Exhibit "A" attached hereto, exclude any of the following types of records, pursuant to Government Code Section 34090: (a) Records affecting the title to real property or liens thereon; (b) Court records; (c) Records required to be kept by statute; (d) Records less than two years old; (e) The minutes, ordinances, or resolutions of the legislative body or of a city board or commission; and

WHEREAS, the Department Heads, City Manager, City Clerk and City Attorney have consented to the disposal of the records and documents identified in Exhibit "A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The records identified in Exhibit "A" attached hereto are no longer required for City business, and have been retained for the time periods required by law and in accordance with the Records Retention Schedule adopted by Resolution No. 2020-02-11-1.

SECTION 2. The City Clerk is hereby authorized and directed to cause the disposal of those records listed and identified in Exhibit "A" which is attached hereto and is incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED this 26th day of March 2024.

DAVE WHEELER, MAYOR

ATTEST:

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2024-03-26-X adopted by the City Council of the City of Laguna Hills, California, at
a Regular Meeting thereof held on the 26th day of March 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

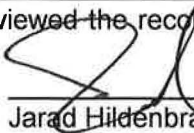
JENNIFER LEE, CITY CLERK

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of Records)

Records Retention Management

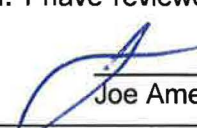
I hereby certify that: the records set forth on the attached list are more than two years old, do not affect the title to real property or liens thereon, are not court records, are not, to my knowledge, required to be kept further by a statute, are not the minutes, ordinances or resolutions of the legislative body of the City or of any City Board or Commission, and are no longer required by the City. I request authority to dispose of same pursuant to Section 34090 of the Government Code of California.

City Manager Approval: I have reviewed the records pursuant to the attached list, and I consent to their disposal.


Jarad Hildenbrand, City Manager

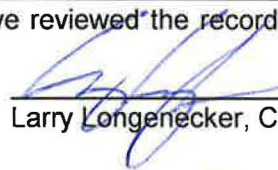
2/13/24
Date

Department Head Approval: I have reviewed the records pursuant to the attached list, and I consent to their disposal.


Joe Ames, Public Works Director/City Engineer

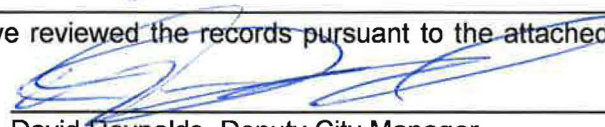
1/23/24
Date

Department Head Approval: I have reviewed the records pursuant to the attached list, and I consent to their disposal.


Larry Longenecker, Community Development Director

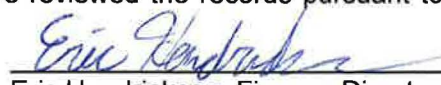
2-29-24
Date

Department Head Approval: I have reviewed the records pursuant to the attached list, and I consent to their disposal.


David Reynolds, Deputy City Manager

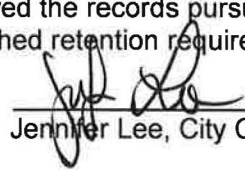
3/7/24
Date

Department Head Approval: I have reviewed the records pursuant to the attached list, and I consent to their disposal.


Eric Hendrickson, Finance Director

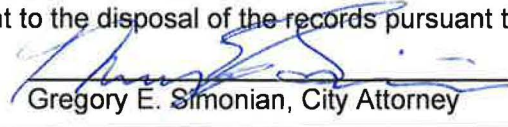
1/3/24
Date

City Clerk Approval: I have reviewed the records pursuant to the attached list for historical value and for compliance with the established retention requirements, and I consent to their disposal.


Jennifer Lee, City Clerk

2/13/24
Date

City Attorney Approval: I consent to the disposal of the records pursuant to the attached list:


Gregory E. Simonian, City Attorney

1/9/2024
Date

I hereby certify that the disposal of the records pursuant to the attached list was approved by the City Council of the City of Laguna Hills, California, by Resolution No. 2024-03-26-1 at a regular meeting of the City Council held in Laguna Hills, California, on March 26, 2024, and that by said Resolution, the department head or designee was authorized to dispose of the records.

City Clerk

Date

I hereby certify that, pursuant to the foregoing authority, the records pursuant to the attached list were disposed on _____, 2024.

City Clerk

Date

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of Records)

Laguna Hills City Clerk

Exhibit "A"
Page 2 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900003441	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	AMERICAN DISABILITIES ACT (ADA)		DESTROY
014632	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	BROWN ACT		DESTROY
900015205	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	CALIFORNIA PUBLIC RECORDS ACT		DESTROY
900024173	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	NEW LAW AND ELECTION SEMINAR	2017	DESTROY
900024299	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	NEW LAW AND ELECTION SEMINAR	2018	DESTROY
900004503	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	PROCLAMATIONS / COMMENDATIONS	SAMPLES	DESTROY
014775	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	PROPOSITION 208		DESTROY
014634	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	PROPOSITIONS 218 AND 62		DESTROY
013399	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	RULES OF ORDER		DESTROY
900006236	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	SCCCA WORKSHOP	GENERAL LAW / ROBERT'S RULES OF ORDER	DESTROY
900006241	0105-20	3/27/2024	CITY CLERK	REFERENCE PUBLICATIONS	STATEMENTS OF ECONOMIC INTERESTS	ASSESSING AND WAVING FINES	DESTROY
900001148	0110-05	3/27/2024	CONFIDENTIAL	DEPARTMENTAL ADMINISTRATION	CITY ATTORNEY CORRESPONDENCE	2002 - 2004	DESTROY
900024454	0110-55	3/27/2024	CITY CLERK	COMPLAINTS AND INQUIRIES, GENERAL	MISCELLANEOUS	CORRESPONDENCE/HANDOUTS	DESTROY
900024303	0120-20	3/27/2024	CITY CLERK	PARKS & RECREATION COMMISSION	APPLICATIONS, UNSUCCESSFUL	2019-01-22	DESTROY
900024304	0120-30	3/27/2024	CITY CLERK	TRAFFIC COMMISSION	APPLICATIONS, UNSUCCESSFUL	2019-01-22	DESTROY
900007119	0120-40	3/27/2024	CITY CLERK	COMMITTEES, GENERAL	GENERAL PLAN ADVISORY COMMITTEE	2007-2008 AGENDAS	DESTROY
900023165	0130-10	3/27/2024	CITY CLERK	CIVIC GROUPS	SOUTH COUNTY VETERANS	2017-2020	DESTROY
900013500	0130-50	3/27/2024	PUBLIC WORKS	HOMEOWNER ASSOCIATIONS	MOULTON LA PAZ COMMUNITY ASSOCIATION	2011	DESTROY
900024305	0130-60	3/27/2024	CITY CLERK	NON-PROFIT GROUPS	OC HUMAN RELATIONS COUNCIL	2018-2020	DESTROY
900019778	0130-75	3/27/2024	CITY CLERK	YOUTH GROUPS	EAGLE SCOUT PROJECTS	2015 - 2020	DESTROY
900026209	0140-10	3/27/2024	CITY CLERK	LEAGUE OF CALIFORNIA CITIES	2020 ANNUAL CONFERENCE		DESTROY
900025636	0140-70	3/27/2024	CITY CLERK	OTHER	BLACK LIVES MATTER	PROTEST MOVEMENT 2020	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 3 of 26

Destroy Date From

3/27/2024 To

3/27/2024

Orig. Dept ALL

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900026250	0150-10	3/27/2024	CITY CLERK	CITIES, OTHER	REORGANIZATIONS	2020	DESTROY
900025635	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	BOARD OF SUPERVISORS DISTRICT 5	SMALL BUSINESS GRANT RELIEF PROGRAM	DESTROY
900024308	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	GRAND JURY ORANGE COUNTY	2018-2019	DESTROY
900019251	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	OC PUBLIC LIBRARY SYSTEM	ADVISORY BOARD 2015-2020	DESTROY
900020697	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	OC TRANSPORTATION AUTHORITY	2016-2020	DESTROY
900017968	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	OCTA NOISE ISSUES	I-5 WIDENING/SR-73 TO EL TORO	DESTROY
900016491	0150-20	3/27/2024	CITY CLERK	ORANGE COUNTY AGENCIES	ORANGE COUNTY FIRE AUTHORITY	GENERAL	DESTROY
900024237	0150-30	3/27/2024	CITY CLERK	STATE AGENCIES	CALTRANS	I-5 WIDENING	DESTROY
900024313	0150-55	3/27/2024	CITY CLERK	SO CA ASSOC OF GOVERNMENTS (SCAG)	2019-2020		DESTROY
900027105	0150-55	3/27/2024	CITY CLERK	SO CA ASSOC OF GOVERNMENTS (SCAG)	2021-2022		DESTROY
900025546	0160-10	3/27/2024	CITY CLERK	HOLIDAY DECORATIONS	2020		DESTROY
900023122	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	BOOTSTRAP, 25472 - MCMULLIN	DESTROY
900023120	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	BOOTSTRAP, 25472 - NGROA	DESTROY
900023223	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	GENERAL 2018	DESTROY
900025232	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	GENERAL 2019 JULY-DECEMBER	DESTROY
900024317	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	GENERAL 2019 JANUARY-JUNE	DESTROY
900025408	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	GENERAL 2020 JULY-DECEMBER	DESTROY
900025407	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	GENERAL 2020 JANUARY-JUNE	DESTROY
900021954	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS	HERZOG, LISA	DESTROY
900025409	0160-65	3/27/2024	CITY CLERK	PUBLIC INFO REPORTS/REQUESTS	PUBLIC RECORDS REQUESTS 2020	CONTRACT COMPLIANCE VARIOUS	DESTROY
900025933	0160-70	3/27/2024	CITY CLERK	SOCIAL NETWORKING/TWITTER/FACEBOOK	ONLINE CITY COUNCIL	COMMUNITY MESSAGES	DESTROY
900023890	0170-05	3/27/2024	CITY CLERK	RECORDS MANAGEMENT	CRIS CONVERSION	2018	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 4 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900003243	0170-20	3/27/2024	CITY CLERK	BLANK FORMS	FPPC	FORM 460 CHECKLIST	DESTROY
017433	0170-20	3/27/2024	CITY CLERK	BLANK FORMS	FPPC	FORM 700 CAN I VOTE	DESTROY
000180	0170-20	3/27/2024	CITY CLERK	BLANK FORMS	FPPC	MANUAL 2	DESTROY
900004105	0170-20	3/27/2024	CITY CLERK	BLANK FORMS	FPPC	SEI - NON-FILER ENFORCEMENT REFERRAL	DESTROY
000122	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	APPLICATION COMMISSIONS	DESTROY
002732	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CITY COUNCIL INFORMATION HANDOUT	DESTROY
000124	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CLAIMS	DESTROY
001446	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CLOSED SESSION NOTES	DESTROY
006546	0170-25	3/27/2024	ADMINISTRATION	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CODE OF FAIR CAMPAIGN PRACTICES	DESTROY
900002837	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CONFIDENTIAL FORMS	DESTROY
000125	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CROSS REFERENCE	DESTROY
005803	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CROSS WORD PUZZLE	DESTROY
011238	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	CUSTOMER SERVICE SURVEY	DESTROY
007801	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	FINANCIAL DISCLOSURE FOR CONSULT	DESTROY
004378	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	PETITION, INFORMAL	DESTROY
000128	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	PUBLIC RECORDS REQUEST	DESTROY
017372	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	TELECOMMUNICATION PROVIDER REG	DESTROY
027975	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	VOLUNTEER APPLICATION	DESTROY
900008919	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	CITY CLERK'S DEPARTMENT	VOTING INSTRUCTIONS COUNCIL MEETINGS	DESTROY
007798	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	RECORDS MANAGEMENT	INACTIVE RECORDS TRANSMITTAL	DESTROY
007799	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	RECORDS MANAGEMENT	RECORDS TRANSFER	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 5 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
005431	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	RISK MANAGEMENT	ACCIDENT/INCIDENT REPORT FORM	DESTROY
005430	0170-25	3/27/2024	CITY CLERK	BLANK FORMS, CITY	RISK MANAGEMENT	AUTO ACCIDENT/INCIDENT KIT	DESTROY
900020711	0170-50	3/27/2024	CITY CLERK	RECORDS DESTRUCTION LISTS	2016-2020	MISCELLANEOUS CITY RECORDS	DESTROY
900024325	0170-50	3/27/2024	CITY CLERK	RECORDS DESTRUCTION LISTS	2019		DESTROY
900025418	0170-50	3/27/2024	CITY CLERK	RECORDS DESTRUCTION LISTS	2020		DESTROY
900026484	0170-50	3/27/2024	CITY CLERK	RECORDS DESTRUCTION LISTS	2021		DESTROY
900000540	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	LOCAL GOVERNMENT	RECORDS MANAGEMENT GUIDELINES	DESTROY
900000410	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2003-10-14-1	REVISION BACKUP INFORMATION	DESTROY
032307	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2003-10-14-1		DESTROY
900005877	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2006-11-14-1	REVISION BACKUP INFORMATION	DESTROY
900005871	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2006-11-14-1		DESTROY
034735	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2014-10-28-1	REVISION BACKUP INFORMATION	DESTROY
900019238	0170-70	3/27/2024	CITY CLERK	RETENTION SCHEDULES	RESOLUTION NO. 2014-10-28-2		DESTROY
900003982	0180-05	3/27/2024	CITY CLERK	RISK MANAGEMENT	INJURY AND ILLNESS PREVENTION	2005-2010	DESTROY
900019270	0180-05	3/27/2024	CITY CLERK	RISK MANAGEMENT	POTENTIAL CLAIMS	2015-2018	DESTROY
900025477	0180-05	3/27/2024	CITY CLERK	RISK MANAGEMENT	POTENTIAL CLAIMS	25181 LUNA BONITA	DESTROY
900023573	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	GLADSTONE, DAVID	C1804	DESTROY
900023574	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	HOUSER, JACK	C1802	DESTROY
900023575	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	HOUSER, MARIA	C1803	DESTROY
900022281	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	HSIEH, GRACE	C1703	DESTROY
900023637	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	KUZEE, MARGARET S.	C1805	DESTROY
900023806	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	LEE, VERONICA	C1807	DESTROY
900022922	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	LOSTRACCO, GEORGE	C1713	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 6 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900023036	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	LUGO, ANGELO	C1714	DESTROY
900023676	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	PARKER, ERICA	C1806	DESTROY
900023448	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	SMITH, PATRICIA	C1801	DESTROY
900011935	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	STATE FARM INSURANCE	C1004	DESTROY
900022737	0180-15	3/27/2024	CITY CLERK	CLAIMS AGAINST CITY	WARNER, KATHERINE	C1712	DESTROY
900024378	0180-20	3/27/2024	CITY CLERK	CLAIMS ON BEHALF OF CITY	COUNTY OF ORANGE	PTAF 2007 & 2008	DESTROY
900024377	0180-20	3/27/2024	CITY CLERK	CLAIMS ON BEHALF OF CITY	COUNTY OF ORANGE	PTAF 2009 & 2010	DESTROY
900024379	0180-20	3/27/2024	CITY CLERK	CLAIMS ON BEHALF OF CITY	COUNTY OF ORANGE	PTAF 2010/11	DESTROY
900024376	0180-20	3/27/2024	CITY CLERK	CLAIMS ON BEHALF OF CITY	COUNTY OF ORANGE	PTAF 2011/12	DESTROY
900014597	0200-20	3/27/2024	CITY CLERK	COMPLAINTS/INVESTIGATIONS	COYOTE COMPLAINTS	2011-2014	DESTROY
900011696	0220-25	3/27/2024	CITY CLERK	DISASTER ASSISTANCE PROGRAMS	2010-2013		DESTROY
900011070	0230-15	3/27/2024	CITY CLERK	AIR QUALITY	SOUTH COAST AQMD	2010-2012	DESTROY
900016641	0230-15	3/27/2024	CITY CLERK	AIR QUALITY	SOUTH COAST AQMD	2013-2015	DESTROY
900016642	0230-20	3/27/2024	CITY CLERK	WATER QUALITY	WATER QUALITY CONTROL BOARD	2013-2015	DESTROY
900020715	0230-20	3/27/2024	CITY CLERK	WATER QUALITY	WATER QUALITY CONTROL BOARD	2016-2020	DESTROY
900009714	0230-35	3/27/2024	CITY CLERK	WATER CONSERVATION	MOULTON NIGUEL WATER DISTRICT	CONSERVATION INITIATIVES	DESTROY
900024874	0230-70	3/27/2024	CITY CLERK	NOISE CONTROL	LEAF BLOWERS	2019	DESTROY
900025419	0240-50	3/27/2024	CITY CLERK	WEED ABATEMENT/CONTROL	2020		DESTROY
900025623	0240-50	3/27/2024	CITY CLERK	WEED ABATEMENT/CONTROL	DIRECT CHARGE INSTRUCTIONS	2020/21	DESTROY
900003998	0260-05	3/27/2024	CITY CLERK	POLICE PROTECTION/SERVICES	GENERAL	2005-2018	DESTROY
900025614	0260-05	3/27/2024	CITY CLERK	POLICE PROTECTION/SERVICES	POLICE SERVICES ANNUAL REPORT	2019	DESTROY
900025457	0270-05	3/27/2024	CITY CLERK	PUBLIC WELFARE	MASSAGE ESTABLISHMENTS	2020	DESTROY
900019910	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"A" MISCELLANEOUS	FY 2015-2016	DESTROY
900019911	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"B" MISCELLANEOUS	FY 2015-2016	DESTROY
900019912	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"C" MISCELLANEOUS	FY 2015-2016	DESTROY
900019913	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"D" MISCELLANEOUS	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 7 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900019914	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"E" MISCELLANEOUS	FY 2015-2016	DESTROY
900019915	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"F" MISCELLANEOUS	FY 2015-2016	DESTROY
900019916	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"G" MISCELLANEOUS	FY 2015-2016	DESTROY
900019917	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"H" MISCELLANEOUS	FY 2015-2016	DESTROY
900019918	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"I" MISCELLANEOUS	FY 2015-2016	DESTROY
900019919	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"J" MISCELLANEOUS	FY 2015-2016	DESTROY
900019920	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"K" MISCELLANEOUS	FY 2015-2016	DESTROY
900019921	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"L" MISCELLANEOUS	FY 2015-2016	DESTROY
900019922	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"M" MISCELLANEOUS	FY 2015-2016	DESTROY
900019923	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"N" MISCELLANEOUS	FY 2015-2016	DESTROY
900019924	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"O" MISCELLANEOUS	FY 2015-2016	DESTROY
900019925	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"P" MISCELLANEOUS	FY 2015-2016	DESTROY
900019926	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"Q" MISCELLANEOUS	FY 2015-2016	DESTROY
900019927	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"R" MISCELLANEOUS	FY 2015-2016	DESTROY
900019928	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"S" MISCELLANEOUS	FY 2015-2016	DESTROY
900019929	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"T" MISCELLANEOUS	FY 2015-2016	DESTROY
900019931	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"V" MISCELLANEOUS	FY 2015-2016	DESTROY
900019932	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"W" MISCELLANEOUS	FY 2015-2016	DESTROY
900019933	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	"XYZ" MISCELLANEOUS	FY 2015-2016	DESTROY
900020368	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	A.C. LANDSCAPE, INC.	FY 2015-2016	DESTROY
900021042	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	AAA AWARDS & MONOGRAMMING	FY 2015-2016	DESTROY
900019935	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ACTIVE NETWORK, THE	FY 2015-2016	DESTROY
900020378	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ALICEA, MIA	FY 2015-2016	DESTROY
900019936	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ALISO MEADOWS CONDOMINIUM ASSN.	FY 2015-2016	DESTROY
900019937	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ALL CITY MANAGEMENT	FY 2015-2016	DESTROY
900020673	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ANDERSON PENNA PARTNERS	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 8 of 26Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020963	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ARDO, KARL	FY 2015-2016	DESTROY
900019939	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	AT&T CALNET	FY 2015-2016	DESTROY
900019940	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	AT&T MOBILITY	FY 2015-2016	DESTROY
900019941	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	AU-YEUNG, MELISSA	FY 2015-2016	DESTROY
900020964	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	AUTOMOBILE CLUB OF SO CAL	FY 2015-2016	DESTROY
900019943	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BANK OF AMERICA JAN-JUN	FY 2015-2016	DESTROY
900019942	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BANK OF AMERICA JUL-DEC	FY 2015-2016	DESTROY
900014007	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BANK OF AMERICA JAN-JUN	FY 2011-2012	DESTROY
900014006	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BANK OF AMERICA JUL-DEC	FY 2011-2012	DESTROY
900019944	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BEE MAN, THE	FY 2015-2016	DESTROY
900019945	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BLOUNT, ANDREW	FY 2015-2016	DESTROY
900020689	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	BRAME, MARILYN	FY 2015-2016	DESTROY
900020104	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	C2 IMAGING	FY 2015-2016	DESTROY
900020965	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CALIFORNIA BUILDINGS STANDARD COMMISSION	FY 2015-2016	DESTROY
900019948	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CALIFORNIA PARKS & RECREATION SOCIETY, INC.	FY 2015-2016	DESTROY
900019950	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CALIFORNIA YELLOW CAB	FY 2015-2016	DESTROY
900019951	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CANON SOLUTIONS AMERICA	FY 2015-2016	DESTROY
900019953	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CAPITAL ONE COMMERCIAL	FY 2015-2016	DESTROY
900019954	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CARL WARREN & COMPANY	FY 2015-2016	DESTROY
900019956	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CARRUTH, MELODY	FY 2015-2016	DESTROY
900019958	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CDW GOVERNMENT	FY 2015-2016	DESTROY
900019959	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CHANNING, BRUCE	FY 2015-2016	DESTROY
900019960	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CHANTARANGSU, DAVID	FY 2015-2016	DESTROY
900019961	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CITY OF, VARIOUS	FY 2015-2016	DESTROY
900020666	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CODE PUBLISHING	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 9 of 26

Destroy Date From

3/27/2024

To

3/27/2024

Orig. Dept ALL

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900019962	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	COMPLETE OFFICE OF CALIFORNIA	FY 2015-2016	DESTROY
900019963	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	COMPUTER SERVICE CO.	FY 2015-2016	DESTROY
900019965	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	COX COMMUNICATION	FY 2015-2016	DESTROY
900019966	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	CYBERSOURCE CORPORATION	FY 2015-2016	DESTROY
900019967	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	DATA TICKET, INC.	FY 2015-2016	DESTROY
900019968	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	DELL COMPUTER CORPORATION	FY 2015-2016	DESTROY
900019969	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	DEPARTMENT OF CONSERVATION	FY 2015-2016	DESTROY
900019970	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	DOCU-TRUST	FY 2015-2016	DESTROY
900019971	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	DUNBAR AMORED, INC.	FY 2015-2016	DESTROY
900020380	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ECLIPSE MESSENGER SERVICES, INC	FY 2015-2016	DESTROY
900019972	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ECONOMICS	FY 2015-2016	DESTROY
900010154	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	EDAW, INC	FY2009-2010	DESTROY
900020381	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	EISENBERG, DALE	FY 2015-2016	DESTROY
900019973	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	EL TORO WATER DISTRICT	FY 2015-2016	DESTROY
900020382	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ELKINS, CHRISTINA	FY 2015-2016	DESTROY
900021127	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	EMC DESIGN	FY 2015-2016	DESTROY
900019974	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ERMAC	FY 2015-2016	DESTROY
900019976	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	FEDERAL EXPRESS	FY 2015-2016	DESTROY
900021502	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	FISCAL YEAR-END CLOSE A/P	FY 2015-2016	DESTROY
900020966	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	GORMAN, RON	FY 2015-2016	DESTROY
900019980	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	GOVT FINANCE OFFICERS ASSN	FY 2015-2016	DESTROY
900019981	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	GREEN MART, INC.	FY 2015-2016	DESTROY
900019982	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	HDL COREN & CONE	FY 2015-2016	DESTROY
900019983	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	HINDERLITER, DE LLAMAS & ASSOC.	FY 2015-2016	DESTROY
900019984	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	HOME DEPOT, THE	FY 2015-2016	DESTROY
900021035	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	HYLAND SOFTWARE INC	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 10 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020968	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	INT'L COUNCIL OF SHOPPING	FY 2015-2016	DESTROY
900019986	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	IRV SEAEVER MOTORCYCLES	FY 2015-2016	DESTROY
900019987	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	IRVINE RANCH WATER DISTRICT	FY 2015-2016	DESTROY
900020385	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	JAVED, HUMZA	FY 2015-2016	DESTROY
900019989	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	JCTEES.COM CORPORATIONS	FY 2015-2016	DESTROY
900019990	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	JOE E. GONSALVES & SON	FY 2015-2016	DESTROY
900020386	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	KNIGHT, LORNA ANGELA	FY 2015-2016	DESTROY
900019991	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	KOGERMAN, BARBARA	FY 2015-2016	DESTROY
900021036	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	LA CONSULTING, INC.	FY 2015-2016	DESTROY
900019992	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	LINDY'S OFFICE PRODUCTS	FY 2015-2016	DESTROY
900021037	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	LONG, AURORA	FY 2015-2016	DESTROY
900020852	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	LUCY, STEVEN	FY 2015-2016	DESTROY
900019993	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MAILFINANCE, INC.	FY 2015-2016	DESTROY
900020444	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MARTIN-RUSK, DINA	FY 2015-2016	DESTROY
900020443	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MEDLOCK, GEORGE	FY 2015-2016	DESTROY
900019994	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MEEHAN, DAN-PETTY CASH	FY 2015-2016	DESTROY
900019995	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MERCURY DISPOSAL SYSTEMS, INC.	FY 2015-2016	DESTROY
900019996	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOBILE MINI INC.	FY 2015-2016	DESTROY
900020690	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOORE IACOFANO GOLTSMAN, INC.	FY 2015-2016	DESTROY
900010056	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL	FY2009-2010 (VOL 1)	DESTROY
900010057	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL	FY2009-2010 (VOL 2)	DEVELOP SERV
900012351	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL	FY2010-2011 (VOL 1)	DESTROY
900012352	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL	FY2010-2011 (VOL 2)	DESTROY
900014090	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL VOL 1	FY 2011-2012	DESTROY
900014091	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	MOULTON NIGUEL WATER UTIL VOL 2	FY 2011-2012	DESTROY
900020674	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	NUVIS	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 11 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020001	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	OFFICE SOLUTIONS	FY 2015-2016	DESTROY
900020002	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY CITY MANAGERS ASSN OCCMA	FY 2015-2016	DESTROY
900020003	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY FIRE AUTHORITY	FY 2015-2016	DESTROY
900019999	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY LAW-PARKING	FY 2015-2016	DESTROY
900020000	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY MISCELLANEOUS	FY 2015-2016	DESTROY
900020004	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY REGISTER- ADVERTISE	FY 2015-2016	DESTROY
900020006	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ORANGE COUNTY REGISTER- SUBSCRIPT	FY 2015-2016	DESTROY
900021126	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	PACKET FUSION	FY 2015-2016	DESTROY
900020969	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	PATROL ONE	FY 2015-2016	DESTROY
900020008	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	QUEST DIAGNOSTICS	FY 2015-2016	DESTROY
900021007	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	QUICK CRETE PRODUCTS CORP	FY 2015-2016	DESTROY
900020009	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RALPH'S GROCERY STORE	FY 2015-2016	DESTROY
900020971	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RAMIREZ, CHRISTINA	FY 2015-2016	DESTROY
900020010	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REFUND, COMMUNITY DEV FEES	FY 2015-2016	DESTROY
900020011	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REFUND, COMMUNITY SERVICES, PROGRAM	FY 2015-2016	DESTROY
900020014	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REFUND, FACILITY RENTAL DEPOSIT	FY 2015-2016	DESTROY
900020012	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REFUND, FACILTY RENTAL FEE	FY 2015-2016	DESTROY
900020015	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REFUND, VEHICLE CITATIONS	FY 2015-2016	DESTROY
900020853	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RENEGADE RACING	FY 2015-2016	DESTROY
900020017	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REYES, JANICE	FY 2015-2016	DESTROY
900020018	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	REYNOLDS, DAVID	FY 2015-2016	DESTROY
900020970	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RK ENGINEERING GROUP, INC.	FY 2015-2016	DESTROY
900020019	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	ROSENFELD, KENNETH	FY 2015-2016	DESTROY
900020020	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RPW SERVICES, INC.	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 12 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900021276	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	RUSSELL, RICHARD WYATT	FY 2015-2016	DESTROY
900020021	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SADDLEBACK FAMILY & URGENT CARE	FY 2015-2016	DESTROY
900021043	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SAFECHECKS	FY 2015-2016	DESTROY
900020040	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SAN DIEGO GAS & ELECTRIC	FY 2015-2016	DESTROY
900020041	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SAN JOAQUIN HILLS TRANS CORRIDOR	FY 2015-2016	DESTROY
900020042	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SECURE LIVE SCAN	FY 2015-2016	DESTROY
900020007	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SEDGWICK, DON	FY 2015-2016	DESTROY
900019432	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SEDGWICK, DON	FY 2014 - 2015	DESTROY
900020080	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SHARPS COMPLIANCE, INC.	FY 2015-2016	DESTROY
900020081	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SMART AND FINAL	FY 2015-2016	DESTROY
900020082	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SOCAL OFFICE TECHNOLOGIES	FY 2015-2016	DESTROY
900020765	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SOUTHERN CALIF MUN ATHLETIC	FY 2015-2016	DESTROY
900020084	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SOUTHERN CALIFORNIA ED UTILITIES VOL. I	FY 2015-2016	DESTROY
900020085	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SOUTHERN CALIFORNIA ED UTILITIES VOL. II	FY 2015-2016	DESTROY
900020087	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SOUTHERN CALIFORNIA ED UTILITIES VOL. III	FY 2015-2016	DESTROY
900020387	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SPARKLETT'S	FY 2015-2016	DESTROY
900015485	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SPECTRUM SPECIALTIES & AWARDS	FY 2011-2012	DESTROY
900020088	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SPRINT	FY 2015-2016	DESTROY
900020568	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	STAPLETON, VIVIAN	FY 2015-2016	DESTROY
900020090	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	STUDIO TWO BLACK DIAMOND	FY 2015-2016	DESTROY
900021195	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	SYSTEMS INTERNATIONAL	FY 2015-2016	DESTROY
900020092	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	TAB PRODUCTS CO.	FY 2015-2016	DESTROY
900020388	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	TELEPACIFIC COMMUNICATIONS	FY 2015-2016	DESTROY
900020093	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	TOTALFUNDS BY HASLER	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 13 of 26

Destroy Date From

3/27/2024

To

3/27/2024

Orig. Dept ALL

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020094	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	TRAUMA INTERVENTION PROGRAM	FY 2015-2016	DESTROY
900020389	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	U-HAUL	FY 2015-2016	DESTROY
900020095	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	U.S. POSTAL SERVICE	FY 2015-2016	DESTROY
900020096	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	UNDERGROUND SERVICE ALERT	FY 2015-2016	DESTROY
900020398	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	UNITED SITES SERVICES OF CA.	FY 2015-2016	DESTROY
900020972	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	UNIVERSAL PROTECTION SECURITY	FY 2015-2016	DESTROY
900020097	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	US BANK VOYAGER FLEET SYS	FY 2015-2016	DESTROY
900020399	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	USA DANCE, INC.	FY 2015-2016	DESTROY
900020678	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	UTILITY COST MANAGEMENT LLC	FY 2015-2016	DESTROY
900020098	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	VERIZON WIRELESS	FY 2015-2016	DESTROY
900020400	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WEST COAST ARBORIST, INC.	FY 2015-2016	DESTROY
900010122	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WEST COAST ARBORISTS, INC.	FY2009-2010	DESTROY
900012402	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WEST COAST ARBORISTS, INC.	FY2010-2011	DESTROY
900020973	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WEST COAST MOVEMENT PROJECT	FY 2015-2016	DESTROY
900020100	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WEST PUBLISHING COMPANY	FY 2015-2016	DESTROY
900021008	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WESTAMERICA COMMUNICATIONS, INC.	FY 2015-2016	DESTROY
900020101	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	WHITE, DON	FY 2015-2016	DESTROY
900020102	0300-15	3/27/2024	FINANCE	ACCOUNTS PAYABLE - VENDORS	XEROX CORPORATION	FY 2015-2016	DESTROY
900020841	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	AFLAC	FY 2015-2016	DESTROY
900020035	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	BENEFITS COORDINATORS CORP	FY 2015-2016	DESTROY
900020032	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	DISCOVERY BENEFITS	FY 2015-2016	DESTROY
900021277	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	JACKSON NATIONAL LIFE INS CO.	FY 2015-2016	DESTROY
900020688	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	NORTHWESTERN MUTUAL LIFE	FY 2015-2016	DESTROY
900020173	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	PARS	FY 2015-2016	DESTROY
900020375	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	SDRMA - MEDICAL BENEFITS	FY 2015-2016	DESTROY
900020174	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	SDRMA-ANCILLARY BENEFITS	FY 2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 14 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900019351	0300-17	3/27/2024	FINANCE	BENEFITS-VENDORS	SDRMA-WORKERS COMPENSATION	FY 2015-2016	DESTROY
900021020	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	AND AP REPORTS	FY2015-2016 1ST QUARTER	DESTROY
900021223	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	AND AP REPORTS	FY2015-2016 2ND QUARTER	DESTROY
900021752	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	AND AP REPORTS	FY2015-2016 3RD QUARTER	DESTROY
900022073	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	AND AP REPORTS	FY2015-2016 4TH QUARTER	DESTROY
900021794	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	CHECK SIGNING RECORD	FY 2015-2016	DESTROY
900021795	0300-30	3/27/2024	FINANCE	WARRANT/CHECK REGISTERS	CHECK SIGNING RECORD/PAYROLL ACCT	FY 2017-2018	DESTROY
900019275	0300-30	3/27/2024	CITY CLERK	WARRANT/CHECK REGISTERS	WARRANT LISTING	FY2015-2016	DESTROY
900020584	0300-40	3/27/2024	CITY CLERK	FINANCIAL REPORTS	CIVIC CENTER QUARTERLY RPTS	FY2015/2016	DESTROY
900019276	0300-40	3/27/2024	CITY CLERK	FINANCIAL REPORTS	QUARTERLY REPORTS	FY2015/2016	DESTROY
900021267	0320-30	3/27/2024	FINANCE	BANK STATEMENTS AND RECONCILIATIONS	CASH OPERATING ACCOUNT	FY 2015/2016 1ST & 2ND QUARTERS	DESTROY
900021268	0320-30	3/27/2024	FINANCE	BANK STATEMENTS AND RECONCILIATIONS	CASH OPERATING ACCOUNT	FY 2015/2016 3RD & 4TH QUARTERS	DESTROY
900021261	0320-30	3/27/2024	FINANCE	BANK STATEMENTS AND RECONCILIATIONS	PAYROLL, CASH W/FISCAL AGENTS	& PARKING FY 2015-2016	DESTROY
900020473	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	NUMERIC UNION BANK 2016	8810000-8810499	DESTROY
900020835	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	NUMERIC UNION BANK 2016	8810500-8810999	DESTROY
900021202	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	NUMERIC UNION BANK 2016	8811000-8811499	DESTROY
900021665	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	NUMERIC UNION BANK 2016	8811500-8812104	DESTROY
900020680	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	PAYROLL UNION BANK	38567-39066 2016	DESTROY
900021185	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	PAYROLL UNION BANK	39067-39566 2016	DESTROY
900022070	0320-40	3/27/2024	FINANCE	ISSUED CHECKS	PAYROLL UNION BANK	39567-39983 2016	DESTROY
900022153	0320-43	3/27/2024	FINANCE	DEPOSIT SLIPS	UNION BANK DEPOSIT SLIPS	2012 - 2016	DESTROY
900024187	0320-46	3/27/2024	FINANCE	WIRE TRANSFERS	ACH DISBURSEMENT LOG	FY 2015-2016 7/1/15 - 6/30/16	DESTROY
900021181	0330-25	3/27/2024	CITY CLERK	BUDGET REQUESTS, EXTERNAL	ORANGE COUNTY TASK FORCE	DROWNING PREVENTION 2016	DESTROY
900020757	0360-30	3/27/2024	FINANCE	TIME SHEETS	PROCESSED TIMECARDS	2016 APR - JUNE	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 15 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020758	0360-30	3/27/2024	FINANCE	TIME SHEETS	PROCESSED TIMECARDS	2016 JUL - SEPT	DESTROY
900020756	0360-30	3/27/2024	FINANCE	TIME SHEETS	PROCESSED TIMECARDS	2016 JAN - MAR	DESTROY
900025511	0370-05	3/27/2024	CITY CLERK	PURCHASING	HVAC COMMUNITY CENTER	SOLE SOURCE PURCHASE	DESTROY
900021511	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	CABOT PARK RENOVATIONS	2016-08-11	DESTROY
900021179	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	CABOT RD BIOSWALE CIP 410A	2016-06-16	DESTROY
900024562	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	CITYWIDE LANDSCAPE MAINTENANCE	2019-05-14	DESTROY
900022556	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	CITYWIDE STREET MAINT CIP 101-J	2017-08-15	DESTROY
900024933	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	CITYWIDE STREET MAINT CIP 101-K	2019-08-13	DESTROY
900024462	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	COMMUNITY CENTER/HVAC/ROOF REPAIR	2019-04-30	DESTROY
900024452	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	GRAFFITI/GENERAL MAINTENANCE	2019-02-26	DESTROY
900017499	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	LA PAZ OPEN SPACE IMPROVEMENT	2013-08-15	DESTROY
900024116	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	TENANT IMPROVEMENTS SUITE 160	2018-10-2	DESTROY
900024364	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	TENANT IMPROVEMENTS SUITE 160	2019-	DESTROY
900023485	0370-38	3/27/2024	CITY CLERK	REJECTED BIDS	TURF RENOVATION CIP 238	2018-04-24	DESTROY
900028430	0370-60	3/27/2024	CITY CLERK	VENDOR LISTS/BROCHURES	LEGISLATIVE SOFTWARE EVALUATION	VENDORS NOT SELECTED	DESTROY
900011789	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	CONSTRUCTION MANAGEMENT	2010-04-04 LA PAZ ROAD CIP 159	DESTROY
900021059	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	LA PAZ SIDEWALK CIP 171	2016-02-04 (FEDERAL PROJECT)	DESTROY
900024270	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	ON-CALL CEQA CONSULTING SVCS.	2018-06-29	DESTROY
900024653	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	ON-CALL CIVIL ENGINEERING SVCS.	2019-05-29	DESTROY
900025551	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	ON-CALL GEOTECHNICAL ENGINEERING	2020-04-06 V001	DESTROY
900025589	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	ON-CALL GEOTECHNICAL ENGINEERING	2020-04-06 V002	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 16 of 26Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900025483	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	PUBLIC ART FACILITATOR	3/5 MARINE MEMORIAL	DESTROY
900022915	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	RECREATION FACILITY NEEDS ASSESSMENT	2017-10-06 RFP	ARCHIVES
900025553	0370-65	3/27/2024	CITY CLERK	REQUESTS FOR PROPOSAL, UNSUCCESSFUL	TRAFFIC ENGINEERING/SIGNAL OPERATIONS	2020-04-14	DESTROY
900028445	0380-40	3/27/2024	CITY CLERK	OFFICE/COMPUTER EQUIPMENT	ACCUTRAC RECORDS MANAGEMENT	SOFTWARE - USER INSTRUCTIONS	DESTROY
900028440	0380-40	3/27/2024	CITY CLERK	OFFICE/COMPUTER EQUIPMENT	FASTRACK (GG-ONE SOFTWARE)	USER GUIDE	DESTROY
900017493	0380-60	3/27/2024	CITY CLERK	ROLLING STOCK	2014 FORD XLT	ASST CITY MANAGER	DESTROY
900021684	0390-15	3/27/2024	FINANCE	ACCOUNTS RECEIVABLE	FUND BALANCE INVOICES	FY 2015-2016	DESTROY
900028627	0390-15	3/27/2024	FINANCE	ACCOUNTS RECEIVABLE	INVOICES-MASTER FILE	FY 2015-2016 INV #402-489	DESTROY
900028628	0390-15	3/27/2024	FINANCE	ACCOUNTS RECEIVABLE	INVOICES-MASTER FILE	FY 2015-2016 INV #490-536	DESTROY
900020772	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 APR CASH DRAWER 02	DESTROY
900020773	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 APR CASH DRAWER 03	DESTROY
900020780	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 AUG CASH DRAWER 02	DESTROY
900020782	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 AUG CASH DRAWER 03	DESTROY
900020789	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 DEC CASH DRAWER 02	DESTROY
900020790	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 DEC CASH DRAWER 03	DESTROY
900020768	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 FEB CASH DRAWER 02	DESTROY
900020769	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 FEB CASH DRAWER 03	DESTROY
900020766	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JAN CASH DRAWER 02	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 17 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020767	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JAN CASH DRAWER 03	DESTROY
900020778	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JUL CASH DRAWER 02	DESTROY
900020779	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JUL CASH DRAWER 03	DESTROY
900020776	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JUN CASH DRAWER 02	DESTROY
900020777	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 JUN CASH DRAWER 03	DESTROY
900020770	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 MAR CASH DRAWER 02	DESTROY
900020771	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 MAR CASH DRAWER 03	DESTROY
900020775	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 MAY CASH DRAWER 03	DESTROY
900020787	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 NOV CASH DRAWER 02	DESTROY
900020788	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 NOV CASH DRAWER 03	DESTROY
900020785	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 OCT CASH DRAWER 02	DESTROY
900020786	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 OCT CASH DRAWER 03	DESTROY
900020783	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 SEPT CASH DRAWER 02	DESTROY
900020784	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CASH RECEIPTS SUMMARIES	FY 2015-2016 SEPT CASH DRAWER 03	DESTROY
900020235	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CREDIT CARD SUMMARIES	FY2015-2016 1ST QTR	DESTROY
900020493	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CREDIT CARD SUMMARIES	FY2015-2016 2ND QTR	DESTROY
900020747	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CREDIT CARD SUMMARIES	FY2015-2016 3RD QTR	DESTROY
900021064	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	CREDIT CARD SUMMARIES	FY2015-2016 4TH QTR	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 18 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020232	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	GENERAL CASH RECEIPTS NUMERIC	FY2015-2016 1ST QTR	DESTROY
900020492	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	GENERAL CASH RECEIPTS NUMERIC	FY2015-2016 2ND QTR	DESTROY
900020748	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	GENERAL CASH RECEIPTS NUMERIC	FY2015-2016 3RD QTR	DESTROY
900021063	0390-60	3/27/2024	FINANCE	RECEIPTS, DAILY CASH	GENERAL CASH RECEIPTS NUMERIC	FY2015-2016 4TH QTR	DESTROY
900021322	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ACCOUNTS RECEIVABLE 120	FY2015-2016	DESTROY
900021350	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ACCT REC - REC FEES 12003	FY2015-2016	DESTROY
900021360	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ARINV	FY2015-2016	DESTROY
900021065	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 APRIL	DESTROY
900020310	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 AUGUST	DESTROY
900020619	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 DECEMBER	DESTROY
900020882	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 FEBRUARY	DESTROY
900020751	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 JANUARY	DESTROY
900020240	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 JULY	DESTROY
900021269	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 JUNE	DESTROY
900020960	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 MARCH	DESTROY
900021162	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 MAY	DESTROY
900020572	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 NOVEMBER	DESTROY
900020491	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 OCTOBER	DESTROY
900020419	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	BUILDING PERMITS	FY2015-2016 SEPTEMBER	DESTROY
900021327	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	C & D DEPOSITS	FY2017-2018	DESTROY
900021348	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	COURT FINES 46100	FY2015-2016	DESTROY
900021335	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	DELQ TAX SALE TEETER PLAN 40700	FY2015-2016	DESTROY
900021022	0390-65	3/27/2024	CITY CLERK	RECEIPTS, GENERAL	DEPOSIT, ESCHEATMENT	UNCLAIMED FUNDS FY2015-2016	DESTROY
900021347	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	DUE FROM OTHER GOVS 152	FY2015-2016	DESTROY
900021346	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	DUE TO OTHER FUNDS 00250	FY2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 19 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900021357	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ENGINEERING CHARGE AGAINST DEPOSIT 22440	FY2015-2016	DESTROY
900021356	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ENGINEERING DEPOSITS 22444	FY2015-2016	DESTROY
900021318	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ENGINEERING FEES	FY2015-16	DESTROY
900021320	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	ENGINEERING TRUST ACCOUNTS	FY2015-2016	DESTROY
900021066	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 APRIL	DESTROY
900020621	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 DECEMBER	DESTROY
900020884	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 FEBRUARY	DESTROY
900020749	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 JANUARY	DESTROY
900020239	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 JULY	DESTROY
900021270	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 JUNE	DESTROY
900020962	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 MARCH	DESTROY
900021164	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 MAY	DESTROY
900020574	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 NOVEMBER	DESTROY
900020490	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 OCTOBER	DESTROY
900020418	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FACILITY FEES 45110	FY2015-2016 SEPTEMBER	DESTROY
900021351	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FEES - 4TH OF JULY 45120	FY2015-2016	DESTROY
900021344	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FRANCHISE FEE SDG&E 43100	FY2015-2016	DESTROY
900021355	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	FRANCHISE FEE SO CAL GAS 43300	FY2015-2016	DESTROY
900021337	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	IN-LIEU SALES TAX 41001	FY2015-2016	DESTROY
900021361	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	INTEREST ON UNAPPORT TAXES 40330	FY2015-2016	DESTROY
900021354	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	MAPS & PUBLICATIONS 45601	FY2015-2016	DESTROY
900021352	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	MARATHON REGISTRATION 45160	FY2015-2016	DESTROY
900021353	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	MARATHON SPONSORS 45161	FY2015-2016	DESTROY
900021365	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	MISCELLANEOUS	FY2015-2016	DESTROY
900021342	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	MISCELLANEOUS REVENUE 459	FY2015-2016	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 20 of 26Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900021324	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	NSF CHECKS 12001	FY2015-2016	DESTROY
900021473	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	OTHER COUNTY REVENUE 41900	FY2015-2016	DESTROY
900021326	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PLANNING DEPOSITS	FY2015-2016	DESTROY
900021325	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PLANNING FEES	FY2015-2016	DESTROY
900021362	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROP TAX SEC PUBLIC UTILITY 40030	FY2015-2016	DESTROY
900021330	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPERTY TAX SECURED CURRENT400	FY2015-2016	DESTROY
900021323	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPERTY TAX SECURED HOMEOWNER 40010	FY2015-2016	DESTROY
900021332	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPERTY TAX SECURED PRIOR YEAR 40200	FY2015-2016	DESTROY
900021319	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPERTY TAX SECURED SUPP ROLL 40020	FY2017-2018	DESTROY
900021331	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPERTY TAX UNSECURED CURRENT 40100	FY2015-2016	DESTROY
900021359	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	PROPTAXMISCELLA 40210	FY2015-2016	DESTROY
900021333	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	REAL PROPERTY TRANSFER TAX 40400	FY2015-2016	DESTROY
900021341	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECEXPENOFFSET 45905	FY2015-2016	DESTROY
900021067	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 APRIL	DESTROY
900020313	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 AUGUST	DESTROY
900020620	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 DECEMBER	DESTROY
900020883	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 FEBRUARY	DESTROY
900020750	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 JANUARY	DESTROY
900020238	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 JULY	DESTROY
900021271	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 JUNE	DESTROY
900020961	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 MARCH	DESTROY
900021163	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 MAY	DESTROY
900020573	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 NOVEMBER	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 21 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020489	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 OCTOBER	DESTROY
900020417	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RECREATION FEES 45100	FY2015-2016 SEPTEMBER	DESTROY
900021316	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	RENTAL FEES 45501	FY2015-2016	DESTROY
900021336	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	SALES & USE TAX 41000	FY2015-2016	DESTROY
900021334	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	SEC PY PENALTIES 40310	FY2015-2016	DESTROY
900021364	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	SPEC STATE SUBVEN 41600	FY2015-2016	DESTROY
900021328	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	SWIMMING POOL BONDS	FY2015-2016	DESTROY
900021314	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	TAXES RECVBLE 00110	FY2015-2016	DESTROY
900021349	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	TRAFFIC PERMIT 44303	FY2015-2016	DESTROY
900021315	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	TRANS OCCUPANCY TAX 435	FY2015-2016	DESTROY
900021317	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	VEHICLE CODE FINES 460	FY2015-2016	DESTROY
900021363	0390-65	3/27/2024	FINANCE	RECEIPTS, GENERAL	VLF PROPERTY TAX 40600	FY2015-2016	DESTROY
900023675	0400-05	3/27/2024	CITY CLERK	AGREEMENTS/CONTRACTS	AGREEMENT EXPIRATIONS	2007 - 2017	DESTROY
900024335	0400-05	3/27/2024	CITY CLERK	AGREEMENTS/CONTRACTS	AGREEMENT EXPIRATIONS	2018-2020	DESTROY
900001303	0400-05	3/27/2024	CITY CLERK	AGREEMENTS/CONTRACTS	CITY BIDDING PROCESS	DEBARMENT OF CONTRACTORS	DESTROY
900025270	0400-05	3/27/2024	CITY CLERK	AGREEMENTS/CONTRACTS	PREVAILING WAGES	2019	DESTROY
900025428	0410-10	3/27/2024	CITY CLERK	AGENDAS	2020		DESTROY
900025427	0410-10	3/27/2024	CITY CLERK	AGENDAS	ACTION AGENDA WITH BOXES	2020	DESTROY
900014986	0410-13	3/27/2024	CITY CLERK	REQUESTS TO SPEAK	2012		DESTROY
900016653	0410-13	3/27/2024	CITY CLERK	REQUESTS TO SPEAK	2013		DESTROY
900025545	0410-14	3/27/2024	CITY CLERK	AGENDA PACKETS	20-03-10 SPECIAL MEETING	COMMISSIONER SELECTION	DESTROY
900022058	0410-30	3/27/2024	CITY CLERK	COUNCIL MEMBER AS CITY REP	2017-2019		DESTROY
900025393	0410-37	3/27/2024	CITY CLERK	MEETING SCHEDULES/NOTICES	2020	APPROVED MEETING SCHEDULE	DESTROY
900025395	0410-37	3/27/2024	CITY CLERK	MEETING SCHEDULES/NOTICES	CITY COUNCIL DEADLINES	2020	DESTROY
900025434	0410-65	3/27/2024	CITY CLERK	PROCLAMATIONS	CERTIFICATES PRESENTED BY CITY	2020	DESTROY
900025433	0410-65	3/27/2024	CITY CLERK	PROCLAMATIONS	PRESENTATIONS TO THE CITY	2020	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 22 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900025432	0410-65	3/27/2024	CITY CLERK	PROCLAMATIONS	PROCLAMATIONS PRESENTED BY CITY	2020	DESTROY
900025612	0430-05	3/27/2024	CITY CLERK	ELECTIONS	CAMPAIGN CONTRIBUTION LIMITS	2020	DESTROY
900025500	0430-30	3/27/2024	CITY CLERK	STATE/FEDERAL ELECTIONS	2020-03-03	VOTER INFORMATION GUIDE	DESTROY
900025955	0430-30	3/27/2024	CITY CLERK	STATE/FEDERAL ELECTIONS	2020-11-03	PROPOSITION 15	DESTROY
900025961	0430-30	3/27/2024	CITY CLERK	STATE/FEDERAL ELECTIONS	2020-11-03	PROPOSITION 16	DESTROY
900025957	0430-30	3/27/2024	CITY CLERK	STATE/FEDERAL ELECTIONS	2020-11-03	VOTER INFORMATION GUIDE	DESTROY
900017918	0440-05	3/27/2024	CITY CLERK	CONFLICT OF INTEREST	CALENDARS AND CORRESPONDENCE	2013- 2015	DESTROY
032310	0440-30	3/27/2024	CITY CLERK	FPPC REGULATIONS	2003 - 2005		DESTROY
900002283	0440-30	3/27/2024	CITY CLERK	FPPC REGULATIONS	2004 SEMINAR - FILING OFFICER		DESTROY
011263	0440-30	3/27/2024	CITY CLERK	FPPC REGULATIONS	POLITICAL REFORM ACT		DESTROY
900001842	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	23002 MOULTON PARKWAY, LLC	CENTRAL OCSC CASE NO, 04CC10917	DESTROY
900013396	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	AJALTOUNI, JAY HANNA		DESTROY
031518	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	CALIFORNIA REGIONAL WATER QUALIT	NPDES PERMIT CAS 0108740	DESTROY
032265	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	CITY OF SACRAMENTO	JOINDER AMICUS BRIEF	DESTROY
032256	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	CITY OF SAN DIEGO	JOINDER AMICUS BRIEF	DESTROY
900009484	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	HORIZON DISTRIBUTORS	CASE 00230987 FAILURE TO PAY	DESTROY
035562	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	MACAULEY & SMART 03CC13035	LEASE ABANDONMENT	DESTROY
900013061	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	OC WILBUR, INC.	CASE 00408798	DESTROY
900001772	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	OCRC CAPITAL CORP.	CENTRAL OCSC CASE NO, 04CC11111	DESTROY
900006283	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	STIPULATED JUDGMENT	ALICIA-VALENCIA SHOPPING CENTER	DESTROY
034681	0470-20	3/27/2024	CITY CLERK	CIVIL CASE FILES, CITY	SWINERTON BUILDERS	03CC08511	DESTROY
031517	0470-25	3/27/2024	CITY CLERK	CIVIL CASE FILES, OTHER	ALISO VIEJO'S PET TO STATE BRD		DESTROY
900019362	0470-25	3/27/2024	CITY CLERK	CIVIL CASE FILES, OTHER	VERIZON CALIF. V. STATE BD. EQUALIZATION	ET AL, CASE 34-2014-00171512	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 23 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900003149	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	CALIFORNIA V. ECONOLITE CONTROL PRODUCTS		DESTROY
900012918	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	CASS V. MOULTON RANCH III HOA	30201000347124	DESTROY
900024189	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	CRIMINAL - CA VS. JONATHAN BALDERRAMA	COURT CASE NO. 18HM12234	DESTROY
900021909	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	FORBES V. GROVER MEENAKSHI	CASE 30-2015-00812241-CU-WE-CJC	DESTROY
900000278	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	FRIAS V. ANTIMITE ASSOCIATES, INC.	03CC09091	DESTROY
900010744	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	GENERAL		DESTROY
900021189	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	JUVENILE - AGUIRRE, FERNANDO	CASE NO. 16DL0786	DESTROY
900021190	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	JUVENILE - BARAJAS, NOAH JOEL	CASE NO. 16DL0785	DESTROY
900003804	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	K&M ROYAL GROUP V. NUVISION FINANCIAL	BC316591	DESTROY
900010335	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	KRUSE VS. MCCLAUGHLIN	04CC08367	DESTROY
900000539	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	LAGUNA CREST V SHAPELL INDUSTRIES	00CC03322	DESTROY
900019052	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	LYNCH VS. USAA CASUALTY INSURANCE CO.	CASE NO. 8:14-CV-00609-JLS-RNB	DESTROY
900018298	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	NGROA VS. MCMULLIN	CASE NO. 30-2013-00653834	DESTROY
900005828	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	NOURGOSTAR, BENHAM	06SM04138	DESTROY
900009666	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	PEOPLE V EDWIN MIZRAHI	SH 685578	DESTROY
900007030	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	PEOPLE V KAMRAN MONTAZAMI	SH 582452	DESTROY
900006576	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	PEOPLE V MATTHEW BARNES	S11573598	DESTROY
900009106	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	PEOPLE V. DRAGONETTI	SH 642487	DESTROY
900017556	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	PEOPLE VS. OFFICE DEPOT		DESTROY
900016873	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	RADHAKRISHAN, GHANDI, SABINA	VS. GT CONTSTRUCTION 30-2010-00413235-CU-CD-CXC	DESTROY
036095	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	RINEHART VS NICHOLAS		DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 24 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900020932	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	SEARS V, SIMON PROPERTIES	CASE NO. 30-2012-00584626-CU-BC-CJC	DESTROY
900003298	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	SHIRLEY V. TAYLOR	04CC08495	DESTROY
900014471	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	SHOPPING CENTER ASSO.	VS. PETER LEE #30-2010-00408171	DESTROY
900016998	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	STATE OF CA VS. B. RICHTSMEIER	CASE NO. SH904491	DESTROY
900019788	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	STATE OF CALIFORNIA VS. JAMES HEGI	CASE NO. SHLH0002130	DESTROY
900015115	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	STATE OF CALIFORNIA VS. RICK STEVENS	CASE NO. SH843947	DESTROY
900008193	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	SULLIVAN V. SULLIVAN HEALTHCARE	ANA 0368835	DESTROY
900021531	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	THEIRMANN VS. PITCH N HIT	CASE 30-2015-00810533-CU-PO-CJC	DESTROY
900009830	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	TRIKAS V. CASE	07CC12318	DESTROY
900007915	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	WELCH VS. MONTGOMERY	06CC10767	DESTROY
900003321	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	WILLIAM STRACKER V SHIRLEY STRACKER	03D007512	DESTROY
900006309	0470-40	3/27/2024	CITY CLERK	SUBPOENAS	ZAHEDI V. MICHLEBOROUGH	06CC13336	DESTROY
900021949	0480-60	3/27/2024	CITY CLERK	STATE	AB 1217	2016	DESTROY
900007922	0480-60	3/27/2024	CITY CLERK	STATE	MODIFICATIONS TO UNIFORM	HOUSING CODE 2008	DESTROY
900011027	0480-60	3/27/2024	CITY CLERK	STATE	PROPOSITION 11	REDISTRICTING REFORM	DESTROY
900016340	0480-60	3/27/2024	CITY CLERK	STATE	PUBLIC EMPLOYEE PENSIONS	PEPRA 2013	DESTROY
900023245	0500-05	3/27/2024	CITY CLERK	PERSONNEL ADMINISTRATION	2018		DESTROY
900020725	0500-25	3/27/2024	CITY CLERK	EMPLOYEE AWARDS AND COMMENDATION	2016 - 2020		DESTROY
900028406	0520-10	3/27/2024	ADMINISTRATION	COMPENSATION PLANS	BENCHMARK SALARY SURVEY	06-22-2011	DESTROY
900023164	0520-10	3/27/2024	CITY CLERK	COMPENSATION PLANS	CONTRACT NEGOTIATIONS	FOR CITY MANAGER 2017	DESTROY
900020727	0520-10	3/27/2024	CITY CLERK	COMPENSATION PLANS	EMPLOYEE SALARY/BENEFITS	2016-2018	DESTROY
900016835	0530-40	3/27/2024	CITY CLERK	LAGUNA HILLS CITY EMPLOYEE ASSOCIATION	CIVIC OPENESS IN NEGOTIATIONS	COIN	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Laguna Hills City Clerk

Exhibit "A"
Page 25 of 26

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900006013	0540-60	3/27/2024	CITY CLERK	TRAINING/EDUCATIONAL PROGRAMS	ACCUTRAC AND QUESTYS	TRAINING PACKET	DESTROY
900023758	0540-60	3/27/2024	CITY CLERK	TRAINING/EDUCATIONAL PROGRAMS	QUESTYS TRAINING	2018	DESTROY
900028426	0540-60	3/27/2024	CITY CLERK	TRAINING/EDUCATIONAL PROGRAMS	SEXUAL HARASSMENT	CORRESPONDENCE	DESTROY
900020694	0600-30	3/27/2024	COMMUNITY DEVELOPMENT	SITE DEVELOPMENT PERMITS	2015 SDPA-12-15-3395	23595 MOULTON PKWY STE J - FIT BODY BOOT CAMP	DESTROY
900003848	0660-05	3/27/2024	CITY CLERK	REDEVELOPMENT PROGRAM	2005-2007		DESTROY
900008806	0660-05	3/27/2024	CITY CLERK	REDEVELOPMENT PROGRAM	2008-2012		DESTROY
900023759	0660-50	3/27/2024	CITY CLERK	REDEVELOPMENT, OTHER CITIES	LAKE FOREST	FORMATION DOCUMENTS	DESTROY
900009253	0670-20	3/27/2024	CITY CLERK	CDBG APPLICATIONS	CDBG FUNDING APPLICATION	FY 2009-2010	DESTROY
900010881	0670-20	3/27/2024	CITY CLERK	CDBG APPLICATIONS	CDBG FUNDING APPLICATION	FY 2010-2011	DESTROY
900013226	0670-20	3/27/2024	CITY CLERK	CDBG APPLICATIONS	CDBG FUNDING APPLICATION	FY 2011-2012	DESTROY
900015130	0670-20	3/27/2024	CITY CLERK	CDBG APPLICATIONS	CDBG FUNDING APPLICATION	FY 2012-2013	DESTROY
900018168	0670-20	3/27/2024	CITY CLERK	CDBG APPLICATIONS	CDBG FUNDING APPLICATION	FY 2014-2015	DESTROY
900011103	0690-20	3/27/2024	CITY CLERK	PROJECTS/PROGRAMS	2009 ANNUAL ECONOMIC ASSESSMENT	REPORT	DESTROY
900020610	0710-10	3/27/2024	CITY CLERK	TENANT LEASE AGREEMENTS	BROADVIEW MORTGAGE CORP	SUITE 203	DESTROY
900020745	0710-10	3/27/2024	ADMINISTRATION	TENANT LEASE AGREEMENTS	BROADVIEW MORTGAGE CORPORATION	24031 EL TORO ROAD, SUITE 203	DESTROY
900002713	0710-10	3/27/2024	CITY CLERK	TENANT LEASE AGREEMENTS	HERITAGE ESCROW	24031 EL TORO ROAD SUITE 201	DESTROY
032160	0710-10	3/27/2024	ADMINISTRATION	TENANT LEASE AGREEMENTS	RICK J FENELLI		DESTROY
900013026	0710-10	3/27/2024	ADMINISTRATION	TENANT LEASE AGREEMENTS	SOUTH ORANGE COUNTY CHAMBER		DESTROY
900010655	0710-10	3/27/2024	ADMINISTRATION	TENANT LEASE AGREEMENTS	WINDSTONE BEHAVIORAL HEALTH		DESTROY
900014416	0820-18	3/27/2024	CITY CLERK	CIP CERTIFIED PAYROLL	COM. CTR. P.GROUND RENO.	CIP NO. 514 & NO. 239	DESTROY
900017315	0820-18	3/27/2024	CITY CLERK	CIP CERTIFIED PAYROLL	NICK STAVRIANOPOULOS CONSTRUCTION	CIP 513A	DESTROY

Attachment: Proposed Resolution Authorizing the Disposal of Certain Records (3450 : Destruction of

Exhibit "A"
Page 26 of 26

Laguna Hills City Clerk

Destroy Date From
Orig. Dept ALL

3/27/2024 To

3/27/2024

Barcode	File No.	Destroy Date	Orig. Dept	First Line	Second Line	Third Line	Current Location
900025587	0910-50	3/27/2024	CITY CLERK	SPECIAL EVENTS	JULY FOURTH CELEBRATION 2020	CANCELLATION DUE TO COVID-19	DESTROY
900024354	0930-40	3/27/2024	CITY CLERK	PUBLIC SCHOOLS	LAGUNA HILLS STUDENT LIAISON	2019-2020	DESTROY
900025486	0950-20	3/27/2024	CITY CLERK	ACTIVITIES/SPECIAL PROGRAMS	MOVIES IN THE PARK	2020	DESTROY
900024356	0950-25	3/27/2024	CITY CLERK	VOLUNTEER PROGRAMS	2019-2020		DESTROY
900023251	1010-05	3/27/2024	CITY CLERK	CABLE TELEVISION	AT&T U-VERSE	2018 - 2020	DESTROY
900013192	1025-10	3/27/2024	CITY CLERK	TELECOMMUNICATIONS REGULATIONS	CELLULAR SERVICE	2010 - 2012	DESTROY
900025248	1050-05	3/27/2024	CITY CLERK	GAS AND ELECTRIC UTILITIES	SOUTHERN CALIFORNIA GAS COMPANY	2019	DESTROY
900008372	1060-50	3/27/2024	CITY CLERK	HOUSEHOLD HAZARDOUS WASTE	DISPOSAL PROGRAMS	SHARPS AND U-WASTE PROGRAMS	DESTROY
900008099	1060-50	3/27/2024	CITY CLERK	HOUSEHOLD HAZARDOUS WASTE	RECYCLING CONTAINER PROGRAM	2008	DESTROY

Record Count: 567



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: David Reynolds
Deputy City Manager/Community Services Director
ISSUE: 2024 Rooted Campaign Events and Arbor Day Recognition

RECOMMENDATION: That the City Council receive and file the report and authorize the Mayor to sign the attached Arbor Day Proclamation as required by the Arbor Day Foundation for the Tree City USA Certification.

SUMMARY:

The Public Works and Community Services Departments will host four Rooted Volunteer Campaign Events this year. One Rooted event already occurred on March 16, 2024, at Clarington Park. Approximately 35 volunteers attended this event and planted a total of 385 one-gallon plants and 75 five-gallon plants were planted.

The next Rooted Volunteer Campaign event will involve tree planting in recognition of Arbor Day, which is required for the City's Tree City USA certification. This event will be held at Santa Vittoria Park on April 27, 2024. In order for the City of Laguna Hills to retain its designation as a Tree City USA, the attached proclamation must be signed by the Mayor.

Additionally, there are two more Rooted events planned for this calendar year and the planting location for these events will be determined at a later date. The dates for the two remaining Rooted events are June 8, 2024 and September 14, 2024.

Arbor Day 2024

March 26, 2024

Page 2

FISCAL IMPACT:

A total of \$25,000 is budgeted in each fiscal year to support the Rooted Volunteer Campaign.

ATTACHMENTS:

- Proclamation - Arbor Day 2024



CITY OF LAGUNA HILLS

PROCLAMATION

ARBOR DAY

APRIL 27, 2024

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Dave Wheeler, Mayor, on behalf of the City Council of the City of Laguna Hills, California, do hereby proclaim April 27, 2024, as Arbor Day in the City of Laguna Hills.

Dated this 26th day of March 2024.

DAVE WHEELER, MAYOR



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Larry Longenecker
 Community Development Director
ISSUE: 2023 General Plan Annual Progress Report

RECOMMENDATION: That the City Council approve and direct City staff to forward the 2023 General Plan Annual Progress Report and Housing Element Annual Progress Report-Housing Implementation to the State of California Department of Housing and Community Development (HCD).

SUMMARY:

State law requires each city to submit an annual progress report to the State describing steps it took to implement its General Plan during the previous calendar year. In addition to documenting the City's general progress for the State, the annual report provides the City Council with a snapshot of how the City has implemented the General Plan and assists the State in understanding how each jurisdiction is progressing toward meeting its assigned regional housing needs.

Attached is the City's 2023 General Plan Annual Progress Report (APR), which provides the status of the City's General Plan implementation efforts and the purpose of each General Plan Element (i.e. Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, Noise, and Housing). The activities described in the APR depict the major accomplishments during 2023, and do not reflect every aspect of an adopted goal or policy which may be more routine in nature.

BACKGROUND:

Government Code Section 65400 requires that all cities and counties submit to their

legislative bodies an annual report on the status of the General Plan and progress made in its implementation. Senate Bill No. 375 (adopted in 2008) requires that the Annual Progress Report (APR) include a section describing the actions taken by the local government to complete the programs and meet the deadlines specified in the Housing Element. SB 375 builds on the existing framework of regional planning to tie together the regional allocation of housing needs and regional transportation planning in an effort to reduce greenhouse gas (GHG) emissions.

Previously, there were no consequences if a local government failed to prepare an APR. However, with the enactment of SB 375, failure to comply with the reporting requirements can now lead to court injunctions and sanctions. The APR must be submitted to HCD and the Governor's Office of Planning and Research by April 1st of each year. Further, the enactment of SB 35 by the State in 2017 could lead to negative consequences for the City if an APR is not filed. Generally, failure by the City to file an APR could require the City to approve any proposed housing development if it meets State-mandated affordable housing requirements.

The State of California has created a standardized format that each city is expected to use in preparing the APR on the status of the Housing Element and the City's progress in implementing its goals and programs. These forms are included in the attached City's APR. Following the City Council's review of the 2023 APR, Staff will forward the APR to the State of California by the deadline established in law.

CEQA FINDINGS:

A General Plan Annual Report is not considered a "project" subject to the California Environmental Quality Act (CEQA).

ATTACHMENTS:

- Attachment A - 2023 General Plan Annual Progress Report
- Attachment B - HCD FORM



General Plan Annual Progress Report 2023

City of Laguna Hills | Community Development Department

March 26, 2024

24035 El Toro Road, Laguna Hills, 92653

949-707-2600

www.lagunahillsca.gov



TABLE OF CONTENTS

OVERVIEW _____	3
General Plan Background _____	3
DEVELOPMENT ACTIVITY _____	5
Planning Activity _____	5
Building Permit Activity _____	6
Code Compliance Activity _____	6
GENERAL PLAN ELEMENTS _____	7
General Plan Implementation Status _____	7
Land Use Element _____	7
Mobility Element _____	9
Housing Element _____	10
Conservation and Open Space _____	12
Noise _____	13
Safety _____	14
Community Services and Facilities _____	16
CONCLUSION _____	18

OVERVIEW

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation; otherwise referred to as the “Annual Progress Report.” The Annual Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction’s effectiveness in implementing its General Plan. A copy of the Annual Progress Report must also be sent to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for the long-term physical development of a community. The Annual Progress Report is a tool for doing this. The Annual Progress Report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation programs of the adopted General Plan.

Providing a copy of the Annual Progress Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision-making throughout the State of California. The information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the State with information to identify necessary modifications and improvements to its General Plan Guidelines, while serving to apprise state government of local planning activities and facilitating the legislative process as it pertains to land use and local planning issues.

Providing a copy of this report to HCD fulfills a statutory requirement to report certain housing information, including the local agency’s progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65584 and 65583(c)(3)).

The focus of the Annual Progress Report should be on implementation of the General Plan’s goals, policies and implementation measures. It can provide information to identify necessary “course adjustments” or modifications to the General Plan and means to improve local implementation. Since there is no specific form provided by OPR, the Annual Progress Report can vary in format and approach from jurisdiction to jurisdiction.

General Plan Background

After an extensive two-year process, the City adopted a Comprehensive Update to the General Plan in July 2009. This was the first comprehensive revision of the General Plan since the City’s first general Plan was adopted in 1994. The General Plan is based on extensive research and analysis of existing conditions, changing local and regional conditions, evolving trends in urban planning and a collaborative partnership with community members through an extensive public participation process.

The Laguna Hills General Plan is organized into ten sections. The sections include an introduction, seven General Plan elements, a general Plan Implementation Program, description of related plans and programs, and a glossary of terms used throughout the General Plan.

The following seven Laguna Hills General Plan elements encompass all of the elements required by California General Plan law: Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, Noise, and Housing. The Laguna Hills General Plan combines the mandatory Open Space and Conservation Elements required by State law, and includes a separate, optional element on Community Services and Facilities.

The seven elements are generally organized in a similar format. Each element contains an Introduction, Background, and Plan section. The “Introduction” indicates the purpose of each element and how it will help Laguna Hills achieve its vision for the community as articulated through the eight Guiding Themes. The “Background” provides the reader with the existing conditions and/or the environmental setting particular to that element topic. The “Plan” section is composed of three sections: issues, goals and policies, and approach. The issues section describes issues and concerns expressed by the community, City staff, and the City Council. The goals and policies section sets both broad and specific direction for the future of the City based on the identified issues and concerns. The approach section provides a general description and summary of the City’s course of action to achieve the goals and policies.

The Laguna Hills General Plan also contains the following appendices, which are integral parts of the General Plan: 1) Implementation Program - The Implementation Program follows the elements and identifies the specific actions that will achieve the goals, policies, and plans identified in each element; 2) Related Plans and Programs - This section identifies plans and programs related to the General Plan and applicable to future activities and land use decisions within Laguna Hills; 3) Glossary - This section provides definitions for technical terms used throughout the General Plan.

DEVELOPMENT ACTIVITY

In 2023, the City reviewed numerous projects through the development review process and participated in numerous planning efforts. The following summaries provide a general overview of the projects, programs, and permits that were reviewed. These summaries are general and are not intended to be exhaustive.

Planning Activity

Noteworthy Projects

- Redevelopment of Laguna Hills Plaza
 - The Planning Agency approved plans for the redevelopment of the Laguna Hills Plaza. The Project included façade upgrades to all buildings to reflect a ‘California Contemporary’ architectural theme, the construction of three new buildings, and a variety of site improvements. One of the primary purposes of the Project was to replace the former Dick’s Sporting Goods with an Amazon Fresh grocery store. The Project also included redesign of the parking lot, new sound walls, new and upgraded trash enclosures, and upgraded landscaping and LED parking lot lighting. The Project is currently under construction.

Current Planning

- The Planning Division approved several Site Development Permits in 2023, including ones for a dance studio, an indoor golf facility, multiple medical offices, and residential retaining walls.
- The Planning Division approved multiple Temporary Use Permits in 2023, including ones for outdoor festivals, circuses, and annual pumpkin patch and Christmas tree lots.

Advanced Planning

- The Planning Division continued the process to update the Housing Element of the General Plan. The updated Safety Element was adopted in 2022. The Housing Element Update process is ongoing, and is anticipated to be concluded in 2024.

New Businesses

- In an effort to promote a business-friendly environment, the City has emphasized providing resources and support for the local business community and to businesses looking to locate in the City. Consequently, the Planning Division has met with several commercial property owners and has maintained a regular dialogue regarding issues that impact parking, leasing, uses, and signage. In addition, staff has assisted several owners in evaluating conceptual plans for remodeling activities.

With the support of the Community Development Department, several businesses have been able to locate in the City. The Department issued over 100 Certificates of Use and Occupancy for new businesses. By providing assistance to businesses regarding best practices in obtaining zoning permits necessary to begin tenant renovations, staff has contributed to processes that support businesses.

Building Permit Activity

- In 2023, the Building Division issued approximately 1,294 building permits. General remodeling activity in residential (371 permits) and commercial (63 permits) properties continues to drive building activity in the City. For building inspection, the City provided approximately 4,083 inspections.

Code Compliance Activity

- In 2023, the City's Code Compliance services continued to obtain voluntary compliance from residents and businesses through frequent engagement, maintaining a consistent presence in commercial areas prone to violations, and the implementation of code enforcement processes that resolve potential violations before the need for formal prosecution. Complaints concerning potential violations on residential properties generated over 750 calls for service, while complaints regarding commercial properties resulted in over 85 calls for service. In a few instances, cases had to be referred to the City Attorney's office for additional assistance.

GENERAL PLAN ELEMENTS

General Plan Implementation Status

The tables below analyze selected General Plan programs and policies that made notable progress in 2023. These are not a comprehensive list of all programs, policies, and action items in the General Plan; many are under ongoing implementation, and may not be listed here. As the majority of the General Plan policies and related items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities of the respective departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the implementation statuses below is simply to highlight annual progress. A comprehensive list of all General Plan policies and action items with status and/or implementation can be viewed in the General Plan and prior General Plan Annual Progress Reports.

Land Use Element

The Land Use Element is the foundation of the General Plan and serves as a compass that guides citizens, planners, and decision makers on the desired pattern of growth, development, and change in Laguna Hills. This Element describes both existing and future land use activities and unifies the other elements of the General Plan by providing an overall policy context. The Land Use Element deals with the central issues of development and growth, and the quality of the community, and helps define the desired balance among the social, environmental, and economic costs and benefits associated with growth.

The Land Use Element identifies the distribution, location, and intensity of all land use types throughout the City. Text, maps, and diagrams establish the direction for land uses within the City and describe how these uses are integrated with other General Plan Elements and policies.

As a built-out community with no remaining residential or commercial vacant land, new development opportunities are focused on larger existing developed parcels that are considered underutilized and/or can be reasonably intensified by incorporating parking structures within parking lot areas. The Laguna Hills Mall and the Oakbrook Village Shopping Center are both examples of these new development opportunities and are zoned for a range of mixed land uses, including residential uses. The General Plan focuses on those sites within the community that have redevelopment potential.

Land Use Element Background		
Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	2000	West-side annexation
	2001	Saddleback Valley Unified School District Surplus Property Land Use Designation Change
	2014	“Hospitality Overlay Zone” in North Laguna Hills
	2017	Amend “Hospitality Overlay Zone” to increase the allowable building area
2023 Amendments	None	

Land Use Element Implementation		
Program	LU-1. Balanced Growth Review discretionary development proposals to assess the project’s effect on the community’s jobs/housing balance and fiscal stability. Ensure developments provide their fair share of infrastructure such as utilities, roads, parks, and recreational opportunities or pay in lieu fees toward the development/extension of these facilities.	
	Policies	LU-1.1, 1.2, 1.3
	Status	Ongoing The planning projects approved in 2023 are subject to a variety of development impact fees and in-lieu fees, and have been designed to meet utility and infrastructure requirements.
Program	LU-2. CEQA Review Ensure all projects are reviewed and processed per CEQA.	
	Policies	LU-4.6
	Status	Ongoing All projects have been reviewed per CEQA requirements. To further support staff on CEQA review, the Community Development Department continued to utilize qualified on-call CEQA consultants throughout the year.
Program	LU-5. Community Participation Use the City’s website, newsletters, advertisements, and other measures to inform the community of and encourage participation at civic and community events. Continue to coordinate the City’s Traffic and Community Services Commissions, which provide for resident input on these issues.	
	Policies	LU-1.7, 1.8

Program	Status	Ongoing Staff continues to provide meeting agendas and project information on the City's website. Staff has promoted and advertised community events in creative ways that ensure all segments of the community are encouraged to participate.
	LU-6. Compatibility Assessment and Buffering Review discretionary development proposals to assess the compatibility of proposed development with adjacent/surrounding uses and activities. Require site design, buffers, architectural and buffering techniques, and other measures are incorporated into projects to ensure compatibility between uses and activities.	
	Policies	LU-2.5, 2.6, 2.7, 2.8
	Status	Ongoing Planning projects approved in 2023 were assessed for compatibility with the existing built environment. Where required, landscaping buffers, architectural enhancements, additional setbacks, and conditions of approval were required for projects to remain compatible and to minimize impacts to surrounding neighborhoods and land uses.

Mobility Element

The Mobility Element describes existing and future transportation conditions and systems. The Element establishes goals and policies that will guide the City's mobility system, including streets, transit facilities and services, bicycle and pedestrian facilities, and the recreational trail system. The text, maps, and diagrams are a basis for the development of the City's approach to maintaining and improving the mobility network.

Mobility Element Background		
Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	2013	Minor changes made to the Orange County Master Plan of Arterial Highways
	2017	Avenida De La Carlota right-of-way configuration
2023 Amendments	None	

Mobility Element Implementation		
Program	M-1. Mobility Planning and Traffic Analysis Review discretionary development proposals for potential impacts to the mobility and infrastructure systems and to ensure the street system meets City standards. The level of service standards established in the Mobility Element will be used to determine the significance of impacts. Intersection level of service will be determined by the volume to capacity ratio and the Highway Capacity Manual calculations. Mitigation in the form of physical improvements and/or impact fees will be required to reduce the significant impacts. As part of this program, the City will coordinate with local jurisdictions to reduce the impacts of development in Laguna Hills on adjacent jurisdictions.	
	Policies	M-1.3
	Status	Ongoing When applicable, the Public Works Department reviewed planning projects in 2023, and if necessary, required projects to minimize traffic impacts and to incorporate mitigation or payment of “fair share” of improvements.
Program	M-2. Capital Improvement Plan Continue to bi-annually update the City of Laguna Hills Six-year Capital Improvement Program, which complies with the requirements of Measure M and the Congestion Management Program (CMP). The Plan identifies and recommends funding for future improvements to the mobility system, as well as other public facilities, including improvements to the existing pedestrian and bicycle network and landscaping right-of-ways.	
	Policies	M-1.3
	Status	Ongoing The Public Works Department continues to comply with the requirements of the Congestion Management Program as part of the City’s bi-annual budget process.

Housing Element

Every California city and county is required to include a Housing Element in its General Plan which establishes housing goals, policies, and programs that respond to community housing conditions and needs. The purpose of the Laguna Hills Housing Element is to identify housing opportunities and solutions specific to the housing issues of the City.

The 2013-2021 Housing Element was adopted in October 2013. The City received State Certification for its 2013-2021 Housing Element in November 2013. In 2020, the City initiated the next update to the Housing Element for the 6th cycle planning period covering 2021-2029, for which the City is required to plan for 1,985 new housing units.

The City's 2021-2029 Housing Element Update was adopted by the City Council on June 28, 2022. In response to correspondence from HCD requesting additional technical changes and clarifications to the 2021-2029 Housing Element Update, the City of Laguna Hills revised the City's previously adopted and substantially compliant 2021-2029 Housing Element Update and submitted a proposed revised 2021-2029 Housing Element Update to HCD for review on March 2, 2023.

HCD provided a letter, dated May 8, 2023, stating that the Amended 2021-2029 Housing Element Update, incorporating the proposed additional revisions submitted by the City, meets the statutory requirements of State Housing Element Law, and that, in HCD's view, the Housing Element will substantially comply with state Housing Element Law when the City completes the necessary rezoning to make prior identified sites available or address the shortfall of sites to accommodate the City's remaining regional housing need allocation (RHNA) and the Amended 2021-2029 Housing Element Update is adopted, submitted to, and approved by HCD.

The following Housing goals and programs were implemented in 2023:

- Continuum of Care Funding and Consolidated Plan Participation
The City continues to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing process to facilitate obtaining funds for affordable housing and related social services for special needs populations.
- Section 8 Rental Assistance
The City continues to cooperate with Orange County Housing Authority (OCHA) and provide referral services and information to the City's residents.
- Annual Progress Reports
The City prepared a 2022 Annual Report on citywide housing programs as part of its annual General Plan review and distributed the annual report on Housing Implementation to the California Department of Housing and Community Development (HCD) in March 2023.

Note: In addition to the information provided above, the status of the Housing Element and progress in its implementation are described in an attachment to this Annual Progress Report – Annual Element Progress Report - Housing Element Implementation (Table D).

Conservation and Open Space

The purpose of the Conservation and Open Space Element is to identify natural, cultural, and open space resources, ensuring a high-quality living environment for residents of Laguna Hills. This Element provides goals, policies, and programs related to open space and conservation as well as a wide range of other topics that together comprise the natural setting of Laguna Hills, including biological, scenic, cultural, and historical resources. The goals and policies contained in this element also address global climate change and sustainable practices related to water conservation, energy conservation, air quality, and water quality.

Conservation and Open Space Element Background		
Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	None	
2023 Amendments	None	
Conservation and Open Space Element Implementation		
Program	COS-2 Adequate Water Supply Implement applicable provisions in the Moulton Niguel and El Toro water districts' Urban Water Master Plans and ensure that adequate water supplies are available to meet the needs of current and future growth, as well as during an emergency event or drought. Support efforts by these agencies to research and employ new technologies that improve water services and/or sustainability of water supplies serving Laguna Hills.	
	Policies	COS-1.2; CSF-5.1, 5.2
	Status	Ongoing As part of both planning entitlement and building permit review processes, staff continues to coordinate with regional water service providers to plan for emergency water services and drought.
Program	COS--7. Air Quality Management Plan Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan and meet all federal and State air quality standards for pollutants. Participate in any future amendments and updates to the Plan. Implement, review, and interpret the General Plan and future discretionary projects in a manner consistent with the Air Quality Management Plan to meet standards and reduce overall emissions from mobile and stationary sources.	
	Policies	COS-3.2
	Status	Ongoing

Through the CEQA review process, planning projects approved in 2023 were consistent with requirements of the AQMD. Staff will continue to monitor AQMD and SCAG initiatives regarding reducing air pollutant emissions from mobile and stationary sources.

Noise

The purpose of the Noise Element is to identify and assess existing noise sources in the community, and to discuss the City's role in ensuring comfortable and safe noise levels in the future. As a part of the General Plan process, citizens and City officials identified goals for the future relating to balancing land uses in the City, in part to minimize incompatibilities and exposure to excessive noise while providing the range of uses needed to maintain a high quality of life. The goals, policies, and programs will assist in achieving noise compatibility between land uses.

Noise Element Background

Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	None	
2023 Amendments	None	

Noise Element Implementation

Program	N-4. Commercial Noise Review the locations of proposed projects with the potential to generate noise in relation to sensitive receptors through the discretionary project review process. Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved.	
	Policies	N-1.1, N-1.2, N-3.1, N-3.2
	Status	Ongoing The City reviewed development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element were met. If necessary, conditions of approval were placed on discretionary permits to minimize noise impacts.
Program	N-5. Construction Noise Require all construction activity to comply with the limits (maximum noise levels, hours, and days of allowed activity) established in City noise regulations to reduce impacts	

associated with temporary construction noise to the extent feasible. Trucks associated with construction activities shall follow designated truck routes, where appropriate.

Policies N-3.1

Status Ongoing

The Community Development Department and the Orange County Sheriff's Department continue to monitor violation or complaints of the City's construction noise requirements. The City reviewed development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element were met.

Safety

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

An updated Safety Element was adopted on June 28, 2022. The update was not comprehensive in nature, in that it only incorporated new information and areas of analysis required by state laws that have been enacted since 2009.

Safety Element Background

Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	2022	Compliance with SB 1241, SB 379, and SB 99.
2023 Amendments	None	

Safety Element Implementation

Program	S-2 Natural Hazards Risk Reduction	
	Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, and structural and wildfires by requiring feasible mitigation of such impacts on discretionary development projects. Assess development proposals for potential hazards pursuant to CEQA. Require measures to mitigate all identified significant public safety hazards.	
	Policies	S-1.2
	Status	Ongoing
	Through the CEQA review process, planning projects approved in 2023 were evaluated to reduce the risk of impacts from geologic and seismic hazards by	

		applying current and proper land use planning, development engineering, building construction, and retrofitting requirements.
Program	S-5. Orange County Fire Authority Work closely with the Orange County Fire Authority (OCFA) to implement fire hazard education and fire prevention programs, including fuel modification programs and controlled burns. Coordinate with OCFA to ensure that water pressure is adequate for firefighting purposes in all areas of the City, particularly in redevelopment projects/areas. Coordinate with OCFA to implement the Hazardous Materials Area Plan within Laguna Hills.	
	Policies	S-5.1, 5.2, 5.3, 5.4
	Status	Ongoing Staff continues to coordinate with the Orange County Fire Authority for permit and project review to ensure that OCFA requirements are being met. Staff continues to cooperate with the Orange County Integrated Waste Management Department to address hazardous materials.
Program	S-9. Crime Prevention through Environmental Design (CPTED) Review all new development and redevelopment proposals for sensitivity to CPTED principles. Encourage incorporation of design features that employ adequate lighting and place increased emphasis on public areas. Coordinate with the OCSD to develop guidelines on CPTED principles.	
	Policies	S-4.1; LU-3.12
	Status	Ongoing When feasible, staff has incorporated Crime Prevention through Environmental Design measures and “visible spaces” into new developments as a means of promoting safe environments. Lighting of public areas have been designed to meet the Municipal Code lighting requirements, while providing adequate lighting for the safety of the public.
Program	S-12. Project-Related Flood Control and Stormwater Management and Comprehensive Drainage Studies As a condition of project approval, require new development and redevelopment to provide adequate on-site and off-site storm water and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and Best Management Practices (BMP) needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state-licensed and City-approved engineer, with the cost of said analysis the responsibility of the project applicant	
	Policies	S-6.2; COS-1.3

	Status	Ongoing
		All projects approved in 2023 were reviewed and accepted by the City Engineer. Conditions of approval were implemented regarding Water Quality Management Plan requirements and plan check review procedures.

Community Services and Facilities

The purpose of the Community Services and Facilities Element is to assess the current status of community services as well as evaluate their long-term provision to ensure that adequate services and facilities are both planned and provided proportionate with the projected growth, as well as development and redevelopment, as it occurs within the City. The Community Services and Facilities Element also establishes the City's plan to provide and maintain infrastructure and public services for future growth, without diminishing services to existing development. Community services collectively refer to law enforcement, fire protection, water, sewer, solid waste, electricity and natural gas, communication, and animal care services. Community facilities collectively refer to schools, libraries, parks, and recreational facilities.

Community Services and Facilities Element Background		
Original Adoption Date	2009 (with Comprehensive General Plan Update)	
Previous Amendments	None	
2023 Amendments	None	

Community Services and Facilities Element Implementation		
Program	CSF-4. Water and Sewer Services for New Development Review development and redevelopment proposals and require necessary studies, as appropriate, and water conservation and mitigation measures to ensure adequate water and sewer service.	
	Policies	CSF-5.1, 5.2, 6.1, 6.2
	Status	Ongoing All development proposals reviewed and approved in 2023 have obtained or have been required to obtain through conditions of approval all required clearances from local water agencies. Staff will continue to monitor and work closely with local and regional water suppliers and distributors to ensure that high-quality water and sewer services is available for the community.
	CSF-5. Solid Waste Services	

Program	Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal are being met.	
	Policies	CSF-7.1
	Status	Ongoing In 2023, staff made progress in establishing a review process and outreach to the development and business community regarding AB 1826 (Mandatory Commercial Organics Recycling), SB 1383 (Short-Lived Climate Pollutants), and AB 341 (Mandatory Commercial Recycling). Staff will continue to work with local service providers to ensure adequate solid waste collection, disposal, and recycling services.

CONCLUSION

This Annual Progress Report documents the City's recent progress in updating and implementing the General Plan. The information contained herein will be forwarded to the Governor's Office of Planning and Research and the Department of Housing and Community Development to serve as the City of Laguna Hills' General Plan Annual Progress Report for calendar year **2023**.

The Laguna Hills City Council reviewed and accepted the report on **March 26, 2024**.

Jurisdiction	Laguna Hills	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0						
															0								

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																		
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes								
1				2	3	4								5	6								7	8	9	10								11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, J to 4.5+ ADU, APH)	Tenure R/Renter O/Owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above-Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above-Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above-Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	with Units? Y/N*	Assistance Programs for Each Development (may select multiple- see instructions)	Deed Restriction Type (may select multiple- see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locally determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*		
Summary Row: Split Data Entry Below																																																		
63636105	63636105	27662 FARGO ROAD		BLDR-0681-2021	SFD	O									0									0									1	8/25/2023	1	0	NONE	N												

Jurisdiction	Laguna Hills	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	568	-	-	-	-	-	-	-	-	-	-	-	568
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	353	-	-	-	-	-	-	-	-	-	-	-	353
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	354	-	-	-	-	-	-	-	-	-	-	-	354
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		710	1	-	-	-	-	-	-	-	-	-	1	709
Total RHNA		1,985												
Total Units			1	-	-	-	-	-	-	-	-	-	1	1,984
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		284		-	-	-	-	-	-	-	-	-	-	284

Jurisdiction	Laguna Hills	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Laguna Hills	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Element was adopted in 2022, but has not been certified by HCD. Therefore, no Programs to report on during this Reporting Year, as the Programs may change as a part of the certification process.	(see note in Column 1)	(see note in Column 1)	(see note in Column 1)

Jurisdiction	Laguna Hills	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Attachment: Attachment B - HCD FORM (3471 : 2023 General Plan Annual Progress Report)

Jurisdiction	Laguna Hills	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Laguna Hills	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2																
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2																
For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).																
Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	<u>Date Converted</u>	<u>Notes</u>
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Laguna Hills		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023	(Jan. 1 - Dec. 31)		
Planning Period	6th Cycle	10/15/2021 - 10/15/2029		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Laguna Hills	NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Laguna Hills	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Laguna Hills	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.
Notes

No	
----	--

Jurisdiction	Laguna Hills	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024

TO: Mayor and Council Members

FROM: Larry Longenecker
Community Development Director

ISSUE: General Plan Amendment No. RZNE-0010-2024 to Amend the Laguna Hills General Plan Housing Element for the 2021-2029 Planning Period to Incorporate Revisions Requested by the California Department of Housing and Community Development and to Amend the Laguna Hills General Plan Land Use Element to Implement the Housing Element; Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to Modify Development Standards Related to High Density Residential Land Uses in the Mixed Use (MXU) Zoning District, Establish a New Housing (H) Overlay Zone and Related Development Standards, and to Modify the City's Official Zoning Map to Designate Specific Sites Within the H Overlay Zone; and Zoning Text Amendment No. RZNE-0012-2024 to Establish Citywide Objective Design Standards for Multi-Family and Mixed-Use Residential Development

RECOMMENDATION: That the City Council:

- 1) Conduct a Public Hearing;
- 2) Adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING THE SEVENTH ADDENDUM TO THE 2009 GENERAL PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT, AS PREVIOUSLY ADDENDED, FOR THE 2021-2029 HOUSING ELEMENT UPDATE, RELATED REZONING PROGRAM, AND OBJECTIVE DESIGN STANDARDS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT";
- 3) Adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. RZNE-0010-

2024 TO AMEND THE LAGUNA HILLS GENERAL PLAN HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD TO INCORPORATE REVISIONS REQUESTED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND TO AMEND THE LAGUNA HILLS GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE HOUSING ELEMENT”;

4) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: “AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT NO. RZNE-0011-2024, (1) A TEXT AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT BY AMENDING CHAPTER 9-30 (MXU MIXED USE DISTRICT) TO MODIFY DEVELOPMENT STANDARDS RELATED TO HIGH DENSITY RESIDENTIAL LAND USES AND CHAPTER 9-11 (OVERLAY DISTRICTS) TO ESTABLISH A NEW HOUSING (H) OVERLAY ZONE AND RELATED PROVISIONS AND DEVELOPMENT STANDARDS; AND (2) AN AMENDMENT TO THE CITY’S OFFICIAL ZONING MAP TO DESIGNATE SPECIFIC SITES WITHIN THE HOUSING OVERLAY ZONE”; and

5) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: “AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. RZNE-0012-2024, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO ADD CHAPTER 9-41 (OBJECTIVE DESIGN STANDARDS) ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT AND TO ADOPT THE LAGUNA HILLS OBJECTIVE DESIGN STANDARDS MANUAL.”

SUMMARY:

The City’s Housing Element is the only General Plan Element reviewed by the state for compliance with state law. The Housing Element is required by state law to be updated every eight years. The current 6th Cycle Housing Element Update process covers the 2021-2029 Planning Period, for which the City has been assigned a total Reginal Housing Needs Assessment (RHNA) of 1,985 new dwelling units.

On June 28, 2022, after a thorough public outreach program, consultation with the California Department of Housing and Community Development (HCD), and multiple public hearings, the City Council adopted the 2021-2029 Housing Element Update, in

Housing Element Update / Rezone Program / Objective Design Standards

March 26, 2024

Page 3

substantial compliance with state Housing Element Law. Subsequently, in response to HCD correspondence requesting additional technical changes and clarifications, City staff revised the previously adopted and substantially compliant Housing Element Update and submitted the draft Amended Housing Element to HCD on March 2, 2023.

On May 8, 2023, HCD issued a letter finding that the Amended Housing Element meets the statutory requirements of state Housing Element Law and that the City must complete the necessary rezoning to make sites identified in the Housing Element Sites Inventory available for high density residential development prior to HCD certification of the Housing Element. The Amended 2021-2029 Housing Element Update is provided as Exhibit 1 of Attachment B (clean version) and in Attachment E (redline version) of this staff report.

The proposed rezoning program implements Housing Element Program H-7 by amending development standards in the City's Mixed Use (MXU) zoning district, located in North Laguna Hills, to reduce constraints to the development of housing, and Program H-11 by increasing allowable density to 50 dwelling units per acre for the Housing Element Candidate Rezone Sites, to address the City's remaining 2021-2029 RHNA obligation. The increased density will be accomplished through establishment of a Housing (H) Overlay Zone, which also requires a minimum residential density of 20 dwelling units per acre and includes high density residential development standards necessary to achieve the increased density. The proposed zoning amendments are provided in Attachment C (clean version) and Attachment F (redline version).

In conjunction with the rezoning, an amendment to the City's General Plan Land Use Element is also proposed (Attachment B) to implement Housing Element Program H-11 and to specify that sites within the H Overlay Zone may be developed at residential densities between 20 and 50 dwelling units per acre.

Housing legislation adopted in recent years has limited cities' authority to apply design or development standards that are not objective, in an effort to reduce barriers to housing production. For this reason, Housing Element Program H-9 commits the City to establish Objective Design Standards (ODS) to encourage and facilitate residential development.

Objective standards are those that are measurable, verifiable, and knowable to all parties prior to project submittal, involving no personal or subjective judgement. The proposed ODS manual (Exhibit 1 of Attachment D) would apply to all multi-family residential and mixed-use residential development in the City, as well as substantial

improvements to existing multi-family and mixed-use projects.

The ODS manual includes site design, building design, and architectural design standards providing a set of clear criteria to guide development in a manner consistent with state law and that aligns with the City's expectations and vision to maintain the high-quality character of the City.

Based on review of the proposed Project and the City's General Plan Program EIR in compliance with the stipulated judgment in prior housing litigation filed against the City, the City has determined that the Project would not result in any new significant environmental impacts or a substantial increase in the severity of a previously identified significant impact. An Addendum (Exhibit 2 of Attachment A) to the General Plan Program EIR was prepared to document this conclusion, and no further environmental review is required.

BACKGROUND:Housing Element

Each city in California is required by state law to maintain a General Plan for the orderly growth and development of the city, comprised of several mandatory elements including a Housing Element, the only General Plan Element reviewed by the state for compliance with California Government Code Section 65580 et seq.

The Housing Element is required by state law to be updated every eight years consistent with regional housing cycles. The 6th Cycle Housing Element Update process covers the 2021-2029 Planning Period, for which the City has been assigned a total Regional Housing Needs Assessment (RHNA) of 1,985 new dwelling units. Cities are mandated to include in their Housing Element Updates an inventory of adequate land capacity and zoning to accommodate their RHNA obligation during the planning period.

The City commenced its preparation of the 2021-2029 Housing Element Update with a City Council introductory meeting in November 2020. Substantial public outreach was subsequently conducted, including: stakeholder interviews; an online survey; one online workshop; three in-person workshops including one Saturday afternoon meeting and two weeknight meetings; and five noticed City Council meetings.

The City also proactively consulted with HCD during the Housing Element Update process, including formal HCD review of the City's draft 2021-2029 Housing Element

Housing Element Update / Rezone Program / Objective Design Standards

March 26, 2024

Page 5

Update, and City staff's revision of the draft Update prepared to address HCD's outstanding comments and findings. On June 28, 2022, the City Council adopted a 6th Addendum to the City's General Plan Program EIR and adopted General Plan Amendment No. RZNE-0003-2020 approving the revised 2021-2029 Housing Element Update, in substantial compliance with Housing Element Law and other applicable laws.

The June 28, 2022, staff report is provided as Attachment G of this staff report, with a detailed discussion of the Housing Element Update process, including public outreach, public meetings, HCD consultation, and detailed analysis of the 2021-2029 Housing Element Update.

Subsequent to the City's June 28, 2022 adoption of the Housing Element Update, in response to HCD correspondence requesting additional technical changes and clarifications to the Housing Element, City staff revised the previously adopted and substantially compliant Housing Element Update, as detailed in this staff report. The Amended 2021-2029 Housing Element Update was posted for public review, then submitted to HCD on March 2, 2023.

On May 8, 2023, HCD provided a letter stating that the Amended Housing Element Update meets the statutory requirements of state Housing Element Law, and that, in HCD's view, the City's Housing Element will substantially comply with state Housing Element Law (Gov. Code, § 65580 et seq.) when the City completes the necessary rezoning to make sites identified in the Housing Element Sites Inventory available or address the shortfall of sites to accommodate the City's RHNA and the Amended Housing Element Update Element is adopted, submitted to, and approved by HCD. The proposed rezoning program, including establishment of a Housing (H) Overlay Zone covering sites designated in the Housing Element, an amendment to the City's General Plan Land Use Element to specify that Housing (H) Overlay sites may be developed at increased residential densities, and establishment of citywide Objective Design Standards, are discussed in detail, below.

DISCUSSION:

Amended 2021-2029 Housing Element Update

On June 28, 2022, the City Council adopted General Plan Amendment No. RZNE-0003-2020 approving the 2021-2029 Housing Element Update, in substantial compliance with Housing Element Law. In response to HCD correspondence requesting additional

technical changes and clarifications to the Housing Element Update, the following revisions have been made to the adopted Housing Element document:

- Modification of the sites inventory analysis as it relates to (as such is referred to under AB 686 and by HCD) “affirmatively furthering fair housing” (AFFH);
- Updates to figures included in the *Assessment of Fair Housing Issues* chapter to reflect the modified sites inventory analysis;
- Revisions to AFFH implementation programs to include more specific commitments, timing, geographic targeting, and measurable metrics;
- The provision of additional justification for the redevelopment suitability of nonvacant sites identified in the sites inventory, including revising capacity assumptions from 50% to 70% of residential density, based on regional evidence;
- Removal of several sites from the sites inventory, due to comments from HCD and/or lack of property owner or developer interest for future high-density residential development;
- Recalculation of the Housing Element RHNA surplus, reduced by 264 surplus units, for a resulting total RHNA surplus of 1,076 units; and
- The addition of additional information addressing public comments received after June 28, 2022, the initial adoption date of the 2021-2029 Housing Element Update.

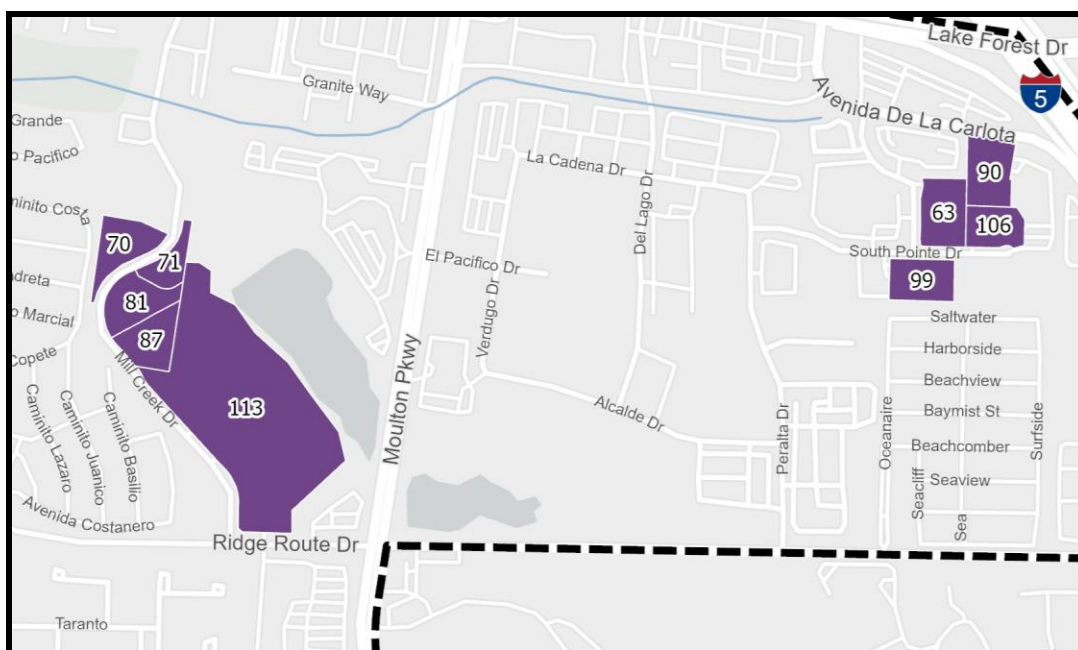
The Amended 2021-2029 Housing Element Update is provided as Exhibit 1 to Attachment B. Upon City Council adoption, the amended Update will be submitted to HCD for review and anticipated certification.

Land Use Element Amendment

The City’s General Plan Land Use Element is proposed to be amended for internal General Plan consistency, and to implement Housing Element Implementation Program H-11 by specifying that designated sites, identified in the Housing Element Update Sites Inventory as Candidate Rezone Sites, may be developed at residential densities between 20 and 50 dwelling units per acre.

All the Candidate Rezone sites in the Housing Element Sites Inventory are located in the MXU zone as shown in Figure 1, below (next page), with site details provided in Housing Element Table H-48B, in Exhibit 1 of the draft resolution for General Plan Amendment No. RZNE-0010-2024 (Attachment B).

Figure 1 – Candidate Rezone Sites



The proposed text of the Land Use Element Amendment is provided in Section 6 of the draft resolution for General Plan Amendment No. RZNE-0010-2024 (Attachment B). The revision is comprised of the addition of a footnote to both Table LU-1 (Land Use Designations) and Table LU-2 (Expected Development Capacity) stating:

“A lot designated with the Housing (H) Overlay Zone in the Laguna Hills Municipal Code may be developed at residential densities between 20 and 50 dwelling units per acre, with no FAR restrictions for residential development, regardless of the underlying land use designation. Nonresidential FAR restrictions continue to be required as defined by the underlying land use designation.”

Rezone Program

State law requires that cities adopt a zoning ordinance (or Development Code) that is consistent with its General Plan. The Housing Element Implementation Plan includes Program H-7 (Zoning Ordinance Update) to amend Development Code development standards to reduce constraints to the development of housing. Program H-11 (Regional Housing Need) specifies the City shall increase allowable density for the Housing Element Sites Inventory Candidate Rezone Sites to allow up to 50 dwelling units per acre, to ensure a sufficient selection of sites are available for higher-density

development, to address the City's remaining 2021-2029 RHNA obligation for all income levels. To implement Housing Element Implementation Programs H-7 and H-11, the following Development Code Amendments are proposed, as provided in the draft ordinance for Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 (Attachment C).

Zoning Text Amendment

The City's Mixed Use (MXU) zoning district, located in the North Laguna Hills area, currently permits residential development at a density of up to 20 dwelling units per acre. To accommodate residential development throughout the MXU zone, three existing development standards are proposed to be amended as provided in Table 1 below:

Table 1 – MXU Development Standards

Standard	Existing	Proposed
Maximum lot coverage	40%	70%
Minimum Open Space, Private	35%	10%
Minimum landscape coverage	30%	20%

To accommodate high-density residential development of the Candidate Rezone Sites, a new Housing (H) Overlay zone is proposed, to establish minimum and maximum allowed residential density, as well as maximum building height necessary to achieve the increased densities, as shown in Table 2, below.

Table 2 – Housing (H) Overlay Development Standards

Standard	Existing (MXU)	Proposed
Minimum density	none	20 du/ac
Maximum density	20 du/ac	50 du/ac
Maximum building height	35 ft.	65 ft.

Zoning Map Amendment

The proposed Zoning Map Amendment is necessary to designate the new Housing (H) Overlay Zone sites, as discussed and identified above, comprising the nine Candidate Rezone Sites shown in Figure 1, above, which total approximately 29.5 acres. The proposed Zoning Map Amendment is provided as Exhibit 1 of the draft ordinance for

Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 (Attachment C) and in the redline version of the exhibits provided in Attachment F.

Objective Design Standards

In recent years, the state of California has enacted significant housing legislation with the overall aim to increase the state's housing inventory and reduce barriers to housing production. Several bills limit the authority of cities and counties to apply design or development standards that are not objective to certain housing development projects. For this reason, the Housing Element Implementation Plan includes Program H-9, committing the City to establish Objective Design Standards (ODS) to encourage and facilitate residential development.

Objective standards are those that are measurable, verifiable, and knowable to all parties prior to project submittal, involving no personal or subjective judgement. The proposed ODS manual (Exhibit 1 of Attachment D) would apply to all multi-family residential and mixed-use residential development in the City, as well as substantial improvements to existing multi-family and mixed-use projects.

The ODS manual includes site design, building design, and architectural design standards to appropriately regulate development in a manner that is consistent with state law and which facilitates a fair and efficient review process that results in high-quality development and buildings that are appropriate for their context and environment.

Site design standards in the ODS manual regulate building orientation and location, design of open space areas including public and common open space, vehicle and pedestrian access, site lighting, and landscape design. Building design standards address massing and articulation, façade design, entryways, and noise attenuation. Architectural design standards mandate specific styles including Spanish, Mediterranean, and Ranch style architecture, with specific roof details, wall and window treatments, materials and finishes, and decorative accents.

The proposed ODS do not modify existing development standards as provided in the City's Development Code for each zoning district within the City, or within the Urban Village Specific Plan. Rather, the ODS supplement the existing Development Code and Specific Plan standards and provide a set of clear criteria to guide development that aligns with the City's expectations and vision to maintain and support the high-quality character of the City.

ENVIRONMENTAL REVIEW:

All updates to the City's General Plan and Development Code are subject to the requirements of the California Environmental Quality Act (CEQA). The City prepared a Program Environmental Impact Report (PEIR) for the comprehensive General Plan Update in 2009, State Clearinghouse No. 20080811100. The General Plan PEIR was certified by the City Council concurrently with approval of the General Plan Update on July 14, 2009, and since that time the City has adopted six addenda to the General Plan PEIR.

The proposed project ("the Project"), as described in this staff report and the related resolutions and ordinances (Attachments A-D), includes the following: (1) General Plan Amendment No. RZNE-0010-2024 to incorporate technical changes and clarifications reflected in the Amended 2021-2029 Housing Element Update, and to amend the General Plan Land Use Element to specify that designated sites may be developed at residential densities between 20 and 50 dwelling units; (2) Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to modify development standards applicable to high density residential uses in the City's Mixed Use (MXU) zoning district, to establish a new Housing (H) Overlay Zone and related development standards, and to modify the City's official Zoning Map to apply the Housing (H) Overlay Zone to specified properties; and (3) Zoning Text Amendment No. RZNE-0012-2024 to establish citywide objective design standards for multi-family residential and mixed-use projects.

Pursuant to the Stipulated Judgment issued on July 15, 2022, in *Californians for Home Ownership, Inc. v. City of Laguna Hills*, Orange County Superior Court Case No. 30-2022-01255365-CU-WM-CJC (the "Judgment"), and Government Code Section 65759 incorporated therein, the City has prepared an initial study to evaluate the Project's potential environmental impacts. Based on the initial study, the City has determined that the Project would not result in any new significant environmental impacts or a substantial increase in the severity of a previously identified significant impact in the General Plan PEIR. An Addendum to the General Plan PEIR was prepared to document this conclusion. No further environmental review is required. (Public Resources Code § 21166; CEQA Guidelines §§ 15162, 15164.) The PEIR Addendum is included as Exhibit 2 to Attachment A.

PUBLIC NOTICE:

The public hearing notice for this project was advertised in an adjudicated newspaper of general circulation on March 14, 2024, posted to the City's website, emailed to a

distribution list of interested parties, mailed to neighboring jurisdictions and applicable utility companies and public agencies, mailed to property owners in the City's Mixed Use (MXU) zoning district, mailed to property owners within a 300-foot radius of each candidate rezone site, and was physically posted on March 15, 2024, at Laguna Hills City Hall, Laguna Hills Community Center, and Courtyard at La Paz shopping center.

FISCAL IMPACT:

There is no fiscal impact associated with the proposed actions. However, failure to adopt a Housing Element Update certified by HCD and to approve associated rezoning and other implementation requirements could have adverse financial impacts on the City. For example, the state requires a certified housing element in order for the City to be eligible for many state housing, transportation, and infrastructure funding grants. Failure to obtain HCD certification of the City's Housing Element could also potentially result in litigation being brought against the City by the state and/or private parties pursuant to which the City could potentially be ordered by a court to: adopt specified General Plan and/or zoning amendments; approve certain affordable housing development projects; suspend issuance of building permits or land use entitlements for all development other than affordable housing projects; and/or pay significant monetary fines.

ATTACHMENTS:

- Attachment A - Proposed Resolution for an Addendum (Seventh) to the General Plan PEIR
- Attachment B - Proposed Resolution for General Plan Amendment No. RZNE-0010-2024
- Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update
- Attachment C - Proposed Ordinance for Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024
- Attachment D - Proposed Ordinance for Objective Design Standards, Zoning Text Amendment No. RZNE-0012-2024
- Attachment D, Exhibit 1 - Laguna Hills Objective Design Standards Manual
- Attachment E - Redline Version - Amended 2021-2029 Housing Element Update
- Attachment F - Redline Exhibit- Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024
- Attachment G - June 28, 2022 Staff Report (Without Attachments)

RESOLUTION NO. 2024-03-26-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING THE SEVENTH ADDENDUM TO THE 2009 GENERAL PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT, AS PREVIOUSLY ADDENDED, FOR THE AMENDED 2021-2029 HOUSING ELEMENT UPDATE, RELATED REZONING PROGRAM, AND OBJECTIVE DESIGN STANDARDS PROJECT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, in June 2009, in connection with an update to the General Plan ("Update"), the City prepared a Program Environmental Impact Report entitled "City of Laguna Hills General Plan Program Environmental Impact Report, June 2009, State Clearinghouse No. 20080811100" ("General Plan PEIR") and, since that time the City has adopted six addenda to the General Plan PEIR; and

WHEREAS, the City of Laguna Hills has initiated the following actions (collectively, the "Project"): (A) General Plan Amendment No. RZNE-0010-2024 to (1) amend the General Plan Housing Element to incorporate technical changes and clarifications reflected in the Amended 2021-2029 Housing Element Update and (2) amend the General Plan Land Use Element to implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities between 20 and 50 dwelling units per acre; (B) Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to implement Implementation Programs H-7 and H-11 of the Amended 2021-2029 Housing Element Update by (1) modifying the development standards applicable to high density residential uses in the City's Mixed Use (MXU) Zoning District, (2) establishing a Housing (H) Overlay Zone and related provisions and development standards, and (3) modifying the City's official Zoning Map to apply the Housing (H) Overlay Zone to specified properties; and (C) Zoning Text Amendment No. RZNE-0012-2024 to implement Implementation Program H-9 of the Amended 2021-2029 Housing Element Update by establishing citywide objective design standards for multi-family residential and mixed-use projects; and

WHEREAS, pursuant to the Stipulated Judgment issued on July 15, 2022, in *Californians for Home Ownership, Inc. v. City of Laguna Hills*, Orange County Superior Court Case No. 30-2022-01255365-CU-WM-CJC (the "Judgment"), and Government Code Section 65759 incorporated therein, the City has prepared an initial study and addendum to the General Plan PEIR for the Project, which addendum would be the "Seventh Addendum" to the General Plan PEIR; and

WHEREAS, on March 14, 2024, the City caused public notice to be given of the City Council's intention to consider adoption of the Seventh Addendum for the Project, and on March 26, 2024, the City Council held a public hearing on adoption of the Seventh Addendum; and

WHEREAS, the City Council has considered the Seventh Addendum along with the PEIR as previously addended for the Project pursuant to CEQA Guidelines Section 15164(d).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DO RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council has independently reviewed and considered the General Plan PEIR, as previously addended, including the impacts and mitigation measures identified therein (Exhibit 1) and the Seventh Addendum to the General Plan PEIR (Exhibit 2), and finds that no further environmental documentation is required because the Project would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166 and CEQA Guidelines §§ 15162 and 15164; Government Code § 65759.)

SECTION 2. The Seventh Addendum attached hereto as Exhibit "2" is hereby adopted.

SECTION 3. The City Council finds that the above recitations are true and correct and constitute the findings of the City Council in this case.

SECTION 4. The Community Development Director is hereby directed and authorized to cause a Notice of Determination to be filed and posted pursuant to Public Resources Code Section 21152(a) and CEQA Guidelines Section 15094(a) within five (5) days after the approval of the Project.

SECTION 5. This Resolution shall take effect immediately upon adoption by the City Council.

PASSED, APPROVED, AND ADOPTED this 26th day of March 2024.

DAVE WHEELER, MAYOR

ATTEST:

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2024-03-26-X adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 26th day of March 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

JENNIFER LEE, CITY CLERK

EXHIBIT 1

GENERAL PLAN UPDATE PROGRAM EIR AND SUBSEQUENT ADDENDA, ON FILE AT THE CITY CLERK'S OFFICE AND AVAILABLE ONLINE:

General Plan Update Program EIR

<https://www.lagunahillsca.gov/DocumentCenter/View/3666/GP-UPDATE-PEIR>

Program EIR Addendum 1

<https://www.lagunahillsca.gov/DocumentCenter/View/3667/PEIR-ADDENDUM-1>

Program EIR Addendum 2

<https://www.lagunahillsca.gov/DocumentCenter/View/3668/PEIR-ADDENDUM-2>

Program EIR Addendum 3

<https://www.lagunahillsca.gov/DocumentCenter/View/3669/PEIR-ADDENDUM-3>

Program EIR Addendum 4

<https://www.lagunahillsca.gov/DocumentCenter/View/3670/PEIR-ADDENDUM-4>

Program EIR Addendum 5

<https://www.lagunahillsca.gov/DocumentCenter/View/5877/Addendum-to-the-City-of-Laguna-Hills-General-Plan-Update-EIR-Village-at-Laguna-Hills-Project>

Program EIR Addendum 6

<https://www.lagunahillsca.gov/DocumentCenter/View/8329/General-Plan-Update-Program-EIR-ADDENDUM-6>

EXHIBIT 2

ADDENDUM (SEVENTH) TO THE GENERAL PLAN PROGRAM EIR

Due to file size limitations, the Seventh Addendum document and related Appendices can be viewed and downloaded from the City's online document center at the following links:

[Program EIR Addendum 7](https://www.lagunahillsca.gov/DocumentCenter/View/8359/GP-UPDATE-PEIR-ADDENDUM-7)

<https://www.lagunahillsca.gov/DocumentCenter/View/8359/GP-UPDATE-PEIR-ADDENDUM-7>

[Appendix A – Air Quality/GHG Data](https://www.lagunahillsca.gov/DocumentCenter/View/8356/Appendix-A---AQ-GHG-Data)

<https://www.lagunahillsca.gov/DocumentCenter/View/8356/Appendix-A---AQ-GHG-Data>

[Appendix B – Noise Impact Study](https://www.lagunahillsca.gov/DocumentCenter/View/8362/Appendix-B-Noise-Study)

<https://www.lagunahillsca.gov/DocumentCenter/View/8362/Appendix-B-Noise-Study>

[Appendix C – Traffic Report](https://www.lagunahillsca.gov/DocumentCenter/View/8363/Appendix-C-Traffic-Study)

<https://www.lagunahillsca.gov/DocumentCenter/View/8363/Appendix-C-Traffic-Study>

RESOLUTION NO. 2024-03-26-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. RZNE-0010-2024 TO AMEND THE LAGUNA HILLS GENERAL PLAN HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD TO INCORPORATE REVISIONS REQUESTED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND TO AMEND THE LAGUNA HILLS GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE HOUSING ELEMENT

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, pursuant to Government Code Section 65300 et seq., cities and counties are required to adopt a comprehensive, long-term General Plan to guide the social, economic, and physical development of their communities; and

WHEREAS, on July 14, 2009, the City Council of the City of Laguna Hills adopted the Laguna Hills General Plan Update and certified the Program Environmental Impact Report for the Laguna Hills General Plan Update (State Clearinghouse No. 20080811100) ("General Plan PEIR"); and

WHEREAS, the State Housing Element Law (California Government Code Section 65580 through 65589.8) establishes the requirements for General Plan housing elements and requires that cities review and update their Housing Elements every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development ("HCD"); and

WHEREAS, the City of Laguna Hills has been assigned an allocation of 1,985 new housing units as its share of the Regional Housing Needs Assessment ("RHNA") in Southern California for the 6th Housing Element cycle covering the Planning Period 2021-2029; and

WHEREAS, after proactively engaging the public in the Housing Element Update process by providing a variety of public engagement opportunities, including a community interest list, a dedicated webpage, a community survey, stakeholder interviews, at public workshops held on June 3, 2021, and August 5, 2021, and at City Council meetings held on November 10, 2020 and October 26, 2021, and in accordance with the State Housing Element Law, the City of Laguna Hills prepared a draft Housing Element Update for the 6th Cycle covering the 2021-2029 planning period and submitted it to HCD for review and comment on November 4, 2021; and

WHEREAS, on January 4, 2022, HCD provided a letter recommending revisions to the City's draft 2021-2029 Housing Element Update; and

WHEREAS, in accordance with State law, including the Housing Element Law, the City of Laguna Hills prepared a revised draft Housing Element Update incorporating revisions to address HCD's January 4, 2021, comments, and provided additional public engagement opportunities, including by posting the revised draft Housing Element Update on its dedicated webpage, holding public workshops on March 26, 2022, and May 3, 2022, and at City Council meetings held on January 11, 2022, and May 24, 2022; and

WHEREAS, on June 3, 2022, as directed by the City Council at its May 24, 2022, regular meeting, and pursuant to Government Code section 65585(b)(1), the City submitted the revised Draft 2021-2029 Housing Element Update to HCD for review; and

WHEREAS, on June 28, 2022, after consideration of information and testimony presented by City staff, the City's Housing Element consultant, community residents and other interested parties at a duly noticed public hearing, the City Council adopted a 6th Addendum to the General Plan PEIR and adopted General Plan Amendment No. RZNE-0003-2020 approving the revised 2021-2029 Housing Element Update and an update to the General Plan Safety Element, as required in accordance with, and substantially compliant with, State Law; and

WHEREAS, the City of Laguna Hills has, in its informed and advised opinion, substantially complied with Housing Element Law and other applicable law as of June 28, 2022; and

WHEREAS, in response to correspondence from HCD dated August 2, 2022, and September 28, 2022, requesting additional technical changes and clarifications to the 2021-2029 Housing Element Update adopted on June 28, 2022, the City of Laguna Hills made proposed further revisions to the City's previously adopted and substantially compliant 2021-2029 Housing Element Update and submitted a proposed revised 2021-2029 Housing Element Update (the "Amended 2021-2029 Housing Element Update") to HCD for review on March 2, 2023; and

WHEREAS, the City posted the Amended 2021-2029 Housing Element Update on its Internet website and emailed a link of said document to all individuals and organizations that previously requested notices relating to the City's Housing Element for a required minimum 7-day public review and comment period from February 22, 2023, to March 1, 2023; and

WHEREAS, all public comments received during the public comment period were submitted to HCD; and

WHEREAS, on May 8, 2023, HCD provided a letter stating that the Amended 2021-2029 Housing Element Update, incorporating the proposed additional revisions submitted by the City, meets the statutory requirements of State Housing Element Law, and that, in HCD's view, the Housing Element will substantially comply with state Housing Element Law when the City completes the necessary rezoning to make prior identified sites available or address the shortfall of sites to accommodate the City's regional housing need allocation (RHNA) and the Amended 2021-2029 Housing Element Update is adopted, submitted to, and approved by HCD; and

WHEREAS, the City of Laguna Hills has initiated the following actions (collectively, the "Project"): (A) General Plan Amendment No. RZNE-0010-2024 to (1) amend the General Plan Housing Element to incorporate technical changes and clarifications reflected in the Amended 2021-2029 Housing Element Update and (2) amend the General Plan Land Use Element to implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities between 20 and 50 dwelling units per acre; (B) Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to implement Implementation Programs H-7 and H-11 of the Amended 2021-2029 Housing Element Update by (1) modifying the development standards applicable to high density residential uses in the City's Mixed Use (MXU) Zoning District, (2) establishing a Housing (H) Overlay Zone and related provisions and development standards, and (3) modifying the City's official Zoning Map to apply the Housing (H) Overlay Zone to specified properties; and (C) Zoning Text Amendment No. RZNE-0012-2024 to implement Implementation Programs H-7 and H-9 of the Amended 2021-2029 Housing Element Update by establishing citywide objective design standards for multi-family residential and mixed-use projects; and

WHEREAS, concurrently with adoption of this Resolution, the City Council adopted Resolution No. 2024-03-26-X adopting a 7th Addendum to the General Plan PEIR for the Project; and

WHEREAS, a notice of the public hearing, describing the project, date, time, and location of hearing was published on March 14, 2024, in the *Saddleback Valley News*, posted to the City's website, emailed to a distribution list of interested parties, mailed to property owners in the Mixed Use (MXU) zoning district, mailed to property owners within a 300-foot radius of any candidate rezone site, and was physically posted on March 15, 2024, at Laguna Hills City Hall, Laguna Hills Community Center, and Courtyard at La Paz shopping center; and

WHEREAS, the City Council has considered information and testimony presented by City staff, the City's Housing Element consultant, community residents and other interested parties at a duly noticed public hearing held on March 26, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and are incorporated by reference herein.

SECTION 2. Resolution No. 2024-03-26-X adopting a 7th Addendum to the General Plan PEIR for the Project is hereby incorporated by reference as if set forth fully herein.

SECTION 3. Based upon evidence in the record, the City Council makes the following findings in support of the Amended 2021-2029 Housing Element Update:

1. California State law requires that each city adopt a general plan to describe its long-term goals and its policies and programs to achieve those goals. The Housing Element is a required element that must be updated at least every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development.
2. The City of Laguna Hills has been assigned an allocation of 1,985 new housing units as its share of the Regional Housing Needs Assessment ("RHNA") for Southern California for the 6th Housing Element cycle covering the Planning Period 2021-2029. The Amended 2021-2029 Housing Element Update includes a housing sites inventory to meet this requirement.
3. In accordance with Government Code Section 65583, the Amended 2021-2029 Housing Element Update complies with the City's duty to Affirmatively Further Fair Housing.
4. In accordance with subdivision (g)(2) of Government Code Section 65583.2, the methodology used in the Amended 2021-2029 Housing Element Update to determine additional development potential demonstrates that the existing uses of the nonvacant sites identified pursuant to Government Code Section 65583.2(b)(3) do not constitute an impediment to additional residential development and are likely to be discontinued during the 2021-2029 planning period. Substantial evidence supporting this finding includes, but is not limited to, the information and analysis contained in the Amended 2021-2029 Housing Element Update, including the City's Housing Programs and the analysis of underutilized and non-vacant sites, including the analysis of objective characteristics shared by current and proposed projects, such as current zoning and density allowances, age of structure, floor area ratio, and existing uses; a record of changing market conditions, including declining demand for retail and office uses; and the City's successful history of redevelopment of non-vacant sites.

5. In accordance with Government Code Section 65352, the City referred the Draft Amended 2021-2029 Housing Element Update to the required agencies and entities and provided each with the time required by statute in which to comment.

SECTION 4. In accordance with Section 9-92.080 of the City of Laguna Hills Development Code, the following findings for approving General Plan Amendment No. RZNE-0010-2024 are made:

1. That the amendment or plan is consistent with the intent of the goals and policies of the General Plan as a whole, and is not inconsistent with any element thereof:

The amendment will (1) amend the 2021-2029 Housing Element Update adopted by the City Council on June 28, 2022, to make technical changes and clarifications requested by the California Department of Housing and Community Development ("HCD") and (2) amend the Land Use Element to implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities between 20 and 50 dwelling units. Proposed amendments to the previously adopted Housing Element Update include revisions to the analysis of how sites identified in the Sites Inventory affirmatively further fair housing; revisions to several Implementation Programs to add specific metrics, timing, geographic targets, and commitments; revisions to Program H-16, Fair Housing Program, to add a table consolidating various information in the Housing Element as a reference tool; revisions to the Housing Resources chapter to update the analysis of realistic capacity of the sites identified in the City's Housing Sites Inventory and to remove four sites from the Sites Inventory; and revisions addressing public comments received during the public review period. These changes are internally consistent with the goals and objectives and policies of the General Plan, including the Land Use Element. The Amended 2021-2029 Housing Element Update identifies the availability of adequate sites to accommodate the City's share of the Regional Housing Need Allocation on sites that have been previously identified for residential development, including the Urban Village Specific Plan, and anticipated development including Oakbrook Village, the Village at Laguna Hills, and the Via Lomas Planned Community opportunity site, all consistent with the City's Land Use Element. Candidate rezone sites are identified in the Housing Element Update Housing Program for future Zoning and Development Code Amendment consideration. The proposed amendments to the Land Use Element will establish residential densities consistent with those identified in the Amended 2021-2029 Housing Element Update for the City's Candidate Rezone Sites.

2. That the amendment or plan is necessary to prescribe reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses:

The Amended 2021-2029 Housing Element Update identifies issues, strategies, and programs that focus on neighborhood and housing preservation and the modification of residential densities and development standards to facilitate residential development on identified sites grouped in specific areas of the City. The proposed amendments to the Land Use Element establish residential densities consistent with those identified in the Amended 2021-2029 Housing Element Update for identified sites. Together, these amendments will serve to protect and enhance established neighborhoods while helping the City evolve into a more integrated, walkable, and cohesive community and to help meet the City's RHNA of 1,985 new dwelling units during the 6th Cycle Planning Period (2021-2029).

3. That the amendment or plan is necessary to provide reasonable property development rights while protecting environmentally sensitive land uses and species:

The proposed amendments to the previously adopted 2021-2029 Housing Element Update will make technical changes and clarifications requested by HCD in order to facilitate obtaining HCD certification of the Housing Element, which will help ensure that property owners may continue to develop their properties in accordance with the City's Zoning Plan. The proposed amendments to the Land Use Element will implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities up to 50 dwelling units per acre, thus providing for increased property development rights for the identified sites. As analyzed in the 7th Addendum adopted by the City Council concurrently with approval of this Resolution, the amendments would not result in new significant environmental impacts that were not analyzed in the 2009 General Plan FEIR or cause a substantial increase in the severity of any previously identified significant impacts on the environment.

4. That the plan or amendment is necessary to correct discrepancies in standards or policies within the plan area or land use category:

The proposed amendments to the previously adopted 2021-2029 Housing Element Update will make technical changes and clarifications requested by HCD. The proposed amendments to the Land Use Element will establish residential densities consistent with those identified in the Amended 2021-2029 Housing Element Update for the City's Candidate Rezone Sites, as provided in Implementation Program H-11 of the Housing Element.

5. That the plan or amendment is necessary to protect the general health, safety, or general welfare of the community as a whole:

The proposed amendments to the previously adopted 2021-2029 Housing Element Update will make technical changes and clarifications requested by HCD in order to facilitate obtaining HCD certification of the Housing Element. The Amended 2021-2029 Housing Element Update contains a variety of resources that are available for the development, rehabilitation, and preservation of existing and new housing stock in the City for the purposes of protecting the general health, safety, and general welfare of the community as a whole. Specifically, the Housing Element identifies housing programs that assist lower- and moderate-income residents, disadvantaged groups, and those with special housing needs, as well as issues, strategies, and programs that focus on neighborhood and housing preservation, housing availability, and equal housing opportunity.

The proposed amendments to the Land Use Element will implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that Candidate Rezone Sites identified in the Housing Element may be developed at residential densities between 20 and 50 dwelling units.

Preserving the City's residential neighborhoods and maintaining the City's housing stock are essential steps to retaining the City's livability and character. Providing a greater diversity of housing types, such as multifamily apartments, condominiums, townhomes, and senior housing facilities, will allow both younger and older generations of Laguna Hills' residents to remain in the community. Housing variety will also enable citizens from a wide range of economic levels to live within the City.

SECTION 5. The Laguna Hills General Plan Housing Element is hereby amended to incorporate the changes reflected in the Amended 2021-2029 Housing Element Update. The Amended 2021-2029 Housing Element Update attached to this resolution as Exhibit 1 is hereby adopted and shall replace the previously adopted 2021-2029 Housing Element Update.

SECTION 6. The Laguna Hills General Plan Land Use Element is hereby amended as follows to specify that designated sites may be developed at residential densities between 20 and 50 dwelling units, notwithstanding the densities and intensities for specified land use designations set forth in Tables LU-1 (Land Use Designations) and LU-3 (Expected Development Capacity):

A A new footnote 1 shall be added at the bottom of Table LU-1 (Land Use Designations) to read as follows:

"¹ A lot designated with the Housing (H) Overlay Zone in the Laguna Hills Municipal Code may be developed at residential densities between 20 and 50 dwelling units per acre, with no FAR restrictions for residential development, regardless of the underlying land use designation. Nonresidential FAR restrictions continue to be required as defined by the underlying land use designation."

B. A new footnote 2 shall be added at the bottom of Table LU-3 (Expected Development Capacity) to read as follows:

"² A lot designated with the Housing (H) Overlay Zone in the Laguna Hills Municipal Code may be developed at residential densities between 20 and 50 dwelling units per acre, with no FAR restrictions for residential development, regardless of the underlying land use designation. Nonresidential FAR restrictions continue to be required as defined by the underlying land use designation."

SECTION 7. In the event any of the amendments made to the Housing Element and/or Land Use Element pursuant to General Plan Amendment No. RZNE-0010-2024 are inconsistent with the provisions of any other resolution, policy, or practice adopted by the City Council prior to the effective date of this resolution, the provisions of this resolution and General Plan Amendment No. RZNE-0010-2024 shall control and shall take precedence.

SECTION 8. The City Council hereby authorizes and directs the Community Development Director to make minor modifications to the Amended Housing Element Update adopted herein that are necessary to obtain HCD certification, provided such modifications are minor and do not constitute a substantial modification, subject to the approval of the City Manager and City Attorney.

SECTION 9. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 10. This Resolution shall take effect on April 27, 2024, the 31st day following adoption of this Resolution by the City Council.

PASSED, APPROVED, AND ADOPTED this 26th day of March, 2024.

DAVE WHEELER, MAYOR

ATTEST:

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2024-03-26-X adopted by the City Council of the City of Laguna Hills, California, at
a Regular Meeting thereof held on the 26th day of March 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

JENNIFER LEE, CITY CLERK

EXHIBIT 1

AMENDED 2021-2029 HOUSING ELEMENT UPDATE

City of Laguna Hills 2021-2029 Housing Element Update

Fifth Revised Public Review Draft
March 2024



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City of Laguna Hills 2021-2029 Housing Element Update

Fifth Revised Public Review Draft
Redline Version
March 2024

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Table of Contents

Table of Contents.....i
Executive Summary.....5
 Purpose of the Housing Element5
 Regional Housing Needs Assessment5
 Overview5
 Public Outreach6
Introduction8
 Purpose and Scope of the Housing Element.....8
 Relationship to Other General Plan Elements9
 Public Participation10
Housing Needs.....22
 Community Profile22
 Population Characteristics22
 Employment Characteristics25
 Housing Characteristics29
 Special-Needs Populations33
 Housing Stock Characteristics.....51
 Housing Costs and Affordability56
 At-Risk Rental Housing61
 Regional Housing Needs Assessment Allocation.....70
Constraints on Housing Production71
 Governmental Constraints71
 Housing for Persons with Disabilities90
 Development Fees and Entitlements91
 On-and Off-Site Improvement Requirements.....95
 Building Codes and Enforcement.....96
 Processing and Permit Procedures.....97
 Measure M.....103
 Regulatory Concessions and Incentives105
 Market Constraints106
 Environmental Constraints111
 Infrastructure Constraints112
Fair-Housing Assessment.....113
 Outreach114
 Assessment of Fair Housing Issues117
 Sites Inventory.....157
 Contributing Factors187
Housing Resources.....191
 Available Sites for Housing.....191
 Financial and Administrative Resources215
 Energy Conservation225
Housing Plan227

Evaluation of Accomplishments under Adopted Housing Element	227
2013–2021 Special Housing Needs: Summary of Accomplishments	227
Goals and Policies of 2021-2029 Housing Element	242
Appendix A: Implementation Program	1
SPECIFIC IMPLEMENTATION PROGRAMS	7
Neighborhood and Housing Preservation	7
Housing Availability	11
Equal Housing Opportunity	22
Implementation and Monitoring	10
Quantified Objectives	14
Appendix B: Summary of Online Survey and Public Workshop	1
Public Outreach	1
Online Survey	1
In-Person Public Workshop	2
Appendix C: Owner Interest Letters	1
 Tables	
Table H-1 Orange County Population Growth, 2010-2020	23
Table H-2 Total Population by Age, 2014-2018	24
Table H-3 Race and Ethnicity, 2014-2018	25
Table H-4 Hispanic or Latino Population, 2014-2018	25
Table H-5 Unemployment Rate, 2018	26
Table H-6 Employment Profile, 2014-2018	27
Table H-7 Average Salary by Occupation, 2020	28
Table H-8 Household Characteristics, 2014-2018	30
Table H-9 Households by Income Group, 2013-2017	31
Table H-10 Overcrowded Households, 2014-2018	32
Table H-11 Overpayment by Income and Tenure, 2013-2017	33
Table H-12 Senior Households by Age and Tenure, 2014-2018	34
Table H-13 Senior Households by Income and Tenure, Laguna Hills, 2012-2016	35
Table H-14 Female-Headed Family Households, 2014-2018	37
Table H-15 Disabled Population, 2014-2018	38
Table H-16 Employment for Disabled Population, 2014-2018	39
Table H-17 Persons with Disability by Type, 2014-2018	42
Table H-18 Summary of Homeless Estimates, 2019	46
Table H-19 Sheltered Count and Bed Occupancy, Orange County, 2019	46
Table H-20 Housing Inventory Chart, Orange County, 2019	47
Table H-21 Major Homeless Facilities/Providers in Orange County	47
Table H-22 Housing Stock Composition, 2020	52
Table H-23 Housing Tenure by Units in Structure, 2014-2018	53
Table H-24 Vacancy Rates, 2014-2018	54
Table H-25 Housing Units by Year Built, 2014-2018	55
Table H-26 House and Condominium Listings, February 2021	56
Table H-27 Single-Family Detached Homes and Condominium Sales, 2017-2020	57
Table H-28 Sample Apartment Rental Rates, 2021	58
Table H-29 Summary of Housing Affordability and Availability, 2020	61
Table H-30 Inventory of Assisted Rental Housing, 2023	62

Table H-31A Rent Subsidies Required.....	64
Table H-31B Qualified Entities in Orange County, CA	65
Table H-32 Housing Cost Burdens by Income, Tenure, and Household Type, Laguna Hills, 2013-2017.....	69
Table H-33 Regional Housing Need Allocation.....	70
Table H-34 Residential Land Uses and Zones.....	72
Table H-35 Basic Standards for Residential Development	77
Table H-36 Typical Built Densities	78
Table H-37 Parking Requirements for Residential Uses	79
Table H-38 Provisions for a Variety of Housing ³	81
Table H-38 (continued) Provisions for a Variety of Housing ³	82
Table H-39 Accessory Dwelling Units Constructed 2016-2021.....	84
Table H-40 Required Permit for Community Care Facilities (≥ Seven Individuals).....	86
Table H-41A Planning and Development Fees	93
Table H-41B Comparable Fees (Other Cities).....	94
Table H-41C Permit/Development Impact Fees.....	95
Table H-42 Single-Family Construction Cost Estimates (2020)	107
Table H-43 Disposition of Home Purchase Loans by Census Tract, 2019.....	110
Table H-44A Opportunity Resource Levels by Census Tract.....	139
Table H-44B Identified RHNA Site Unit Capacity by TCAC/HCD Opportunity Area*	159
Table H-44C Factors that Contribute to Fair-Housing Issues.....	189
Table H-45 Regional Housing Needs Allocation, 2021–2029.....	192
Table H-46 Progress Towards RHNA	193
Table H-47 Anticipated Projects	199
Table H-48A Underutilized Sites, VC Zone.....	201
Table H-48B Underutilized, Candidate Rezone Sites.....	203
Table H-49 Development on Nonvacant Sites.....	212
Table H-49 Federal, State, and Private Housing Funding Programs	218
Table H-50 Review of Previous Housing Element.....	229
Table H-A2 Quantified Objectives	15

Figures

Figure H-1a COG Geography TCAC Opportunity Map 2022	118
Figure H-1b TCAC Economic Score by Census Tract	119
Figure H-1c TCAC Education Score by Census Tract	120
Figure H-1d TCAC Environment Score by Census Tract	121
Figure H-2 Regional R/ECAPs.....	125
Figure H-3 Diversity Index (2010)	127
Figure H-4 Diversity Index (2018)	128
Figure H-5 Racial Demographics (2018).....	129
Figure H-6 Median Household Income (2015-2019)	132
Figure H-7 Percent of Population Linguistically Isolated.....	133
Figure H-8 Percent of Population 18 Years and Over Living Alone	134
Figure H-9 Percentage of Children Living in Single-Parent Female-headed Households (2015-2019).....	135
Figure H-10 Population with a Disability (2015-2019).....	137
Figure H-11 Jobs Proximity Index.....	147
Figure H-12 Overpayment by Renters (2015-2019).....	148

Figure H-13	Overpayment by Owners (2015-2019).....	149
Figure H-14	Percent of Households Experiencing Overcrowding.....	151
Figure H-15a	Sites Inventory Analysis by TCAC/HCD Opportunity Areas.....	160
Figure H-15b	Sites Inventory Analysis by TCAC Economic Score.....	161
Figure H-15c	Sites Inventory Analysis by TCAC Education Score.....	162
Figure H-15d	Sites Inventory Analysis by TCAC Environment Score	163
Figure H-16	Sites Inventory Analysis by Racial Demographics	166
Figure H-17	Sites Inventory Analysis by Diversity Index.....	167
Figure H-18	Sites Inventory Analysis by Median Household Income	169
Figure H-19	Sites Inventory Analysis by Disability Rate.....	171
Figure H-20	Sites Inventory Analysis by Percentage of Children Living in Single- Parent Female Headed Households (2015-2019)	173
Figure H-21	Sites Inventory Analysis by Jobs Proximity Index.....	175
Figure H-22	Sites Inventory Analysis by Overpayment by Renters (2015-2019) ..	181
Figure H-23	Sites Inventory Analysis by Overpayment by Owners (2015-2019) ..	182
Figure H-24	Sites Inventory Analysis by Households Experiencing Overcrowding	184
Figure H-25	Sites Inventory (1 of 2)	197
Figure H-26	Sites Inventory (2 of 2)	198

Charts

Chart 1	Sites Inventory Analysis by Diversity Index (2018)	H-165
Chart 2	Sites Inventory Analysis by Racial/Ethnic Demographic Composition (2018)	H-165
Chart 3	Sites Inventory Analysis by Median Household Income (2015-2019).....	H-168
Chart 4	Sites Inventory Analysis by Percentage of Population Living with a Disability	H-170
Chart 5	Sites Inventory Analysis by Children in Single-Parent Female- Headed Households.....	H-172
Chart 6	Sites Inventory Analysis by Jobs Proximity Index	H-174
Chart 7	Sites Inventory Analysis by TCAC Education Domain Score	H-178
Chart 8	Sites Inventory Analysis by Renter Cost Burden	H-180
Chart 9	Sites Inventory Analysis by Rate of Overcrowding	H-183

Executive Summary

Purpose of the Housing Element

The Housing Element is part of the City of Laguna Hills's General Plan. The City's General Plan is a comprehensive long-range planning document that directs the physical development of the City. The core purpose of the Housing Element is to identify and plan for the existing and projected housing needs of all segments of the community, such as seniors, families, workers, and the disabled. The Housing Element describes housing needs and conditions in Laguna Hills and establishes goals, policies, and programs to improve future housing opportunities. The planning period for this Housing Element is October 15, 2021, to October 15, 2029.

Regional Housing Needs Assessment

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. The Southern California Association of Governments (SCAG) prepares the Regional Housing Needs Assessment (RHNA) for the region based on existing and projected regional trends in population growth, household sizes, job accessibility, and transportation access. The City must plan for and help facilitate the development of 1,985 new homes in the community but is not obligated to build these units.

Overview

The Housing Element includes:

- **Introduction:** Describes the purpose and scope of the Housing Element, relationship to other General Plan element, and public participation. Identifies common themes expressed by stakeholders and residents through various outreach activities.
- **Housing Needs:** Describes the supply and demand for housing in Laguna Hills.
- **Constraints on Housing Production:** Provides an analysis of constraints to the maintenance, improvement, or development of housing.
- **Fair-Housing Assessment:** Analyzes the conditions that historically limited the range of housing choices or limited a person's access to housing and develops solutions to mitigate or remove such impediments for these persons.
- **Housing Resources:** Provides an approach for meeting the RHNA throughout the planning period.

- **Housing Plan:** A summary and evaluation of the previous Housing Element, which covered the 2013-2021 planning period (5th cycle).
- **Appendix A, Implementation Program:** Updated programs from the 2013-2021 Housing Element based upon new state legislation and the housing needs that were identified during the drafting of this Housing Element.
- **Appendix B, Summary of Online Survey and Community Workshop:** Provides details about the online survey and community workshop outreach activities.

Public Outreach

As part of this update, the City conducted outreach activities, including:

- City Council Meeting: November 10, 2020
Topic: Introduction to Housing Element Process
- Stakeholder Consultations: January - February 2021
- Online Survey: June 15 - August 15, 2021
- Virtual Public Workshop: June 30, 2021
- In-Person Public Workshop: August 5, 2021
- City Council Meeting: October 26, 2021
Topic: Public Review Draft
- City Council Meeting: January 11, 2022
Topic: HCD Review Comments
- City Council Workshop March 26, 2022 (rescheduled from February 15)
Topic: Candidate Rezone Sites
- City Council Workshop: May 3, 2022
Topic: Candidate Rezone Sites
- City Council Meeting: May 24, 2022
Topic: Revised Public Review Draft Launch
- City Council Hearing: June 28, 2022
Topic: Adoption Hearing

Housing Needs

- The total population in Laguna Hills was 31,508 in 2020, representing a small increase in population from 2010, when it was 30,270.
- The City's housing stock is primarily detached single-family homes with 23.3 percent of the units being multifamily units, such as apartments and condominiums.
- There is a need for affordable housing in Laguna Hills. Approximately 40 percent of Laguna Hills households are paying more than 30 percent of their income on housing.
- About 54 percent of renter households have lower incomes (80 percent

or less of the Area Median Income [AMI], compared with 27.2 percent of owner households).

- Vacancy rates are low (ownership housing is 0.6 percent and rental housing 2.9 percent), indicating a shortage of available housing and high competition, which generally leads to higher housing prices and diminished affordability.
- Reserved affordable units in Laguna Hills and throughout the region have long waiting lists and vacancies are rare.

Housing Resources

The Housing Resources section provides a strategy to meet the RHNA. Since Laguna Hills is a built-out community, the City must look to underutilized sites to accommodate the RHNA. The land must have appropriate zoning, meaning development standards and regulations that facilitate housing development for all income categories. Density is one of the most important factors that affect the feasibility of housing that is affordable to households with lower incomes. Higher density reduces the land cost for each housing unit, thereby reducing total development cost. “Default” densities that are presumed to be suitable for lower-income housing are set by California statute. For Laguna Hills, like most cities in metropolitan areas, the default density is 30 housing units per acre. To satisfy the lower-income RHNA, the City will identify and rezone selected areas within the first year of the planning period.

Three anticipated projects are included in the strategy to meet the RHNA:

- Additional development at Oakbrook Village,
- Additional development in the Planned Community Via Lomas (PCV) area, and
- The former mall redevelopment project, currently known as the Village at Laguna Hills.

The remaining RHNA will be accommodated on land that the City will identify and rezone within the first year of the planning period. A list of potential candidate sites is provided in the Housing Resources section.

Introduction

The residents of Laguna Hills take great pride in their city. Preserving the City's small-town feel by maintaining the existing housing stock and the scale and character of the community is particularly important to the City's residents. Residents also recognize the importance of providing housing opportunities for all members of the community by providing more diverse housing types. A variety of housing options will enable older and younger generations to remain in the community as well as those of all economic levels and those with special needs. Providing housing opportunities to all, on an equal basis, is important to the community.

Accordingly, this Housing Element identifies issues, strategies, and programs that focus on:

1. Neighborhood and housing preservation;
2. Housing availability;
3. Equal housing opportunity; and
4. Implementation and monitoring of the Housing Element.

The Laguna Hills Housing Element comprises the following major components:

- An analysis of the City's population, housing, and employment base, and the characteristics of the City's housing stock to define the nature and extent of unmet housing needs (Housing Needs Assessment).
- A review of potential constraints to meeting the City's identified housing needs (Constraints on Housing Production).
- An evaluation of opportunities that will further the development of new housing (Housing Resources).
- A plan to address the identified housing needs in Laguna Hills by reviewing past accomplishments, establishing goals and policies, and crafting programs that will enable the City to achieve its housing objectives (Housing Plan).
- An assessment of fair housing.

Purpose and Scope of the Housing Element

Every California city and county is required to include a housing element in its general plan that establishes housing goals, policies, and programs that respond to community housing conditions and needs. The purpose of this Housing Element is to identify housing opportunities and solutions specific to the housing issues of the City of Laguna Hills.

REGIONAL HOUSING NEEDS ASSESSMENT

State housing element law requires that Southern California Association of Governments (SCAG) determine the amount of housing needed in its region and allocate the need to each community. The allocation of housing need is based on statewide and local projections of population, employment, and housing need. State law requires cities to ensure that adequate sites, public facilities, and services are available to facilitate housing production commensurate with their housing need. Laguna Hills' Housing Element identifies programs to address its share of the region's housing need.

HOUSING ELEMENT CYCLE

This Housing Element has been prepared in compliance with the 2021-2029 planning cycle for cities within the SCAG region. The Housing Element covers an eight-year planning period from October 15, 2021–October 15, 2029, and the SCAG Regional Housing Needs Assessment (RHNA) period from June 30, 2021–October 15, 2029.

Relationship to Other General Plan Elements

The Laguna Hills General Plan includes the following components: (1) Introduction to the General Plan; (2) seven elements, including Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, Noise, and Housing; and (3) an Implementation Program. Background information and policy direction presented in one element are also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. The City is updating its Safety Element concurrently with this Housing Element.

This Housing Element builds upon other General Plan Elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Mobility Element plays a role in the location of residential development in relation to roads, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever an element in the General Plan is amended, the Housing Element will be reviewed and modified, as necessary, to ensure the continued consistency between elements.

Public Participation

California law requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of the housing plan for the City of Laguna Hills. Laguna Hills' residents had several opportunities to recommend strategies, review, and comment on the Housing Element.

The City's website details the Housing Element Update process and components.

PUBLIC REVIEW DRAFTS

The first Public Review Draft Housing Element was posted on the City's website on October 18, 2021, and an announcement of its availability was emailed to stakeholders. The Public Review Draft Housing Element was discussed at City Council meeting that was open to the public on October 26, 2021. The draft was submitted to HCD for the initial 60-day review on November 5, 2021. The City received a call from HCD on December 13, 2021 with preliminary comments on the draft. The City revised the draft in response to those comments and released a revised second Public Review Draft on December 21, 2021. HCD issued a formal Housing Element review letter on January 4, 2022. The City Council discussed HCD's review letter at a meeting on January 11, 2022. At this meeting, the City Council directed staff to schedule a public workshop to further discuss the Housing Element Update, including a draft inventory of housing sites. Public workshops were conducted on March 26, 2022, and May 3, 2022, including discussion of different housing site scenarios. At the May 3 Workshop, a majority of the City Council reached consensus on specific parcels to include in the City's housing site inventory and directed staff to prepare a revised third Public Review Draft Housing Element for consideration at the City Council's regularly scheduled meeting of May 24, 2022.

A summary of input from the public gained via the following avenues is described herein.

- Stakeholder consultations
- Online community outreach survey
- Letters received
- Workshops and meetings

SUMMARY OF INPUT

The City sought feedback in a variety of ways. Participants, which included residents and other stakeholders, identified and discussed challenges, opportunities, and resources related to housing in Laguna Hills. Comments received through the outreach activities have been considered in the

development of the housing plan for the City of Laguna Hills. Public input on the selection of candidate rezone sites at City Council workshops was integral to the development of the sites inventory. Many action items were added to the programs based on input in letters from housing advocates, including greater emphasis on promoting available incentives and permit streamlining for residential development that includes affordable housing, a multifaceted effort to facilitate the production of accessory dwelling units and designing an inclusionary housing program.

Stakeholder Consultations

In January and February 2021, the City reached out to 12 stakeholders representing various public and private sectors and completed eight one-on-one consultations. Participants included two building industry experts, two homelessness service providers, and three community-based organizations. Additionally, the United States Department of Housing and Urban Development's (HUD's) Regional Office for Fair Housing and Equal Opportunity provided data on fair housing. The following is a list of stakeholders that the City consulted with.

- Orange County Business Council
- Mercy House
- Kennedy Commission
- Family Assistance Ministries
- Orange County Association of Realtors
- Regional Center of Orange County
- Building Industry Association of Southern California, Orange County chapter
- HUD's Regional Office for Fair Housing and Equal Opportunity

For organizations working with special-needs populations, the biggest barrier for securing decent, affordable housing is the lack of housing supply and assistance to provide the services needed. For developers and housing advocates, the challenge is the lack of incentive to build affordable housing, considering the high construction costs, fees, and time required for California Environmental Quality Act (CEQA) compliance and council approval. Stakeholders shared similar sentiment about the lack of political support from government or community to prioritize affordable housing, including the pressures of individuals and groups who express opposition to homeless shelters, affordable housing development, and other housing services in their communities. To address this housing issue, **Program H-6** is included which encourages the City to continue partnerships with affordable and special needs housing developers to expand housing opportunities, including the Urban Village Specific Plan Area and inform existing property owners that housing development potential is an allowed land use in the UVSP area to promote housing mobility opportunities for all income levels within higher resource areas of the City, and **Program H-15**) which stipulates that the City continue to develop developer partnerships

and provide incentives, such as reducing, waiving, and/or deferring fees, where feasible, or offering fast track/priority processing and permit streamlining, expedited processing for 100 percent affordable projects, density bonuses, and flexibility in development standards, that could result in set-asides in existing and planned low-income housing projects. To address homelessness, **Program H-12** is included which specifies that the City will apply for CDBG funding to continue its partnership with Mercy House, a non-profit service provider to individuals and families experiencing homelessness (

Stakeholders identified strategic and innovative opportunities to help accelerate the production of housing. The most common opportunities are establishing partnerships amongst public agencies and community organizations and forming a regional approach to address housing issues. Developers and housing advocates also mentioned that the reuse of underutilized or vacant properties can serve as new sites for housing development. In terms of promoting an equitable approach for housing, community organizations mentioned inclusive housing policies and programming, and a plan for assisting families living in affordable housing to obtain homeownership or market-rate housing. The Assessment of Fair Housing (AFH) section of this Housing Element includes an analysis of fair housing choice in the City, identifies potential barriers to affordable housing, and sets meaningful actions to promote inclusive housing. These actions are enumerated in **Program H-16**, which commits the City to maintain services and personnel to receive housing complaints or refer fair housing complaints to the Fair Housing Council, as well as continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints, Housing Choice Vouchers (HCV) acceptance and rental assistance marketing programs, promotion of housing opportunities outside low-resource neighborhoods, and actions supporting housing and quality of life for special needs populations.

Orange County is a highly desirable place to live. Stakeholders acknowledged that single-family housing is the housing type most in demand but building for all other housing types is needed. Regarding the types of housing density needed, stakeholders offered various perspectives. Community-based organizations stated that all types of housing densities could work. For affordable housing development, developers may need at least 60 units per project to be profitable. In Laguna Hills, the densities that work best for housing and that are desirable is attached housing with 18 to 23 dwelling units per acre (du/ac.), according to a developer. To ensure there is sufficient land available for higher density development to support affordable housing for lower income households, **Program H-11** is included which commits the City to rezone and/or increase the allowable density, as required by state law (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B))

The COVID-19 pandemic resulted in various challenges and opportunities for stakeholders. Developers first faced a slower production process but have since recovered. Real estate leaders shared about the increase in home sales

and housing boom now that employment trends have turned to more flexible and work-from-home opportunities. However, for the most vulnerable residents, the pandemic has increased housing insecurity and exposed the existing disparities and systemic issues. Stakeholders working directly with vulnerable populations expect a shift in future discussion about how the City and county will address homelessness and prioritize policy and funding. The City commits to address homelessness and provide services to individuals and families that are at risk of homelessness through the inclusion of:

Program H-3 which directs the City to continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock; **Program H-4** which commits the City to continue to pursue the extension of affordability controls for 51 units that are set to expire in 2032, and provide technical assistance to preserve the units in the existing Rancho Moulton housing development, or as part of new or redevelopment activities in the Via Lomas area or other areas of the City (particularly in moderate- and high-resource areas of the City), as deemed feasible; **Program H-12** which stipulates the City shall apply for CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless, and continue to contract with Mercy House to help residents experiencing homelessness obtain services; and **Program H-14** which commits the City to reduce potential for displacement of lower-income households through: HCV outreach and information dissemination; exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants; considering the feasibility of a landlord incentive program for landlords that choose to accept voucher holding tenants; require replacement housing units subject to the requirements of SB 330 and Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory; considering adopting a local Just Cause Eviction Ordinance which strengthens the requirements of AB 1482 to further protect renters from unreasonable evictions, foreclosure-related evictions, or other arbitrary and discriminatory actions; exploring the feasibility of adopting a rent stabilization ordinance strengthening the requirements established by AB 1482 to further protect renters against displacement from arbitrary or significant rent hikes; and exploring the feasibility of piloting a multi-lingual Right to Counsel program to ensure legal representation for tenants in landlord-tenant proceedings.

Online Community Outreach Survey

The City's Planning Division created a survey for residents of Laguna Hills to determine how the Housing Element should plan for the City's share of the RHNA. The survey was available from June 15, 2021, to August 15, 2021. See Appendix B: Summary of Online Survey and Community Workshop for additional details about the online survey, including an expanded list of key findings. The key findings that resulted in program actions that the City will implement during the Housing Element planning period are described herein:

Letters Received

Prior to the release of the Public Review Draft Housing Element

As of September 21, 2021, the City received four public comments from community representatives addressing current housing issues and providing recommendations for the Housing Element and development plans of the City. (See this Introduction Chapter and Appendix B, Summary of Online Survey and Community Workshop for details on outreach activities and how the input received was incorporated into the City's Housing Element Programs.)

- **Kennedy Commission** addressed the need to implement diverse community participation and outreach in the Housing Element planning process. Recommendations include community participation at all stages of the planning process, promotion of various levels of engagement, creation of a Housing Element workgroup, and engagement with the most vulnerable community members.
- **Providence Community Health Investment** encouraged the City Council to enact bold measures to increase the quality and quantity of affordable housing. Based on the results from their local community health needs assessment, the impact of stable housing is valuable for health and wellness. Providence encourages the City to increase affordable housing and leverage existing development opportunities to meet these goals. To address these needs the following programs are included in the Housing Element: **Program H-7** which commits the City to update or consider adopting the following regulations in the Zoning Ordinance to mitigate potential City rules and regulations that may constrain the development of housing affordable to lower-income households, increase the ability to develop multifamily and higher density housing in the City, bring the Zoning Ordinance into compliance with State law; and implement housing goals, policies, and programs, to low- and moderate-income households with special needs to avoid further concentration of affordable housing in areas with higher rates of diversity, overpayment and overcrowding; Density Bonus, ADUs, Transitional and Supportive Housing, Employee Housing, Emergency Shelters, Residential Care Facilities, adopt an Adaptive Reuse Ordinance, adopt Inclusionary Housing requirements, protect Manufactured Homes,

review development standards and permitting requirements; **Program H-8** which commits the City to amend its Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs; **Program H-11** which commits the City to meet the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, by amending the General Plan and the Zoning Codes, as needed, to provide adequate sites for 413 lower-income units on sites with capacity identified in the Sites Inventory, or in certain zones, thus promoting housing supply, choices and affordability in areas of high opportunity, outside of areas with concentrations of lower income households, overpayment, or a prevalence of populations of communities of color; **Program H-13** which stipulates the City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations; **Program H-15** which stipulates that the City continue to develop partnerships with mainstream and special-needs affordable housing developers that could result in set-asides in existing and planned low-income housing projects, which may include incentives, such as reducing, waiving, and/or deferring fees, where feasible, or offering fast track/priority processing, expedited processing for 100 percent affordable projects, and permit streamlining, density bonuses, and flexibility in development standards, and positions the City to evaluate alternative funding resource strategies for financial assistance; **Program H-16** which commits the City to maintain services and personnel to receive housing complaints or refer fair housing complaints to the Fair Housing Council, as well as continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints, HCV acceptance and rental assistance marketing programs, promotion of housing opportunities outside low-resource neighborhoods, and actions supporting housing and quality of life for special needs populations; **Program H-19** which provides monitoring of existing and proposed affordable housing developments in the City as well as legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills; **Program H-20** which commits the City to coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems; and **Program H-21** which commits the City to develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites, provide incentives for residential and mixed-use development on the sites in the land inventory, pursue partnerships and coordination with other public agencies that own suitable parcels within Laguna Hills

or that might be interested in joint development projects, explore the potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model, and conduct regular outreach to owners of properties in the land inventory and affordable housing developers in the City to ensure that housing is developed that is appropriate for identified income categories on identified sites.

- **Tapestry, a Unitarian Universality Congregation**, encouraged the City to consider the housing needs of the homeless and those in the workforce. Tapestry would like the City to implement an inclusionary housing policy that would require 15 percent of units to be reserved as affordable, implement density-bonus incentives, identify sites to repurpose or rezone for housing, ease governmental constraints (streamline process and offer flexibility in development standards), and explore new financial resources for affordable housing. To meet these identified needs, the programs as described above to address the Providence Community Health Investment's concerns shall be implemented. (Programs H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21)
- A group of concerned organizations on the development and planning of the Village at Laguna Hills (former mall redevelopment) submitted public comment. The organizations, led by the **Kennedy Commission**, included **Tapestry, a Unitarian Universality Congregation, Orange County United Way, People for Housing Orange County, CLUE (Clergy and Laity United for Economic Justice), Homeless Advocacy Team from League of Women Voters of Orange Coast, Welcoming Neighbors Home, Christ Community Church, Neighborhood Church Laguna Beach, Affordable Housing Clearinghouse and Interfaith Council of Greater Rancho Santa Margarita**. The letter provided recommendations to increase the quality and quantity of attainable housing for those who live and work in Laguna Hills by increasing the number of units for extremely low-income and very low-income, prioritizing the production of all 225 units; increasing the total amount of affordable housing units, and updating the General Plan environmental impact report (EIR) with information on jobs/housing balance. To meet these identified needs, the programs as described above to address the Providence Community Health Investment's concerns shall be implemented. (Programs H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21)

After the release of the Public Review Draft Housing Element

Between the release of the Public Review Draft on October 18, 2021, and May 16, 2022, the City received 16 public comments from community representatives in response to the Public Review Draft Housing Element and City Council Workshops where candidate rezone sites were considered.

- **Welcoming Neighbors Home** submitted letters dated January 20, 2022, February 14, 2022 and May 13, 2022. The letters acknowledge that the City made little progress in facilitating the development of housing affordable to households with lower incomes in the 5th cycle. To remedy this situation and increase affordable housing production in the 6th cycle, Welcoming Neighbor Homes (in consultation with the Kennedy Commission) recommends an inclusionary housing ordinance, affordable, congregational, mixed-use housing overlay zones, an adaptive reuse ordinance, an affordable ADU program, a community land trust, density bonuses (for lower-income households), incentives for affordable housing, a land value recapture, and affordable housing linkage fee. Welcoming Neighbors Home urges the City to strengthen the potential inclusionary housing policy found in the latest draft of the Housing Element by committing the commission to a feasibility study within one year of the adoption of the housing element. Lastly, due to the No Net Loss Law (Senate Bill (SB) 166 – 2017), Welcome Home Neighbors would like the City to identify a surplus of available sites for lower income housing throughout the City so that all residents will have fair access to shopping, schools, transit, jobs, and other amenities. To address these needs, the following Programs H-4, H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21) have been included (refer to description of programs above).

While preparing revisions to the adopted Housing Element, the City prepared and delivered a written response to Welcoming Neighbors Home's comment letters, including those submitted directly to HCD. In this letter, City staff provided a thorough response to all points raised by Welcoming Neighbors Home. In particular, City staff reiterated the variety of Programs included in the Housing Element designed to promote fair and affordable housing opportunities throughout the community, and the City's commitment to study the validity of an inclusionary housing ordinance and other mechanisms to promote the production of additional affordable units, including evaluating a congregational overlay and adaptive reuse ordinance.

- **Kennedy Commission** addressed the need to implement diverse community participation and outreach in the Housing Element planning process. Additional recommendations include the development of various affordable housing policies and strategies such as inclusionary housing, increasing housing density, affordable housing, congregation housing, mixed-use housing overlay, and an affordable ADU program in order to serve lower income households. The Kennedy Commission also recommended the development of a community land trust, an adaptive reuse ordinance, and a program to incentivize 100 percent affordable development on city owned, private land, and surplus property. To address the need for affordable housing policies and strategies, the following Programs H-4, H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21) have been included (refer to description of programs above).
- Ahead of a City Council workshop to discuss candidate rezone sites, several **residents in the La Paz and Cabot area and community representatives** submitted comments to discuss the candidate rezone sites in the La Paz and Cabot area. Most people who submitted comments were concerned that the rezoning sites in this area to allow high density housing would create more traffic in an already congested area, lower property value, generate crime and disturb the community character of this area. In addition, other community members voiced how more vehicles on the street will increase pedestrian accidents especially since this area is a school community. Others thought sites in the La Paz and Cabot area were ideal for a mixed-use overlay zone and wanted the City to include these sites in the housing element inventory and commit to requiring 15 percent of new housing units on these sites to be affordable to lower income households. To address these concerns Program H-7, item 10 is included which proposes that the City will consider creative parking reduction alternatives, **Program H-7** which commits the City to consider adopting an Inclusionary Housing Ordinance, and **Program H-21** which commits the City to develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites, provide incentives for residential and mixed-use development on the sites in the land inventory.

After the Housing Element Adoption Hearing

- The **Kennedy Commission** submitted a letter to the City on July 18, 2022 in response to the Adopted Housing Element. The Commission referenced the potential impacts and effectiveness of density bonus provisions in promoting affordable housing in portions of the City where rezoning, upzoning, and the Urban Village Specific Plan allow for higher density but don't require the affordable units, thus negating the potential for affordable units that the density bonus ordinance requires as a condition of increased density potential. The Commission recommends that increased density or upzoning be accompanied by inclusionary requirements. As well, the Commission addressed sites identified to meet the RHNA, recommending inclusionary housing and congregational

overlay strategies to incentivize development in the Urban Village Specific Plan area and apply inclusionary housing ordinance measures on the Village at Laguna Hills project site to capture 20 percent of the proposed 1,163 units for lower income households. The final comment was to encourage investment and conservation of affordable housing in the low resource areas. To address these housing issues, **Program H-16** has been included which identifies AFFH actions to comply with AB 686, and address significant disparities in housing needs, including promote housing opportunities in high and highest resource areas, promote accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses, explore programs and/or partnerships to ensure that a share of the jurisdiction's purchases of goods and services come from local businesses, engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood, and partner with Orange County Housing and Community Services Department and/or local non-profits to consider expanding programs offering first-time homebuyer assistance. In addition, **Program H-7** is included which commits the City to consider adopting an Inclusionary Housing Ordinance within one year after adoption.

While preparing modifications to the adopted Housing Element, City staff prepared and delivered a detailed response to the Kennedy Commission which addressed the Commission's July 18, 2022 letter. As part of the City's response, staff provided additional context on HCD's updated methodology related to how opportunity areas are mapped, including HCD's transition to the COG Geography TCAC/HCD Opportunity Map (versus the original TCAC/HCD Opportunity Map which was not calibrated to evaluate census tracts against other tracts in the same COG region). As described later in the Housing Element, the updated methodology illustrates that all census tracts in Laguna Hills, except one tract that is half located in Laguna Woods (which is moderate opportunity), are identified in the COG Geography TCAC/HCD Opportunity Map as areas of high or highest opportunity.

- On September 8, 2022 **Josh Albrekston** submitted a comment letter directly to HCD in response to the Adopted Housing Element. Mr. Albrekston expressed concern with the inclusion of various sites in the Housing Element and took issue with the potential for redevelopment given existing uses. As part of the letter, Mr. Albrekston identified three sites within the City's Village Commercial Zone and nineteen sites identified as underutilized sites. The City has analyzed each site individually based on direction provided in HCD's Housing Element Site Inventory Guidebook Government Code Section 65583.2 and the sites that remain in the Housing Element have been found to meet the requirements for inclusion given a variety of quantified and qualified indicators, including low improvement to land value ratio, low lot

coverage, age of existing structures, and (importantly) strong property owner interest in redeveloping the site for residential uses during the planning period. The City has included numerous letters of property owner support in Appendix C, many of which correspond directly to the sites identified by Mr. Albrekston.

While preparing modifications to the adopted Housing Element, the City once again evaluated the validity of sites included in the inventory and provided further evidence, including new letters of support from property owners and developers, to support the inclusion of specific sites in the inventory and demonstrate that the site is likely to redevelop during the planning period. City staff prepared and delivered a detailed written response to Mr. Albrekston to address the comments in his letter. In this response, the City reiterated the methodology used to identify and evaluate sites included in the inventory. As part of this review, in an abundance of caution, the City decided to remove four sites from the inventory given that these sites exhibited a lower level of likelihood of redevelopment compared to other sites and, ultimately, recognition that inclusion of these sites in the inventory is not necessary to accommodate the City's RHNA. These sites include 23402 South Pointe Dr (Site 101), 23461 South Pointe Dr (Site 103), and the AV and AP Apartments. Although these sites may redevelop during the planning period, the City has determined that their inclusion in the inventory is not necessary to meet its RHNA and absence additional evidence, they should be removed.

In response to Mr. Albrekston's letter, HCD noted the importance of reconsidering three sites: 24422 Avenida de la Carlota (Site 116), 23802 Avenida de la Carlota (Site 115), and 23201 Mill Creek Rd (Site 70). The City has fully evaluated these sites and finds, based on substantial evidence as described in the Housing Resources section of this Housing Element, that existing uses are likely to discontinue during the planning period and that these sites, among others, are viable and desirable candidates for redevelopment with residential and/or mixed-use projects. In all three cases, the existing uses on the site have been found to not preclude development and there is strong property owner interest to develop residential uses at these sites during the planning period.

Workshops and Meetings

City staff include Spanish speakers who were available for translation at each of these workshops and meetings. No translation was requested.

- **November 10, 2020, City Council Workshop:** A workshop was held at a regularly scheduled City Council meeting where the public had the opportunity to address decision makers directly regarding housing issues, goals, and policies, as well as other general comments and concerns regarding housing. A presentation to the City Council and the public on the RHNA and Housing Element Update process was provided. This meeting was advertised in a manner consistent with City policy for public meetings. No public comments were received.
- **June 30, 2021, Virtual Workshop:** A workshop was held virtually to share information and obtain public input. However, no public comment was received.
- **August 2021, Community Workshop:** An in-person community workshop was held at the Laguna Hills Community Center. See Appendix B: Summary of Online Survey and Community Workshop.
- **October 26, 2021, City Council Meeting:** Public Review Draft Launch
- **January 11, 2022, City Council Meeting:** Discuss HCD's comments on the draft Housing Element
- **March 26, 2022, City Council Workshop:** Discuss candidate rezone sites (rescheduled from February 15)
- **City Council Workshop, May 3, 2022:** Discuss candidate rezone sites
- **City Council Meeting, May 24, 2022:** Discuss third Revised Public Review Draft
- **City Council Hearing to Adopt the Housing Element, June 28, 2022**

Ongoing Stakeholder Communication

Throughout the entire process to update its Housing Element, City staff has been committed to dialoging with interested stakeholders, including individual residents, housing advocates, property owners, and housing developers. The ongoing communication regularly includes meeting in person and corresponding via email and telephone to collect input, provide information, and solicit feedback on strategies designed to improve housing opportunities for current and future residents. The consultation is ongoing and City staff continues to be available to discuss the City's housing needs with all interested parties.

Housing Needs

This section of the Housing Element describes the supply and demand for housing in Laguna Hills and is divided into subsections that address the characteristics of population, employment, households, special-needs populations, housing stock, housing cost and affordability, and at-risk rental housing. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

Community Profile

The City of Laguna Hills is in the San Joaquin Hills in southern Orange County, approximately 60 miles south of Los Angeles and 70 miles north of San Diego. Laguna Hills is bounded by the cities of Irvine and Lake Forest to the north, Interstate 5 and the cities of Mission Viejo and Lake Forest to the east, the City of Laguna Niguel to the south, and the cities of Aliso Viejo and Laguna Woods to the west.

In 1991, the City of Laguna Hills incorporated with an original land area of 3,325 acres. Two subsequent annexations in 1995 and 2000 have increased the land area of the City to 4,234 acres or 6.6 square miles.

The City is predominantly residential in character and contains a variety of diverse residential neighborhoods, ranging from estate residences to high-density districts. The City is also home to over 500 businesses and contains a strong commercial base anchored by the Oakbrook Village Shopping Center and MemorialCare Saddleback Medical Center. The Laguna Hills Mall was a shopping mall that is being redeveloped by the owners as The Village at Laguna Hills. The proposed redevelopment includes residences (see Section 5, Housing Resources), a movie theater, a hotel, retail, office space, and parking structures.

Population Characteristics

POPULATION GROWTH TRENDS

According to the California Department of Finance, E-5 Population and Housing Estimates, the population of Laguna Hills was 31,131 in 2015 (Table H-1). In 2020, the most current data available, the total population in Laguna Hills was 31,508, representing a small increase in population from 2015 to 2020. In 2010, the population in the City was 30,270. The overall population growth rate in Laguna Hills was 4.1 percent from 2010 to 2020.

Only one of the surrounding cities, Laguna Woods, experienced a decline in population from 2010 to 2020. All other nearby cities, including the unincorporated area of Orange County, had a positive population growth rate between 2010 and 2020, similar to Laguna Hills. The population growth rate in Lake Forest, Aliso Viejo, and the unincorporated area of Orange County exceeded that of Laguna Hills during this period.

Table H-1 Orange County Population Growth, 2010-2020				
City/Area	2010	2015	2020	Percentage Change 2010-2020
Laguna Hills	30,270	31,131	31,508	4.1%
Aliso Viejo	47,816	49,496	50,044	4.7%
Mission Viejo	93,174	95,953	94,267	1.2%
Laguna Woods	16,273	16,600	16,243	-0.2%
Laguna Niguel	62,979	64,457	65,316	3.7%
Lake Forest	77,395	79,376	84,711	9.5%
Unincorporated Orange County	121,160	123,635	128,421	6.0%
Sources: California Department of Finance E-5 Population and Housing Unit Estimates, SCAG Housing Element Data				

AGE CHARACTERISTICS

The age distribution of a population is an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, income, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-aged householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents. As illustrated in Table H-2, Laguna Hills has a high percentage of people between the ages 45 and 74. Laguna Hills currently has two housing developments that provide housing explicitly for seniors. The Willows contains 152 ground-level housing units and Meridian contains 396 units with options for independent living, assisted living, and nursing care. Staff processed an application for a residential care facility for the elderly within the Alicia Gateway neighborhood. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021.

Table H-2 Total Population by Age, 2014-2018		
Age	Total	Percentage of Total Population
0 to 9	3,373	10.8%
10 to 19	3,739	12.0%
20 to 24	1,821	5.8%
25 to 34	3,522	11.3%
35 to 44	4,244	13.6%
45 to 59	7,064	22.7%
60 to 74	5,422	17.4%
75 to 84	1,186	3.8%
85 and over	814	2.6%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers. Due to rounding, totals may not equal 100%.		

RACE/ETHNICITY CHARACTERISTICS

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. These characteristics tend to correlate with other factors, such as family size, housing location choices, and mobility. As shown in Table H-3, the majority (70.0 percent) of the 2018 population in Laguna Hills was White, with Asians making up the next-largest ethnic group (15.0 percent). In Orange County, Whites also made up the majority of the population but constituted a slightly lower proportion (61.7 percent) of the population than in Laguna Hills. As shown in Table H-4, 21.0 percent of residents in Laguna Hills identified as Hispanic or Latino, compared with 34.1 percent of people county-wide.

Table H-3 Race and Ethnicity, 2014-2018				
Race	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
White	21,819	70.0%	1,950,902	61.7%
Black or African American	557	1.8%	54,732	1.7%
American Indian and Alaska Native	52	0.2%	14,466	0.5%
Asian	4,681	15.0%	635,672	20.1%
Native Hawaiian and Other Pacific Islander	15	0.0%	9,442	0.3%
Some Other Race	1,986	6.4%	370,679	11.7%
Two or More Races	2,075	6.7%	128,289	4.1%
Total	31,185	100%	3,164,182	100.0%
Source: 2014-2018 American Community Survey Notes: A portion of each of the race categories may also contain those identifying as Hispanic. See also Table H-4.				

Table H-4 Hispanic or Latino Population, 2014-2018				
	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
Total population	31,185	100.0%	3,164,182	100.0%
Hispanic or Latino (of any race)	6,540	21.0%	1,080,195	34.1%
Not Hispanic or Latino	24,645	79.0%	2,083,987	65.9%
Source: 2014-2018 American Community Survey				

Employment Characteristics

OCCUPATION AND LABOR PARTICIPATION

Employment has an important impact on housing needs. Different jobs and income levels determine the type and size of housing that a household can afford. In addition, employment growth within a region typically results in an increase in housing demand.

According to the American Community Survey (ACS), the unemployment rate in 2018 in Laguna Hills was 3.4 percent, which was similar to the county-wide rate of 3.3 percent, and lower than the state-wide rate of 4.2 percent.

Table H-5 Unemployment Rate, 2018			
	Laguna Hills	Orange County	California
Unemployment Rate	3.4%	3.3%	4.2%
Source: 2018 American Community Survey Notes: Data includes the civilian population ages 16 years and over. American Community Survey numbers are estimates; there is a variable margin of error for all numbers.			

According to the 2014-2018 American Community Survey, 16,348 Laguna Hills residents were in the civilian labor force. The labor force includes employed and unemployed persons aged 16 years and above. Table H-6 shows groups of occupations and the numbers of Laguna Hills and Orange County residents whose jobs are in these categories. Table H-7 shows average annual salaries by occupational title.

In both Laguna Hills and Orange County, a majority of residents were employed in the fields of professional services, education, social services, business, information, and arts. These categories include some of the highest-paying types of jobs, including those in architecture and engineering (\$183,039), management (\$139,225), healthcare (\$101,125), and legal (\$147,030). Approximately a third of the residents of both Laguna Hills and Orange County were employed in the fields of retail, public administration, manufacturing, transportation, and wholesale trade occupations. These categories include some of the lowest-paying types of jobs, including those in food preparation and serving (\$32,613), transportation and material moving (\$38,010), sales (\$51,402), and office support (\$47,191). Within Laguna Hills, Saddleback Memorial Medical Center is the largest employer of Laguna Hills residents. The Center for Demographic Research estimates that 1,636 residents work for the hospital, comprising approximately 10 percent of Laguna Hills residents in the civilian labor force based on 2014-2018 American Community Survey data. Other major employers include Valley Insurance Service, Inc. (approximately 458 employees), Productive Playhouse Inc (approximately 268 employees) and Allied Business Schools, Inc. (approximately 250 employees).

**Table H-6
Employment Profile, 2014-2018**

Occupation	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
Business, management, information, and arts occupations	3,808	23.3%	340,636	21.6%
Retail and public administration occupations	2,548	15.6%	209,865	13.3%
Professional services, education, and social services occupations	5,782	35.4%	531,713	33.7%
Manufacturing, transportation, and wholesale trade occupations	2,318	14.2%	310,297	19.7%
Agriculture, construction, and other occupations	1,892	11.6%	185,568	11.8%
Total	16,348	100.0%	1,578,079	100.0%
Source: 2014-2018 American Community Survey Notes: Data includes the civilian employed population ages 16 years and over. American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

Table H-7 Average Salary by Occupation, 2020	
Major Occupations	Average Annual Salary
Architecture and Engineering	\$183,039
Arts, Design, Entertainment, Sports, and Media	\$65,620
Building and Grounds Cleaning and Maintenance	\$35,880
Business and Financial Operations	\$80,107
Community and Social Services	\$58,617
Computer and Mathematical	\$96,051
Construction and Extraction	\$62,616
Education and Library	\$72,247
Farming, Fishing, and Forestry	\$34,876
Food Preparation and Serving Related	\$32,613
Healthcare Practitioners and Technical	\$101,125
Installation, Maintenance, and Repair	\$56,597
Legal	\$147,030
Life, Physical, and Social Science	\$84,611
Management	\$139,225
Office and Administrative Support	\$47,191
Personal Care and Service	\$34,724
Production	\$42,181
Protective Service	\$57,788
Sales and Related	\$51,402
Transportation and Material Moving	\$38,010
All Major Occupations	\$72,455
All Occupations	\$61,720
Source: State Employment Development Department, 2020	
Notes: Data includes the Anaheim-Santa Ana-Irvine metropolitan statistical area (MSA).	

COMMUTE PATTERNS

Commute times can be an important indicator of the jobs-housing balance both within the City and the region. Long commute times can influence residents' quality of life and the affordability of their cost of living. Low-cost housing that is very far from job centers may have a net effect of being expensive, particularly if low-cost transportation options, such as high-frequency transit, are not available. The majority of employed Laguna Hills residents have a commute time of less than 24 minutes, and the mean commute time is 24.7 minutes. This suggests that while the City should still

be mindful of future development sites and their proximity to employment centers, most residents do not currently experience long commutes. A notable minority of residents (18.7 percent) have commutes of 35 minutes or more, suggesting that they may work in northern Orange County or the Los Angeles area.

Housing Characteristics

HOUSEHOLD TYPE AND SIZE

Household characteristics are important indicators of the type of housing needed in a community. The United States Census defines a household as all persons who occupy a housing unit, which may include families related by birth, marriage, or adoption, unrelated individuals living together, or individuals living alone. People living in group quarters, such as retirement or convalescent homes, dormitories, or other group living situations, are not considered households. The Census defines a family as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

In 2018, there were 10,555 households in Laguna Hills (Table H-8). Families constituted 72.7 percent of households in the City, a proportion slightly greater than in Orange County (71.8 percent). Families with children represented 26.5 percent of households in Laguna Hills and 31.5 percent in Orange County. Single-person households represented 19.6 percent of households in Laguna Hills, while there were slightly more single-person households in Orange County (21.1 percent).

Housing needs generally vary by household type. Families are more likely to occupy detached single-family homes than single-person households, particularly in suburban communities like Laguna Hills. However, some families are unable to purchase or rent a detached single-family home and may reside in multifamily apartments, condominiums, or townhome units. Single-person households, typified by seniors or young adults, tend to reside in apartment units, condominiums, townhomes, or smaller, detached single-family homes. The Laguna Hills housing stock (Table H-22) provides a range of unit types. The housing stock comprises 56.7-percent single-family detached units; 17.0 percent single-family attached units; 18.2 percent multifamily units, such as apartments and condominiums; and 3.1 percent mobile homes or other units.

Household size identifies sources of population growth and household overcrowding. A city's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may decline. The average household size for Laguna Hills in the 2014-2018 period was 2.9, which was slightly lower than Orange County, with an average household size of 3.0.

Table H-8 Household Characteristics, 2014-2018				
Household Type	Orange County		Laguna Hills	
	Number	Percent	Number	Percent
Families	741,721	71.8%	7,670	72.7%
With Children	324,922	31.5%	2,793	26.5%
Single Persons	217,407	21.1%	2,074	19.6%
65 Years and Older	93,044	9.0%	901	8.5%
Non-family	290,652	28.2%	2,885	27.3%
Total Households	1,032,373	100.0%	10,555	100.0%
Average Household Size	3.0		2.9	
Average Family Size	3.5		3.4	
Source: 2014-2018 American Community Survey				

HOUSEHOLD INCOME

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper-income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The California Department of Housing and Community Development (HCD) has developed the following income categories:

- Extremely low-income households earn between 0 and 30 percent of the County Area Median Income (AMI), adjusted for household size;
- Very low-income households earn between 31 and 50 percent of the County AMI, adjusted for household size;
- Low-income households earn between 51 and 80 percent of the County AMI, adjusted for household size;
- Moderate-income households earn between 81 and 120 percent of the County AMI, adjusted for household size; and
- Above-moderate/upper-income households earn over 120 percent of the County AMI, adjusted for household size.

Similarly, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulation by HUD income group and household type. This data set is known as the Comprehensive Housing Availability Strategy (CHAS). The federal CHAS data separates California's very low-income category into extremely low (0–30 percent AMI) and very low (31–50 percent AMI) incomes and combines California's moderate-income and upper-income categories.

CHAS income distributions for Laguna Hills and Orange County are presented in Table H-9. Laguna Hills is generally more affluent, as compared with Orange County as a whole. As seen in Table H-9, 35.1 percent of all households in Laguna Hills and 44.8 percent of all households in Orange County have low, very low, and extremely low-incomes; whereas 64.7 percent of all households in Laguna Hills and 55.2 percent of all households in Orange County have moderate and above-moderate incomes.

According to CHAS data, almost 10 percent of the City's households from 2013 to 2017 qualified as extremely low income (0–30 percent AMI) and very low income (31–50 percent AMI). During the same time, 15.6 percent of the City's households qualified as low income (51–80 percent AMI).

About 54 percent of renter households qualified as low income or below, compared with 27.2 percent of owner households. In Orange County, over 44 percent of households were considered low income or below, compared with 35.2 percent of households in the City of Laguna Hills.

During the planning period, the extremely low-income housing need is projected to be 284 units, which is derived from presuming 50 percent of the very low-income housing need (568 units) from the Regional Housing Need Assessment. The housing needs of households with extremely low incomes are discussed in the section below on Special-Needs Populations.

Table H-9 Households by Income Group, 2013-2017							
City of Laguna Hills							
Income Group	Owner Households	Percentage of Owner Households	Renter Households	Percentage of Renter Households	Total Households	Percentage of Total Households	Orange County
Extremely Low Income (0-30% AMI)	470	6.4%	540	17.8%	1,010	9.7%	14.9%
Very Low Income (31-50% AMI)	635	8.7%	385	12.7%	1,020	9.8%	12.5%
Low Income (51-80% AMI)	885	12.1%	735	24.2%	1,620	15.6%	17.4%
Moderate and Above (greater than 80% of AMI)	5,330	72.8%	1,380	45.4%	6,710	64.7%	55.2%
Total	7,320	100.0%	3,040	100.0%	10,360	100.0%	100.0%
Source: CHAS Data, 2013-2017.							

OVERCROWDING

An overcrowded household is typically defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. According to the U.S. Census, a severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding results from either a lack of affordable housing and/or lack of available housing units of adequate size.

According to the American Community Survey estimates (2014-2018), approximately 479 households, or 4.5 percent, of the households in Laguna Hills were living in overcrowded conditions (Table H-10).

About 1.2 percent of households experienced severely overcrowded conditions. The rate of overcrowding in Laguna Hills is significantly lower than the rate in Orange County, which is approximately 9 percent. In both the City of Laguna Hills and county-wide, owner-occupied households experienced overcrowded or severely overcrowded conditions less than renter-occupied households.

Table H-10 Overcrowded Households, 2014-2018				
	Owner	Renter	Total	Percentage of Occupied Units
Occupied Units	7,567	2,988	10,555	100.0%
Overcrowded Units	135	344	479	4.5%
Severely Overcrowded Units	10	120	130	1.2%
Source: 2014-2018 American Community Survey Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

OVERPAYMENT

State and federal standards for housing cost burden (overpayment) consider a household as overpaying for housing if it spends more than 30 percent of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay for their housing costs more often than owner households because of their typically lower incomes.

Table H-11 shows the number and proportion of households with housing cost burden by income range and tenure. According to CHAS data, 40.7 percent of Laguna Hills households overpaid for housing. Approximately 51.3 percent of renter households and 36.3 percent of owner households in the City use more than 30 percent of their incomes to cover housing costs.

Not surprisingly, the percentage of households overpaying declines significantly as household income rises above the area median. Across Orange County as a whole, CHAS data indicate that approximately 40.5 percent of households overpaid for housing, which is approximately the same rate as Laguna Hills.

Table H-11
Overpayment by Income and Tenure, 2013-2017

Household Income	Renter Households			Owner Households			Total Households		
	Total	Overpaying	Percentage Overpaying	Total	Overpaying	Percentage Overpaying	Total	Overpaying	Percentage Overpaying
Extremely Low Income (0-30% AMI)	540	435	80.6%	470	400	85.1%	1,010	835	82.7%
Very Low Income (31-50% AMI)	385	355	92.2%	635	480	75.6%	1,020	835	81.9%
Low Income (51-80% AMI)	735	605	82.3%	885	650	73.4%	1,620	1,255	77.5%
Moderate and Above (greater than 80% of AMI)	1,380	165	12.0%	5,330	1,130	21.2%	6,710	1,295	19.3%
Total	3,040	1,560	51.3%	7,320	2,660	36.3%	10,360¹	4,220	40.7%

Source: CHAS Data, 2013-2017.

1 Total number of households differs from other sections of the Housing Needs Assessment due to the use of different data sources (CHAS vs. ACS). Differences are typically due to the sample size for a particular category of data and are subject to sampling variability.

Special-Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special needs or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household size, among other things. As a result, certain segments of residents in Laguna Hills may experience a higher prevalence of overpayment, overcrowding, or other housing problems. According to the California Department of Housing and Community Development (HCD) "special needs" groups include senior households, agricultural workers, female-headed households, disabled persons, large households, extremely low-income households, and the homeless.

SENIOR HOUSEHOLDS

Senior or elderly households are those headed by individuals aged 65 or older. The special needs of the elderly are a function of their often lower or fixed incomes, disabilities or limitations, and dependency needs. There are four main concerns with this group of the population: limited and often fixed incomes, poor health and associated high healthcare costs, mobility limitations and transit dependency, and high costs of housing. In addition, housing for the elderly often requires special attention to design to allow greater access and mobility. Housing within the vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the American Community Survey estimates (2014-2018), Laguna Hills had 5,086 individuals aged 65 or older, representing 16.3 percent of the total population. In the same year, Laguna Hills had 2,744 senior households, constituting roughly 26 percent of the City's total households (Table H-12). Of the senior households, 74.4 percent were owner households, while 25.6 percent were renter households.

Table H-12 Senior Households by Age and Tenure, 2014-2018						
Householder Age	Senior Owner Households		Senior Renter Households		Total Senior Households	
	Number	Percentage	Number	Percentage	Number	Percentage
65 - 74 years	1,361	49.6%	308	11.2%	1,669	60.8%
75 - 84 years	528	19.2%	102	3.7%	630	23.0%
85 years plus	152	5.5%	293	10.7%	445	16.2%
Total	2,041	74.4%	703	25.6%	2,744	100.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data						

According to CHAS data, over 48 percent of all senior households had extremely low, very low, or low incomes (Table H-13). Approximately 73 percent of total senior renter households were of extremely low, very low, or low incomes, compared with 40 percent of total senior owner households.

Table H-13 Senior Households by Income and Tenure, Laguna Hills, 2012-2016						
Income Group	Senior Owner Households		Senior Renter Households		Total Senior Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low Income (0-30% HAMFI)	265	9.3%	210	7.4%	475	16.7%
Very Low Income (31-50% HAMFI)	260	9.1%	110	3.9%	370	13.0%
Low Income (51-80% HAMFI)	340	12.0%	190	6.7%	530	18.6%
Moderate and Above (greater than 80% of HAMFI)	1,280	45.0%	190	6.7%	1,470	51.7%
Total	2,145	75.4%	700	24.6%	2,845	100.0%
Source: CHAS Data, 2012-2016, SCAG Housing Element Data						
Notes: HAMFI refers to Housing Urban Development Area Median Family Income.						

California Department of Finance projections indicate that the population aged 65 and over in Orange County may increase from 525,927 in 2020 to 802,158 in 2040, an increase of over 52 percent. By 2050, the senior population is projected to increase to 823,154, a 56.5-percent increase from 2020.

As the number of older people and life expectancies increase, the demand for a variety of senior housing options will also increase. In addition to traditional facilities that offer independent living units, demand for intermediate care and assisted living will also increase, as well as for facilities offering a full range of living arrangements.

Laguna Hills currently has two housing developments that provide housing explicitly for seniors. The Willows contains 152 ground-level housing units and Meridian contains 396 units with options for independent living, assisted living, and nursing care. Staff processed an application for a residential care facility for the elderly within the Alicia Gateway neighborhood. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021. The Housing Element contains programs that will benefit the senior population and provide additional senior housing opportunities (Programs H-3, H-6, H-7, H-8, H-14, H-16, and H-17).

AGRICULTURAL WORKERS

The special housing needs of farm workers result from their low wages and the seasonal nature of their employment. According to the American Community Survey (2014-2018), less than 1 percent of Laguna Hills residents were employed in farming, forestry, or fishing occupations. Therefore, demand for housing generated by agricultural workers in the City is nominal and could be addressed adequately by overall housing affordability programs in the City and county. The 2017 US Department of Agriculture Census of Farmworkers identifies 1,772 persons employed as agricultural workers in Orange County. Of these workers, 1,106 work less than 150 days per year and are considered seasonal farmworkers. The City's current Zoning Code does not presently specify regulation of farmworker or employee housing. As part of Program H- 7, the City will amend the Zoning Code to comply with the Employee Housing Act, Health and Safety Code Sections 17000-17062.5, permitting farmworker housing consisting of up to 36 beds in group quarters (farmworker housing complex) or up to 12 dwelling units subject to the same terms applicable to an agricultural use. Additionally, employee housing that serves six or fewer employees shall not be subject to regulations to which other family dwellings of the same type in the same zone are not likewise subject.

FEMALE-HEADED HOUSEHOLDS

Single-parent families with children often require special attention because of their needs for affordable childcare, healthcare, and housing assistance. Female-headed families with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the American Community Survey (2014-2018), of the 10,555 family households in Laguna Hills, 1,019 were female-headed family households, or 9.7 percent (Table H-14). In this period, approximately 3.7 percent of all families in Laguna Hills were under the poverty level. It is important to note, however, that only 1.3 percent of female-headed families were under the poverty level.

The Housing Element contains programs that could benefit single-parent, female-headed households. The Housing Element also contains programs targeted to low-income households, which may benefit female-headed households (Programs H-3, H-6, H-7, H-8, H-14, H-16, and H-17).

Table H-14 Female-Headed Family Households, 2014-2018		
	Estimate	Percentage under Poverty Level
Total Family Households	10,555	3.7%
Total Female-Headed Family Households	1,019	1.3%
Female-Headed Family Households with Children	125	1.2%
Female-Headed Family Households with 3 or more Children	106	1.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

PERSONS WITH DISABILITIES

Disability is a physical or mental condition that substantially limits one or more major life activities. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The American Community Survey defines six types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. A more detailed description of each disability is provided below:

- Hearing difficulty: Deaf or having serious difficulty hearing.
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs.
- Self-care difficulty: Having difficulty bathing or dressing.
- Independent living difficulty: Because of physical, mental, or emotional problem, having difficulty doing errands alone, such as visiting a doctor's office or shopping.

The 2014-2018 American Community Survey five-year estimates show approximately 2,508 people, or approximately 8.1 percent of Laguna Hills residents, reported having one or more disabilities (Table H-15). The senior population in Laguna Hills has a higher incidence of disability, with approximately 1,305 individuals, or 4.2 percent, of the population 65 and older reporting a disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most multistory single-

family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic home-buying services do not have offices or materials that are accessible to people with mobility, visual, or hearing impairments.

Table H-15 Disabled Population, 2014-2018		
	Estimate	% of Total Population
Total Population (civilian noninstitutionalized)	31,028	100.0%
<5 Years with Disability	0	0.0%
5 to 17 years with Disability	169	0.5%
18 to 64 Years with Disability	1,034	3.3%
65 Years + with Disability	1,305	4.2%
Total Population with Disability	2,508	8.1%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

Additionally, some disabilities may limit a person’s ability to earn income, or to access higher-income jobs. Of the approximately 1,034 Laguna Hills residents between the ages of 18 and 64 with disabilities, over half (544 residents) are not in the labor force, and an additional 64 are in the labor force but unemployed, for a total of 58.8 percent of residents between the ages of 18 and 64 with disabilities that are either not in the labor force or are in the labor force but unemployed (Table H-16). This highlights the need for a variety of types of accessible housing that is affordable to individuals and households that cannot participate in the labor market.

Table H-16 Employment for Disabled Population, 2014-2018		
	Estimate	% of Population Age 18-64
Total Population (Age 16-64)	19,588	100.0%
Employed with Disability	426	2.2%
Unemployed with Disability	64	0.3%
Not in Labor Force with Disability	544	2.8%
Total Population with Disability	1,034	5.3%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

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

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

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equated to approximately 473 persons in the City of Laguna Hills with developmental disabilities, based on the California Department of Finance population estimates.

According to the State’s Department of Developmental Services, approximately 230 Laguna Hills residents with developmental disabilities sought services at the Regional Center of Orange County. Almost two-thirds of these individuals are over the age of 18; however, about 37 percent are less than 17 years old.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional

environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of interdependence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 362,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in California that provides point-of-entry services for people with developmental disabilities. The RCOC is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include adult daycare programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to the RCOC January 2021 Facts and Statistics data, the RCOC currently serves approximately 22,000 individuals.

The Dayle McIntosh Center is a private, nonprofit organization serving Orange County that partners with people with disabilities to address barriers preventing individuals with disabilities from achieving independence and self-sufficiency. The Center is one of over 500 designated centers for independent living in the nation. Most of the staff and board members are individuals with disabilities who have achieved independence themselves. Although the Center does not own or operate any housing units nor have funds for emergency shelter, programs provided include community transition services, housing assistance, independent living skills for the deaf, independent living skills training, peer counseling, and more. From 2019-2020, the Center served a total of 804 individuals who received ongoing service delivery and provided resources to an addition 932 contacts.

Vocational Visions, a nonprofit organization in Mission Viejo, has provided services to south Orange County residents with developmental disabilities in partnership with Saddleback Valley Unified School District since 1974 when the program began with 30 clients and a staff of 5. This organization currently has over 500 clients and a staff of over 100 people.

Vocational Visions has helped thousands of men and women with disabilities obtain employment, further education, and reach both professional and personal goals. Effective treatment increases the level of functioning for many of these clients, thus maximizing their quality of life vocationally, economically, and socially. Services are provided to qualifying persons at no charge.

Vocational Visions is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) and is the only family-based program in south Orange County. It offers eight comprehensive programs, including Day Training Activity Program, Health Related Services Program, Emeritus Program, Adult Development Program, Work Activity Program, Vocational Rehabilitation Work Activity Program, Supported Employment, and South County Clubhouse.

As shown in Table H-17, just over half of the total disabled population is 65 years of age or older. In that group, the most common types of disability are ambulatory, independent living difficulty and hearing difficulty. Forty-one percent of the total disabled population is between the ages of 18 and 64. For this group, the most common types of disability are cognitive, ambulatory and independent living difficulty. People under 18 years of age with a disability make up 6.7 percent of the total disabled population. For this group, the most common type of disability is cognitive.

Table H-17 Persons with Disability by Type, 2014-2018		
	Persons with a Disability	Percentage of Disabled Population
Total Disabled Population	2,508	100.0%
Under 18 Years	169	6.7%
With a hearing difficulty	52	2.1%
With a vision difficulty	59	2.4%
With a cognitive difficulty	163	6.5%
With an ambulatory difficulty	52	2.1%
With a self-care difficulty	68	2.7%
18-64 Years	1,034	41.2%
With a hearing difficulty	289	11.5%
With a vision difficulty	277	11.0%
With a cognitive difficulty	631	25.2%
With an ambulatory difficulty	506	20.2%
With a self-care difficulty	393	15.7%
With an independent living difficulty	499	19.9%
65-Plus Years	1,305	52.0%
With a hearing difficulty	468	18.7%
With a vision difficulty	143	5.7%
With a cognitive difficulty	336	13.4%
With an ambulatory difficulty	733	29.2%
With a self-care difficulty	283	11.3%
With an independent living difficulty	547	21.8%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can be used to make necessary improvements to remove architectural barriers to existing units. The Housing Element contains programs to create reasonable accommodations procedures and educate residents about housing services available to persons with disabilities (H-17), and to continue programs that provide rehabilitation assistance (H-3).

LARGE HOUSEHOLDS

Large households (with five or more persons) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Some large households are lower income, resulting in the overcrowding of smaller dwelling units and, in turn, accelerating unit deterioration. The American Community Survey (2014-2018) estimates that 1,288 households in Laguna Hills have five or more members, representing 12.2 percent of all City households. Among the large households, 58.9 percent were owner households and 41.1 percent were renter households.

Typically, the availability of adequately sized and affordable housing units is an obstacle facing large households. Since only 12.2 percent of Laguna Hills households are large households, Laguna Hills' housing stock should be adequate to meet the needs of larger households. According to American Community Survey estimates (2014-2018), Laguna Hills had 5,126 two or three-bedroom housing units and another 4,206 housing units with four or more bedrooms. However, lower-income large renter households may have greater difficulty securing adequately sized units than other large renter households.

HOMELESS

According to HUD, a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

The City has retained the nonprofit service provider Mercy House to help homeless individuals and families in Laguna Hills to obtain services and participates in regional efforts to address homelessness issues.

The City of Laguna Hills is part of the Orange County Continuum of Care System. HUD created the Continuum of Care process in 1994 to foster a single, coordinated, comprehensive planning process to create long-term solutions to the problem of homelessness and to serve as an application mechanism to apply for HUD homeless assistance program funds. Continuum of Care is an umbrella term that covers the planning process involving government agencies, service providers, and advocates in the creation of a plan to assess the needs of homeless people and to devise a plan for delivering housing and services to meet those needs.

Once a plan is developed, "the Continuum" or "the CoC," as these planning bodies are called, apply for homeless assistance funds to develop and/or

operate transitional housing, supportive services, and permanent housing for homeless people.

Orange County's Continuum of Care System comprises a network of public, private, faith-based, for-profit, and nonprofit service providers. County agencies, such as the Housing and Community Services Department (HCS), Health Care Agency, Social Services Agency, and other county agencies, provide direct services for the homeless and/or significant resources for agencies serving the homeless. The region's 34 municipalities also provide substantial resources for services that assist the homeless and those at risk of becoming homeless. A partnership exists between HCS's Homeless Prevention Programs, 211 (formally known as Info Link Orange County), and OC Partnership (formerly known as Shelter and Hunger Partnership) to conduct community forums to focus on the entire system of care. These forums provide regional and coordinated meetings that focus on all issues relating to the County's Continuum of Care System. Issues include temporary shelter and affordable housing, healthcare, case management, education, legal issues, transportation, supportive services, legislation, funding, and other related issues. Numerous public/private partnerships and collaboratives have been and continue to be developed and have enabled Orange County to expand the system of care through year-round, regional planning and coordinated efforts to better assist the homeless. When combined, these coordinated efforts decrease fragmentation and strengthen Orange County's Continuum of Care System.

Table H-18 details the estimate of the homeless population in Orange County. According to the 2019 point-in-time survey (most current available data, as of March 2021), 6,860 persons were found to be homeless in shelters and on the streets in Orange County on January 22, 2019. Of those counted in the survey, 24 unsheltered and 0 sheltered residents were counted in Laguna Hills. According to the South County Street Outreach Program Monthly Report for May 2021 by Mercy House, sixty-one people moved from the streets into permanent housing and 119 people moved from the streets to temporary housing, emergency shelter or institutional care. From October 2019-May 2021 the outreach program served 26 clients, provided 124 services and 27 referrals in the City Laguna Hills. Program services include engagement, completing housing assessments to enter the Coordinated Entry System (CES) connecting individuals to the system of care including physical and mental health services, drug and alcohol rehabilitation, housing and other social services such and General Relief, CALFresh, Medi-Cal and addressing other conditions that may exist.

The South County Street Outreach Program is a regional approach funded by HEAP and City partners to address homelessness. Coordinated by Mercy House, the Outreach Program reported that for the month of November 2020, there was one person who exited the streets to permanent housing and three people exited the streets to temporary housing, emergency shelter, or institutional care. In Laguna Hills, the outreach program has served 19 clients to date and provided 63 services and 18 referrals. Program services include engagement, completing housing assessments to enter to Coordinated Entry

Systems, connecting individuals to the system of care for physical or mental services, drug and alcohol rehabilitation, housing, and other social services such as General Relief, CAL Fresh, and Medi-Cal. Friendship Shelter is a nonprofit organization that provides year-round shelter and rehabilitation to homeless adults in South Orange County and is focused on finding the most appropriate permanent housing solution for each individual. According to the organization's data analyst, Connor Stephenson, Friendship Shelter has a capacity for 91 beds in permanent supportive housing throughout south Orange County, largely funded by HUD. Friendship Shelter also has two emergency shelters in Laguna Beach with total capacity for 75 beds. The emergency shelters are funded by various sources, such as the City of Laguna Beach, County funding, private foundations, ESG (Emergency Solutions Grant), and a contract with Mission Hospital for six beds for their homeless discharges.

The COVID-19 pandemic intensified conditions for people experiencing homelessness. Friendship Shelter participated in Project Toolbelt, a program to house people experiencing homelessness during the pandemic and into hotels or other permanent housing. Since March 2020, there have been 143 individuals enrolled, according to the organization's data analyst, Connor Stephenson. Of the total enrollees, 35 individuals have ended their episode of homelessness and 64 are currently active in the program.

Family Assistance Ministries (FAM) is a faith-based charitable nonprofit organization assisting the homeless population in South Orange County with resources for food, shelter, and personalized supportive counsel. According to Chief Executive Director Elizabeth Andrade, FAM has a total of 10 permanent housing units, which are at capacity year-round. FAM provides emergency shelter for families with young children and for single women. The emergency shelter has 12 total units and 38 total beds available, of which, 90 to 95 percent of beds are used throughout the year. There is a 92-percent success rate of clients who move from an emergency shelter into permanent housing. For the emergency shelter, funding is provided through First Five of Orange County. For the permanent supportive housing, FAM is a recipient of a grant held by Mercy House. Common referral services are made to Social Services, CalWorks or CalFresh, Child Guidance Center, and One Stops. From July 2019 to June 2020, FAM is expected to serve over 200 clients or households in rental assistance.

Since the COVID-19 pandemic increased housing insecurity, FAM partnered with Orange County on Project Room Key, a program intended to house homeless individuals. FAM can refer clients that have tested positive for COVID or that have been exposed to hotels. There is capacity for 10 clients or households at a time. Since May, FAM has had capacity to house 17 households and could house more if they had more staff available. As of 2021, \$750,000 has been allocated with an additional \$1 million to be provided.

Table H-18
Summary of Homeless Estimates, 2019

Homeless Episodes Source	Estimate of Homeless
Point-in-time Count* Orange County	6,860 (one day)
Point-in-time Count Orange County, unsheltered	3,961
Point-in-time Survey Laguna Hills, unsheltered	24
Point-in-time Survey Laguna Hills, sheltered	0
*Point-in-time count occurred on January 22, 2019. Source: www.ocpartnership.net.	

The 2019 Orange County Sheltered Point-in-Time Count and Survey provides a snapshot of the Orange County Continuum of Care's inventory of housing resources. These housing resources include emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing that are dedicated to serve people who are homeless and specific subpopulations (Table H-20). The total number of beds provided on a given night for emergency shelters was 2,539, and for transitional housing it was 1,135 (Table H-19).

The 2019 Sheltered Point-in-Time numbers are based on surveys received from 32 Orange County homeless provider agencies regarding clients served on the night of January 22, 2019. Final Sheltered Point-in-Time numbers were tabulated from 76 different Emergency Shelter and Transitional Housing projects targeting homeless clients in Orange County. Point-in-Time data was received from 99 percent of the projects expected to provide a response. Major homeless facilities/providers in Orange County and resources they provide are listed in Table H-21.

Table H-19
Sheltered Count and Bed Occupancy, Orange County, 2019

Housing Type	2019 Point-in-Time Sheltered People	Vacant Beds	Total Beds	Average Occupancy
Emergency Shelter	2,011	528	2,539	79.2%
Transitional Shelter	888	247	1,135	78.2%
Total Shelter Inventory	2,899	775	3,674	78.9%
Source: 2019 Orange County Sheltered Point-in-Time Count and Survey				

Table H-20 Housing Inventory Chart, Orange County, 2019			
Household Type	Individuals	Families	Total
Emergency Shelters	1,798 (400 seasonal)	590	2,388
Transitional Housing	319	816	1,135
Rapid Rehousing	159	615	774
Permanent Supportive Housing	1,711	516	2,227
Other Permanent Housing	88	16	104
Total	4,075	2,553	6,628
Source: 2019 Orange County Sheltered Point-in-Time Count and Survey			

Table H-21 Major Homeless Facilities/Providers in Orange County			
Name	Location	Type	Resources Available
Families Forward	Irvine	Housing Assistance	Housing placement and case management. Food assistance and low-cost counseling services.
Family Promise of Orange County	Orange	Emergency Shelter, Transitional Housing	Provides emergency shelter, transitional housing, and case management.
Homeless Intervention Services (HIS)	Placentia	Transitional Housing	Runs HIS House, a non-emergency sober transitional housing environment. Also, case management services and job training. Manages a home-share program for homeless students and housing placement program.
Laura's House	Ladera Ranch	Emergency Shelter	Provides emergency shelter and counseling for those fleeing domestic violence.
Mercy House	Santa Ana	Emergency Shelter, Permanent Supportive Housing	Navigation center, rapid rehousing, and permanent supportive housing locations across Orange County. Also runs the South County Outreach program to connect homeless residents with housing services.

Table H-21 Major Homeless Facilities/Providers in Orange County			
Name	Location	Type	Resources Available
Pathways of Hope	Fullerton	Emergency Shelter, Permanent Supportive Housing	Emergency shelter, rapid re-housing, bridge housing, and permanent supportive housing.
Project Hope Alliance	Costa Mesa	Rapid Rehousing	Rapid rehousing for families facing homelessness, combined with early education and literacy programs for school-aged children.
Serving People in Need (SPIN)	Costa Mesa	Rental Assistance	Provides move-in costs for individuals moving into permanent housing.
Women's Transitional Living Center (WTLC)	Fullerton	Rapid Rehousing	Immediate housing for individuals fleeing domestic violence.
Source: Families Forward Community Resource Guide, 2018.			

During the COVID pandemic, Orange County contracted with a 76-bed hotel at 23061 Avenida de la Carlota in Laguna Hills as a temporary housing and medical facility for homeless residents at risk of exposure to COVID. This temporary housing was part of the State's Project Room Key program and was closed on October 16, 2020.

The City's Zoning Ordinance defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, or as may be amended by Health and Safety Code Section 50801(e). No individual or household may be denied emergency shelter because of an inability to pay." The City permits supportive and transitional housing facilities for six or fewer persons in all residential zones as a residential use. Emergency shelters are permitted by right in the Mixed-Use zone and are subject to development and management standards. As of February 2023, the City has not received applications to construct emergency shelters, and none have been constructed. The Housing Element includes Program H-7 to update the Zoning Ordinance for emergency shelters to ensure compliance with Government Code Section 65583(a)(4) and to allow transitional and supportive housing (including transitional and supportive housing with seven or more residents) as a residential use in all zones allowing residential uses.

EXTREMELY LOW INCOME

Lower-income households generally have a higher incidence of housing challenges and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Households that earn 30 percent or less than the County's median income (up to \$40,350 for a family of four in 2021, based on HCD Income Limits) are considered "extremely low-income." Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, and farmworkers. To estimate the number of households in this income category, the City reviewed 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data for the number of households in the extremely low-income (ELI) range.

As shown in Table H-9, there are a total of 1,010 ELI households in Laguna Hills, comprising 9.7 percent of the total number of households. ELI households represent a smaller percentage of households in Laguna Hills when compared to the County as a whole, where ELI households comprise 14.9 percent of the total number of households. In Laguna Hills, ELI households are more likely to be renters than owners. Based on 2013–2017 CHAS data, ELI households comprise 6 percent of owner-occupied households (470 of 7,325 total owner-occupied units), compared to comprising 18 percent of renter-occupied households (540 of 3,040 total renter-occupied units). ELI households are particularly susceptible to cost burden, or paying at least 30 percent of gross monthly income toward housing-related costs, reducing the ability for households to have money available for other necessities and emergency expenditures. Severe cost burden, or paying at least 50 percent of monthly income toward housing costs, further constrains a household's ability to pay for necessities while maintaining housing. Cost-burdened ELI households are particularly vulnerable to displacement and experiencing homelessness. When looking at rates of cost burden in housing units occupied by ELI households, approximately 83 percent of housing units occupied by ELI households pay at least 30 percent of monthly income toward housing costs. Among ELI households in owner-occupied housing units, 86 percent (405 units) are occupied with households experiencing cost burden. Of these units, 83 percent (335 units) are severely cost-burdened, paying at least 50 percent of monthly income toward housing costs. Again, over 80 percent of ELI households in renter-occupied units overpay for housing costs (435 units), with nearly all of these units experiencing severe cost burden (395 units, or 91 percent of renter-occupied units). The majority of ELI, cost-burdened households in owner-occupied housing units are seniors aged 62 and above (51 percent or 210 units). In renter-occupied units, small families (between 2–4 persons) comprise 37 percent of ELI housing units experiencing cost burden and large families (5 or more persons) comprise 36 percent. Further, the small families and large families are all experiencing severely cost burden and vulnerable to displacement if housing costs increased.

In the past 10 years, the City undertook the following actions to support extremely low-income households, including seniors and families:

- From 2013-2021, the City retained the non-profit service provider Mercy House to help homeless residents obtain services. Mercy Housing connects persons/households at-risk for homelessness to services, including to social services, CalWorks or CalFresh, Child Guidance Center, and One Stops.
- The City updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Residential second units can provide additional affordable housing opportunities for lower-income seniors, single persons, or small households within existing neighborhoods.
- From 2013-2021, City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County.
- In December 2012, City Council adopted an amendment to the City's Municipal Code to allow supportive housing and transitional housing as residential uses in all residential zones.
- The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows, one of two publicly-assisted housing development in Laguna Hills.

The extremely low-income housing need is projected to be 284 units, which is derived from presuming 50 percent of the very low-income housing need (568 units) from the Regional Housing Need Assessment. The City has included Implementation Program H-11 to undertake a rezoning effort to accommodate the 284 units for ELI households. Additionally, the City has included Implementation Programs H-3, H-4, H-13, H-14, H-16 and H-21 to further provide assistance to ELI households, through the following actions:

- Facilitate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair (H-3).
- Provide Technical Assistance to preserve 51 at-risk units, preparing "Risk Assessment" reports and work with responsible entities to ensure tenants receive education of housing rights and preservation/acquisition status (H-4).
- Develop partnerships with mainstream and/or special-needs affordable housing developers that could result in set-asides in existing and planned lower income housing projects. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned lower income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability (H-13).

- Continue to provide referral services and information on Housing Choice Vouchers to the City's residents (H-14).
- Continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations (H-13).
- Develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promoting equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods and neighborhoods along Via Lomas. Additionally, develop affirmative marketing strategies to promote services for persons at-risk of homelessness or experiencing homelessness through partnership with Mercy House, aimed at protecting residents from risk of displacement (H-16).
- Encourage development of affordable housing that meets the needs of diverse households and family structures, including affordable units with three or more bedrooms, during meetings with prospective developers (H-16).
- Investigate the potential adoption of an Inclusionary Housing Ordinance (H-8).
- Facilitate housing on identified sites and ensure that housing is developed that is appropriate for identified income categories on identified sites (H-21)

Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Laguna Hills in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

HOUSING GROWTH TRENDS

The California Department of Finance reported that Laguna Hills had a total of 11,298 housing units (Table H-22). From 2010 to 2020, the housing stock increased in Laguna Hills by approximately 252 units. As of January 2020, single-family homes constituted over 73 percent of the City's housing stock. Multifamily units constituted 23.3 percent, while mobile homes constituted 3.1 percent of the City's housing stock (Table H-22). This section relies on a variety of data sources. Table H-22 shows total housing units by type with 2020 data from the California Department of Finance (DOF). The most recent data available on tenure by number of units in the structure (Table H-23) and numbers of units built by year (H-25) is from the 2014-2018

American Community Survey (ACS). Variation in the total number of units is due to different sampling methods used by DOF and ACS, and the time frames that the data pertain to. Additionally, the total housing units in tables H-23 and H-25 are different because H-23 shows all occupied housing units, while H-25 shows all housing units.

Table H-22 Housing Stock Composition, 2020		
Housing Type	January 2020	
	Number	Percentage
Single-family Detached	6,404	56.7%
Single-family Attached	1,917	17.0%
Multifamily 2–4 Units	573	5.1%
Multifamily 5+ Units	2,052	18.2%
Mobile Homes and Other	352	3.1%
Total Units	11,298	100%
Source: SCAG Housing Element Data, CA DOF E-5 Population and Housing Unit Estimates, 2020		

TENURE

The tenure distribution of a community’s housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households, is far more prevalent among renters.

Tenure status is primarily related to household income, composition, and age of the householder.

Table H-23 details tenure by housing unit type for Laguna Hills and Orange County for 2014-2018. As shown in Table H-23, 71.7 percent of Laguna Hills residents owned the units they occupied, while 28.3 percent rented. This rate of homeownership is 14.3 percentage points higher than the county-wide rate.

Table H-23 Housing Tenure by Units in Structure, 2014-2018				
	Laguna Hills		Orange County	
	Estimate	Percentage	Estimate	Percentage
Owner-occupied housing units:	7,567	71.7%	592,269	57.4%
Single-family (attached or detached)	6,893	65.3%	527,962	51.1%
2-4 units	233	2.2%	14,643	1.4%
5 or more units	253	2.4%	28,247	2.7%
Mobile home	188	1.8%	21,238	2.1%
Other	-	0.0%	179	0.0%
Renter-occupied housing units:	2,988	28.3%	440,104	42.6%
Single-family (attached or detached)	1,060	10.0%	127,816	12.4%
2-4 units	601	5.7%	74,197	7.2%
5 or more units	1,327	12.6%	230,643	22.3%
Mobile home	-	0.0%	7,144	0.7%
Other	-	0.0%	304	0.0%
Total:	10,555	100.0%	1,032,373	100.0%
Source: 2014-2018 American Community Survey				
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

VACANCY

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2 percent for ownership housing and 5 to 6 percent for rental housing are considered optimal to balance demand and supply for housing. A higher vacancy rate may indicate an excess in the supply of units and a softer market, which results in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

The 2014-2018 American Community Survey indicated that the overall vacancy rate in Laguna Hills was approximately 3.9 percent (Table H-24). Specifically, the vacancy rate for ownership housing was 0.6 percent, while the rental vacancy rate was 2.9 percent.

The low ownership housing vacancy rate in Laguna Hills could be attributed to the lack of developable land for additional housing construction.

Table H-24 Vacancy Rates, 2014-2018		
	Number	Percentage
Total Housing Units	10,980	100.0%
Occupied	10,555	96.1%
Vacant	425	3.9%
For rent	89	0.8%
For sale only	0	0.0%
Rented or sold, not occupied	49	0.4%
For seasonal, recreational, or occasional use	24	0.2%
For migrant workers	263	2.4%
Other vacant	0	0.0%
Ownership Vacancy Rate	0.6%	
Rental Vacancy Rate	2.9%	
Source: 2014-2018 American Community Survey		

AGE AND HOUSING STOCK CONDITIONS

The age of housing is commonly used as a measure of when housing may begin to require major repairs. Without proper maintenance, housing units deteriorate over time. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing.

As depicted in Table H-25, 13.9 percent of the City's housing stock was constructed after 1990, while 86.1 percent of the housing stock in Laguna Hills was constructed before 1989. Therefore, the majority of the housing stock may be susceptible to deterioration and require maintenance or some type of rehabilitation. However, homeowners in Laguna Hills have a track record of maintaining their properties. As of December 2021, approximately a third of a percent of the total housing stock in Laguna Hills is in need of rehabilitation (37 homes out of 10,980). The City's annual average for rehabilitation permits is approximately 1,300 permits, demonstrating there is a relatively small percentage of homes in need of rehabilitation. Although a high percentage of the City's homes are more than 30 years old, and as such may require more regular maintenance and repair, this consistent average confirms that property owners are maintaining their homes. No homes needed replacement. Program H-3 is included to assist low- and moderate-income homeowners and rental property owners, including senior/disabled households, to access rehabilitation loans and grants through the Orange County Housing and Community Services Department, particularly in the Via Lomas neighborhood.

Table H-25 Housing Units by Year Built, 2014-2018		
	Number	Percentage
1939 & Earlier	44	0.4%
1940-1949	48	0.4%
1950-1959	182	1.7%
1960-1969	847	7.7%
1970-1979	4,031	36.7%
1980-1989	4,303	39.2%
1990-1999	1,077	9.8%
2000-2009	303	2.8%
2010-2013	54	0.5%
2014 & Later	91	0.8%
Total	10,980	100.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data		

Between January 2013 and October 2020, 1,343 building permits were issued for building alterations or additions, and 945 building permits for roof work were issued. Additionally, 5 permits were issued for plumbing repair in residential buildings and 2,769 building permits were issued for alterations to residential electrical systems during this time period. The age, scope of repair required, and overall condition of the houses for which the permits were issued varies; however, this indicates that many property owners undertake regular maintenance to maintain their properties.

The majority of the City's housing stock is not considered substandard or in need of rehabilitation or replacement. Beginning in 2013 and continuing through Fiscal Year 2014-2015, the City used Community Development Block Grant (CDBG) funds to renovate 21 housing units in the 248-unit Aliso Meadows Condominium Development. The City has identified the Via Lomas neighborhood as an area of the City that might exhibit a small percentage of housing with some deferred maintenance. The City will focus future housing rehabilitation efforts under Program H-3 in this neighborhood.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Laguna Hills residents.

HOMEOWNERSHIP MARKET

Prices for single-family homes and condominiums in Laguna Hills were collected using list prices available on Zillow in February 2021. These are shown by housing type, price range, and median sale price in Table H-26. According to Zillow, the median sale price for condominiums was \$505,950 and the median sale price for single-family homes was \$659,000. The overall median sales price for both condominiums and single-family homes was \$599,988, which is higher than the affordable purchase price for very low- and extremely low-income households of four.

As is shown in Table H-27, the majority of single-family homes sold between 2017 and 2020 were either three- or four-bedroom homes, and most condominiums sold had either two or three bedrooms. Compared to 2021 listings, homes sold from 2017 to 2020 had a lower mean sale price, indicating that some homes that were previously listed were sold at prices that lower-income households could afford.

Table H-26 House and Condominium Listings, February 2021		
Unit Type/Size	List Price	Median List Price
Homes (single-family detached)	\$82,000 - \$4,990,000	\$659,000
2 BR	\$82,000 - \$659,000	\$459,500
3 BR	\$119,900 - \$850,000	\$559,999
4 BR	\$169,000 - \$1,765,000	\$850,000
5+ BR	\$1,550,000 - \$4,990,000	\$2,975,000
Condominiums	\$340,000 - \$585,000	\$505,950
1 BR	\$340,000	\$340,000
2 BR	\$360,000 - \$559,900	\$488,500
3+ BR	\$539,000 - \$585,000	\$545,000
Total	\$82,000 - \$4,990,000	\$599,988
Source: Zillow, February 2021		

Table H-27 Single-Family Detached Homes and Condominium Sales, 2017-2020		
Unit Type/Size	Number Sold	Mean Sale Price
Homes (single-family detached)		
2 BR	108	\$347,279
3 BR	541	\$367,411
4 BR	822	\$511,942
5 BR	258	\$633,781
Condominiums		
1 BR	172	\$184,249
2 BR	409	\$236,663
3 BR	407	\$276,120
Source: City of Laguna Hills, 2021.		

RENTAL MARKET

With renters constituting approximately 28 percent of the City's households, it is important to understand the rental market in Laguna Hills. Rental price information was collected for five apartment communities in February 2021 by using Zillow to search apartment rental rates, as shown in Table H-28. The rental range for one-bedroom units ranged from \$1,315 to \$2,825. Two-bedroom units were offered at rents ranging from \$1,630 to \$3,000.

Table H-28 Sample Apartment Rental Rates, 2021	
Apartment Complex	Rental Price Range
Reata Oakbrook Village	
1 Br	\$2,092-\$2,230
2 Br	\$2,397-\$2,800
Meridian	
1 Br	\$2,100-\$2,825
2 Br	\$3,000
Sofi Laguna	
1 Br	\$1,861-\$2,039
2 Br	\$2,352-\$2,444
Villa Solana	
1 Br	\$1,847-\$1,895
2 Br	\$2,243-\$2,387
Prado at Laguna Hills	
1 Br	\$1,315-\$1,345
2 Br	\$1,630-\$1,675
Average	
1 BR	\$1,955
2 BR	\$2,325
Source: Zillow, February 2021	

At present, two properties with deed-restricted affordable units are available in the City: Rancho Moulton and Rancho Niguel, which both explicitly accept Housing Choice Vouchers (Section 8). According to a comment letter submitted to the City by a community organization (Welcoming Neighbors Home) in June 2021, neither apartment complex had vacancies. As of that time, Rancho Niguel was not adding names to its waiting list, as the waiting list was estimated to be between 5 and 10 years in length.

The Welcoming Neighbors Home letter also included surveys of apartment buildings in neighboring jurisdictions, including Mission Viejo, Laguna Niguel, Lake Forest, and Aliso Viejo. As in Laguna Hills, deed-restricted affordable properties throughout the region either indicated that they had no vacancies or that they had closed waitlists, including some waitlists of as many as six years. Higher-end rental properties tended to have more vacancies throughout the region, as did several mid-range apartment properties in Laguna Niguel with rental rates similar to those of Reata and Meridian in Laguna Hills (see Table H-29). Apartments in this range are likely to be affordable to moderate-income households and some larger low-income households. Properties with rental rates that might be affordable to very low-income households did not have many vacancies as of June 2021.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability is dependent on income and housing costs. Using set income guidelines, current housing affordability can be estimated.

According to the HCD income guidelines for 2020, the Area Median Income (AMI) in Orange County was \$103,000 (adjusted for household size). Assuming that the potential homebuyer within each income group has sufficient credit, down payment (10 percent), and maintains affordable housing expenses (i.e., spends no more than 30 percent of their gross income on the mortgage, taxes, and insurance), the maximum affordable home price can be determined for each income group. Table H-29 shows the maximum affordable housing and rental prices for the various income groups. Households in the lower end of each category can afford less by comparison than those at the upper end. The market affordability of Laguna Hills' housing stock for each income group is discussed below.

Extremely Low-Income Households: Extremely low-income households earn 30 percent or less of the AMI. The maximum affordable rental payment is \$667 per month for a family of four. The maximum affordable home purchase price for extremely low-income household is \$82,000 for a four-person household (Table H-29).

Based on the data presented in Tables H-28 and H-26, extremely low-income households would be unlikely to secure adequately sized and affordable rental or ownership housing in Laguna Hills.

Very Low-Income Households: Very low-income households are classified as those earning 31-50 percent of the AMI. The maximum affordable rental payment is \$1,141 per month for a family of four. The maximum affordable home purchase price for very low-income households is \$150,999 for a four-person household (Table H-28).

Based on the rental data presented in Table H-25, very low-income households typically cannot afford rental housing available in Laguna Hills. According to Zillow, a limited number of condominiums or houses are available at a sales price affordable to very low-income households (Table H-26). However, with the low vacancy rates in the City, finding available homes at affordable prices can be a challenge.

Low-Income Households: Low-income households earn 51 to 80 percent of the County AMI. The maximum home price that a low-income household can afford is \$232,300 for a four-person family. An affordable rental rate for low-income households is \$1,699 for a four-person household.

Based on sale listings available on Zillow, low-income households can afford some condominiums and houses in Laguna Hills (Table H-26). Many low-income households can afford rental housing within Laguna Hills (Table H-27). However, with the low vacancy rates in the City, finding available homes at affordable prices can be a challenge.

Moderate-Income Households: Moderate-income households earn up to 120 percent of the County AMI. The maximum affordable home price for moderate-income households is \$451,010 for a four-person household. A moderate-income household can afford rent of \$3,202 per month for a four-person household.

Based on the maximum affordable home price and listing sale prices available on Zillow presented in Table H-26, moderate-income households could afford a number of condominiums and single-family homes for sale in Laguna Hills. Moderate-income households can afford rental housing within Laguna Hills (Table H-27).

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing in Laguna Hills and to assist renters and homeowners who cannot afford housing (see Programs H-3, H-6, H-14, H-15, and H-16).

Table H-29 presents a summary of housing affordability and availability in Laguna Hills. As described, the table indicates that extremely low-income households typically cannot afford to rent market-rate rentals in Laguna Hills. Extremely low-income households may have difficulty finding an affordable single-family home that could accommodate their household size at a price they can afford; households at the lower end of this income range would be unlikely to find housing for sale at prices affordable with their income. Very low-income households can afford some rental housing available at a lower rate in Laguna Hills, as well as some condominiums or single-family detached homes but may have difficulty finding a home that is both affordable at their income level and sized appropriately for their household. Low-income and moderate-income households in Laguna Hills can generally afford market-rate rentals. Additionally, there were single-family detached homes and condominiums available for purchase at list prices within these income category ranges according to sale price listings on Zillow. It should be noted that at the extremely low and very low-income levels, housing stock for sale is expected to be much more limited than at higher income levels.

Table H-29 Summary of Housing Affordability and Availability, 2020			
Income Group	Annual Income (Family of Four)	Maximum Affordable Rent (Monthly)	Maximum Affordable Sales Price
Extremely Low (0–30% AMI)	\$38,450	\$961	\$82,000
Very Low (31–50%)	\$64,050	\$1,601	\$150,999
Low (51–80% AMI)	\$102,450	\$2,561	\$232,300
Moderate (81–120% AMI)	\$123,600	\$3,090	\$451,010
Calculation of affordable home sales prices assumes affordable payment, down payment of 3.5%, highest national average mortgage interest rate from 2019, 30-year mortgage, private mortgage insurance premium, property tax rate of 1.1%, homeowners' insurance, 1% of sales price for maintenance, customary costs for water, sewer and waste removal. Income limits based on HCD Maximum Income Limits, 2020			

At-Risk Rental Housing

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. This section identifies the publicly assisted rental housing in Laguna Hills, evaluates the potential for those units to convert to market rates during a 10-year period (2021–2029), and analyzes the cost to preserve those units. Laguna Hills has two assisted housing developments that provide 101 affordable housing units (Table H-30).

ASSISTED HOUSING INVENTORY

State housing element law requires cities to prepare an inventory including all assisted multifamily rental units that are eligible to convert to market-rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

Table H-30 is an inventory of assisted rental housing projects in Laguna Hills. A total of 101 assisted units are provided by the Rancho Moulton and Rancho Niguel developments. Both Rancho Moulton and Rancho Niguel are projects built in the early 1980s with Section 8 construction funds. The projects were approved in one action by the County of Orange in 1980 as affordable to low- and moderate-income residents.

Project approval included first-time homebuyer/renter qualifications, an anti-speculation program, and a method of assuring continued affordability of the units to low- and moderate-income individuals or families.

Furthermore, project approval mandated that 29 percent of total units be made available to individual or families earning 80 percent and below AMI, 30 percent of total units be made available to individuals or families earning 81 percent to 100 percent of AMI, and 41 percent of total units be made available to individuals or families earning 101 to 120 percent AMI.

Table H-30 Inventory of Assisted Rental Housing, 2023							
Project Name	Type	Total Units	Assisted Units	Number of Bedrooms	Funding Source	Earliest Potential Conversion Date	At Risk?
Rancho Moulton	Family	51	51	40 – 2 BR 6 – 3 BR 5 – 4 BR	HUD Section 8	2032	No
Rancho Niguel	Family	51	50	40 – 2 BR 6 – 3 BR 5 – 4 BR	HUD Section 8 and LIHTC	2059	No
Source: Orange County Housing Authority 2023							

AT-RISK HOUSING

During the 2021-2029 planning period, there are no affordable units at risk of converting to market-rate housing in Laguna Hills. The Section 8 contract for Rancho Moulton was set to expire in 2022 and was renewed for 10 years; the earliest potential date of conversion is 2032. This project, totaling 51 affordable units, is assisted with project-based Section 8 rental assistance. The Section 8 contract for Rancho Niguel was recently extended and is due to expire in 2059. The City continues to pursue the extension of affordability controls with the owners of the Rancho Moulton development.

The City will continue to monitor the status of at-risk units. Should a notice of intent to convert to market rate be filed, the City will work with potential purchasers to preserve the units and ensure that tenants are properly notified of their rights under California law. (See Program H-4).

PRESERVATION OPTIONS

Preservation of at-risk units can be achieved in several ways: (1) facilitate transfer of ownership of these projects or purchase of similar units by nonprofit organizations; (2) purchase of affordability covenant; and (3) provide rental assistance to tenants using funding sources other than Section 8. While there are no affordable units at-risk of converting to market-rate housing during the 2021-2029 planning period, the City has analyzed preservation options related to the 51 units at Rancho Moulton; the earliest date of conversion of these units is 2032, and analysis of these options can help the City proactively support their long-term preservation.

Transfer of Ownership

Long-term affordability of low-income units can be secured by transferring ownership of these projects to nonprofit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. While no multifamily apartment buildings were for sale in Laguna Hills in June 2021 to provide a cost comparison, a nearby 10-unit apartment building in Irvine was for sale for \$3,200,000, or a cost of \$320,000 per unit. At a similar rate, the Rancho Moulton project would cost approximately \$16,320,000 to purchase and transfer to a nonprofit. Unless some form of mortgage assistance is available to interested nonprofit organizations, rental income alone from the low-income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Purchase of Affordability Covenant

Another option to preserve the affordability of future at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

Rent Subsidy

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, may provide a voucher to lower-income households. The level of the subsidy required to preserve the future at-risk affordable housing is estimated to equal the fair-market rent for a unit minus the housing cost affordable by a very low-income household.

Table H-31A estimates the rent subsidies required to preserve the housing affordability for the residents of the 51 units at Rancho Moulton. Based on the estimates and assumptions shown in this table, approximately \$565,881 in rent subsidies would be required annually.

Table H-31A
Rent Subsidies Required

Project Units	Rancho Moulton	Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	Fair Market Rent	Monthly Subsidies Required per Unit	Annual Subsidy per Unit	Annual Subsidy, All Units
2 BR (954 sq. ft.)	40	\$1,441	\$2,216	\$775	\$9,297	\$371,880
3 BR (1,187 sq. ft.)	6	\$1,730	\$3,098	\$1,368	\$16,416	\$98,496
4 BR (1,420 sq. ft.)	5	\$1,986	\$3,578	\$1,592	\$19,101	\$95,505
Total	51					\$565,881

Average subsidy per unit is estimated with the following assumptions:

A 2-BR unit is assumed to be occupied by a three-person household, a 3-BR unit by a five-person household, and a 4 BR unit by a seven-person household.

Based on 2020 AMI in Orange County, affordable monthly housing cost for a three-person very low-income household is \$1,441, \$1,730 for a five-person household, and \$1,986 for a seven-person household.

REPLACEMENT COSTS

The cost of developing new housing depends on a variety of factors such as density, size of units, location, related land costs, and type of construction.

COST COMPARISON

The 2020 University of California, Riverside, study, *Demystifying the High Cost of Multifamily Housing Construction in Southern California*, estimated that the cost to construct a multifamily building in nearby Anaheim was \$477,293 per unit. Using this estimate, the cost to build new housing to replace the 51 units at Rancho Moulton was estimated to be \$24,341,943. This cost estimate is higher than the cost associated with transfer of ownership (\$16,320,000). This analysis indicated that providing rent subsidies similar to Section 8 vouchers for 20 years (\$11,317,620) could cost less than building new housing and transferring ownership.

QUALIFIED ENTITIES

Owners of government-assisted developments cannot terminate subsidy contracts, prepay a federally assisted mortgage, or discontinue use restrictions without first providing an exclusive "notice of opportunity to submit an offer to purchase" to qualified entities (California Government Code, Section 65863.11). Qualified entities in Orange County, CA are listed in Table H-31B with contact information.

Table H-31B Qualified Entities in Orange County, CA			
Organization	Address	Phone Number	Contact Person
Neighborhood Housing Services of Orange County Inc.	350 Hillcrest La Habra, CA 90631	(562) 694-2051	Diane Stewart
Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210 Santa Ana, CA 92701	(714) 835-0406	Helen Brown
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209 Long Beach, CA 90803	(562) 434-3333	H. Kim Huntley
Housing Corporation of America	31423 Coast Highway, Ste. 7100 Laguna Beach, CA 92677	(323) 726-9672	Carol Cromar
Nexus for Affordable Housing	1572 N. Main Street Orange, CA 92867	(714) 282-2520	Bruce Solari
Orange Housing Development Corporation	414 E. Chapman Avenue Orange, CA 92866	(714) 288-7600	Todd Cottle

Table H-31B Qualified Entities in Orange County, CA			
Organization	Address	Phone Number	Contact Person
Riverside Chartable Corporation	3803 E. Casselle Ave Orange, CA 92869	(714) 628-1650	Kenneth S. Robertson
Hart Community Homes	2807 E. Lincoln Ave, Anaheim, CA 92086	(714) 630-1007	William Hart
Jamboree Housing Corporation	17701 Cowan Ave, #200 Irvine, CA 92614	(949) 214-2395	Roger Kinoshita
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110 Irvine, CA 92612	(949) 863-9740	Patricia Whitaker
Source: HCD, 2021			

POTENTIAL FUNDING SOURCES TO PRESERVE AFFORDABLE HOUSING

The funding sources that can potentially be used to preserve affordable housing are listed herein.

Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes (“low income” is defined as household income at 80 percent or less of AMI and includes the local and State definition of “very low income”). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower income households earning up to 80 percent of the Orange County AMI. The Orange County Housing Authority (OCHA) oversees HUD public housing programs for participating jurisdictions, including the City. The OCHA administers the Section 8 Program, providing affordable housing, for low-income households, seniors, and people with disabilities.

Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9 percent and 4 percent credits, respectively. The competition for each type is fierce. Because 9 percent credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects

compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome. Tax credits of 4 percent derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC). The California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State LIHTCs are integrated into 9 percent tax credit projects, while the remainder are reserved for 4 percent tax credit projects. As of 2020, the trend has been that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding.

ESTIMATES OF HOUSING NEEDS

The CHAS (Comprehensive Housing Affordability Strategy) developed by the Census for HUD provides detailed information on housing cost burden by tenure and income level for households with an elderly householder, large families (five or more members), and small families (less than five members). Detailed CHAS data based on the 2013-2017 American Community Survey for households in Laguna Hills are displayed in Table H-32. CHAS classifies households paying more than 30 percent of their income on housing costs as cost burdened and households paying more than 50 percent of their income as severely cost burdened. Trends shown in Table H-32 include:

- Cost burdens and severe cost burdens were extremely common among large families, including renter and ownership households and especially for extremely low- and very low-income households (earning less than 50 percent of the HAMFI [Housing Urban Development Area Median Family Income]).
- Housing cost remains a significant issue for extremely low- and very low-income households (earning less than 50 percent of the HAMFI). For these households, paying more than 30 or more than 50 percent of a household's income was very common. However, for low-income households (earning 51-80 percent of the HAMFI), while paying more than 30 percent of a household's income on housing remained very common, paying more than 50 percent of income on housing costs was much less common, including for elderly, large households, renters, and owners.

Table H-32
Housing Cost Burdens by Income, Tenure, and Household Type,
Laguna Hills, 2013-2017

	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0–30% HAMFI)	170	160	155	540	270	50	470	1,010
% with cost burden >30%	61.8%	100.0%	100.0%	80.6%	77.8%	100.0%	86.2%	83.2%
% with cost burden >50%	38.2%	100.0%	100.0%	73.1%	27.8%	100.0%	71.3%	72.3%
Very Low Income (31–50% HAMFI)	110	150	20	385	270	15	635	1,020
% with cost burden >30%	94.5%	100.0%	100.0%	90.6%	83.3%	100.0%	75.4%	81.2%
% with cost burden >50%	81.8%	56.7%	100.0%	51.9%	42.6%	100.0%	61.4%	57.8%
Low Income (51–80% HAMFI)	160	290	205	735	310	65	885	1,620
% with cost burden >30%	81.3%	86.2%	68.3%	82.3%	72.6%	84.6%	25.4%	51.2%
% with cost burden >50%	18.8%	17.2%	4.9%	13.6%	37.1%	23.1%	30.5%	22.8%
Total Households	660	1,295	520	3,040	2,195	609	7,325	10,370

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Notes: Notes: HAMFI refers to Housing Urban Development Area Median Family Income. Data presented is based on tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100.0% count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households experiencing cost burdens rather than on precise numbers

Regional Housing Needs Assessment Allocation

The Regional Housing Needs Assessment (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing issues. The RHNA plan allocates a “fair share” of the region’s projected housing needs to each city and county. These allocations are provided per household income group and are for the upcoming housing element planning period from October 2021 through October 2029.

Table H-33 shows the Southern California Association of Governments (SCAG) RHNA plan allocation for Laguna Hills. As shown in the table, the RHNA plan allocated 1,985 new housing units to Laguna Hills for the planning period. Of the 1,985 new housing units for which the City must plan for during this period, 284 units are to be affordable to extremely low-income households, 284 units are for very low-income households, 353 units are for low-income households, and 1,064 units are for moderate and above-moderate income households.

Table H-33 Regional Housing Need Allocation		
Income Category	2013-2021 RHNA	2021-2029 RHNA
Extremely Low	0	284
Very Low	1	284
Low	1	353
Moderate	0	354
Above Moderate	0	710
Total	2	1,985
Source: SCAG RHNA, 2014, 2021		

Constraints on Housing Production

Governmental Constraints

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of state and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City. The City does not have a short-term rental ordinance, inclusionary requirements, moratoriums on development, or other local ordinances that may constrain the development of housing.

LAND USE CONTROLS

The Laguna Hills General Plan and Zoning Ordinance provide for a wide range of residential land use designations/zoning districts in the City, as illustrated in Table H-34. Information about land use controls is available on the City's website. Laguna Hills as it is known today was largely developed between 1960 and 1990, before the City's incorporation in 1991. Under the land use controls imposed by the County of Orange, single-family neighborhoods were the predominant type of development, with very limited amounts of high-density housing built. **The cumulative impact of the land use controls** in place during the buildout of what is now the City of Laguna Hills is a limited variety of housing types to meet a range of incomes. The City has reviewed the cumulative impact of the land use controls on recent developments. The development standards in the UVSP and VC zone are not a constraint, as evidenced by the approved Village at Laguna Hills project in the UVSP and the approved and constructed Reata Apartments in the VC zone. Both projects have densities of approximately 50 units per acre. The cumulative impact of the land use controls in the

MXU zone are potentially constraining for residential development. Therefore, **per Program H-7**, “The City will evaluate development standards including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City is committed to amending development standards to ensure these requirements are not so restrictive that they constrain residential development. The City will continue to update the Municipal Code as needed to implement this program.”

To facilitate a variety of housing types and address the housing needs of households at all income levels, the City has included several Housing Element Programs including H-6, H-8, H-9, H-10, H-11, H-15 and H-21.

Table H-34
Residential Land Uses and Zones

General Plan Land Use Designation	Maximum-Use Intensity	Corresponding Zoning District
Estate Residential	3.5 du/ac	Estate Residential (ER)
Low Density	3.0 to 6.5 du/ac	Low-Density Residential (LDR)
Medium-Low Density	6.5 to 12.5 du/ac	Medium/Low-Density Residential (MLDR)
Medium Density	12.5 to 18.0 du/ac	Medium-Density Residential (MDR)
High Density	18.0 to 30.0 du/ac	High-Density Residential (HDR)
Mixed-Use	20.0 du/ac	Mixed-Use (MU)
Neighborhood Mixed-Use ¹	0.08 FAR residential	Neighborhood Mixed-Use (MX-UN)
Planned Community ²	0.5 to 18.0 du/ac	Laguna Hills Planned Community (PC)
Planned Community ² Residential	up to 600 units	Planned Community - Via Lomas (PCR)
Village Commercial ²	30 to 50 du/ac ³	Village Commercial (VC)
Public/ Institutional ²	1 DU/2,500 sq. ft. of floor area of associated use	Community/Private Institution
Notes: du/ac = dwelling units per acre. 1. General Plan Land Use Designation. 2. These nonresidential General Plan land use designations allow residential development. 3. The allowed development intensity is regulated based upon trip generation limits to ensure that the City's General Plan Circulation Element level of service standard "D" is not exceeded at any of the intersections within the area.		

ZONING DISTRICTS ALLOWING RESIDENTIAL DEVELOPMENT

The intent and purpose of the zoning districts allowing residential development are as follows:

- **Community/Private Institution** – The Community/Private Institution district includes City facilities; public and private schools; fire and sheriff stations; hospitals; libraries; post offices; and other public, quasi-public, and institutional uses. Multifamily residential is allowed in association with other uses.
- **Estate Residential (ER)** – The Estate Residential district includes low-density, rural, and equestrian-oriented residential neighborhoods in hillside areas. This district is characterized by large-lot, single-family homes permitting large animal husbandry.
- **Low-Density Residential (LDR)** – The Low-Density Residential district includes low-density, single-family detached housing neighborhoods. Typically, this district is characterized by medium- to large-lot single-family homes.
- **Medium/Low-Density Residential (MLDR)** – The Medium/Low-Density Residential district provides medium low-density attached or detached residential neighborhoods. This district is characterized by small-lot single-family homes, patio homes, duplexes, condominiums, and townhouses.
- **Medium-Density Residential (MDR)** – The Medium-Density Residential district includes medium-density attached or detached residential neighborhoods. This district is characterized by condominiums, apartments, and townhouses.
- **High-Density Residential (HDR)** – The High-Density Residential district includes high-density attached or detached residential neighborhoods compatible with adjacent or abutting urban uses. This district is characterized by condominiums, apartments, and residential towers.
- **Mixed-Use District (MXU)** – The Mixed-Use district includes areas where a variety of goods and services can be obtained within an overall planned environment. This zone permits commercial, recreational, residential, and light industrial uses.
- **Neighborhood Mixed-Use District (NMU)** – The intent of the Neighborhood Mixed-Use designation is to provide a variety of compact, multifamily housing types close to jobs and services; create a more active, vibrant street life; increase pedestrian activity and reduce vehicular traffic; provide storefront-style shopping streets; and/or encourage walking and social interaction. Within the Neighborhood Mixed-Use designation, appropriate land uses include mid-box anchors; administrative and professional uses; grocery and specialty stores; business support uses; eating and drinking establishments; cinemas; personal services; residential condos, apartments, and townhomes; and mixed-use structures.

- **Planned Community (PC)** – The Planned Community districts provide the authority, regulations, and procedures whereby large land areas can be planned, zoned, developed, and administered as individual integrated communities.
- **Planned Community Residential (PCR)** – The Planned Community Residential district provides for a wide range of medium/low-density to high-density multifamily housing types, which include apartments, attached townhomes, condominiums, and clustered multifamily arrangements. Appropriate land uses include residential and recreational land uses, such as parks and open space, as set forth in the Land Use Element in the City's General Plan.
- **Village Commercial (VC)** – The Village Commercial district is established to develop an urban core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an urban village. All development within the Village Commercial district is subject to the Urban Village Specific Plan.

Development standards for residential development established in the City's Zoning Ordinance are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

The City's General Plan, which was updated in 2009, added additional development capacity in the Urban Village Specific Plan (UVSP) area of 117,000 square feet of retail space, and included an Implementation Program requiring that the information be inserted into the UVSP. The General Plan's fourth-cycle Housing Element update (2008-2014) also required that the UVSP be amended to establish a minimum residential density of 30 units per acre and reduce high open space standards that discourage affordable housing. In 2011, the City amended the UVSP to ensure consistency with the General Plan and to help implement the General Plan goals and policies.

The development standards in Table H-35 influence the ability of property owners to construct and maintain housing. Laguna Hills has very few opportunities for new development, as there is almost no vacant, buildable land remaining in the City. As discussed in the Housing Resources section, the City must rezone land to meet the Regional Housing Needs Assessment (RHNA). Program H-11 commits the City to doing so. As a part of this program, the City will evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights. The City will ensure these standards are not so restrictive that they constrain residential development. Generally, building heights are restricted to 35 feet in low- and medium-density zones in Laguna Hills.

Overall, the City's development standards for residential development have not constrained housing development in the City as development can still occur up to the maximum densities allowed by the General Plan and zoning regulations. Lack of vacant land is the primary constraint.

Urban Village Specific Plan

The UVSP, adopted in November 2002, is a 240-acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and Interstate 5 on the east.

The UVSP provides for a continuing mixture of land uses, including retail, residential hotel, medical offices, and general offices. The UVSP allows residential development at high-density development only, up to 50 dwelling units per acre. The UVSP area is designated in the City's General Plan and Zoning Ordinance as Village Commercial (VC). All new development within the Village Commercial district is subject to the UVSP.

Existing Use. Existing uses include a mix of retail, office, financial, medical, residential, and transportation uses.

Proposed Use. The purpose of the UVSP area is to develop an urban core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an urban village. The UVSP area allows residential development at high-density development only, at a maximum of 50 dwelling units per acre. The City amended the UVSP in 2011 to establish a minimum residential development density of 30 dwelling units per acre in the UVSP area. No pre-established limit of residential units previously existed in the UVSP.

The allowed development intensity in the UVSP area is regulated based on trip generation limits to ensure that the City's General Plan Circulation Element Level of Service Standard D is not exceeded at any of the intersections within the area. A traffic study analyzed "trip budgets" available to accommodate new development within the UVSP area. Prior to redevelopment or new development, project proponents must provide an analysis that indicates that the proposed project does not exceed the remaining trip budgets allowed in the UVSP area.

The City has taken steps toward attracting residential development to the UVSP area. The City has worked with real estate and development interests to develop residential mixed use in the UVSP area. Over the past eight years, the City has held numerous meetings with property owners and residential builders to promote new residential development in the UVSP area.

The City continues to engage residential builders about development opportunities that exist in the UVSP area, and other locations in the community.

Concessions and Incentives. The Regulatory Concessions and Incentives section of this Housing Element (see Constraints on Housing Production section) describes the numerous regulatory concessions and incentives available to developers of affordable housing in Laguna Hills. These concessions and incentives include density bonuses, opportunities to develop housing in certain nonresidential districts of the City, fiscal incentives, and procedural incentives. Refer to the Regulatory Concessions and Incentives section for a detailed discussion.

Potential UVSP Area Housing Development Summary

Density:	Minimum 30 dwelling units per acre; Maximum 50 dwelling units per acre; high-density residential only
Maximum Units:	Maximum determined by trip limits
Potential Units:	At least 489
Affordability:	Extremely low income through moderate income and above

**Table H-35
Basic Standards for Residential Development**

Characteristic of Lot, Location, Height	ER	LDR	MLDR	MDR	HDR	VC	MXU	NMU ²	C/PI
Minimum Lot Size (sq. ft.)	10,000	7,200	7,200	7,200	7,200	10,000	7,200	10,000	-.8
Minimum Lot Width (sq. ft.)	80	60	60	50	50	100	60	50	-.8
Cul-de-sac	30	30	30	30	30	-	-	-	-
Flag	20	20	20	20	20	-	-	-	-
Minimum Lot Depth (sq. ft.)	100	80	80	100	100	100	100	100	-.8
Maximum Lot Coverage (%)	35	35	60	50	40	70 ⁷	40	50	-.8
Maximum Density (du/gross acre)	0-3.5	3.0-6.5	6.5-12.5	12.5-18.0	18.0-30.0	30.0-50.0	20.0	0.08 FAR	1 DU / 2,500 sq. ft. of floor area
Maximum Building Height (ft.)	35	35	35	35	65	75	35 ⁹	40	-.8
Minimum Front Setback	20 15 - -	20 15 - -	20 15 - -	20 15 - -	20 15 - -	- - 20 ^{1,2}	- - 20		-.8
From Ultimate Right-of-Way									-.8
From Access Connection to Main Lot								-	-.8
for Flag Lots								-	-.8
From Parking Lot, Structure, or Building								10 ^{2,5}	-.8
Minimum Side Yard Setback									-.8
Interior Street	8 10	5 10	5 10	5 15	5 15	10 ^{2,3} 10 ²	5 15	10	-.8
Flag	10	10	10	10	10	-	0		-.8
Minimum Rear Yard Setback			25 25 15	25 25 15	25 25 15				-.8
Standard	25	20					20		-.8
Through Cul-de-sac/ Gore Shaped Lots	25 15	20 15				20 ^{2,3}	- -	20 ⁶	-.8
Laguna Terrace Tracts	-	15					-		-.8
Minimum Open Space (percentage)	-	-	-	-	40	10 ⁴	35	N/A	N/A

- Parking lots shall be setback 10 feet from the property line.
- The setbacks may be modified in connection with a site development permit or a precise plan of development to promote increased pedestrian activity, provide for unified street frontage, ensure privacy and light for residential uses, provide for public spaces, and promote compatibility with existing development and the goals of the Urban Village Specific Plan.
- The minimum interior side setback is 10 feet when abutting residential and zero feet when abutting nonresidential.
- The open space requirement is in addition to the minimum landscape coverage requirements (15 percent).
- Parking structures shall be setback 20 feet from the property line.
- The minimum rear setback is 20 feet when abutting residential and 10 feet when abutting nonresidential.
- Unlimited for projects with density over 30 du/ac.
- Residential uses only allowed in concert with other allowed use and subject to those development standards.
- The City will review development standards in the MXU, particularly height limits and adjust as needed to remove barriers to producing housing (Programs H-7 and H-11).

Table H-36 compares the allowable densities and densities of representative projects. Built densities tend to be approximately at the midpoint of each specified range.

Table H-36 Typical Built Densities										
Density (du/ gross acre)	ER	LDR	MLDR	MDR	HDR	VC	MXU	NMU	UVSP ³	C/PI
Maximum	0– 3.5	3.0– 6.5	6.5– 12.5	12.5– 18.0	18.0– 30.0	30.0– 50.0	20.0	0.08 FAR	30.0 – 50.0	1 DU / 2,500 sq. ft. of floor area ²
Typical Built	1.3	6.1	8.9	9.6	19.7	N/A	N/A ¹	N/A	44.2	N/A
Representative Project(s)	Nellie Gail	Sunset Place	Willows, Bella Vista	Acacia Knolls, Alicia Plaza	Quail Creek	Reata	N/A	N/A	Reata	N/A
Source: City of Laguna Hills, 2021 1. The proposed Mall redevelopment project is likely to have a density of approximately 20 units per acre. 2. DU/2,500 sq. ft. of floor area of associated use. 3. UVSP refers to the Urban Village Specific Plan area which is located in the VC zone.										

PARKING STANDARDS

Excessive parking requirements can reduce the number of housing units that can be achieved on a given site. The City's parking requirements are illustrated in Table H-37. For affordable housing projects qualified for a density bonus, the City has adopted the parking requirements mandated by state density bonus law (refer to Section 9-72.030 of the Laguna Hills Municipal Code). Covered parking is not considered a constraint by local developers.

Table H-37 Parking Requirements for Residential Uses			
Use	Parking Requirement		
Single-family, Detached Up to 4 BR Over 4 BR	2 garage spaces 2 garage spaces, plus 1 covered stall for every 2 BR over 4 BR		
Single-family, attached	2 assigned and covered parking stalls within a garage or parking structure, plus 0.3 stalls unassigned per dwelling unit		
Duplex	2-car garage (for each unit)		
Accessory Dwelling Unit (ADU)	1 parking space ¹		
Mobile Home Park	1 covered and assigned parking stall, plus 2 visitor stalls per mobile home		
Senior Citizen Housing Complex	1 covered and assigned parking stall, plus 2 visitor stalls per dwelling unit, plus 1 stall for the resident manager		
Multifamily Units	Covered ²	Uncovered ²	Visitor
1 BR or less	1.0	0.5	0.2
2 BR	1.0	1.0	0.2
3 BR	2.0	0.5	0.2
More than 3 BR	2.0	0.5 ³	0.2
Source: City of Laguna Hills Municipal Code, 2021.			
1. The required parking space may be permitted in setback areas in locations approved by the Community Development Director or through tandem parking. Program H-8 is included to bring the City's zoning code into compliance with California Accessory Dwelling Unit (ADU) law.			
2. Covered stalls shall be assigned; uncovered stalls shall not be assigned.			
3. Plus 0.5 uncovered stall per additional bedroom in excess of three bedrooms.			

PROVISION FOR A VARIETY OF HOUSING

The City recognizes the need for a variety of housing types to meet the needs of the City's diverse population, particularly segments with special housing needs. The following analysis reviews the City's Zoning Ordinance to evaluate potential constraints to developing housing for persons with Special Needs. Table H-38 summarizes the key zoning provisions for various housing types in the City. As shown, the City's zoning provisions for special-needs housing are flexible and offer ample opportunities for such uses.

SINGLE-FAMILY DWELLINGS

Detached, single-family dwellings are permitted in the estate, low-density, medium/low-density, and high-density residential zoning districts. Additionally, detached, single-family dwellings are permitted in the planned community zoning district with an approved site development permit.

SINGLE-FAMILY ATTACHED DWELLINGS

Attached single-family dwellings are permitted in the MLDR, MDR, VC, and PCR zoning districts by right; and permitted in the HDR, MXU, and PC zoning districts with an approved site development permit. Attached single-family dwellings are permitted in the NMU zone, but only as a part of a mixed-use project.

DUPLEX DWELLINGS

Duplex dwellings are permitted in the MLDR, MDR, HDR, and PCR zoning districts of the City by right. Duplex dwellings require an approved site development permit to be located in PC zoning districts.

MULTIFAMILY DWELLINGS

Multifamily developments are permitted in the MLDR, MDR and HDR zoning districts of the City, subject to a site development permit. The maximum density in these districts ranges from 12.5 dwelling units per acre in the MLDR district to 30.0 dwelling units per acre in the HDR zone. Multifamily development in the UVSP area is permitted at a minimum density of 30.0 dwelling units per acre to a maximum density of 50.0 dwelling units per acre. Multifamily development is permitted by right in the NMU zoning district, but only as a part of a mixed-use project. Multifamily is only permitted in the Community/Private Institution (C/PI) and MXU zoning districts with an approved conditional use permit. As discussed in the Housing Resources section, the City must rezone land to meet the RHNA. Program H-11 commits the City to doing so. As a part of this program, the City will evaluate permit requirements for multifamily developments for the rezone sites. The City will ensure these requirements are not so restrictive that they constrain residential development.

Table H-38
Provisions for a Variety of Housing³

Housing Type	Housing Type													
	ER	LDR	MLDR	MDR	HDR	OP	VC ¹	FC	CC	MXU	C/PI	PC	PCR	NMU
Accessory Dwelling Unit / Second Unit Housing	P	P	P	P	P		_ ⁴			_ ⁴	_ ⁴	_ ⁴	_ ⁴	_ ⁴
Boarding House			C	C	C	S	P	S	S	S				
Community Care Facilities (≤6)	P	P	P	P	P					P	P	P	P	
Residential Care Facility for Elderly (7+)							C			C				C
Drug Abuse & Alcoholism Recovery Facility							C			C				
Dependent & Neglected Children Home (7+)							C							C
Facilities for Persons with HIV or AIDs							C			C				
Homes for Mentally & Physically Disabled (7+)							C			C				
Facilities for Ward of Juvenile Court (7+)							C			C				
Social Rehabilitation Facility (7+)							C			C	C			
Intermediate Care Facility/Nursing Facility (7+)							C			C				
Duplex			P	P	P							S	P	
Family Day Care Home – Large	C	C	C	C	C		C				C	C	C	C
Family Day Care Home – Small (≤8)	P	P	P	P	P		P			P	P	P	P	P
Manufactured Housing	S	S	S	S	S							S	P	P ²
Mobile Homes	S	S	S											
Mobile Home Park				C	C					C		S		
Multifamily Dwellings			S	S	S		P			C	C	S	P	P ²
Single-family, Attached			P	P	S		P			S		S	P	P ²
Single-family Detached	P	P	P	P	P							S		
Single-Room Occupancy Housing Facility						S	C	S	S	C				
Transitional Housing (≤6)	P	P	P	P	P		P				P	P	P	P
Transitional Housing (7+)	C	C	C	C	C		C				C	C	C	C
Supportive Housing (≤6)	P	P	P	P	P		P				P	P	P	P
Supportive Housing (7+)	C	C	C	C	C		C				C	C	C	C
Emergency Shelter										P				

Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /

**Table H-38 (continued)
Provisions for a Variety of Housing³**

P = Permitted; C = Conditional Use; S = Site Development Permit Required

1. All Development in the village commercial district shall be subject to the Urban Village Specific Plan.
2. Allowed only in conjunction with a mixed-use project.
3. See Program H-7. Zoning Ordinance Update.
4. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed Program H-7.

Accessory Dwelling Unit

A structure attached to or detached from a principal building or incorporated within such buildings located on the same Second Unit Housing lot and customarily incidental to the principal structure, including living areas, such as employee quarters and second-unit housing.

Boarding House

A dwelling unit or part thereof in which, for compensation, lodging and meals are provided; personal and financial services may be offered as well.

Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and/or adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.

Community Care Facility

Community care facilities for six or fewer individuals include: (1) residential care facilities for the elderly; (2) drug abuse and alcoholism recovery facilities; (3) intermediate care facilities; (4) dependent and neglected children's homes (foster homes); (5) social rehabilitation facility; (6) congregate living health facility; (7) facilities for people with HIV or AIDS; (8) home for the mentally and physically disabled; and (9) transitional shelter care facilities/emergency shelters.

Duplex

A building containing two single-family dwelling units totally separated from each other by a common wall (the wall may only go to the ceiling)

A building on a single lot containing two or more dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Single-family, Attached

Residential housing units where independent units are created but are attached by common walls such that not more than three units are so joined.

Single-family, Detached

A building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space and yards.

Family Day Care Home – Large

A home that provides family day care for 7 to 14 children, including children under the age of 10 years who reside at the home.

MANUFACTURED HOUSING (MOBILE HOMES)

Manufactured housing offers an affordable housing option to many low- and moderate-income households. According to the California Department of Finance, there were 352 mobile homes in Laguna Hills in January 2020. The City permits manufactured housing placed on a permanent foundation in all residential districts, subject to a site development permit. The City also conditionally permits mobile home parks in the MDR, HDR, and MXU districts, and permits mobile home parks in the PC zoning district with an approved site development permit. Laguna Hills Estates is the City's only mobile home park. It is located at 23301 Ridge Route Drive. According to its website, it has 252 spaces. Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. Program 7 commits the City to addressing this.

BOARDING HOUSE

The City's Zoning Ordinance defines a boarding house as a residence other than hotel or single-family housekeeping unit, wherein three or more rooms are rented under three or more separate written or oral rental agreements, leases, subleases, or combination thereof, whether or not the owner, agent, or rental manager resides within the residence. Meals and lodging may be provided as part of the compensation paid by the tenants, as well as personal and financial services.

The City permits boarding homes in the VC district. In the Freeway Commercial (FC), Community Commercial (CC), and mixed-use (MXU and NMU) districts, boarding homes are permitted subject to a site development permit. Boarding houses require an approved conditional use permit in the MDR, MLDR, and HDR districts.

ACCESSORY DWELLING UNITS

An ADU is defined as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. An ADU also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

These units may be an alternative source of affordable housing for lower-income households and seniors. The City will promote and incentivize ADU construction through Program H-8.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (California Government Code, Section 65852.2). Program H-7 is included to bring the City's code into compliance with all recent ADU laws.

ADUs are permitted in the estate residential, low-density, medium/low-density, medium-density and high-density residential zones in Laguna Hills pursuant to Section 9-68 of the Zoning Ordinance. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed and update its Municipal Code to bring it into compliance with all recent ADU laws. (Programs H-7 and H-8). At the time of Housing Element preparation, the City's Municipal Code, Section 9-68 contains the following standards and criteria for ADUs:

- The ADU is not intended for sale and may be rented.
- Attached ADUs shall not exceed 50 percent of the existing dwelling unit living area.
- Detached second units shall not exceed one 1,200 sq. ft. of floor area.

- ADUs must conform to development standards and all other applicable requirements of the zone in which developed.
- One parking spot per unit is required, except in the following circumstances: the unit is located within one-half mile of public transit; the unit is located within an architecturally and historically significant district; the unit is part of the proposed or existing primary residence or an existing accessory structure; when on-street parking permits are required but are not offered to the occupant of the unit; or, when there is a car-share vehicle located within one block of the unit.
- The owner of both units shall occupy either the primary or the ADU.
- The owner shall record a use restriction with the Orange County Recorder's Office so that all present and future property owners understand the obligations and limitations of these standards and criteria (Section 9-68 of the Zoning Ordinance).

The City's criteria and standards for second unit developments are not considered overly excessive. Between 2016 and 2021, ten ADUs were constructed in Laguna Hills (see Table H-39). According to City staff, all the constructed units are only affordable to above-moderate income households.

Table H-39 Accessory Dwelling Units Constructed 2016-2021					
Year	Total Units	Affordability level			
		Very Low	Low	Mod	Abv. Mod
2021 ¹	2	0	0	0	2
2020	2	0	0	0	2
2019	3	0	0	0	3
2018	0	0	0	0	0
2017	1	0	0	0	1
2016	2	0	0	0	2
Source: City of Laguna Hills, 2021					
¹ Through October, 2021					

SINGLE-ROOM OCCUPANCY HOUSING FACILITY

The City's Zoning Ordinance defines a single-room occupancy housing facility (SRO) as a housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities. As of August 2021, no SROs, have been constructed in the City.

The City provides opportunities for the location of SROs in nonresidential districts. SROs are permitted in the VC district with a conditional use permit subject only to those restrictions or conditions that may apply to other residential uses of the same type in the same zone. In the OP, FC, MXU,

and CC districts, SROs are permitted with a site development permit. Site development permits involving projects that have four or fewer residential units and nonresidential uses of less than 20,000 square feet may be processed by the Community Development Director administratively. Anything above those thresholds must go to the City Council acting as the Planning Agency. However, whether a project goes to the City Council or is approved by staff (administratively), the findings are the same:

1. That the site design complies with standards of the Development Code;
2. That the site is suitable for the proposed development;
3. That the project is consistent with the general plan and applicable design guidelines;
4. That the site design and structural components are appropriate for the site and function of the proposed uses.

The findings for a site development permit do not require “that the use be compatible with surrounding uses/properties.” Therefore, it is not considered discretionary from a “use” perspective.

Chapter 9-72 of the Zoning Ordinance describes housing development incentives that are available to developers of affordable housing, which could include SROs. Incentives include both fiscal and procedural incentives, such as:

- A maximum of 50-percent reduction in application fees;
- Waiver or reduction in building permit fees;
- Financial assistance for acquisition of property, mortgage assistance, sale of housing bonds, rent subsidies, or provision of improvements to serve the site;
- Low-interest loans or subsidies to promote rehabilitation or remodeling of housing units to serve very low- or low-income residents;
- Combining all required applications for one review hearing;
- Fast-tracking; and
- Providing priority processing and scheduling for review.

These procedural incentives ensure priority processing of SROs. With the City’s already streamlined review process (1-2 months for administrative and 2-3 months for discretionary projects) and the ability for priority processing, no governmental constraint to developing SROs exists in Laguna Hills.

COMMUNITY CARE FACILITIES

Community Care Facilities for six or fewer individuals include any state-licensed facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and/or adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may also include

family day care homes and day care centers. Chapter 9-64 of the Municipal Code contains a list of such facility types.

Community care facilities for six or fewer individuals consist of the following, per the City's Zoning Ordinance:

- Residential care facilities for the elderly;
- Drug abuse and alcoholism recovery facilities;
- Intermediate care facilities;
- Dependent and neglected children's homes (foster homes);
- Social rehabilitation facility;
- Congregate living health facility;
- Facilities for people with HIV or AIDS;
- Homes for the mentally and physically disabled;
- Supportive housing facilities;
- Transitional housing facilities; and
- Facilities for wards of the juvenile court.

These facilities are permitted by right in all residential zones, with the exception of facilities for wards of the juvenile court, which require a conditional use permit.

Table H-40 shows where various community care facilities for seven or more individuals may be permitted or conditionally permitted in Laguna Hills. The table also indicates when a conditional use permit may be required. Supportive and transitional housing are permitted in all residential zones with a conditional use permit. Residential care homes for the elderly with seven or more residents are permitted with a conditional use permit in the VC, MXU, and NMU zones.

Table H-40 Required Permit for Community Care Facilities (≥ Seven Individuals)			
Land Use	Zones	Permitted ¹	Permits Required ¹
Large Family Day Care (14 children maximum)	All Residential Zones	C	CUP*
Day Care Center	OP	C	CUP
	VC	C	CUP
	MXU	C	CUP
	C/PI	C	CUP
Residential Care Facility for the Elderly	VC	C	CUP
	MXU	C	CUP
	NMU	C	CUP
Drug Abuse and Alcoholism Recovery Facility (Community Treatment/ Rehabilitation Facility)	VC	C	CUP
	MXU	C	CUP

Table H-40 Required Permit for Community Care Facilities (≥ Seven Individuals)			
Land Use	Zones	Permitted ¹	Permits Required ¹
Dependent and Neglected Children's Homes (Foster Homes)	VC MXU	C C	CUP CUP
Facilities for People with HIV or AIDS	VC MXU	C C	CUP CUP
Homes for the Mentally and Physically Disabled	VC MXU	C C	CUP CUP
Facilities for Wards of the Juvenile Court	VC MXU	C C	CUP CUP
Social Rehabilitation Facility	VC MXU C/PI	C C C	CUP CUP CUP
Intermediate Care Facility/ Nursing Facility	VC MXU	C C	CUP CUP
Supportive Housing	All Residential Zones	C	CUP
Transitional Housing	All Residential Zones	C	CUP
Source: City of Laguna Hills, 2021 P = Permitted; C = Conditional Use; CUP = Conditional Use Permit. Zoning District Key: OP = Office Professional VC = Village Commercial MXU = Mixed-Use C/PI = Community/Private Institution NMU = Neighborhood Mixed-Use ¹ See Program H-7. Zoning Ordinance Update. *Refer to Chapter 9-92 of the Laguna Hills Zoning Ordinance for special process requirements.			

TRANSITIONAL CARE FACILITIES/ EMERGENCY SHELTERS

The City's Zoning Ordinance provides definitions for "supportive housing," "transitional housing," and "emergency shelter" that are consistent with the California Health and Safety Code. Supportive housing and transitional housing for six or fewer individuals are treated as residential uses subject only to those restrictions that apply to other residential uses in the same zone.

The following community care facilities are located in the City of Laguna Hills as of September 21, 2021.

- Adult residential facility (developmentally disabled) – 3 facilities

- Childcare center (commercial) – 8 facilities
- Large family day care homes – 11 homes
- Small family day care homes – 11 homes
- Infant centers (commercial) – 2 facilities
- Residential care for the elderly – 30 facilities
- Alcoholism or drug abuse recovery, residential (state licensed) – 4 facility
- Alcoholism or drug abuse recovery, commercial/office (state licensed) – 8 facilities
- Sober living homes – 1 home

As noted previously, the City does not require permits for community care facilities serving six or fewer individuals. Therefore, additional community care facilities may exist within the City.

In accordance with Senate Bill 2, the Municipal Code was amended to allow emergency shelters “by right” within the MXU district subject to objective development standards without a conditional use permit or other discretionary approval. The MXU district encompasses approximately 260 acres. There are no vacant parcels in the MXU zone; however, a portion of the sites are considered underutilized and could potentially accommodate an emergency shelter. 124 underutilized sites are shown in Table H-48: Candidate Rezone Sites, with a total of 215 acres. The average size is 1.73 acres. None of the individual parcels are smaller than a half-acre (except a few that comprise a larger site, with the same combined address). The MXU zone contains primarily offices and businesses. As identified in the City’s Land Use Element, the MXU zone contains underutilized parcels with one-story, tilt-up buildings. One-story tilt-up concrete buildings are very easy to convert to other uses. Additionally, larger and better-designed buildings could be built, which would also provide opportunities for emergency shelters. This area is also served by transit and is located within an area providing significant employment resources and commercial services.

Development Code Section 9-64.040.(D) establishes the following standards for emergency shelters:

- An emergency shelter shall be located at least 500 feet from any residential use, public or private park, public or private K-12 school, church, or other religious institution. An emergency shelter shall be located at least 300 feet from other emergency shelters. The City will amend the Zoning Ordinance (Program H-7) to ensure compliance with California Government Code Section 65583(a)(4), including siting requirements in relationship to schools and other emergency shelters.
- The cumulative total of the number of beds provided by all emergency shelters established within the mixed-use zone shall not exceed 20. (As noted in Section 2, Housing Needs Assessment, according to the 2019 point-in-time survey there were 24 homeless individuals counted in Laguna Hills. The limit of 20 total beds in the MXU zone would be insufficient to shelter these individuals. Through Program H-7, the City

will update standards for emergency shelters to allow a greater number of beds.

- The maximum stay at the emergency shelter shall not exceed 180 consecutive days.
- Off-street parking shall be provided in the ratio of one space for every three beds, plus one parking space for each staff member. Through Program H-7, the City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the MXU district, per California Government Code Section 65583(a)(4).
- A client intake and waiting area shall be provided that is at least 200 square feet in size. A client intake and waiting area less than 200 square feet may be provided if it can be demonstrated that the size of the intake and waiting area is sufficient to accommodate the demand for the facility.
- Lighting shall be provided in accordance with the standards set in Sections 9-40.170 and 9-44.060(I) of the Development Code.
- An operational plan shall be provided prior to the issuance of a certificate of use and occupancy for review and approval by the Community Development Director. At a minimum, the plan shall contain provisions addressing the following:
 - 1 **Security and Safety.** The plan shall include provision of on-site management, facility rules, and procedures for maintaining a safe environment within and outside the shelter.
 - 2 **Management of Outdoor Areas.** The plan shall describe procedures for admittance and discharge of clients, and describe measures aimed at minimizing the congregation of clients outside the shelter when not accepting clients.
 - 3 **Staff Training.** The plan shall describe the staffing required for the shelter and outline required training programs that provide staff with the knowledge and skills to assist clients in obtaining permanent shelter.
 - 4 **Referral Service.** The plan shall include provision of a kiosk providing information on other programs available to clients for obtaining permanent shelter, mental and health counseling, job placement, educational, legal, and other supportive services.

FARM WORKER HOUSING

No land within the City of Laguna Hills is designated for agricultural use. According to 2019 American Community Survey (ACS) 5-year estimates, there are 66 persons in Laguna Hills employed in agriculture, forestry, fishing and hunting, and mining occupations. These persons may work outside of Laguna Hills. Therefore, Laguna Hills has no specific need for farm worker housing.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in Table H-38 and previous discussions, the City's Zoning Ordinance complies with the Lanterman Act and permits small community care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones. Depending on the specific subtype of facility, facilities for more than six persons are conditionally permitted in most of the VC and MXU districts, as well as the NMU, and C/PI districts in some cases (Table H-38). Potential conditions for approval of a conditional use permit may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

Definition of Family: The City's Zoning Ordinance defines "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. To ensure that the City does not unduly restrict or constrain the development of housing for persons with disabilities, per **Program H-7**, it will update the definition of family to "One or more individuals, living together as a single-family housekeeping unit. Members of the family do not need to be related by blood, marriage or in any other legal capacity."

Reasonable Accommodation: Under state and federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. The City has codified a procedure for reviewing and approving requests for reasonable accommodation for persons with disabilities and special housing needs (Chapter 9-93 of the Zoning Ordinance). The Community Development Director has approval authority for requests for reasonable accommodation, unless the applicant seeks concurrent approval of a project that will be reviewed by the Planning Agency, then the Planning Agency will also act as the authority for the reasonable accommodation application.

The appropriate review authority must make the following findings for approval. The review authority may also impose conditions of approval.

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws;
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not result in a fundamental alteration in the nature of a City program or law, including, but not limited to, land use or zoning; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

Development Fees and Entitlements

Various types of development impact fees and entitlement fees to cover the cost of processing permits to provide necessary services and facilities may add substantially to the cost of housing. These include road assessments, where applicable, park, and permit/development processing fees. The City's Planning Fee Schedule is available online on the City's website. The City does not charge library development impact fees. Additionally, an applicant pays water and sewer fees directly to the provider(s). Development impact fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The Laguna Hills City Council has adopted three types of development impact fees that it imposes on development projects:

- Public Art Fees provide funding for Public Art throughout the Urban Village, thereby enhancing the cultural and aesthetic environment of the City and to encourage creativity, education, and the appreciation of the arts.
- Traffic Mitigation Fees provide funding for additional or improved traffic signal, operation, and infrastructure improvements for which the need is generated by new development within the Urban Village.
- Quimby Act Fees. Quimby Fees are fees authorized by State law which the City collects to build new park and recreation facilities, or rehabilitate existing facilities, when new multi-family residential development occurs.

Chapter 8-06 of the City's Municipal Code establish the procedures for requiring the dedication of land, the payment of fees in-lieu thereof (or a combination of both) to serve new residential subdivisions that are approved by the City Council in accordance with the requirements of the City's General Plan. For the Quimby Act Fees, the amount of the fee is based upon the residential density classification of the proposed subdivision and the fair market value of undeveloped residential real property as applicable to the density classification of the proposed subdivision. The formula for the in-lieu Quimby fee is calculated by multiplying the acreage amount of land, using the formula from Municipal Code Section 8-06.050A by the fair market value of undeveloped residential property as applicable to the density classification of the proposed subdivision ($A = 5(DU \times PPD) / 1000$) (*In - Lieu Fee = A × FM*). For the fiscal year ending June 30, 2019, there was no revenues from Quimby Act Fees. The City of Laguna Hills makes development impact fees available for public review through an annual report.

The City's fee schedule is provided in Table H-41A. A comparison of a selection of the City's fees is included as Table H-41B. Examples of fee amounts for example single-family and multi-family projects are included in Table H-41C.

Table H-41A Planning and Development Fees	
Impact Fees and Exactions	Fee/Deposit
School (Saddleback Valley Unified School District Fees)	\$3.20/sq. ft. on new residential development except for areas already within community facilities districts
Water Improvement Fees	Applicant pays directly to provider
Sewer Impact Fees	Applicant pays directly to provider
Processing and Permit Procedures	
Annexation/Detachment	\$10,874 deposit
Conditional Use Permit	\$8,148 deposit
Development Agreement	\$10,982 deposit
Environmental Impact Report	\$20,065 deposit
Extension of Time	\$1,143 deposit
General Plan Amendment	\$7,547 deposit
Lot Line Adjustment	\$1,136 deposit
Precise Plan (Mixed-Use District Only)	\$10,975 deposit
Preliminary Project Review	\$637 set fee
Site Development Minor (Administrative)	\$1,095 deposit
Site Development Major (Planning Agency)	\$6,488 deposit
Specific Plan	\$30,472 deposit
Specific Plan Amendment	\$14,832 deposit
Tentative Tract Map	\$9,182 deposit
Tentative Parcel Map	\$9,182 deposit
Variance to Planning Agency	\$6,293 deposit
Zone Change	\$10,522 deposit
Source: City of Laguna Hills Community Development Department, 2021.	

Separate from the fee schedule in Table H-41A, development activity within the Urban Village Specific Plan area is subject to a Trip Budget and the payment of a Trip Impact Fee, where applicable. Table H-4B provides a comparison of fee types and costs in Laguna Hills and surrounding cities, including Laguna Woods, Laguna Niguel, and Lake Forest. Overall, development fee costs slightly vary between cities; however, Laguna Hills's fees tends to be higher in cost. The City uses funds accumulated through these fees to maintain the quality and efficiency of our planning and public services. Program H-15 commits the City to incentivizing residential development with affordable housing by reducing, waiving, and/or deferring fees, where feasible.

Table H-41B Comparable Fees (Other Cities)				
Fee Type	Laguna Hills	Laguna Woods	Laguna Niguel	Lake Forest
Conditional Use Permit	\$8,148	\$4,000	\$3,800	\$2,400-5,000
Variance	\$6,293	\$3,500	\$3,800	\$5,000
Zone Change	\$10,522	\$10,000	\$3,800	\$10,000
General Plan Amendment	\$7,547	\$10,000	\$5,000	\$10,000
Tentative Tract Map	\$9,182	Varies	• Preliminary Screen check - \$1,425 (Flat) • Filing: \$2,925 + \$25/ each lot (Deposit) • Added lots to Filed Map: \$36/ each lot (Flat) • Changed Map: \$370 (Flat) • Appeal to City Council: \$585 (Flat) • Amendment to Conditions: \$155 (Flat) • Amend Approved Map: \$1,000 + \$36/each numbered lot (Deposit)	\$7,500
Tentative Parcel Map	\$9,182	Varies	• Preliminary Screen check: \$980 (Flat) • Filing: \$2,080 (Deposit) • Appeal to City Council: \$235 (Flat) • Amendment to Conditions: \$155 (Flat) • Amend Approved Map: \$1,000 + \$36/ each numbered lot (Deposit)	-
Sources: City of Laguna Woods (2020); City of Laguna Niguel (2020); City of Laguna Hills (2020); City of Lake Forest (2020). Note: The fees listed above are generally approximated base fees or deposits; if the cost of providing the service exceeds the base fee or deposit, the balance is collected from the applicant.				

Table H-41C displays the City's current costs of two example residential projects, single-family and multi-family, based on recent developments. Development fees typically represent approximately five percent of a residential project's total valuation in Southern California. The City's fees are consistent with this industry trend. As previously mentioned, the City maintains its fees to be able to provide adequate planning and public services within the City's jurisdiction.

Table H-41C Permit/Development Impact Fees		
Building Permits		
	Single-Family ¹	Multi-Family ²
Plan Check	\$9,948.15	\$30,530.01
Permit Issuance	\$92.08	\$26.00
Permit/Inspection Fee	\$8,397.44	\$18,820.24
Electrical	\$3,623.52	\$57,141.60
Mechanical	\$1,787.27	\$54,667.70
Plumbing	\$1,787.27	\$54,667.70
CASp	\$4.00	--
State Title 24	\$72.00	\$1,571.00
Strong Motion Imp. Program (SMIP)	\$234.00	\$10,883.64
Grading Permits		
Grading Plan Check/Permit (est.)	--	\$256,578
Impact Fees		
Park In-lieu Fees (Quimby Act)	N/A	\$2.2M
Public Art In-lieu Fees	N/A	\$196,363.00
School Facilities	Assessed by School District	Assessed by School District
CARITS	\$3,035.00	\$292,424.52
Moulton Pkwy Road Fees	\$625.00	\$6,491.00
SJHTC Zone A Fee	\$6,050.00	\$256,234.50
Water	Assessed by Water District	Assessed by Water District
Sewer	Assessed by Water District	Assessed by Water District
4. The single-family example is based on a new single-family residence that is 5,718 square feet with a 1,432 square foot garage, a 1,296 square foot patio cover, and a 184 square foot deck. 5. The multifamily example is based on 298 unit apartment project using the 2014 fee schedule. Source: City of Laguna Hills, 2022		

On-and Off-Site Improvement Requirements

The City adopted the County of Orange subdivision ordinance and manual as the City's subdivision ordinance upon incorporation on December 20, 1991.

Commonly required on-site improvements for residential projects include the following:

- Internal circulation system – public/private roads, drives, curbs, gutters, vehicle (including fire protection and emergency vehicle) turnarounds

- Water and wastewater disposal systems
- Utilities systems
- Walls/fencing
- Landscaping
- Recreational facilities for multifamily projects
- Parking facility (covered/uncovered)

Commonly required off-site improvements for residential projects include the following:

- Traffic signalization
- Roadway improvements
- Water and wastewater disposal systems
- Schools (fee program)

Since vacant parcels do not exist, previously developed sites will be redeveloped. These sites typically already have on- and off-site improvements. Therefore, the costs of on-site and off-site improvements do not serve as constraints on development.

The City's street improvement requirement and/or dedication requirements are determined as part of the process for a tentative subdivision map and/or conditions of approval. Improvement and/or dedication requirements must be consistent with public streets in the area. The requirements are necessary to achieve the health and safety requirements of the City and are not considered a constraint to affordable housing development.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The City of Laguna Hills has adopted the 2019 California Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on the unique local conditions. The code is designed to protect the public health, safety, and welfare of Laguna Hills' residents. Due to climate, topographic, and soil conditions in the area, the City elected to adopt minor amendments to the 2019 California Building Code, primarily related to wildfire risk exposure and mitigation, and are not considered a constraint to development. Code enforcement in the City is performed on a complaint basis.

Processing and Permit Procedures

The City's Zoning Ordinance defines requisite discretionary permits and establishes requirements for submission of applications for the discretionary permits. The City's Community Development Department prepares and maintains information and materials for each permit required by the Zoning Ordinance. These materials include application forms, questionnaires, and other information that addresses content of applications, fee information, and general processing procedures and requirements.

The City's established processing and permit procedures are designed to expedite project approvals to avoid unnecessary timing constraints on development. For a typical project, Community Development Department staff conduct an initial discussion with applicants/developers and provide information about the subject property's zoning, permitted uses, development standards, approval authority (administrative or discretionary), and required environmental documentation. During the next step of the process, initial plan review, Planning Staff review the project site plan and determine if the project complies with the Zoning Code, development standards, and design guidelines. Project applicants then formally submit materials to the Community Development Department, where Planning Staff has 30 days to determine the completeness of the application. Once the application is deemed complete, it goes through staff review. Once it is approved by either the Community Development Director or City Council, plan check, is initiated. Initial plan check takes approximately three weeks. Plan check two, if necessary, takes one to two weeks, while subsequent plan checks require approximately one week of processing time.

If an applicant submits a building permit application the day after entitlement is granted, the typical amount of time between entitlement and pulling building permits is approximately six months. Factors that influence the time period include civil engineering requirements (grading plan check, water quality management plan (WQMP) and hydro-modification requirements. Typically, the building plan check is finished by the time project civil engineering is ready.

The City does not currently have a Senate Bill (SB) 35 streamlined permit process in place. Program H-10 is included to address this. Additionally, objective design standards have not yet been established as part of the City's design review process, but the City received an Senate Bill (SB) 2 grant to fund the development of these standards. Program H-9 is included to address this.

Those discretionary permits pertaining most closely to provision of housing affordable to low- and moderate-income and special-needs populations are general plan amendments, precise (specific) plans, conditional use permits, site development permits, and variances. The permit, processing time, and approval bodies are described herein. (Note that the Planning Agency refers to the City Council serving in its dual role as the planning commission or hearing body for planning-related matters.)

- **General Plan Amendments** – A general plan amendment may be proposed to change general plan land use designations. A general plan amendment may require a processing time of 9 to 12 months or more, depending in part on the environmental determination accompanying the amendment processing. The City Council is the approval body for both major and minor general plan amendments, while the Community Development Director approves technical general plan amendments.
- **Precise (Specific) Plan** – A precise (specific) plan is required for developments within the Mixed-Use and Neighborhood Mixed-Use districts whenever more than one variety of land use is proposed for a single property or a limited collection of abutting properties.

Processing time is approximately 6 to 12 months or more, depending in part on the environmental determination. The City Council approves specific plans and amendments to specific plans.

Conditional Use Permit – A conditional use permit is used to evaluate uses that may have a moderate to high potential for adverse impact to adjacent or abutting uses or the surrounding community because of operating characteristics. Processing time is approximately three to four months. Conditional use permits are approved by the Planning Agency. To approve an application for a CUP for a multifamily development, the following findings must be made:

- 1 That the proposed use is consistent with the general plan;
- 2 That the nature, condition and development of adjacent uses, buildings and structures have been considered and the proposed conditional use will not adversely effect or be materially detrimental to the adjacent uses, buildings, or structures;
- 3 That the proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity;
- 4 That all required development standards prescribed by this code can be achieved;
- 5 That the conditions and limitations placed upon the use are necessary to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare.

(Laguna Hills Municipal Code, Section 9-92 Application Process and Submittal Requirements, 2021)

Site Development Permit – A site development permit is used to evaluate site planning and design considerations and is the lowest-level planning permit for development projects. A site development permit is required for most development projects, is issued in absence of any other specified permit or approval, and may be required in addition to other approvals. Detached single family homes do not require an site development permit, they are permitted by-right through building permit plan check only.

For residential projects, a major site development permit that is approved by the Planning Agency is required as follows:

- Estate Residential district – manufactured housing
- Low-Density Residential district – manufactured housing and multifamily dwellings
- Medium/Low-Density Residential district – manufactured housing and multifamily dwellings
- Medium-Density Residential district – manufactured housing and multifamily dwellings
- High-Density Residential district – manufactured housing, multifamily dwellings, and single-family attached dwellings

Program H-7 is included to commit the City to updating its Municipal Code to allow both manufactured housing and mobile homes in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.

A minor site development permit takes four to six weeks to review. A major site development permit takes two to three months to review and requires that a noticed public hearing be held prior to a decision on the application by the Planning Agency. The notice must be published/provided at least 10 days prior to the public hearing. Minor site development permits are approved by the Community Development Director, while major site development permits are approved by the Planning Agency.

The Community Development Director has the authority to review and approve all site development permits meeting the following criteria:

- Developments of nonresidential uses and or buildings not exceeding 20,000 square feet whether in one or more structures on a single parcel;
- Four or fewer residential structures or dwellings in a single project;
- Temporary uses not involving use or public facilities or rights-of-way;
- Master sign programs for properties containing less than five nonresidential units;
- Change plans, or minor changes to any plan or permit previously approved provided such change does not exceed 10 percent of the gross square footage of the original project; and
- Site development permits for retaining walls that are greater than 30 inches in height.

The Planning Agency has jurisdiction and review authority over all site development permits exceeding the criteria specified above. Additionally, the Community Development Director may forward any project over which he or she has authority or which he or she shall deem of sufficient interest on a broader land use policy scale to the Planning Agency for their consideration. The Community Development Director reviews and makes recommendations regarding all site development permits forwarded to the Planning Agency and ensures all environmental and notice requirements are met.

Prior to issuing a site development permit, the Community Development Director or Planning Agency shall make the following findings:

- a. That the site design complies with standards of the development code;
- b. That the site is suitable for the proposed development;
- c. That the project is consistent with the general plan and applicable design guidelines;
- d. That the site design and structural components are appropriate for the site and function of the proposed uses.

(Laguna Hills Municipal Code, Section 9-92 Application Process and Submittal Requirements, 2021). The findings relate back to whether or not the site is suitable for development and is limited to physical development of the site. Since the site design process relies exclusively on the Development Code for determining whether or not the project complies with the Development Code, it also incorporates Chapter 9-72 of the Development Code, which identifies housing development incentives available to a developer who may want to develop affordable housing. These incentives are consistent with state law.

During the previous planning period, the City approved 97 percent of the site development permits that were submitted. However, the denied site development permits were for commercial projects. The City approved 100 percent of the residential site development permits that were submitted. Further, none of the site development permit applications were referred to the Planning Agency, suggesting that most development projects can receive approval in up to six weeks and avoid the public hearing process. Because the City does not have a Planning Commission or a design review board, it helps keep the process moving.

- **Variance** – A variance may be granted from any development standard or criteria affecting establishment of a use in a zoning district but may not be granted to approve a use that would otherwise be prohibited by a zoning district. A variance takes approximately three weeks to three months to review. The Planning Agency is the approval body for variances.

Findings to be made in order to grant a variance shall address the following as a minimum.

1. That the strict application of the development code deprives the

property owner of privileges enjoyed by other properties in the vicinity and in an identical land use designation because of special circumstances applicable to the subject property or intended use of the property that do not generally apply to other properties in the same zoning district such as size, shape, topography, location or surroundings;

2. That the grant of the variance does not constitute the grant of special privilege not available to other properties under similar circumstance in the same zoning district;
3. That the variance is granted upon hardship and not convenience;
4. That the grant of variance will not be detrimental to the public health, safety, and welfare of the community, nor be injurious to properties, uses, or improvements in the vicinity;

That the variance does not grant a use not permitted by the zoning district.

The City has not received requests to develop housing at densities below those identified or intended for a particular Zoning District, General Plan Area or Specific Plan Area.

DISCRETIONARY PERMIT(S) PROCESSING TIMES

Laguna Hills does not have a separate Planning Commission (the City Council acts as its own Planning Agency) so the processing of all projects is more streamlined than in other municipalities. Permit processing times differ for various discretionary permits in the City. Typically, in Laguna Hills, a project receives a final decision within two to three months of having submitted a complete application. Projects requiring an environmental impact report (EIR) generally take six to nine months.

A general plan amendment may take 12 or more months to process should an EIR be required. A precise plan (specific plan) may take between 6 to 12 months to process, depending on the required and appropriate environmental documentation.

The precise plan is required for developments with more than one proposed land use for a single property or for a limited collection of abutting properties. The processing time for a conditional use permit is approximately two to three months, unless detailed environmental documentation is required that would lengthen the processing time. This permit evaluates uses that may adversely impact adjacent or abutting uses or the surrounding community from operating characteristics of the proposed use. A major or discretionary (Planning Agency) site development permit takes two to three months to process in the City. This permit type is required for some residential (and nonresidential) development projects and is issued in absence of another specified permit or approval. A site development permit may be required in addition to other discretionary or ministerial permits. A discretionary variance application takes two to three months to process. The Planning Agency may grant a variance from any development standard or

criteria affecting the establishment of a use in a zoning district but may not be granted to approve a use that would otherwise be prohibited by a zoning district.

As indicated previously, the processing time for various land use actions within the City depends on the type of development or action requested and whether environmental documentation is required and the scope of that environmental documentation. Each development project does not necessarily require multiple discretionary actions (i.e., small-scale projects consistent with general plan and zoning designations do not generally require general plan amendments, rezones, or variances).

The City does not have a backlog of development applications and is able to process applications in a timely manner. As already indicated, the City has very little vacant land available for development. According to the City's Building Division, the single-family residential development applications typically involve redevelopment/demolition of existing single-family homes and construction of typically larger single-family homes.

Processing Times for New Housing

As indicated in the Housing Resources section, underutilized land in Laguna Hills will be rezoned and used to meet the City's Regional Housing Need Assessment requirements. The underutilized areas include the Urban Village Specific Plan area and North Laguna Hills. Within the UVSP area, high-density, multiple-family housing or single-family attached housing can be constructed. Both multiple-family and single-family attached projects in the Urban Village Specific Plan area are permitted uses, subject only to a site development permit. A major site development permit is required for five or more residential units. A minor site development permit is required for four or fewer residential structures or dwellings in a single project. Development requests for the UVSP area would likely involve more than five units; hence, a major site development permit would be required. Once the application is deemed complete, a major site development permit typically requires two to three months for approval by the Planning Agency; three to four months if a negative declaration is prepared; and six to nine months if an EIR is required. A minor site development permit typically requires one to two months for approval because limited environmental review is required and the Community Development Department Director is the approval authority. See the preceding pages for information on the site development process and findings that are required for approval.

The existing Mixed-Use Zone requires a conditional use permit for multiple-family housing and a site development permit for single-family attached housing. The processing time is typically the same for a major site development permit and a conditional use permit. See the preceding pages for information on the conditional use permit process and findings that are required for approval.

The City's processing and permit procedures do not appear to unduly

constrain the development of housing. Nevertheless, the City will continue to monitor its development review procedures to ensure a streamlined processing procedure. Section 9-92 of the City's Zoning Ordinance details the specific application process and submittal requirements for various land use actions in the City.

Measure M

In November 1990, Orange County voters approved the Revised Traffic Improvement and Growth Management Ordinance (Measure M).

Measure M implemented a half-cent local transportation sales tax to fund transportation improvements. The Measure M sales tax includes an apportionment to local jurisdictions for street maintenance and improvements. The Orange County Transportation Authority (OCTA) is the agency responsible for administering proceeds of the Measure M sales tax. Measure M is not considered to be a constraint on the production of housing.

On November 7, 2006, Orange County voters approved the renewal of Measure M, for an additional 30 years beginning in 2011 until 2041. Renewed Measure M is expected to raise \$11.8 billion to improve Orange County's transportation system.

Every year, OCTA determines if a local jurisdiction is eligible to receive Measure M turnback funds. Prior to the renewal of Measure M, the City received approximately \$500,000 per year in turnback funds. Under the Measure M renewal, the City anticipates receiving an increased allocation of \$750,000 per year beginning in 2011. In addition, the Measure M renewal will enable the City to compete for discretionary Measure M funding, for which the City has historically been very successful. To date, the City of Laguna Hills has received approximately \$11.4 million from Measure M funds to improve its transportation. Among the several requirements a local jurisdiction must satisfy to receive turnback funds, they must comply with the requirements of a Countywide Growth Management Program. Each local jurisdiction is required to produce a Growth Management Element as part of its participation in the Countywide Growth Management Program. The Growth Management Element has eight required components. Three of these components relate directly to the Laguna Hills Housing Element: a development phasing program; a development mitigation program; and a program addressing balanced housing options and employment opportunities within the City. The Laguna Hills General Plan Growth Management Element, found within the City's General Plan Mobility Element, aims to reduce traffic congestion, mitigate traffic impacts of new development by requiring new development to pay its fair share toward local and regional roadway/transportation improvements, and tie timing of new development to availability of facilities needed to support that development.

The City of Laguna Hills has based its approach to the Measure M requirement for adoption of a Growth Management Element on the Model Growth Management Element developed jointly by the County of Orange and the Orange County Division of the League of California Cities. The Growth Management Element of the Laguna Hills General Plan encompasses all required policy provisions necessary to comply with Measure M. The City's Growth Management Element contains an implementation plan to ensure that required programs (Development Mitigation Program, Development Phasing Program, Annual Monitoring Program) in the Growth Management Element are applied consistently to the City development review process.

Implementation of the City of Laguna Hills Growth Management Element – Growth Management Program will result in a more equitable balance between housing opportunities and employment opportunities within the City, which will allow residents to live closer to their jobs and thereby reduce commuting distance and times. A complementary commitment of development mitigation, development phasing, and performance monitoring is necessary to achieve a coordinated land use development and transportation infrastructure. The City of Laguna Hills will ensure that the actions described below will be applied to applicable development projects and a citywide assessment of land use development/transportation infrastructure capacity will be conducted in conjunction with fee program implementation and capital improvement program development.

Development Mitigation Program – To compensate the public for any increased burden on public services attributed to new development, jurisdictions have the authority to impose reasonable fees or required related improvements. The County of Orange and the City of Laguna Hills have imposed development fees on development transportation improvements within the City. The City of Laguna Hills Development Mitigation Program requires that development proposals be reviewed so new development may pay its share of costs associated with that development on existing and planned transportation facilities.

Development Phasing Program – The City of Laguna Hills will review traffic levels of service on City arterials, contrast operating levels of service with General Plan performance standards, and program necessary improvements in conjunction with the annual development of its Capital Improvement Program. This information will be shared with participating jurisdictions in applicable Growth Management Area Interjurisdictional Planning Forums.

The City of Laguna Hills will also maintain adopted traffic performance standards by outlining and coordinating necessary transportation improvements, including a 7-Year Capital Improvements Program, and Traffic Improvement/Public Facilities Development Agreements consistent with the Growth Management Element, and its implementing ordinances, plans, and programs. In addition, the City is an active participant in interjurisdictional forums for Orange County jurisdictions that address area-

wide transportation improvement projects. Furthermore, the City of Laguna Hills endorses alternative transportation modes and strategies to reduce vehicular trips and has adopted programs to reduce trip generation, including a Transportation Demand Management Ordinance to assist in reducing trips to and from employment.

The goals and implementation programs described here enable the City of Laguna Hills to attain the most equitable balance possible between housing opportunities and employment opportunities within the City. This balance is maintained further by planning and housing opportunities affordable to low-income and moderate-income families within the Urban Village Specific Plan area of Laguna Hills because this additional housing opportunity is located close to a collection of land uses (existing and planned) that are employment intensive. The urban village context represents land uses within the area designated on the City of Laguna Hills General Plan land use map as Village Commercial that would create pedestrian-oriented mixed-use retail, office service, and multifamily residential area.

Regulatory Concessions and Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of housing, the City offers a number of regulatory concessions and incentives to help offset the costs.

In 2005, the City amended its Zoning Ordinance to define specific housing development incentives, to implement General Plan Housing Element objectives, including incentives for the production of housing for very low to moderate income, and senior citizens in accordance with state density bonus law under Section 65915 of the California Government Code. Chapter 9-72 of the City's Zoning Ordinance enumerates the housing development incentives approved by the City. The City will amend its Density Bonus ordinance to address recent updates to address recent updates to state law (Program H-7).

The City offers a density bonus and/or concessions or incentives for developments that meet the following:

- (1) at least 10 percent of the total units of a housing development are affordable to lower-income households; (2) at least 5 percent of the total units of a housing development are affordable to very low-income households;
- (3) senior citizen housing developments; and

(4) at least 10 percent of the total units in a condominium project or in a planned development are affordable to moderate-income households.

The City also offers a density bonus for condo conversions, where 33 percent of the total units of the proposed condominium project are affordable to low- or moderate-income households, or 15 percent of the total units are affordable to low-income households.

The City also provides opportunities to develop housing in certain nonresidential districts of the City, which includes boarding homes, community care facilities, emergency shelters, single-room occupancy housing facilities, and mobile home parks. Chapter 9-72.030(C) of the Zoning Ordinance details the requirements and location of housing in nonresidential districts throughout the City.

Fiscal incentives available to developers of affordable housing include waiver or reduction in fees, low-interest loans or subsidies, and financial or mortgage assistance for acquisition of property.

Procedural incentives available to developers of affordable housing include consolidation of applications for consideration at one hearing, fast tracking of all housing development projects, and priority processing and scheduling for review of housing projects.

Program H-15 is included to commit the City to promoting and offering incentives to facilitate affordable housing development and/or preservation throughout the City. Program H-6 is included to focus these efforts in the Urban Village Specific Plan (UVSP) area.

Market Constraints

Locally and regionally, there are several constraints that hinder the ability to accommodate affordable housing demand in Laguna Hills. The high cost of land and lack of developable land that is either vacant or underutilized, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers.

LAND COSTS

The cost of land is another major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, unique features, and the availability of public utilities. The cost of land in Laguna Hills reflects its proximity to major employment centers and the rapid appreciation of land cost throughout Southern California in the past decade.

CONSTRUCTION AND LABOR COSTS

The cost of construction is dependent primarily on the cost of labor and materials. Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. Table H-42 summarizes the estimated construction costs based on type of development in the City of Laguna Hills.

Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such fluctuations do not usually result in favoring development in one geographic area over another and, therefore, are not considered a major constraint to housing production.

According to a construction cost data estimation tool (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Laguna Hills is estimated to cost approximately \$292,365, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction including a two-car garage and forced-air heating. Table H-42 summarizes the projected construction costs.

Table H-42 Single-Family Construction Cost Estimates (2020)				
	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$120,140	\$5,096	\$238,411
Indirect Job Costs (e.g., insurance, plans, and specifications)	\$18,740	\$1,836	-	\$20,576
Contractor Markup	\$33,378	-	-	\$33,378
Total Cost	\$165,293	\$121,976	\$5,096	\$292,365
Source: Building-Cost.net, September 2020				

According to a study by the University of California at Riverside, the typical per-unit cost to construct a multifamily house within the City of Anaheim was \$477,293 in 2020. This is based on a prototype 75-unit building with a floor-area ratio (FAR) of 2.5, 113 parking spaces, and no affordability requirement. This estimate also included land and financing costs. Within the five jurisdictions included in this study, Anaheim's estimated construction cost was over \$100,000 per unit less than the highest estimated cost, that of Los Angeles, which was largely due to significantly higher land costs and approximately \$2,000 lower than the next-highest (Riverside), which was partly due to slightly lower direct costs.

FINANCING

Construction Financing

The financing of a residential project, particularly affordable housing, is quite complex. No firm threshold determines an acceptable “return” on investment or the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Laguna Hills.

Mortgage Financing

The availability of financing affects a person’s ability to purchase a home or to perform necessary maintenance and repairs. The affordability of owning a home is greatly influenced by mortgage interest rates. Increases in interest rates decrease the number of persons able to purchase a home. Conversely, decreasing interest rates result in more potential homebuyers introduced to the market. Mortgage interest rates for new home purchases ranged from 3 to 5 percent for a fixed-rate, 30-year loan between 2016 and 2020, with an average rate of approximately 3.11 percent in 2020.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. First-time homebuyers are the group impacted the most by financing requirements. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages. However, variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments.

Flexible loan programs, such as those for first-time homebuyers, still offer flexible down payment requirements between 5 and 20 percent. Such programs provide a method to bridge the gap between a required down payment and potential homeowner’s available funds. The Federal Housing Administration (FHA) offers loan programs for first-time home buyers, including low down payments, around 3.5 percent, low closing costs, and easy credit qualifying.

At this time, the greatest impediment to homeownership is creditworthiness. According to the FHA, lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit ratings. Persons with poor credit ratings will likely be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income

residents who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to reestablish a good credit history.

Many communities have experienced a pattern where households looking to purchase a home have had more difficulty in obtaining financing in lower-income neighborhoods. The Community Reinvestment Act was passed in an effort to address this issue. In tandem with the Home Mortgage Disclosure Act (HMDA), lenders must now disclose information on the disposition of home loan applications by the income, gender, and race/ethnicity of the applicants.

The Federal Financial Institutions Council (FFIEC) compiles HMDA data according to the income characteristics of the census tracts where the dwelling units are located, based on the following FFIEC definitions. Income limits are determined based upon the median family income (MFI) for the relevant Metropolitan Statistical Area (MSA). Low- to moderate-income tracts have an MFI below 80 percent of the MFI for the MSA. Middle-income tracts have an MFI from 80 to 120 percent of the MFI for the MSA. Finally, upper income tracts have an MFI above 120 percent of the MFI for the MSA.

Table H-43 illustrates the disposition of home purchase loans by census tract based on information provided by the FFIEC for loan applications in 2019. During 2019, 477 applications were filed for home purchase loans in the City of Laguna Hills. Overall, the upper-income census tracts showed the highest loan origination rate (68 percent). Just under two-thirds (65.6 percent, or 313 applications) of home purchase loan applications made in Laguna Hills during 2019 were originated, meaning that the loan was approved by the lender and bought by the applicant. Approximately one-quarter (24.9 percent, or 119 applications) were neither denied nor originated, such as those where the applicants withdrew their application, or the file was closed before a decision was made. Census tract 423.33, which represents the southern end of Laguna Hills, had a notably higher rate of application denials than surrounding tracts, more than three percentage points higher than the next highest rate of denial. This may correspond to higher home prices within this neighborhood in the City as compared to neighboring Census tracts during 2019.

Many borrowers who purchased homes in the mid-2000s, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these more expensive markets (such as Laguna Hills), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), federally chartered financial institutions that purchase the bulk of residential

mortgages in the United States. Individuals who could qualify to purchase high-priced homes with jumbo loans in the past have found it increasingly difficult to find willing lenders. Reliance on jumbo loans appears to have slowed in recent years, possibly as a result. Of the total 477 loan applications submitted in Laguna Hills in 2019, 349 were for conforming loans and 128 were for jumbo loans. According to the real estate listing website Redfin, as of March 2021, the median sale price for a home in Laguna Hills was \$625,000. The 2021 conforming loan limit for Orange County was \$822,375. This indicates that higher-priced, non-conforming loans are not necessary to purchase a home at the median sale price.

Table H-43
Disposition of Home Purchase Loans by Census Tract, 2019

Census Tract ³	Total Applications	Originated ¹		Approved but not Accepted		Denied		Other ²	
		Number	Percentage of Total in Tract	Number	Percentage of Total in Tract	Number	Percentage of Total in Tract	Number	Percentage of Total in Tract
423.07	114	80	69.6%	5	4.3%	4	3.5%	25	22.0%
423.27	90	60	65.9%	1	1.1%	8	8.8%	21	23.4%
423.28	42	27	62.8%	2	4.7%	1	2.3%	12	28.7%
423.33	91	53	57.6%	3	3.3%	11	12.0%	24	26.5%
626.25	83	52	61.9%	2	2.4%	7	8.3%	22	26.6%
626.47	51	41	78.8%	0	0.0%	1	1.9%	9	17.7%
City Total	471	313	65.6%	13	2.7%	32	6.7%	113	23.7%

Source: Home Mortgage Disclosure Act (HMDA) data for 2019, FFIEC.

1. Originated applications are those approved by the lenders and bought by the applicants.
2. "Other" includes applications that were withdrawn by the applicants and those closed by the lenders because of incomplete information.
3. Census Tract numbers changed for the 2020 Census; the above tracts correspond to those used in the 2010 Census.

Environmental Constraints

Laguna Hills is impacted by various environmental hazards that include steep slopes/hillsides, flooding, and earthquakes.

Hillsides: The City has special development regulations that apply to all property within the City having a slope gradient, whether natural or manufactured, of 15 percent or greater.

Flooding: Portions of the City's Open Space – 2 Drainage Facilities District may be located in the floodplain overlay zone established by the Federal Emergency Management Administration (FEMA) maps. The City does not allow any permanent building or structure development to occur within a floodplain except those that meet FEMA standards and criteria.

Earthquakes: There are no active or potentially active faults known within the City of Laguna Hills. However, the active Newport-Inglewood Fault Zone is 3 miles southwest of the City.

Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect public health and safety. No vacant, developable land and no infill development is planned in the City that is in proximity to areas subject to flooding or in areas subject to special hillside development regulations. Potential infill or redevelopment sites within the City are in areas that are generally level. Infill and/or redevelopment activities within Laguna Hills would be subject to seismic activity, as is all of Southern California.

Infrastructure Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure, such as streets, curbs, gutters, sidewalks, water and sewer lines, storm drains and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. However, since Laguna Hills is built out, new housing will be developed by redeveloping sites that have existing access to streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting. As redevelopment or infill development occurs within the City, infrastructure may need to be upgraded to accommodate intensification, which could present a constraint to development.

The availability of dry utilities is not considered a constraint to development in Laguna Hills. Electricity and natural gas, telephone, and cable and internet service are available throughout the City. Electricity is provided by Southern California Edison and San Diego Gas and Electric, depending upon location. Natural gas is provided by Southern California Gas Company. Telephone, cable, and internet are provided by AT&T and Cox Communications. Several major cell phone service providers are available.

Wastewater services are provided to the City of Laguna Hills by the El Toro Water District (ETWD) and Moulton Nigel Water District (MNWD), under the purview of the South Orange County Wastewater Authority (SOCWA). MNWD and ETWD also provides water to Laguna Hills, under the purview of the Municipal Water District of Orange County (MWDOC) who is a wholesale importer of water from the Metropolitan Water District of Southern California (MET). According to the 2018 Integrated Regional Water Management (IRWM) Plan by SOCWA, the capacity for water and wastewater for Laguna Hills is influenced by many factors such as population growth, economic conditions, and hydrologic conditions. Per Program H-21, The City will provide the adopted Housing Element to the South Orange County Wastewater Authority (SOCWA). The City will Assist South Coast Water District (SCWD) in adopting written procedures to provide priority service to lower income residential projects.

The MNWD water demand is estimated to grow by 0.45 percent from 2025 to 2040 while the ETWD water demand is estimated to decrease by 1.2 percent. One of the ways the IRWM plan aims to tackle disruption in water supply is through the implementation of water usage effectiveness (WUE) programs as well as developing local supply sources. The Orange County Model Water Efficient Landscape Ordinance was developed and adopted in 2015. In addition, the ETWD is expanding its existing Water Recycling Plant. The project is called the Recycled Water System Expansion Project and aims to increase the treatment and delivery of recycled water from 500 acre-feet to up to 1,400 acre-feet per year. In addition, about 100,000 feet or 19 miles of recycled water pipeline is being constructed beneath the roadways in portions of Laguna Woods (the city adjacent to Laguna Hills to the north) and the northwest portion of Laguna Hills. There is sufficient water and wastewater capacity for current and anticipated residential growth in Laguna Hills.

Fair-Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires all jurisdictions in the state to complete three major requirements as part of the housing element update:

1. Include a program that Affirmatively Furthers Fair Housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
3. Prepare the Housing Element Land Inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing.

In order to comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the Orange County Regional Analysis of Impediments (AI) that was completed in 2020.

Outreach

As discussed in the Introduction, multiple workshops, stakeholder consultations, and hearings were conducted in conjunction with the preparation of this Housing Element. Prior to the release of the Public Review Draft, a City Council Meeting took place on November 10, 2020. Public workshops were held (1) virtually on June 30, 2021, and (2) in person on August 5, 2021. As described herein and in the Introduction to this Housing Element, the input that the City received during the drafting of the Housing Element and the subsequent public review period, was considered and incorporated into numerous program actions that the City will implement during the Housing Element planning period. All events were open to the public, organizations providing community and social services in the City, and affordable housing developers. Spanish translation was available upon request. From January to February 2021, the City met with local stakeholders to learn about the housing conditions, barriers to access affordable housing, and fair housing issues in Laguna Hills. The consultations were conducted one-on-one with stakeholders, which included two building industry experts, two homelessness service providers, and three community-based organizations. Letters from community members and housing advocates were received and considered throughout the Housing Element update process.

Additionally, outreach completed for the Orange County Regional Analysis of Impediments to Fair Housing was incorporated and considered through the Housing Element update process. The Orange County Regional Analysis of Impediments to Fair Housing was prepared by the Lawyers' Committee for Civil Rights Under Law ("Lawyers' Committee") (a civil rights organization), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process. Outreach was conducted through community meetings, focus groups, and public hearings with tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County. Beginning in October, 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials. Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI will be translated into

Spanish and Vietnamese. Public hearings and City Council meetings were held throughout the County during the Spring. Due to the prohibition of gatherings due to COVID, hearings and meetings were held remotely.

1) Public Comments

As described previously, comments were received before, during, and after public workshop events, which included fact sheets, maps, and other information directly related to the Assessment of Fair Housing and affirmatively furthering fair housing. Several comments were made with specific relevance to fair housing issues. Residents commented on locations they felt future housing should and should not be built and the types of housing that could potentially be built, and expressed concerns regarding limited resources for new developments, and the desire to preserve Laguna Hills's suburban characteristics. Several attendees expressed support for housing development, especially affordable housing and mixed-use, where those developments are "responsibly planned" and provide appropriate resources and infrastructure to ensure the continued quality of life that Laguna Hills residents enjoy. Several residents expressed support for mixed-use developments and developments that account for increased transportation and infrastructure demands. Residents expressed a need for housing for low-income residents, and for senior citizens, veterans, and essential workers who are unable to afford housing and commute from outside of the City. Residents expressed a need for housing for residents living with disabilities, as well as teachers, healthcare workers, and young adults. Residents expressed support for ADUs and other means of assisting lower- and moderate-income homeowners with housing costs. The City has incorporated comments received through public workshops with relevance to fair housing issues in the development of **Programs H-4, H-8, H-9, H-15, H-16, and H-17.**

2) Stakeholder consultations

Comments were received from several local stakeholders with specific relevance to fair housing issues. A list of stakeholders can be found under “Stakeholder Consultations”. The Welcoming Neighbors Home (WNH) Initiative expressed a need for lower-income housing dispersed more evenly rather than concentrated in a particular area, ensuring that all residents have fair access to shops, schools, transit, jobs, and other resources and amenities. The Kennedy Commission emphasized the importance of support for affordable and inclusionary housing, mixed-use housing, adaptive reuse, and affordable ADUs. The Commission also comments on City-owned sites and surplus property, and density bonus law. Organizations working with residents who live with disabilities identified a need for more housing supply and assistance for these populations. Stakeholders emphasized the need to promote an equitable approach for housing, inclusive housing policies and programming, and ways to assist families living in affordable housing to obtain homeownership or market-rate housing. The City has incorporated comments received through stakeholder consultations with specific relevance to fair housing issues in the development of **Programs H-5, H-6, H-7, H-8, H-13, H-16, and H-17.**

3) Online Community Outreach Survey

The City’s Planning Division created a survey for residents of Laguna Hills to determine how the Housing Element should plan for the City’s share of the RHNA. The survey was available from June 15, 2021, to August 15, 2021. Several responses to the online community outreach survey had specific relevance to fair housing issues. Residents expressed the importance of considering the needs of senior citizens, people with disabilities, veterans, young people (particularly those who grew up in Laguna Hills and who cannot afford to raise their children near family members) and those earning “working class” salaries. The City has incorporated comments received through the online community outreach survey with specific relevance to fair housing issues in the development of **Programs H-6, H-8, H-13, H-15, H- 15, and H-17.**

Assessment of Fair Housing Issues

The California Government Code Section 65583 (10)(A)(ii) requires the City of Laguna Hills to analyze areas of racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

Using data provided by HCD in its AFFH Data Viewer (Figure H-1, *COG Geography TCAC Opportunity Map*), Laguna Hills contains a mix of highest, high, and moderate-resource areas. The “COG Geography TCAC/HCD Opportunity Map” uses the same methodology as the TCAC/HCD Opportunity Map but incorporates the following changes:

- The reference geography is changed from the California Tax Credit Allocation Committee (TCAC) region to the Council of Governments (COG).
- All tracts within COGs are scored against each other. Tracts that do not fall within a COG are scored against tracts within their county.
- All areas are assessed at the tract level.

Similar to the TCAC/HCD Opportunity Map, this layer seeks to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. The methodology changes described above are intended to better align the map with RHNA and Housing Element goals and geographies.

For example, this map scores areas against all other areas within the same COG—or the same county, for non-COG areas—rather than against TCAC-defined regions, which are different than COGs. The TCAC/HCD Opportunity Map uses TCAC regions as the reference geography because the map was specifically designed for application in the 9% LIHTC program, which ranks affordable housing funding projects against other projects in the same TCAC-defined region.

In addition, this map does not designate nor adopt a distinct approach to scoring rural areas, but instead scores all areas in the same region on the same scale and at the tract level. This approach contrasts with the TCAC/HCD Opportunity Map, which scores rural areas separately—because rural affordable housing developments compete in a separate funding pool.

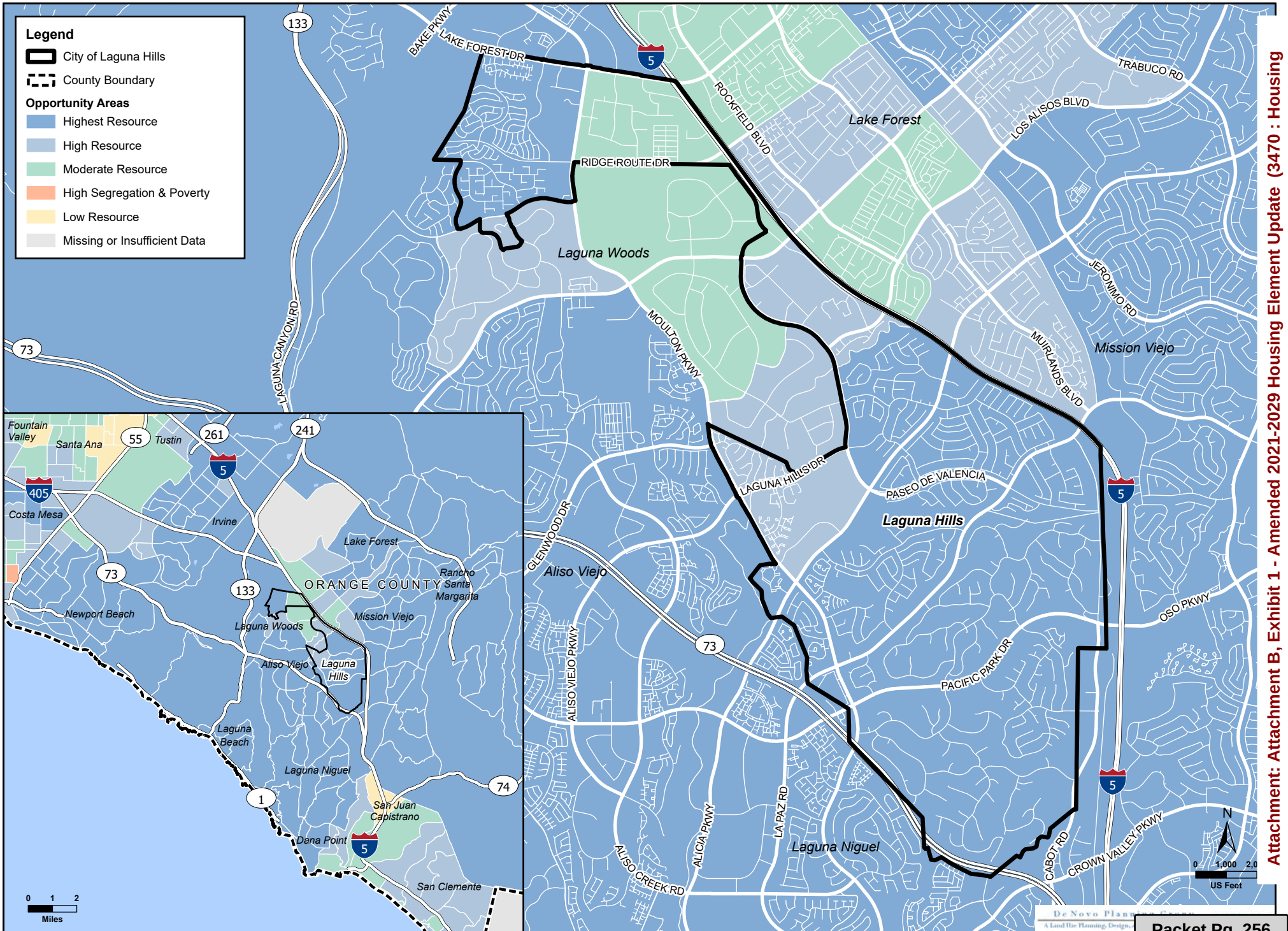
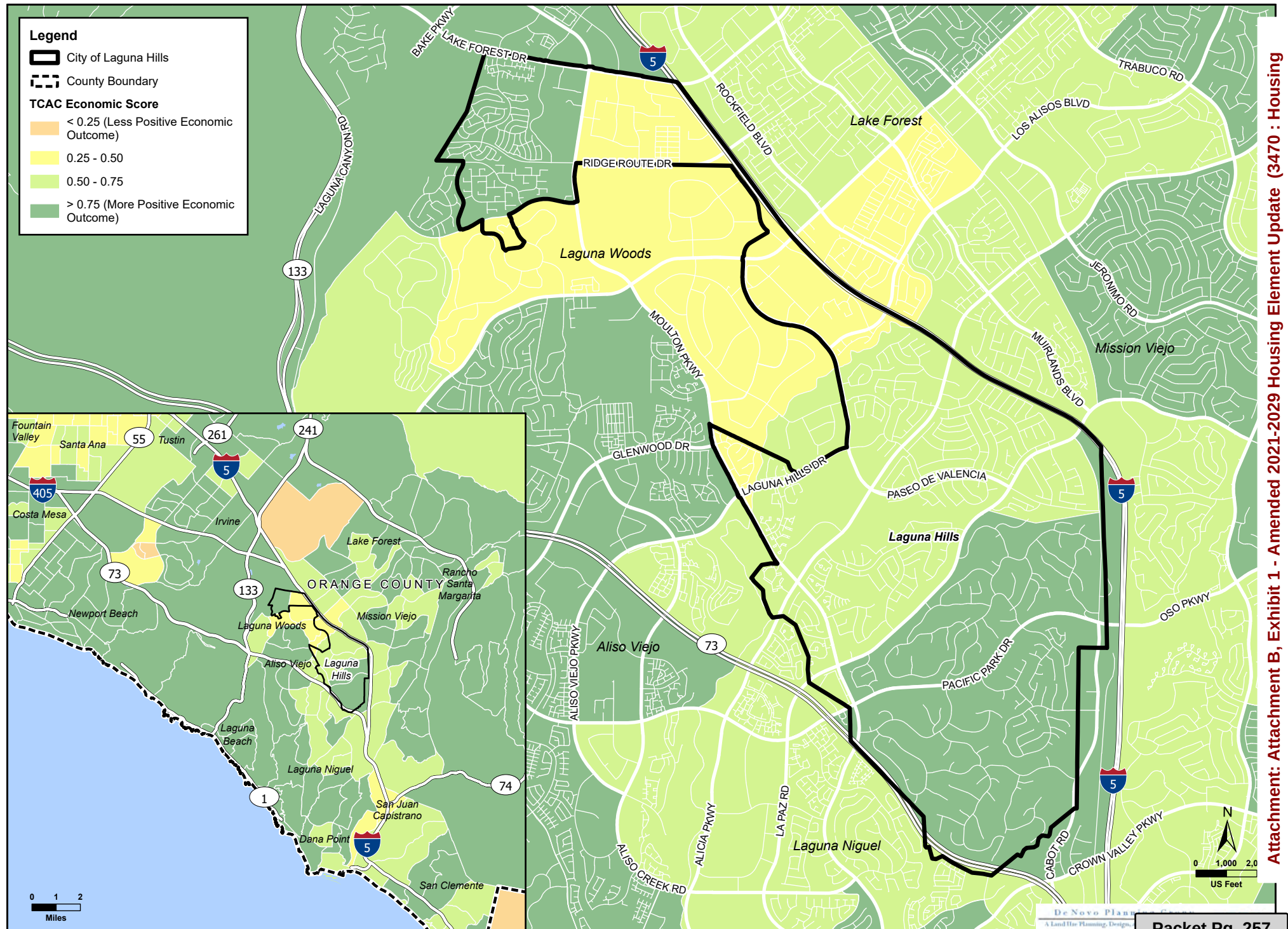
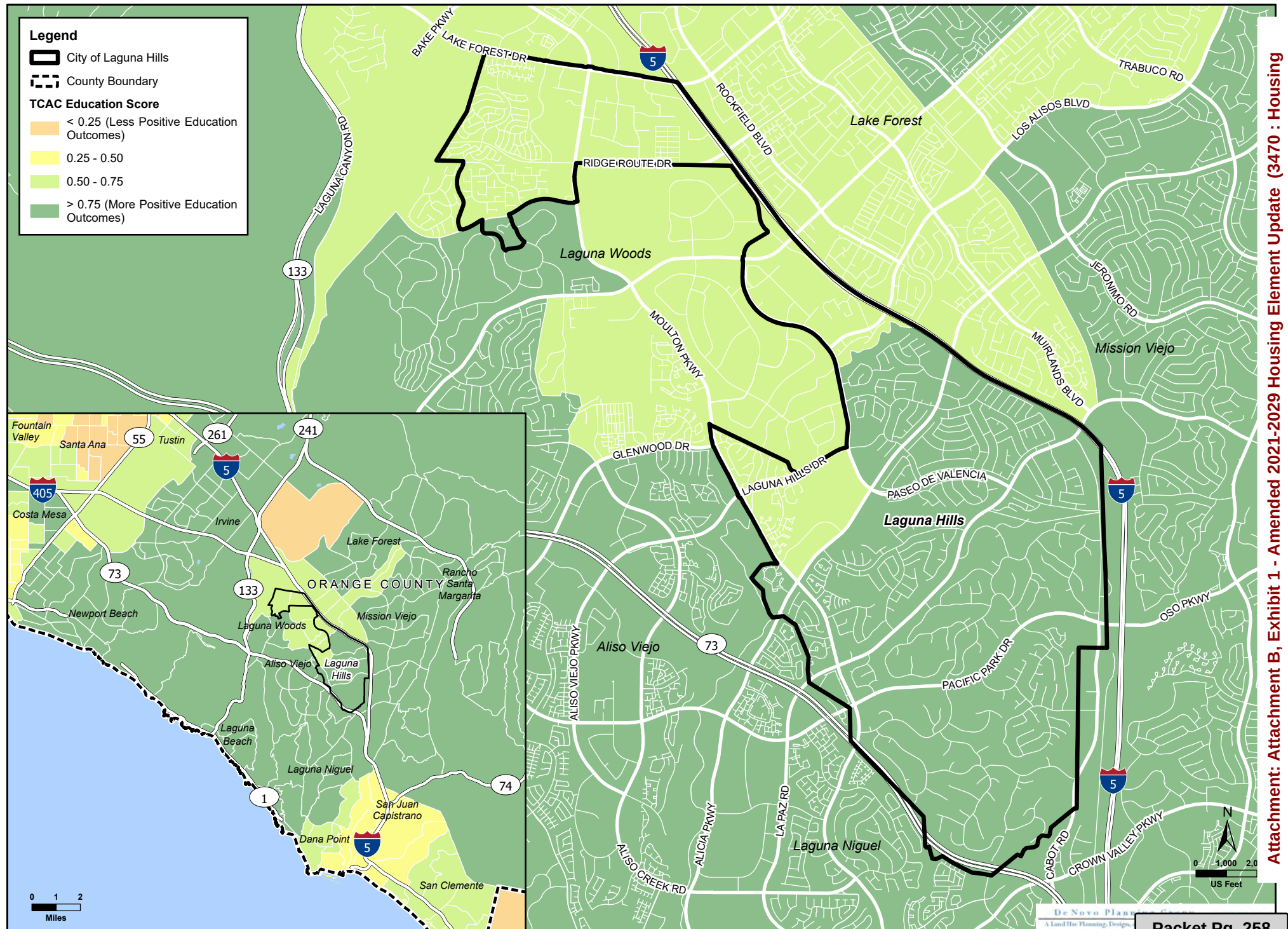


FIGURE H-1B: TCAC ECONOMIC SCORE BY CENSUS TRACT



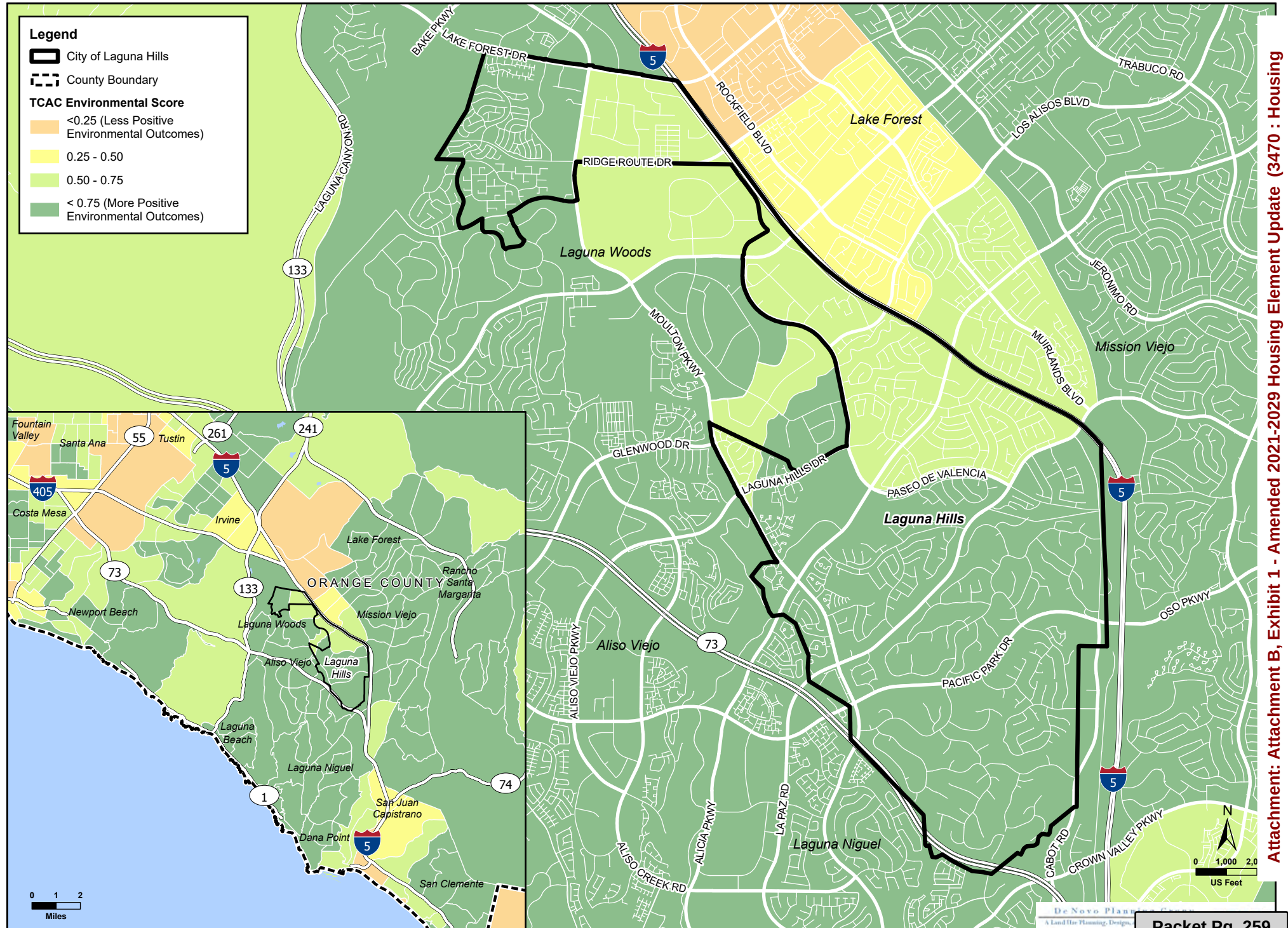
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

FIGURE H-1C: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



Sources:AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

FIGURE H-1D: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



The distribution of resource categorization within Laguna Hills reflects the public outreach feedback from residents and stakeholders that Laguna Hills is a desirable area in south Orange County. Like many cities located in the “South Orange County” region, the City is predominantly comprised of single-family neighborhoods; in Laguna Hills, these homes were primarily built before the City’s incorporation in 1991. Laguna Hills as it is known today was largely developed between 1960 and 1990 to meet the growing demand for single-family suburban development in southern California. There is limited multifamily housing in Laguna Hills and the surrounding region. As such, residential lot size, proximity to commercial centers, and access to proficient schools and greenspace influence housing affordability in Laguna Hills’ single-family neighborhoods.

Laguna Hills’ highest-resource areas are concentrated in the southern half of the City, generally located south of Alicia Parkway, Paseo de Valencia, and La Paz Road. This area is largely residential, made up of single-family homes and expansive green spaces. The northwest corner of the City, located west of Moulton Parkway, is also identified as an area of highest-resource. There are several small commercial centers in the City’s high resource areas which provide residents of Laguna Hills, Aliso Viejo, Lake Forest, Laguna Niguel, and Mission Viejo with convenient access to vital goods and services (including grocery stores, banks, and pharmacies) and local job opportunities. The developable portions of this area are completely built-out, with no developable vacant land remaining. Laguna Hills’ highest-resource area concentration is adjacent to Laguna Niguel and Aliso Viejo, which are predominantly made up of high- and highest-resource areas.

There is one census tract (06059062622), only partially located in Laguna Hills (approximately 50% of the total census tract area), that is identified as an area of moderate opportunity. This tract is generally bounded by Moulton Parkway/Paseo de Valencia to the west, Lake Forest Drive to the north, I-5 to the east, and El Toro Road on the south. Within Laguna Hills, this area is comprised of lower intensity commercial development, public uses (including the Laguna Hills Civic Center), and very limited residential development (Laguna Hills Estates, an all-age mobile home community). This moderate-resource area has access to many of the same resources as the high- and highest-resource areas, but has lower TCAC economic score (this is discussed later in more detail).

As will be discussed, the Via Lomas neighborhood has the highest diversity of any neighborhood in the City (Figure H-4), as well as the highest concentration of poverty and linguistic isolation (Figure H-7), limited access to proficient schools, and coincided with high rates of cost burdened renting households (Figure H-12). Designated as high-resource area, the relatively lower access to opportunity within the Via Lomas neighborhood (compared to other areas of the City designated as highest-resource) may reinforce the spatial segregation of low-income communities of color, particularly residents in the assisted housing developments. Currently, both Rancho Moulton and Rancho Niguel do not have any available units, according to the 2021

Welcoming Neighbors Home Initiative, which conducted research in April, May, and June of 2021. The waitlist for Rancho Niguel is 5 to 10 years long and is not accepting new potential residents.

Laguna Hills' moderate- and high-resource areas are primarily commercial areas that encompass isolated residential developments, such as the Laguna Hills Estate mobile home park (discussed previously as located within the City's only moderate-resource census tract) and the multifamily apartments, Prado, south of the former Laguna Hills Mall. Moderate and high-resource areas typically have more relatively limited access to education and employment opportunities than the highest-resource areas, and generally have relatively lower environmental quality. Based on the HCD/TCAC methodology, Laguna Hills does not have an area of high racial/ethnic segregation and poverty. In an area of high racial/ethnic segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. The moderate- and high-resource areas do coincide with lower median incomes and a higher percentage of overpayment by renters relative to the highest-resource areas. The City also individually analyzed these factors and several other factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

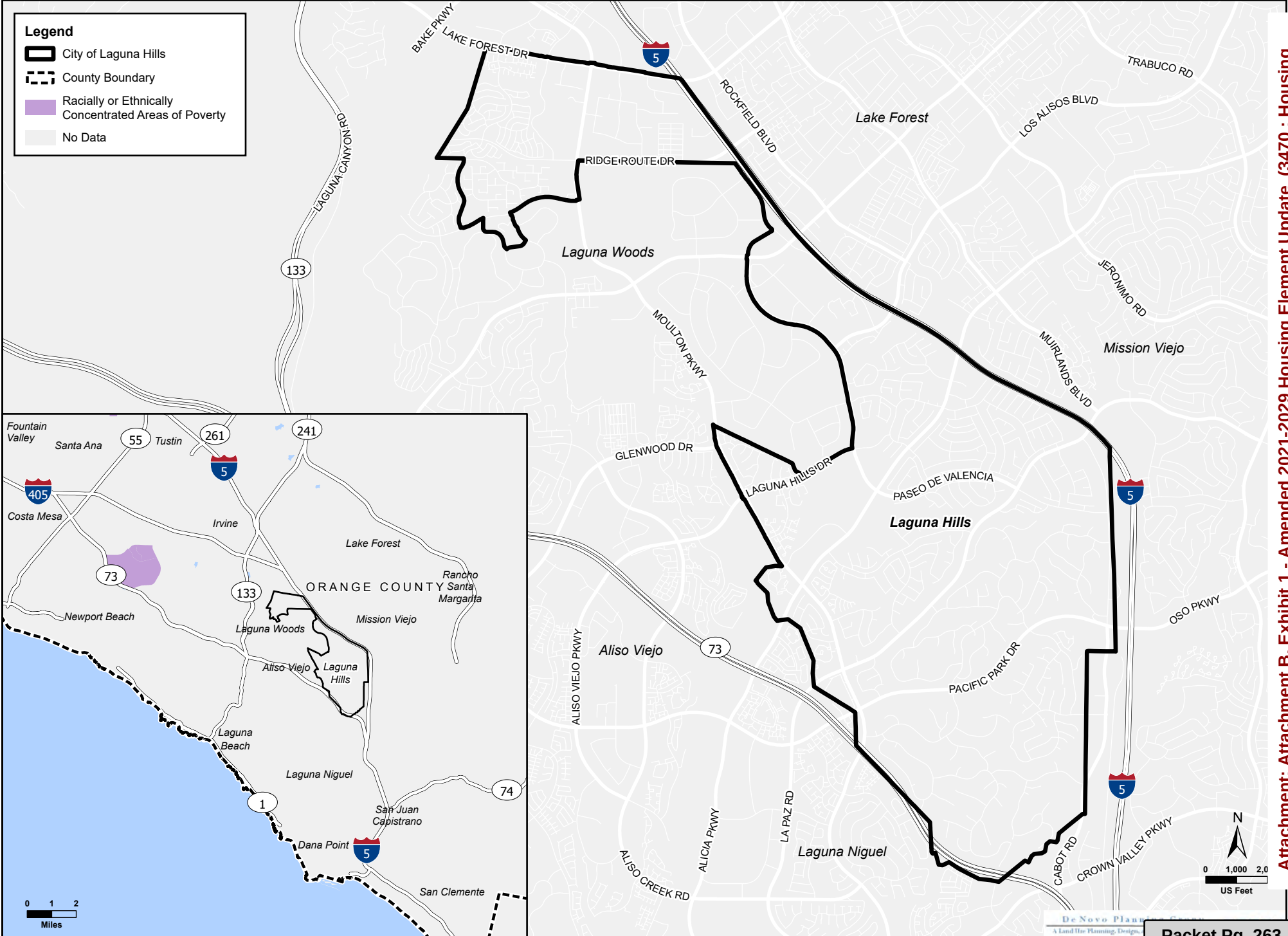
The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair-housing issues, in addition to the designations provided by the COG Geography TCAC Opportunity Map 2022. Data for disability, poverty, and familial status was available at the census-tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The City has used the most localized level of data available for the analysis.

1. *Patterns of Integration and Segregation*

To assess patterns of segregation and integration, the City analyzed six characteristics: diversity, household median income, poverty status, linguistic isolation, familial status, and disability. Household median income, poverty status, familial status, and disability rely on American Community Survey (ACS) 2015-2019 data, and diversity and linguistic isolation rely on CalEnviroScreen 3.0 data from 2018. While there are not any racially or ethnically concentrated areas of poverty (R/ECAPs) in the City of Laguna Hills, there are concentrated areas of poverty that correspond with areas of high racial/ethnic diversity and concentrated areas of affluence that correspond with White majority population (Figure H-2). Racially concentrated areas of affluence (RCAs), while not formally defined, signify the opposite of R/ECAPs; that is, areas in Laguna Hills that are largely exclusive to non-Hispanic White households who earn the highest incomes. RCAs are typically understood to be an area made up of at least 80 percent White households earning a median income exceeding 150 percent of the 2021 HCD median income for a four-person household. Since Orange County's median income trend is nearly 20 percent higher than the statewide

median, this analysis relies on the 150 percent (\$160,050) of the median income for a four-person household in Orange County. Laguna Hills racial and ethnic composition has remained largely unchanged since 2010, with the majority of Laguna Hills population in 2018 identifying their race as White (70.0 percent). Areas with a predominant White-majority population are primarily concentrated in south Laguna Hills, coinciding with the City's highest-resource areas, suggesting Laguna Hills' White population have greater access to educational and economic mobility than any other race or ethnicity in Laguna Hills. In the highest resource areas south of La Paz Road, all but one block group earn a median income over \$160,050 (the remaining block group has a median income of \$152,857). While no block group in Laguna Hills has a White population exceeding 80 percent, the White population comprise at least 75 percent in block groups with a median income greater than \$160,050. The percentage of Laguna Hills' population that identify as Hispanic has remained at approximately 21 percent since 2010. Laguna Hills' Asian population has grown slightly from 12.6 percent in 2010 to 15 percent in 2018. According to the Orange County Regional AI, Laguna Hills' Filipino population and Hispanic population are concentrated in central and north Laguna Hills, coinciding with the City's moderate- and high-resource areas adjacent to Interstate 5. Within Orange County, the existing R/ECAPs are in the City of Santa Ana and coincide with areas of high diversity with a predominantly Hispanic-majority population. Additionally, these areas received a TCAC low-resource designation, correlating with negative educational and economic outcomes. While Orange County does contain some concentrated areas of poverty that correspond with areas of high diversity, Laguna Hills is situated within a largely affluent, predominantly White part of Orange County. Neighboring cities of Laguna Beach and Laguna Niguel are largely designated as high or highest resource on the HCD/TCAC Opportunity Map with predominantly White-majority populations. For example, as a highly desirable coastal city, Laguna Beach contains block groups earning more than \$160,050 with a White population exceeding 80 percent that could be considered RCAAs.

FIGURE H-2: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY - CENSUS TRACT (2009-2013)



The 2010 Diversity Index (Figure H-3) largely matches the patterns of opportunity seen in the HCD/TCAC map. The diversity analysis assigns a diversity score based on the probability that two persons within a block group will be of differing races and ethnicities, signaling levels of integration or segregation. In Laguna Hills in 2010, diversity increased moving northward, with areas of least diversity coinciding with Laguna Hills' highest-resource areas in the south and areas of high diversity located in moderate- and high-resource areas, including areas adjacent to Interstate 5. The 2018 Diversity Index (Figure H-4) shows diversity increased citywide since 2010, including in the highest-resource areas in south Laguna Hills, suggesting that Laguna Hills neighborhoods are moving towards greater integration. Consistently since 2010, the Via Lomas neighborhood has the highest diversity in the City (Diversity Index score of greater than 85), which is designated as a high-resource area on the HCD/TCAC map. The Via Lomas neighborhood has a predominantly Hispanic population, with 83 percent of the population identifying as Hispanic. This is the only neighborhood with a majority Hispanic population. The former Laguna Hills Mall and neighborhood south of Stockport Park and north of Alicia Parkway each have a Hispanic population greater than 30 percent, but the White population is still the predominant population in the block group (Figure H-5). This history of high diversity within the Via Lomas neighborhood compared to the rest of the City suggests high rates of racial and/or ethnic concentration persist and coincides with the location of the City's two assisted housing developments. Laguna Hills and surrounding cities of Aliso Viejo, Laguna Niguel, and Mission Viejo have higher diversity than the coastal cities of Laguna Beach and Dana Point, which are predominantly low diversity. While Laguna Hills and surrounding areas-maintained neighborhoods of low diversity since 2010, the larger, denser cities in northern Orange County, such as Irvine, Garden Grove, Anaheim, and Buena Park are predominantly highly diverse, with diversity scores of 70 and above. To address factors that result in the high rates of racial and/or ethnic concentration in the Via Lomas neighborhood, the City will encourage the development of publicly assisted units in moderate and high resource areas of the City (Program H-4), promote development (particularly housing affordable to lower-income households) in the USVP area (H-6), and develop affirmative marketing strategy targeted at property owners in moderate and high resources areas to expand Housing Choice Voucher acceptance (H-16). The City will focus its Rehabilitation Program in the Via Lomas neighborhood (Program H-3).

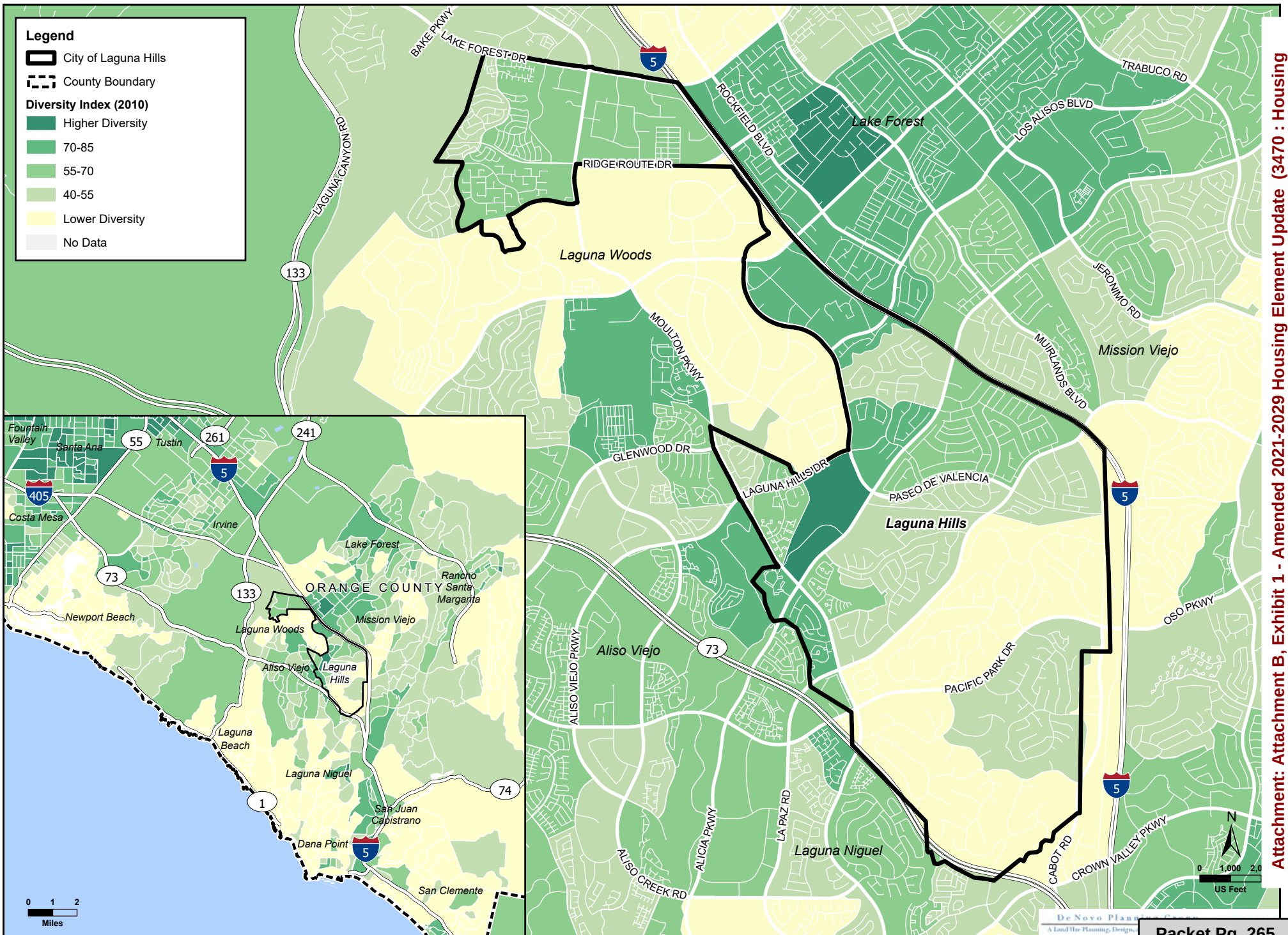
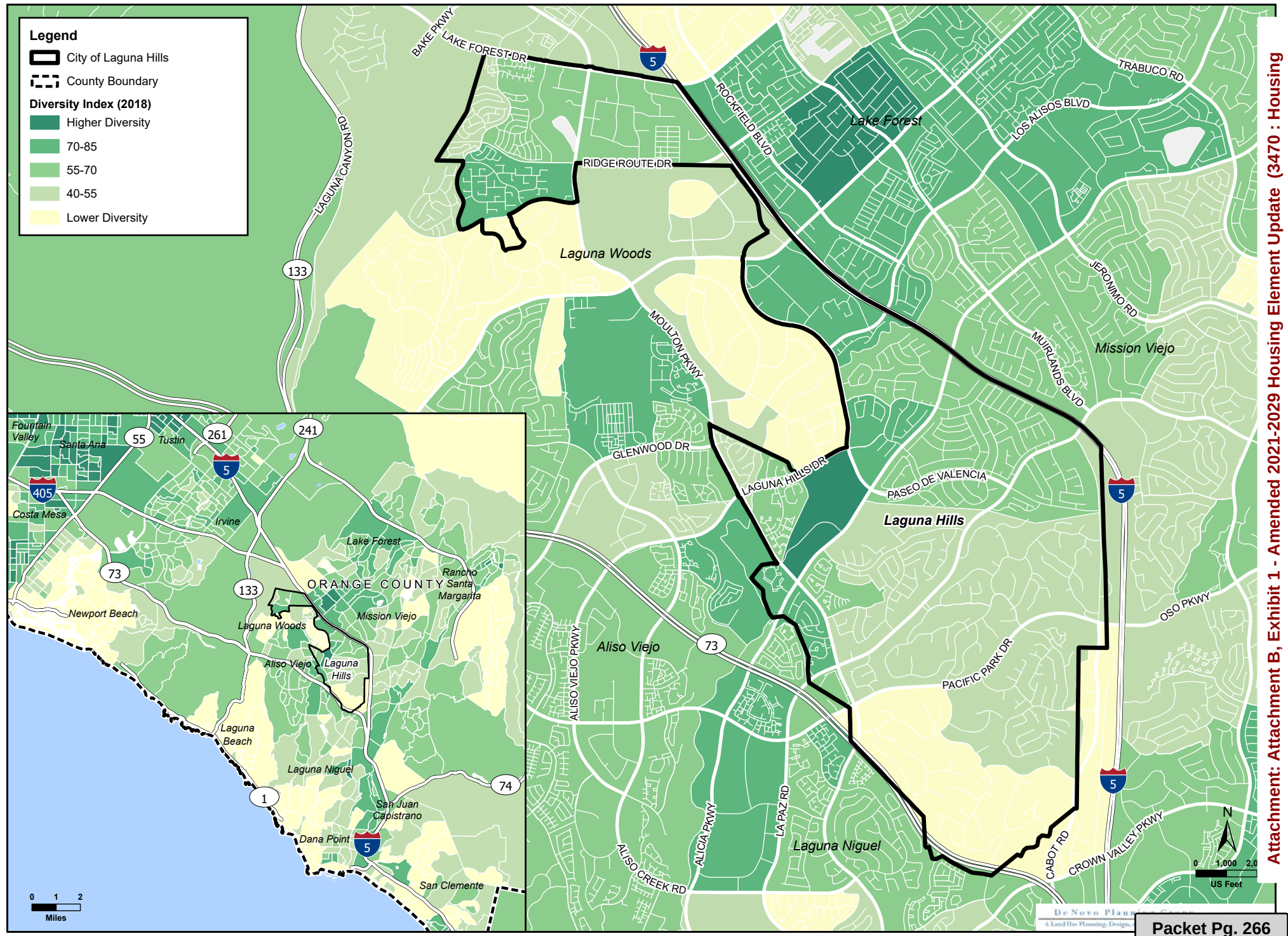
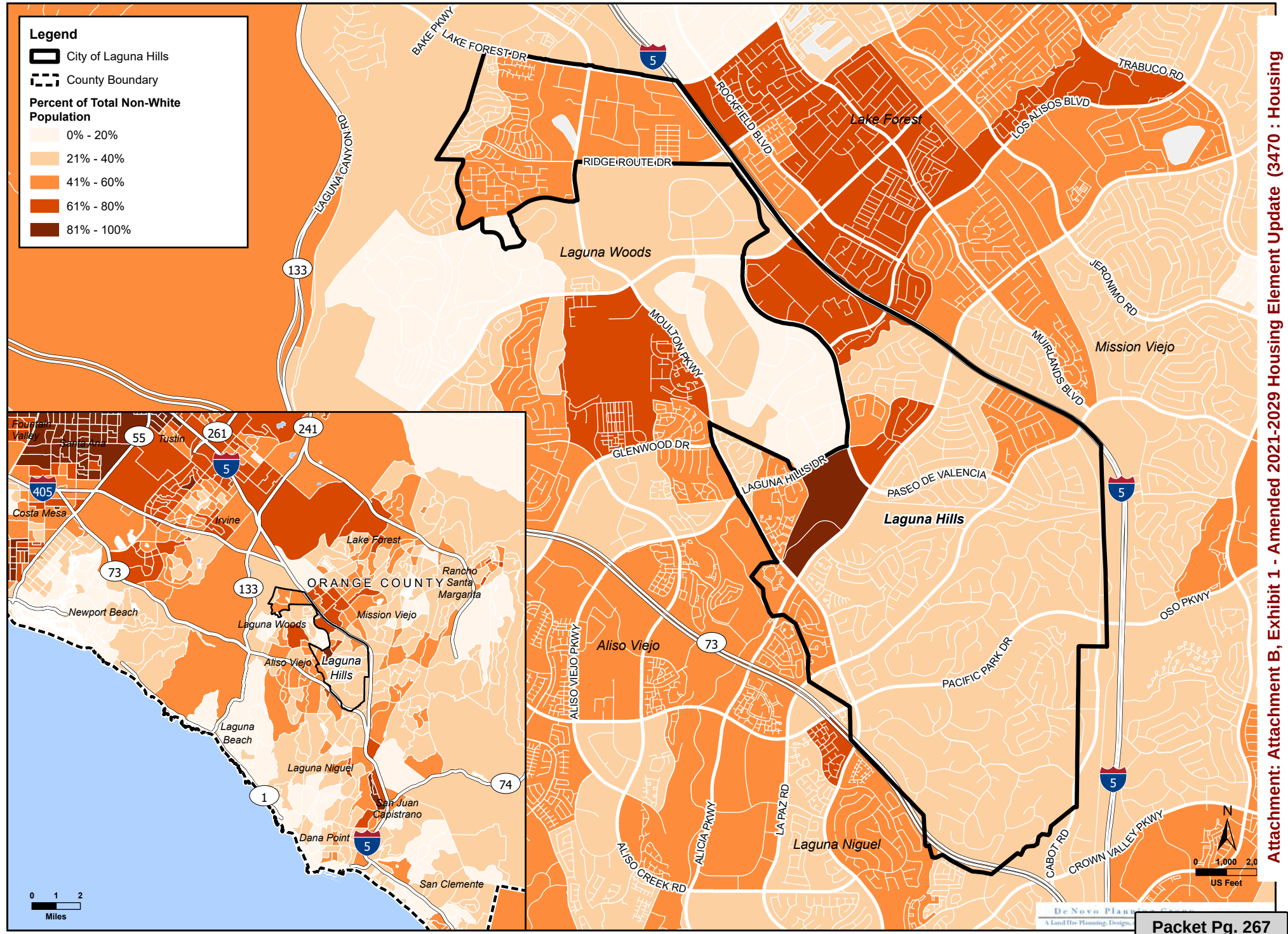


FIGURE H-4: DIVERSITY INDEX (2018)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: February 14, 2023.

FIGURE H-5: RACIAL DEMOGRAPHICS (2018)



As shown in Figure-H-6, *Median Household Income (2015-2019)*, the areas with the highest median household income (over \$145,000) are concentrated in Laguna Hills' southern, highest-resource areas. Areas with the lowest median household income (up to \$48,000) are concentrated in moderate- and high-resource areas, including the housing adjacent to Interstate 5 and the former Laguna Hills Mall, and areas of high diversity. Households in the Via Lomas neighborhood, the neighborhood with the highest diversity in the City, have the lowest median income. While Laguna Hills largely maintains low rates of poverty within the City, poverty has increased in Laguna Hills since 2010. In 2010, Laguna Hills' individuals experiencing poverty was concentrated in the Via Lomas neighborhood (about 10-20 percent of the neighborhood); by 2018, poverty status grew to include the moderate- and high-resource areas along Interstate 5 in central and north Laguna Hills, where between 10 and 20 percent of residents in these neighborhoods experienced poverty. As one of few neighborhoods with affordable housing, the concentration of low median income in the Via Lomas neighborhood reflects concerns shared by both stakeholders and some residents that the lack of affordable housing limits access to securing housing for lower-income residents (such as seniors, veterans, and essential workers), resulting in creating income-exclusive neighborhoods. Overall, Laguna Hills households and the surrounding areas have very high incomes, especially moving westward toward the coast. This contrasts drastically with north Orange County, particularly the denser, urban cities of Santa Ana, Garden Grove, and Anaheim, where many households earn less than the 2020 HCD State Median Income (\$87,100). This may be an indication that Laguna Hills and surrounding cities may be generally unaffordable to those living in poverty, restricting housing opportunities in south and west Orange County. To address potential fair housing issues with respect to areas of homogeneous incomes, the City will implement Program H-15, committing the City to develop partnerships with affordable housing developers to expand affordable housing opportunities, including projects that could offer ownership opportunities to lower income households. The City will also seek out partnerships with Orange County Housing and Community Services Department or other non-profits to create programs offering first-time homebuyer assistance program (Program H-16).

Laguna Hills' areas of concentrations of poverty and high diversity are also consistent with areas of linguistic isolation, as shown in Figure H-7, *Percentage of Population Linguistically Isolated*, particularly in the Via Lomas neighborhood and the moderate- and high-resource areas adjacent to Interstate 5. Up to 80 percent of the population in the Via Lomas neighborhood and the Laguna Hills Estate mobile home park experience linguistic isolation. Wealth inequality can result in areas of homogeneous incomes. Factors affecting wealth inequality include access to education, transportation, social networks, and primary language. Laguna Woods, Mission Viejo, and San Juan Capistrano similarly have neighborhoods along the Interstate 5 corridor that experience linguistic isolation. Conversely, the coastal cities of Newport Beach and Laguna Beach have low rates of linguistic isolation, likely due to the conformity of languages spoken in these areas (English). The City will address potential fair housing issues related to linguistic barriers through

offering resources in multiple languages and providing translation services (Program H-1, H-3, H-16, and H-17)

As shown in Figure H-8, *Percentage of Population 18 Years and Over Living Alone*, the percentage of Laguna Hills residents over 18 years living alone (versus with a spouse and/or children) increases in the City's moderate- and high-resource areas along Interstate 5 and the Via Lomas neighborhood, with single-person households comprising up to 35 percent of the resident population in these areas and exceeding 35 percent in the Laguna Hills Estate mobile home park neighborhood. Single-person households only comprise up to 10 percent of resident population living in the highest-resource areas in south Laguna Hills. The excessive concentration of single-person households in Laguna Hills indicates an uneven distribution of unit types and reflects concerns shared by Laguna Hills residents during public outreach events that seniors and young adults (including young adults that grew up in Laguna Hills) have limited affordable housing opportunities in Laguna Hills. The moderate- and high-resource areas adjacent to Interstate 5 and the Via Loma neighborhood provide multifamily residential in addition to single-family homes, which are more likely to provide studio and one-bedroom units appropriately sized for a single-person household. The highest-resource areas in south Laguna Hills are characterized by single-family residential that may be both inappropriately sized for a single-person household and unaffordable for a single income. Single-person households are more integrated in the cities surrounding Laguna Hills, with single adults typically comprising between 15 and 25 percent of the resident population, suggesting these cities provide a more even distribution of housing types. This includes high-resource coastal cities of Laguna Beach, Laguna Niguel, and Dana Point.

Single-parent households are at particular risk of fair housing access issues and displacement due to income and childcare challenges. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty and displacement than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs. As shown in Figure H-9, Laguna Hills and the surrounding region sees generally low rates of children in single-parent female-headed households, with higher rates in Laguna Hills found in the Via Lomas neighborhood, the Urban Village Specific Plan area, and in the eastern half of North Laguna Hills. These areas coincide with TCAC/HCD Opportunity area designations indicating moderate- and high-resource access. The City will implement Program H-15 to develop partnerships with affordable housing developers and Program H-7 to update the Zoning Code to facilitate the development of housing, ensuring the development of a variety of affordable housing types, including in high-resource areas.

FIGURE H-6: MEDIAN HOUSEHOLD INCOME (2015-2019)

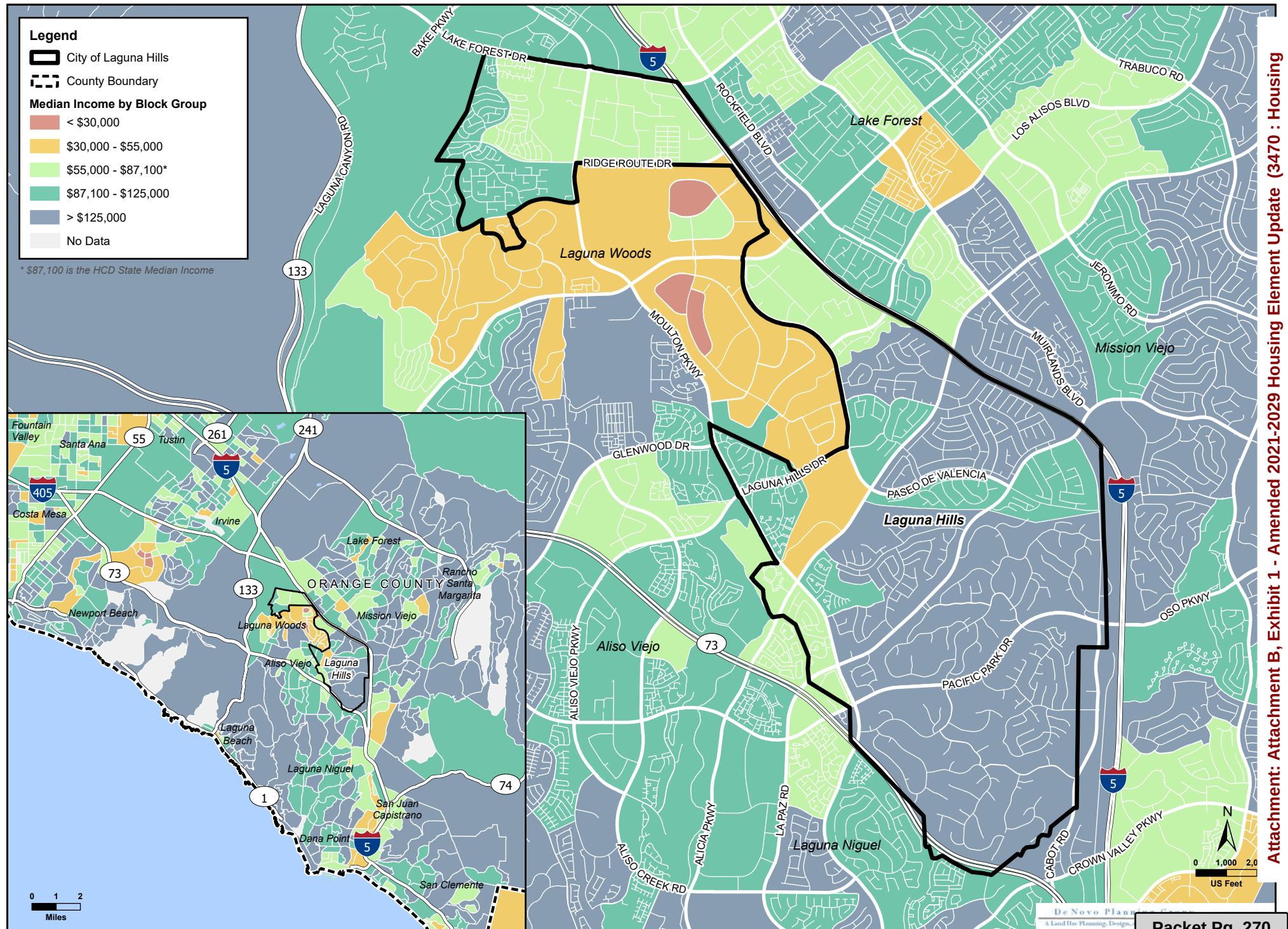


FIGURE H-7: PERCENT OF POPULATION LINGUISTICALLY ISOLATED

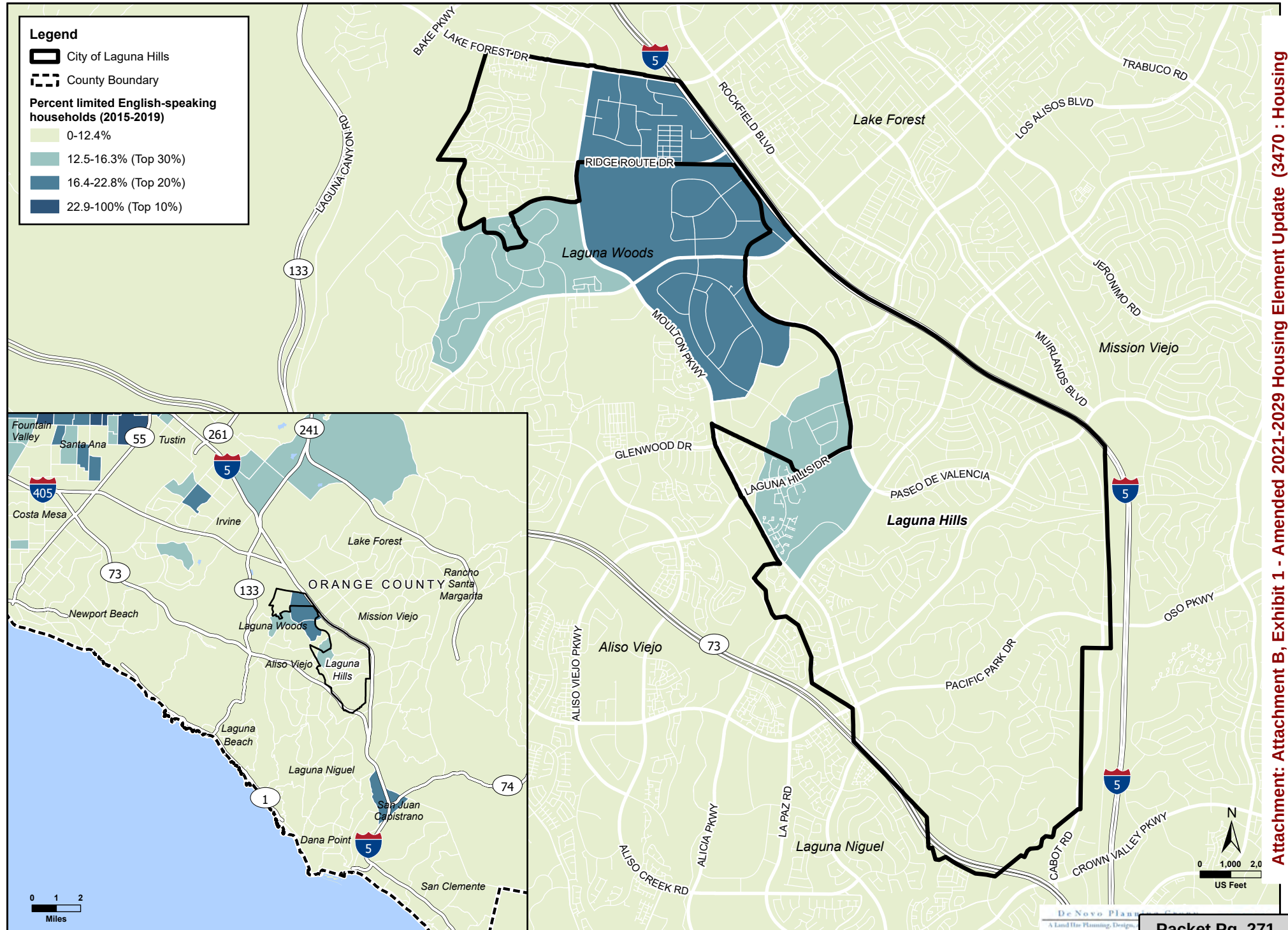


FIGURE H-8: PERCENT OF POPULATION 18 YEARS AND OVER LIVING ALONE

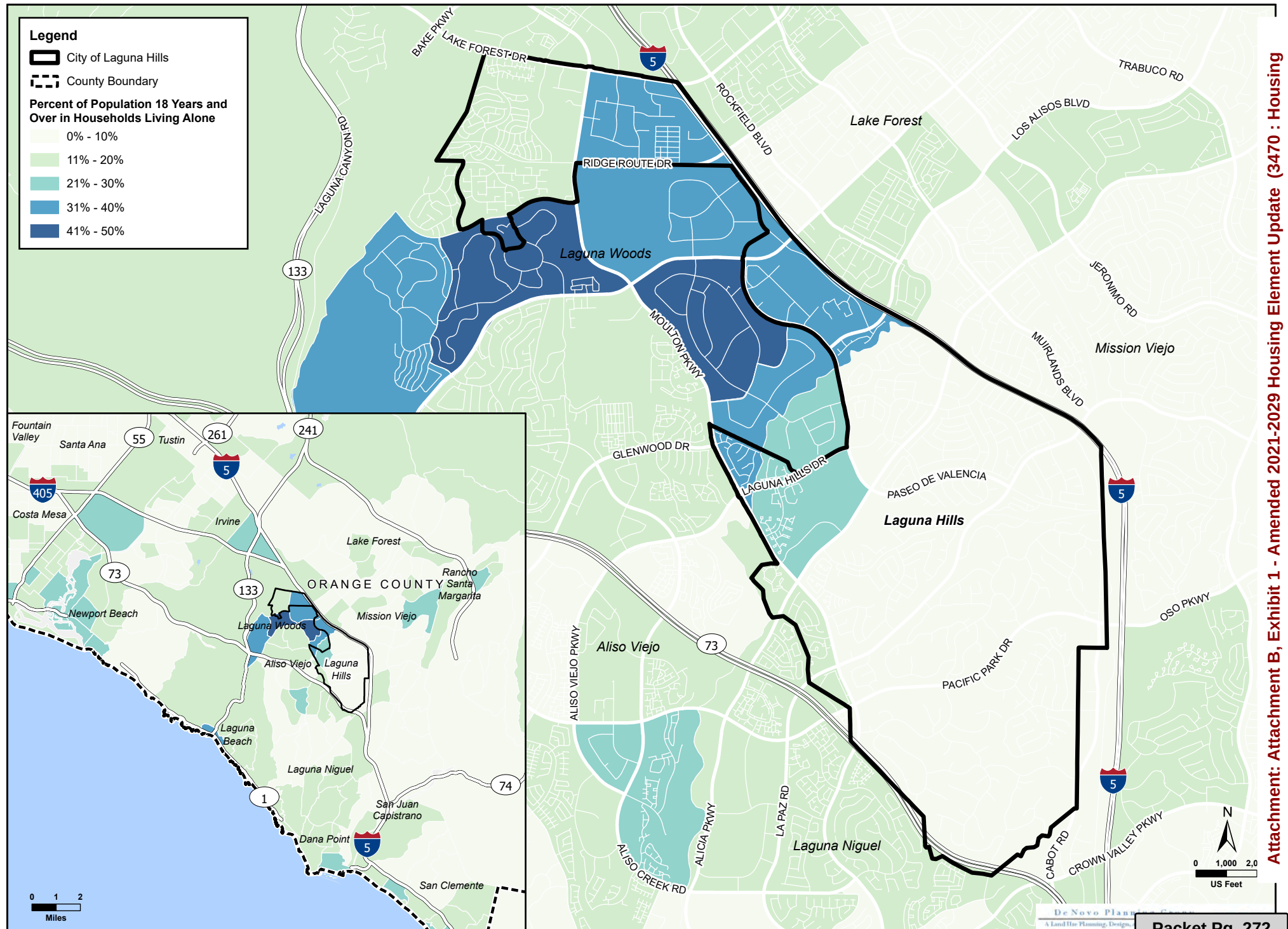
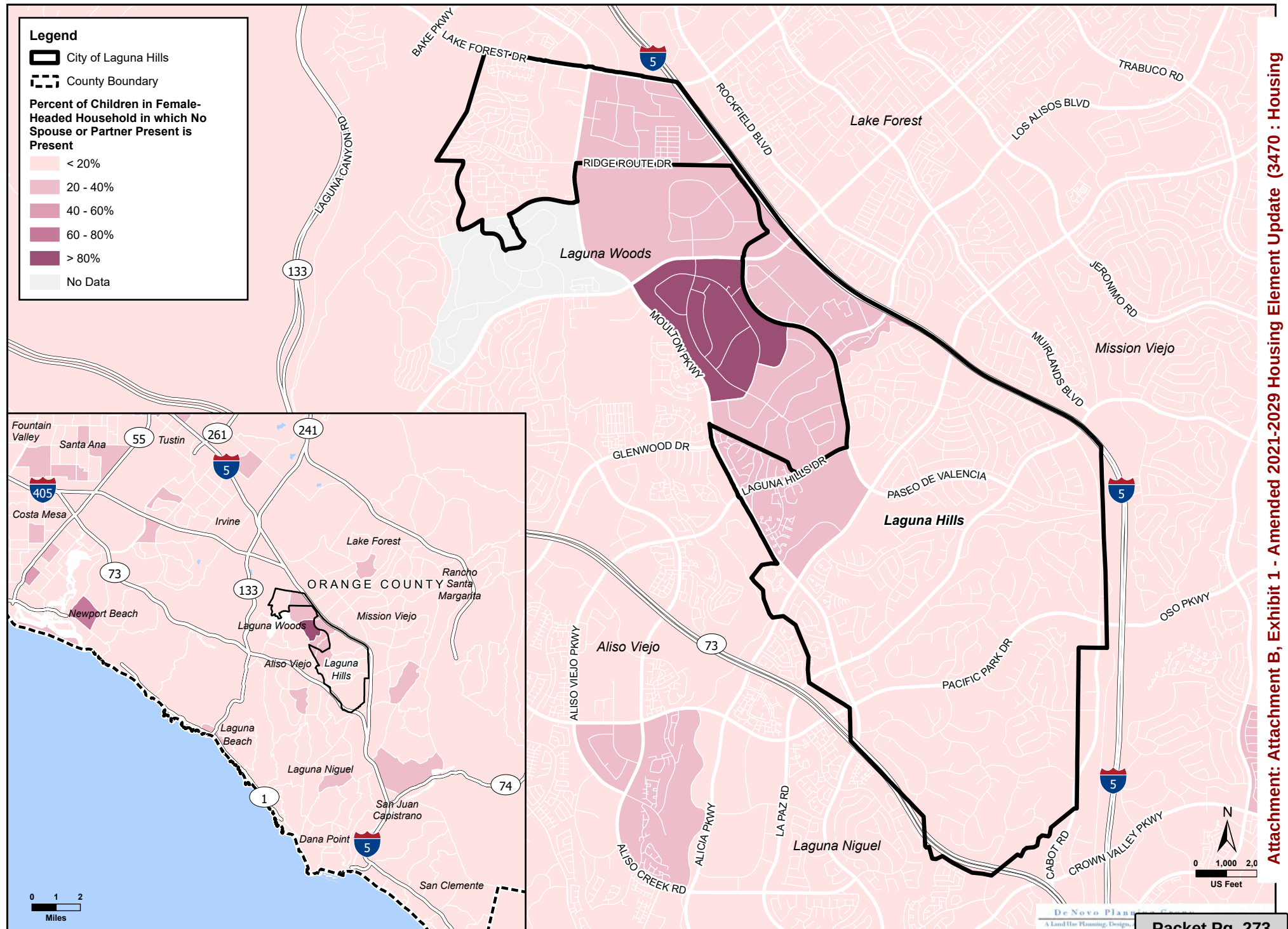
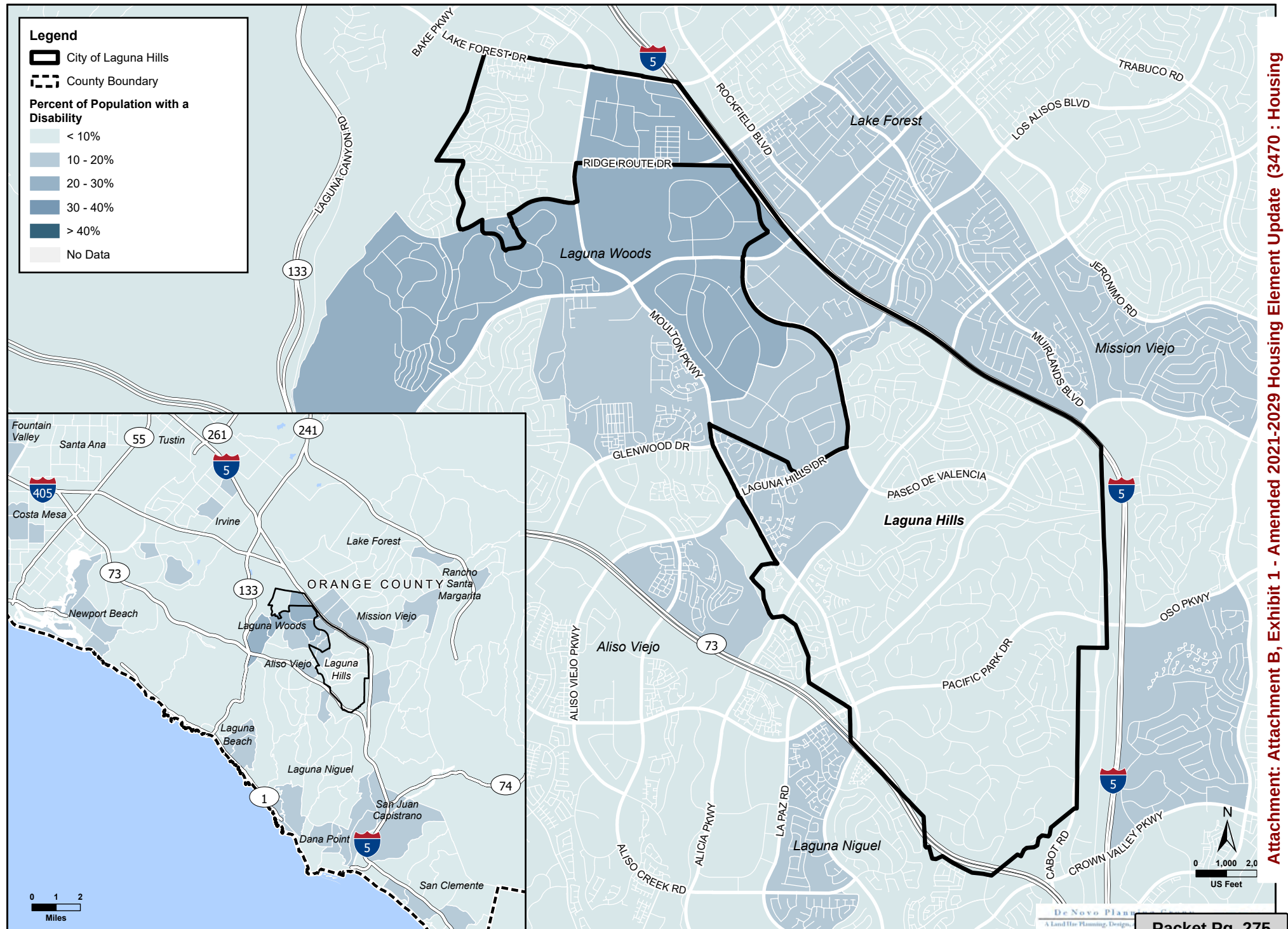


FIGURE H-9: PERCENTAGE OF CHILDREN LIVING IN SINGLE-PARENT FEMALE-HEADED HOUSEHOLDS (2015-2019)



Similarly, residents of Laguna Hills living with a disability primarily reside in the moderate- and high-resource areas along Interstate 5, with between 20 and 30 percent of the resident population in these neighborhoods living with a disability (see Figure H-10, *Population with Disability [2015-2019]*). Less than 10 percent of residents in the highest resource neighborhoods in south Laguna Hills live with a disability. Individuals living with disabilities are particularly vulnerable from a fair housing perspective because of accessibility concerns or risk of discriminatory actions from landlords. Further, individuals with disabilities can have specific considerations for housing, such as affordability for fixed incomes, accessibility features, and access to transit and other resources, that limit access to available housing types. The type and affordability of housing available in the highest-resource areas in south Laguna Hills may preclude disabled individuals from residing in these neighborhoods. The adjacent city of Laguna Woods has a higher population of persons with a disability (between 20 and 30 percent), likely from the significant senior population that live in Laguna Woods Village, a private gated retirement community that comprises about 90 percent of the city. Outside of Laguna Woods, higher percentages of persons with disabilities are concentrated in the low-resource areas in northern Orange County, particularly Westminster, Stanton, Fountain Valley, and Cypress. This indicates that Laguna Hills and surrounding high-resource cities of Aliso Viejo and Laguna Niguel do not have sufficient housing available and/or do not have housing appropriate for persons with disabilities. Respondents of an online survey that were supportive of increasing housing supply expressly identified the need for housing for senior citizens and persons with disabilities, suggesting that housing needs for seniors and persons with disabilities are not fully met in Laguna Hills. For these reasons, this Housing Element includes programs to ensure that existing housing may be appropriately retrofitted for Americans with Disability Act (ADA) accessibility through continuing code enforcement and rehabilitation programs and developing informational material on housing services available for persons with disabilities (Program H-1, H-3, H-16, and H-17).

FIGURE H-10: POPULATION WITH A DISABILITY (2015-2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: February 14, 2023.

2. *Displacement Risk*

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City indicates an increased risk of displacement due to housing costs outpacing wage increases, a trend that is felt throughout the region, state, and nation. The American Community Survey reported 5-year estimates for median rent gross rent in Laguna Hills as \$2,111 in 2019, \$1,819 in 2015, and \$1,727 in 2010, with median household incomes of \$102,358 in 2019, \$89,754 in 2015, and \$87,337 in 2010. During this period rent increased 22.2 percent, while median household income increased only 17.2 percent. This data indicates that increases in rental prices have outpaced rises in income in Laguna Hills, suggesting that renting residents, comprising most of the City's lower-income households, may be at risk of displacement.

The Urban Displacement Project has developed a database identifying neighborhoods in Southern California that are vulnerable to gentrification and displacement as a part of their project to predict trends of gentrification and displacement based on community-engaged research process of market trends, housing, and jobs growth. The Urban Displacement Project defines gentrification as “a process of neighborhood change that includes economic change in a historically disinvested neighborhood — by means of real estate investment and new higher-income residents moving in — as well as demographic change — not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents”.¹ Renewed interest in city neighborhoods can lead to or accelerate the displacement of city residents, typically low-income communities of color, due to rising commercial and residential rents.

The HCD/Urban Displacement Project's Estimated Displacement Risk model for California identifies two census tracts within Laguna Hills as “at risk of displacement” (06059062647 and 06059062622); the rest of the City is identified as having a “lower displacement risk”. The “at risk” areas of Laguna Hills correspond to areas identified as moderate- or high-opportunity areas and include the Laguna Hills Estate mobile home park and the multifamily apartments, Prado, south of the former Laguna Hills Mall. The data indicate that residents living in the City's relatively lower (i.e., moderate- and high-) opportunity areas have a higher risk of displacement than the highest-opportunity areas in the southern half of Laguna Hills. Areas with a higher risk of displacement generally have a higher proportion of renters and low-income households than areas with a lower displacement risk. It is important to note that both of the “at risk” census tracts in Laguna Hills are only partially located within city limits, with approximately half of the land area located outside of city limits in the Laguna Woods Village, an age-restricted retirement community. Residents of Laguna Woods Village are likely to be seniors on a fixed income; therefore, the high proportion of renters and low-income households is not necessarily representative of conditions within adjacent areas of Laguna Hills. Nonetheless, the City recognizes the importance of protecting residents from displacement and

has included a number of programs to prevent and/or mitigate the effects of displacement, including Programs H-5, H-12, H-14, H-15, and H-16.

3. *Access to Opportunity*

Access to proficient schools was a significant compelling factor in the development of suburban cities in Southern California between the 1960s and 1980s, and continues to hold considerable influence in housing choice. A New York Times article from 1977 titled “Los Angeles Schools Plan Busing Amid White Flight” suggested that middle-class families that could not afford private school transplanted to suburban areas, such as Orange County, to avoid court-ordered busing (Lindsey, 1977). There are nine census tracts located wholly or partially in Laguna Hills. All census tracts except one are designated as TCAC high or highest opportunity areas, and this designation applies to tracts in the north (north of Santa Marie Avenue/west of Moulton Parkway) and south areas (south of El Toro Road) of the community. Access to opportunity is not concentrated in any one specific geographic area. **Table H-44A** identifies the TCAC/HCD Opportunity resources levels by census tract and the corresponding scores for economic, educational, and environmental indicators. Possible scores range from 0.0 (least positive) to 1.0 (most positive).

Table H-44A Opportunity Resource Levels by Census Tract				
Census Tract	Opportunity Category	Economic Score	Educational Score	Environmental Score
626.21	Highest	0.84	0.73	0.80
626.22	Moderate	0.25	0.54	0.74
626.47	High	0.50	0.61	0.66
626.25	High	0.55	0.74	0.90
423.07	Highest	0.71	0.86	0.67
423.20	Highest	0.70	0.87	0.94
423.27	Highest	0.70	0.86	0.98
423.28	Highest	0.90	0.81	0.93
423.33	Highest	0.90	0.89	0.91
Source: HCD Regional Housing Needs Allocation, TCAC/HCD Opportunity Area Maps, City of Laguna Hills, 2022.				

There is one census tract (06059062622), only partially located in Laguna Hills (approximately 50% of the total census tract area), that is identified as an area of moderate opportunity. The portion of this tract that is in Laguna Hills is primarily composed of lower intensity commercial development (majority office), public uses (including the Laguna Hills Civic Center), and very limited residential development (Laguna Hills Estates, an all-age mobile home community). The other half of this tract, located in the City of Laguna Woods, is composed of the Laguna Woods Golf Course (approximately 25%

of the total census tract area) and age-restricted low intensity multifamily development.

All census tracts in Laguna Hills have positive levels of education and environmental opportunity, with domain scores of 0.50 or greater. These patterns are described below in more detail and are generally consistent with the region, where census tracts in adjacent jurisdictions exhibit similar scores and patterns of opportunity (it is noted that across I-5, Laguna Hills' neighbor the City of Lake Forest has lower environmental domain scores for tracts along the freeway). The differentiating factor between the majority of Laguna Hills' census tracts (where levels of opportunity are high or highest) and the single tract with a moderate level of opportunity is the economic domain score; for this single tract, half of which is located in Laguna Woods, the lower economic domain score reduces the composite score enough to designate the tract as moderate resource opportunity. However, as described below, the indicators used to determine the economic domain score would be expected to be low in a community like Laguna Woods, where most residents are retired and living on fixed incomes (this is reinforced by the fact that the other tracts located exclusively in Laguna Woods have similarly low economic domain scores). When focusing exclusively on the portion of the census tract that is in Laguna Hills, the indicators related to economic opportunity are largely consistent with the other tracts in the City.

Education

As shown in HCD's AFFH Data Viewer (Figure H-1c) and Table H-44-A, the majority of Laguna Hills has positive educational opportunity (i.e., domain scores above 0.5), with educational scores ranging from 0.54 to 0.89 and a median score of 0.81. Educational scores are based on three indicators: math and reading proficiency, high school graduation rate, and student poverty. Education scores in Laguna Hills as a whole are relatively high when compared to other areas within the COG; however, within Laguna Hills, lower educational scores are located in the northern half of the City and correspond to moderate-, high-, and highest-opportunity areas, while the southern half of the City has relatively higher educational scores and correspond to highest-opportunity areas. This indicates that while all areas of the City have access to high-quality education, there is somewhat of an educational disparity between the more diverse and lower-income northern portion of the City and the wealthier and less racially-diverse southern portion of the City.

During the in-person workshop for the Housing Element, the potential for decreased school quality was a frequently expressed concern among Laguna Hills residents that opposed more housing development, suggesting that retaining access to high quality schools is a high priority for residents. There are four public schools within Laguna Hills City limits, three of which are located in south Laguna Hills (two elementary schools and a high school) and one located in north Laguna Hills (an elementary school). All four schools are within the Saddleback Valley Unified School District, which encompasses

all of Laguna Hills as well as Mission Viejo, Lake Forest, Rancho Santa Margarita, and Foothill Ranch. In a state review of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, the three schools located in south Laguna Hills are ranked in the 74th percentile or higher when compared to other similar schools across the state. The elementary school located in north Laguna Hills is only ranked in the 34th percentile and serves students residing in the low- and moderate-resource areas of north Laguna Hills, including the low-resource areas adjacent to Interstate 5. According to data provided on School-Ratings.com, the ethnicity of a majority of the student population of the elementary school located in north Laguna Hills is Hispanic or Latino (61 percent). The other two elementary schools serve central and south Laguna Hills; however, this does not include the Via Lomas neighborhood despite its location in west-central Laguna Hills. Elementary students residing in the Via Lomas neighborhood attend elementary school in Mission Viejo, located east of Laguna Hills. The assigned elementary school is over two miles from the Via Lomas neighborhood, exceeding reasonable walking or cycling distance for students. This school ranked in the 35th percentile, indicating that 65 percent of similar schools performed higher than this school, including the two elementary schools located closer to the Via Lomas neighborhood. The high school, which ranked in the 89th percentile, serves all of Laguna Hills. While all Laguna Hills residents have access to a high-performing high school, residents of the moderate- and high-resource areas in north Laguna Hills and the Via Lomas neighborhood have limited access to proficient school opportunities for early education because of the quality of the schools. To address this, the City will engage with the local school district to create a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood (Program H-16).

Transportation

Laguna Hills is served by the OC Bus system, which provides public transportation for Orange County, and Metrolink, a train system providing connection across Southern California. The Laguna Hills Transportation Center (located close to the former Laguna Hills Mall) serves as the central transportation hub in the City with bus lines running north-south and east-west to connect the City. The OC Bus system has three lines that run north-south (lines 90, 83, and 91) and three lines that run east-west (lines 177, 87, and 89). However, there are no lines within Laguna Hills that offer 15 minutes weekday rush-hour frequency, which is offered in north and west Orange County. Standard fare for OC Bus is \$2.00 to board and \$5.00 for a one-day pass (unlimited transfers). Seniors, individuals with disabilities, and youth are eligible for discounted fares; and unlimited 30-day passes are available for \$69.00. The local Metrolink station (Laguna Niguel/Mission Viejo Station) is located in south Laguna Hills and provides transport through north Orange County to the Los Angeles Union Station. Residents in north Laguna Hills are closer to the Irvine station and would need to travel there to access Metrolink. Metrolink lines provide service Monday through Friday from roughly 4 a.m. to 8 p.m. on weekdays. A reduced schedule is offered on weekends.

All Transit, an online resource for transit connectivity, access and frequency data, explores metrics that reveal the social and economic impact of transit, specifically looking at the economy, equity, health, transit quality and mobility network. According to All Transit, Laguna Hills has a score of 4.1 out of 10, with a score of 10 being high connectivity, access to jobs and frequency of service. Areas of the City with relatively high transit scores are generally located near the former Laguna Hills Mall site, in the middle and eastern portion of the City, and along Paseo de Valencia.

Regionally, the Orange County Regional Analysis of Impediments to Fair Housing (AI) found that for the County as a whole, White residents have the lowest scores on the low transportation cost index (indicating greater access to low-cost transportation), while Hispanic residents have the highest score. There are no significant disparities between racial/ethnic groups in the low transportation cost index in most jurisdictions in Orange County. The County AI also found that transit index scores do not vary significantly by racial or ethnic group in most jurisdictions. Low transportation cost index scores as well as transit index scores are generally higher in north Orange County than south Orange County. Scores are generally higher in jurisdictions with greater levels of density.

Economic

As a suburban city of Los Angeles, Santa Ana, and other urban areas in North Orange County and Los Angeles County, Laguna Hills as it is known today was developed to provide middle-class families a separation between urban employment centers and suburban residential areas, relying on a network of freeways to provide access to employment centers. Laguna Hills is predominantly comprised of single-family residential subdivisions with limited commercial areas, but has grown to offer employment opportunities for range of incomes and education level. The MemorialCare Saddleback Hospital, located near the former Laguna Hills Mall, is the largest employer of Laguna Hills residents, employing approximately 10 percent of Laguna Hills civilian labor force. Figure H-11, *Jobs Proximity Index*, shows that low-wage workers across Laguna Hills, including the City's low-resource areas, benefit from greater access to nearby job centers based on the United States Department of Housing and Urban Development's (HUD's) job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance in the region. No areas of Laguna Hills receive scores falling into "furthest proximity" categories, indicating low-wage workers would have to travel long distances to access jobs or job centers. North and south Laguna Hills have very close proximity to local job centers that can employ low-wage workers, most notably to the job centers in Irvine, Santa Ana, and other areas of north Orange County. The mean commute time for Laguna Hills is 25 minutes, which is less than the mean travel time for the Los Angeles-Long Beach-Anaheim Metro Area (31 minutes), which includes Orange County, and the national average (27 minutes). Neighboring cities, including Mission Viejo, Laguna Woods, Laguna Beach, and Laguna Niguel have respective mean commute times of approximately 28, 23, 27, and 28 minutes. In the wake of the pandemic in 2020, local real estate leaders shared through consultations that shifting to work-from-home has accelerated home sales and selling prices. While Laguna Hills features relatively good access to employment centers locally and in the County, flexible work schedules renewed interest in suburban cities like Laguna Hills since access to employment centers is less of a priority.

As shown in in HCD's AFFH Data Viewer (Figure H-1b) and Table H-44-A, the majority of Laguna Hills has positive economic opportunity (i.e., domain scores above 0.5), with a median economic score of 0.70. The single census tract in Laguna Hills with a moderate opportunity score has relatively low economic domain score (0.25), which is the primary factor in reducing the composite opportunity score for this tract below the other tracts in the City (i.e., those with high or highest levels of opportunity). The indicators used to influence the economic domain score include poverty, adult education, employment, job proximity, and median home value. As described below, one of these indicators—employment—should be expected to be significantly lower in the Laguna Woods portion of the census tract than the Laguna Hills portion, given that Laguna Woods is an age-restricted retirement community and its residents are primarily retired. Another indicator—median home value—is also significantly different when comparing values (by block group) between the Laguna Woods portion of the moderate resource census tract to the median home values of Laguna Hills homes on the north side of the City. The remaining economic indicators—poverty, adult education, job proximity—are not significantly different between this census tract and other tracts in Laguna Hills, which illustrates that these factors are not contributing to this tract's designation as a moderate opportunity area. Rather, the designation of moderate opportunity is primarily a result of the fact that half of this single census tract is located in the City of Laguna Woods and includes a golf course and age-restricted residential development. The natural characteristics of the development pattern in Laguna Woods, combined with the very limited existing residential development in the Laguna Hills side of the census tract, has resulted in a low economic score for the tract as a whole, but should not be taken to indicate that future residents who locate to this area as a result of development of the City's opportunity sites would have lower levels of opportunity; rather, based on this research, it would be expected that if TCAC scores were assigned at the block group level, it would be expected that the Laguna Hills portion of the tract would be an area of high or highest opportunity, consistent with tract 06059062621, immediately to the west. New residents of this area will enjoy similar access to opportunity consistent with the other neighborhoods of Laguna Hills, and the introduction of new residents, at all income levels, will help to improve some of the indicators of this tract with lower scores, such as employment. Moreover, new residential development is expected to occur as part of mixed-use projects, where new development can introduce a broader array of jobs, housing, and recreation opportunities to an area in need of private investment.

Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. CalEnviroScreen relies on a number of indicators that measure an area's pollution burden, including ozone and particulate matter concentrations, drinking water contaminants, pesticide use, toxic release sites, and proximity to hazardous waste and solid waste sites and facilities. As shown in in HCD's AFFH Data Viewer (Figure H-1d) and Table H-44-A, Laguna Hills has generally high environmental domain scores (indicating positive environmental outcomes), with environmental scores ranging between 0.66 to 0.98 and a median score of 0.90. The highest (most positive) scores in the City are concentrated in southern Laguna Hills within the City's highest-resource areas. The lowest scores in the City are located in the middle-northeastern portion of the City, generally along Interstate 5, in moderate- and high-resource areas. This implies that compared to the rest of Laguna Hills, residents of this area are disproportionately burdened by multiple sources of pollution, possibly from the proximity to a major interstate. On the whole, Laguna Hills' environmental conditions reflect the surrounding coastal communities that offer access to open space, coastal areas, and parks, including the Orange County-managed park Aliso and Wood Canyons Wilderness, which has over 30 miles of trails. The dense, urban cities in north Orange County received drastically higher scores and are highest in the low-resource areas of Santa Ana, Stanton, Anaheim, and Buena Park. To address environmental justice concerns in Laguna Hills, the City is concurrently updating its Safety Element, which includes an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the General Plan. Additionally, as described further in the Sites Inventory section below, the Housing Plan and Sites Inventory seeks to develop more affordable opportunities throughout Laguna Hills, including in areas with the highest environmental domain scores.

4. *Disproportionate Housing Need*

As discussed in the Housing Needs Assessment chapter, overpayment is a significant issue for Laguna Hills residents, with 40.7 percent of Laguna Hills households with housing cost burden. Housing cost burden impacts a majority of renting households (51.3 percent) and over a third of owner households (36.3 percent). As shown in Figure H-12, *Overpayment by Renters (2015-2019)*, housing cost burden for renting households is experienced across the City, with up to 50 percent of renting households paying over 30 percent of monthly income toward housing expenses in most areas of the City. In the moderate- and high-resource areas along Interstate 5, the Via Lomas neighborhood, and the highest-resource area in south Laguna Hills, cost-burdened renting households exceed 65 percent of the population. Overpayment in Laguna Hills impacts extremely low-, very low-, and low-income households (see Table H-11, *Overpayment by Income and Tenure, 2013-2017*, in the Housing Needs Assessment chapter). This pattern can be seen geographically, with highest levels of cost-burdened renters observed in the Via Lomas neighborhood and in the moderate- and high-resource areas along Interstate 5. While less severe citywide, Laguna Hills owner households in the Via Lomas neighborhood, moderate- and high-resource areas along Interstate 5, and the highest-resource areas in south Laguna Hills experience the highest levels of cost burden in the City (Figure H-13, *Overpayment by Owners [2015-2019]*). Rates of overpayment in Laguna Hills are consistent with trends countywide, with about 40.5 percent of Orange County households overpaying for housing. The significant portion of cost-burdened Laguna Hills residents across the City may indicate that housing is unaffordable for all income levels. As described in the Housing Needs Assessment chapter, very low- and low-income households can afford some rental housing in Laguna Hills; however, fewer options are available for homeownership (see Tables H-26 through H-29). The City will seek to address overpayment by helping to facilitate the development of below-market rate housing and addressing the overall need for increased housing. The following programs, enumerated in greater detail in other sections, would work together to address affordable housing creation and mitigate displacement through land use changes, preserving at-risk units, density bonuses, Section 8 rental assistance, and other means: Program H-1, Program H-3, Program H-4, Program H-7, H-14, H-15, and H-16.

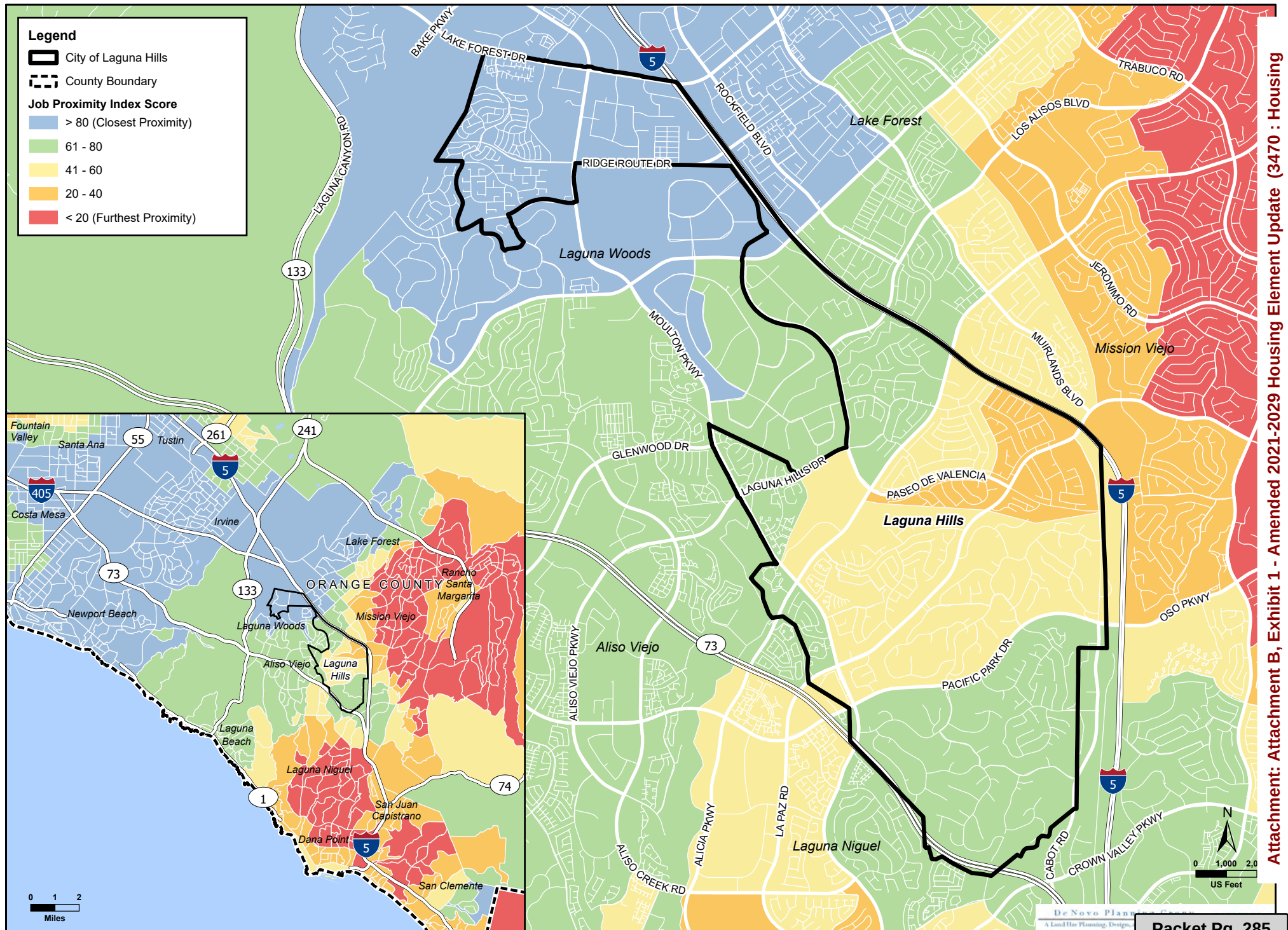
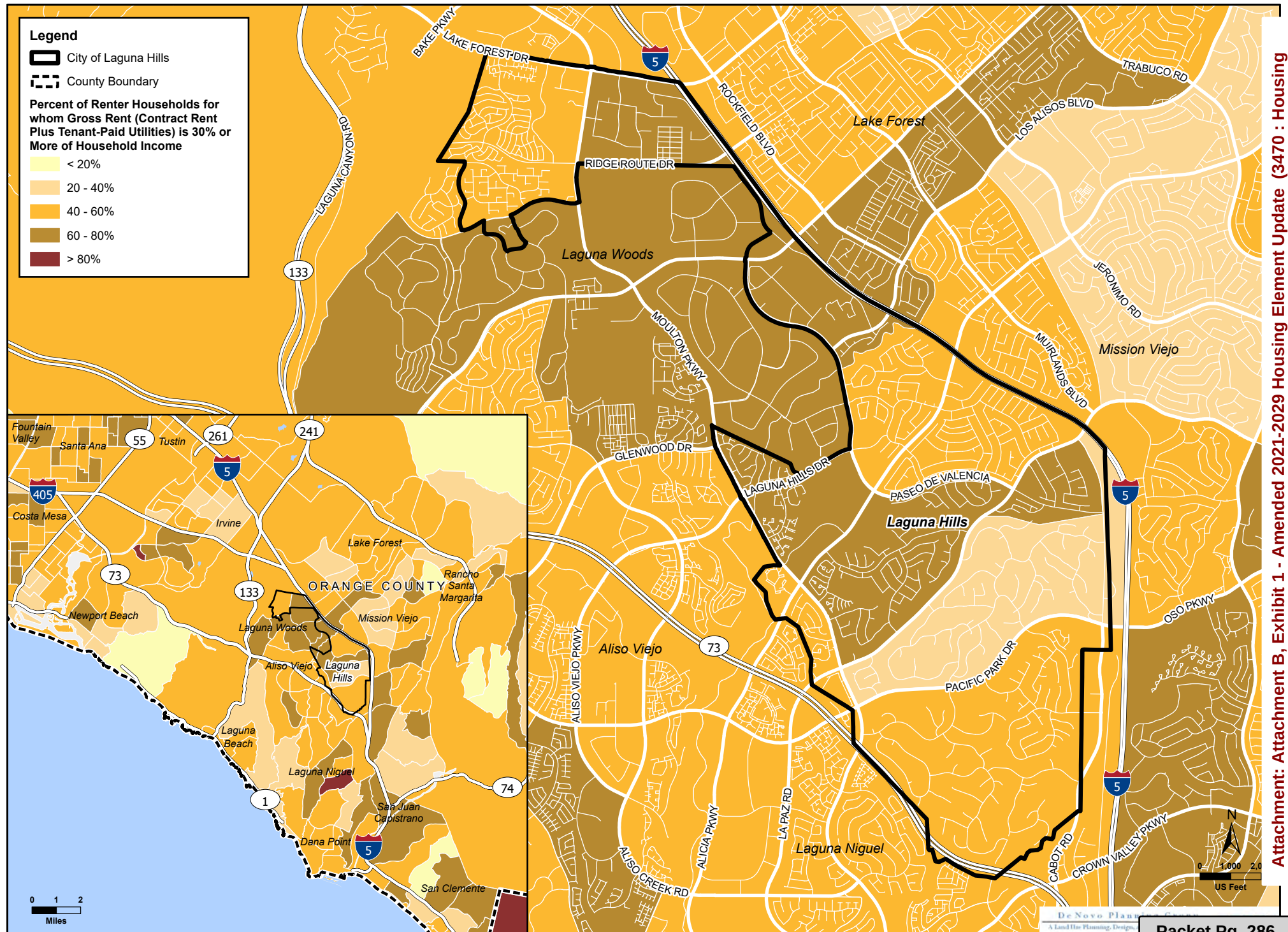
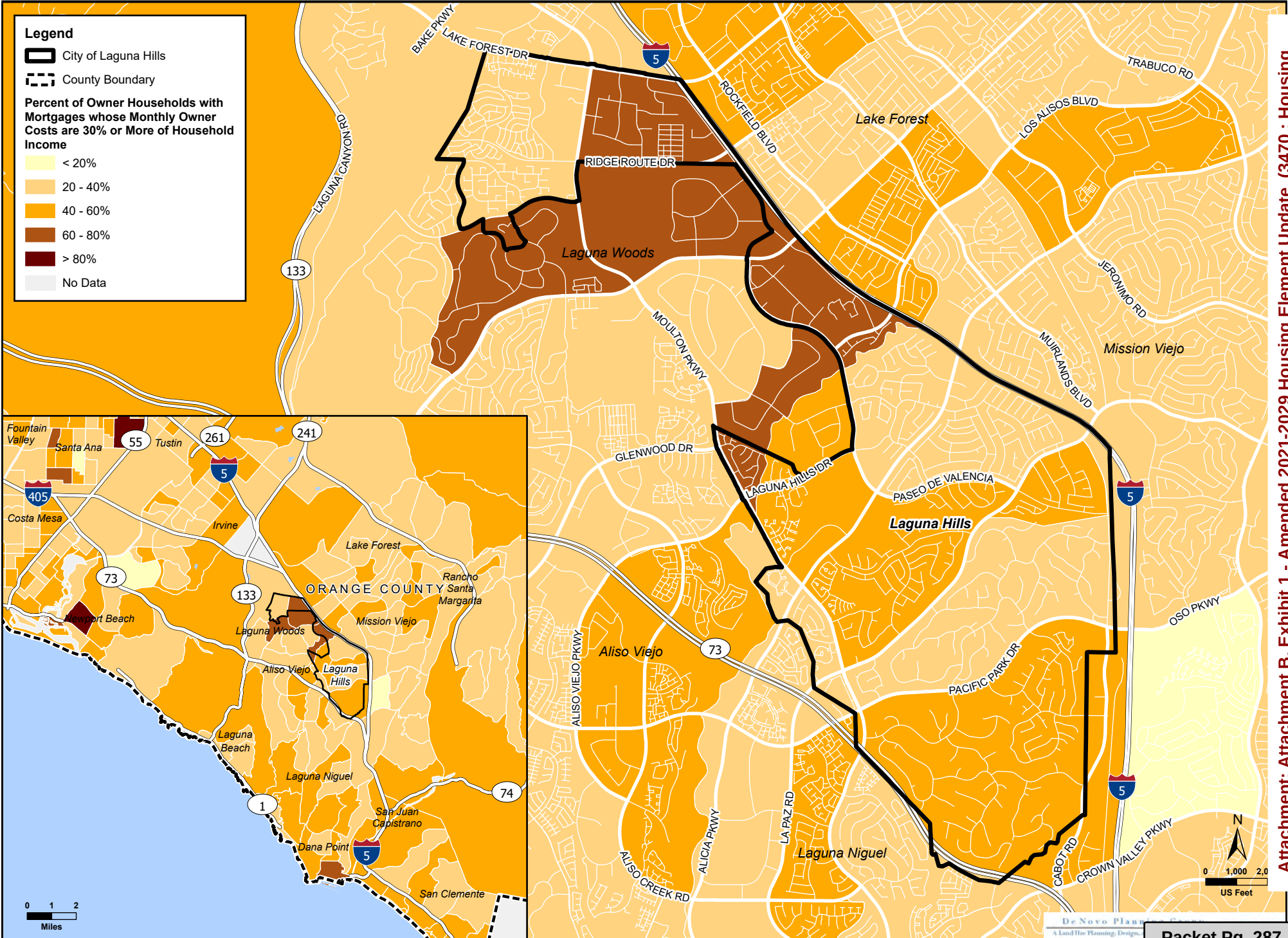


FIGURE H-12: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



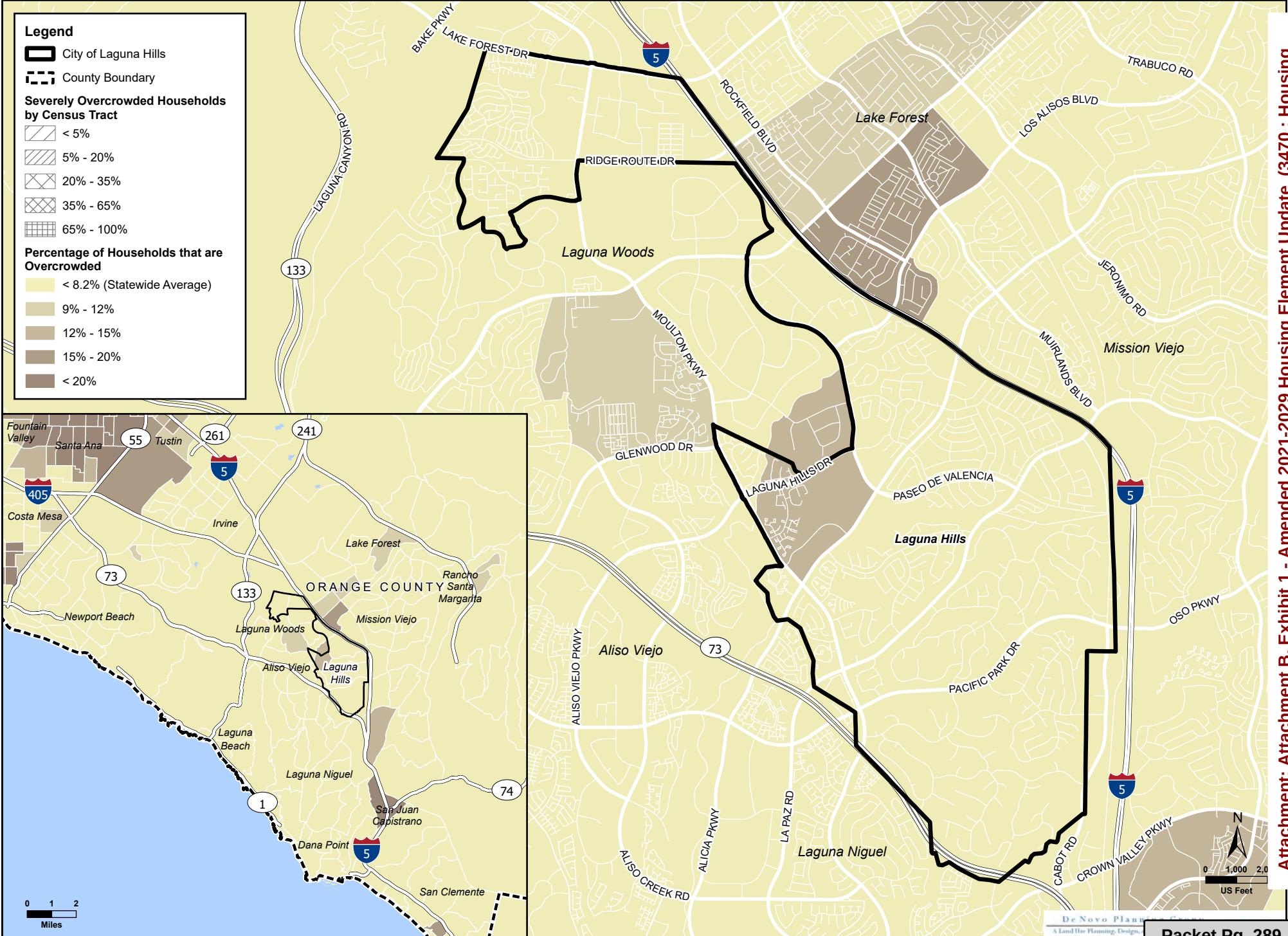
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: February 14, 2023.

FIGURE H-13: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Overcrowding is not a significant issue in Laguna Hills, with less than 5 percent of households living in an overcrowded living situation and less than 2 percent living in a severely overcrowded situation (Table H-10, *Overcrowded Households, 2014-2018*, in the Housing Needs Assessment chapter). In Orange County as a whole, the rate of overcrowding is very high (9.51 overall and 15.97 among renters), according to the 2020-2024 Orange County Regional AI, but found that “most housing units in the county contain 2 (28%), 3 (30%), or 4 (21%) bedrooms, indicating that on paper, accessing housing units with enough bedrooms to house families or live-in aides using a voucher is likely.” However, when overcrowding is reviewed by race countywide, White, Black, and Asian American residents live in overcrowded conditions at a rate of 6 or 7 percent, while Hispanic residents are overcrowded at a rate of 26 percent. As shown in Figure H-14, while Laguna Hills exhibits very low rates of overcrowding citywide, the rate of overcrowding increases to 13 percent of households in the Via Lomas neighborhood, coinciding with a concentrated, predominantly Hispanic neighborhood (83 percent Hispanic). This pattern of overcrowding matches the region, with higher rates of overcrowding observed in areas characterized by higher amounts of multifamily housing, which tends to be more affordable, such as the dense, urban cities in north Orange County. The rate of overcrowding in the Via Lomas neighborhood could indicate that appropriately sized housing is unaffordable to current residents. Laguna Hills has supply of housing units to accommodate larger households, including 5,126 two or three-bedroom housing units and another 4,206 housing units with four or more bedrooms (ACS 2014-2018). However, lower-income large renter households may have greater difficulty securing adequately sized units than other large renter households. As discussed, in the Housing Needs Assessment, much of Laguna Hills’ single-family housing is unaffordable to low-income households: low-income households can afford some condominiums and houses (Table H-26) and rental housing (Table H-27), but low vacancy rates compound an already competitive market. As higher density and affordable single-family houses was not a priority at the time of development, they are underrepresented in Laguna Hills today. Overcrowding in the Via Lomas neighborhood demonstrates a greater need for affordable, larger housing units in Via Lomas neighborhood and access to affordable larger housing units citywide. The City anticipates that Programs H-11 and H-21 will ensure adequate housing sites are provided and encourage a variety of housing types to meet the needs of diverse households and family structures.

FIGURE H-14: OVERCROWDED HOUSEHOLDS



Although the housing stock in Laguna Hills tends to be between 30 and 50 years of age (Table H-25, *Housing Units by Year Built, 2014-2018*, in the Housing Needs Assessment chapter), the City is not characterized by major deficiencies regarding housing deterioration or livability issues. As discussed in the Housing Needs Assessment, less than 10 percent of the City's housing units were built prior to 1970. As discussed, the majority of housing stock in Laguna Hills is well maintained and in good condition. The Aliso Meadows condominiums were renovated with Community Development Block Grant (CDBG) funds during the 2014-2015 program year. As the housing stock ages, need for repair and rehabilitation may become more common, thus increasing the risk of displacement for occupants of those units. Countywide, disproportionate housing needs, including substandard housing, impact a majority of Hispanic households according to the 2020-2024 Orange County Regional AI. Over 60 percent of Hispanic households experience at least one of the four housing problems, which is a higher rate of incidence than any other racial or ethnic group in the county. The cities of Anaheim, Buena Park, Costa Mesa, Fullerton, Garden Grove, Laguna Niguel, Lake Forest, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana and Tustin all exhibited at least 60 percent of Hispanic households experiencing at least one housing problem. In Laguna Hills, the Via Lomas neighborhood has the highest concentration of Hispanic households and as discussed, has the highest rates of overcrowding, which can exacerbate substandard housing conditions. Therefore, while the Aliso Meadows condominiums were renovated in 2014-2015, other housing in the Via Lomas neighborhood may benefit from repair, maintenance, or rehabilitation. The City will continue to use its code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in Laguna Hills (Program H-1). The City will continue to work with the Orange County Housing and Community Services Department to help secure rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program H-3).

As discussed in the Housing Needs Assessment section (see Table H-2, *Total Population by Age, 2014-2018*), Laguna Hills has a high percentage of residents between the ages of 60 and 74 (17 percent of the resident population). To meet the needs of the older population, there are two housing developments that provide housing specifically for seniors: the Willows, which contains 152 ground-level units, and Meridian, which contains 396 units with options for independent living, assisted living, and nursing care. Additionally, Laguna Hills offers a Dial-A-Taxi program for seniors to provide curb-to-curb transport within Laguna Hills, Mission Viejo, and Laguna Woods. The Dial-A-Taxi program includes vans with lift equipment and standard sedans. The Orange County Transportation Authority (OCTA) provides Access Paratransit for seniors and individuals with disabilities for transport throughout Orange County. Laguna Hills residents living with disabilities can access resources for housing referrals, adult day programs, employment

programs, therapy, and vocational training through the Regional Center of Orange County (RCOC), which serves as the point of entry for Laguna Hills residents with developmental disabilities. The closest RCOC office is located in Santa Ana. The City requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Furthermore, the City ensures that existing housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Program H-3).

5. *Enforcement and Outreach Capacity*

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies. The City complies or intends to comply with fair housing laws through the following:

- Density Bonus Law (Government Code Section 65915). The City demonstrates compliance with Density Bonus through Chapter 9-72 of the Municipal Code, which currently allows for an increase of up to 35 percent over the maximum allowable residential density. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The City has included Program H-7 to update the density bonus ordinance to be consistent with the most recent State laws.
- No-Net-Loss (Gov. Code Section 65863). The City intends to continue to comply with No-Net-Loss law by identifying a surplus of sites available to meet the County's RHNA allocation. In total, the City's surplus unit capacity is 1,381, composed of 924 lower-income units, 51 moderate-income units, and 406 above moderate-income units.
- Housing Accountability Act (HAA) (Gov. Code, Section 65589.5). The City intends to comply with the Housing Accountability Act by allowing emergency shelters by right in residential zones through Program H-7.
- Senate Bill (SB) 35 (Gov. Code Section 65913.4). The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects within two years of Housing Element adoption (Program H-10).
- Senate Bill (SB) 330 (Gov. Code Section 65589.5). The City complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative

- declaration or an environmental report for an affordable housing project.
- California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act. The City provides protections to residents through referrals to legal assistance organizations regarding housing discrimination based on protected characteristics.
- Review Processes (Government Code Section 65008). The City will review affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to AB 1397 (Programs H-10, H-15).
- Assembly Bill (AB) 686 (Government Code Section 8899.50): The City will comply with AB 686 by completing an updated Assessment of Fair Housing (AFH) and will identify strategies to alleviate fair housing issues.
- Equal Access (Government Code Section 11135 et seq.). The City will comply with Equal Access law by ensuring all programs and activities are accessible and that translation services are made available. (Program H-17)

Laguna Hills refers fair housing complaints to the Fair Housing Council of Orange County. The Fair Housing Council investigates housing discrimination complaints, assists complainants with referrals to government enforcement agencies and assists in, or becomes a party to, litigation aimed at halting illegal discriminatory housing practices. In addition, the Fair Housing Council provides fair housing education, landlord/tenant counseling, mediation, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, Spanish, and Vietnamese and provided free of charge to low- to moderate-income clients and to others for a moderate donation. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints. The City will continue to ensure that fair-housing literature is available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library (Program H-16).

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that six cases were filed by residents of the City of Laguna Hills between January 1, 2013, and March 23, 2021. Among these cases, three were based on national origin and three bases were unknown. Of these six cases, five resulted in a no-cause determination and one failed to respond. None of these fair-housing agencies provided specific location information for cases; either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair-housing cases to identify any patterns or concentrations of fair-housing issues in the City. Countywide, the 2020-2024 Orange County Regional AI identified "lack of local private fair housing outreach and enforcement," "lack of local public

fair housing enforcement” and “lack of resources for fair housing agencies and organizations” as contributing factors to fair housing issues that analysis was able to identify. The Regional AI established a countywide goal to increase fair housing enforcement, education, and outreach, recognizing the critical role nonprofit fair housing organizations and legal service providers play to address fair housing issues but face limitations due to financial and staff capacity. The Regional AI finds that by “supporting these organizations, jurisdictions can help ensure that these organizations can address existing and critical emerging issues, like those that have stemmed from the passage of S.B. 329, which extends source of income protections to Housing Choice Voucher holders, and A.B. 1482, which caps annual rent increases in at five percent plus the regionally-adjusted Consumer Price Index and requires landlords to have “just cause” in order to evict tenants. It would also make proactive audit testing of housing providers rather than reactive complaint-based testing more feasible.” The Cities of Aliso Viejo, Anaheim, Buena Park, Orange, Costa Mesa, Garden Grove, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, City of Santa Ana, and Tustin all committed to jurisdiction-specific efforts to increase access to fair housing education and services.

6. *Land Use*

Laguna Hills incorporated and officially became a city in 1991. At the time of incorporation, the City was primarily built out, with single family residential development subdivisions approved for construction by Orange County in remaining undeveloped areas. Even Laguna Hills’ two assisted housing developments (the Rancho Moulton apartments and Rancho Niguel apartments) and the mobile home development in North Laguna Hills pre-existed the City’s incorporation. Laguna Hills’ growth can be characterized as a conglomeration of pre-existing uses, with residential development primarily taking place in the 30 years prior to incorporation. Similar to much of southern California, the Laguna Hills area and surrounding cities have their roots in ranching for cattle grazing and developed as a suburban, predominantly single-family residential city in the latter half of the 20th century. Laguna Hills is built on one of the major land grants developed during the Rancho Era following Mexico’s independence from Spain in 1821. Laguna Hills and the surrounding cities were owned by the Moulton Family for dry farming and raising sheep and cattle. Residential development began in earnest during the 1960s when the Moulton Ranch was first subdivided, likely propelled by the exodus of White families from urban centers to pursue suburban life and higher-performing schools, including Los Angeles, between 1960 and 1980¹. During this time, Orange County’s population grew by 174 percent, starting at 703,925 in 1960 and growing to 1,420,386 in 1970 (with the White population comprising 88 percent of County’s population) and 1,932,709 in 1980 (Schneider, 2008). Following incorporation in 1991, the

¹ Schneider, Jack. (2008). Escape From Los Angeles: White Flight from Los Angeles and Its Schools, 1960-1980. *Journal of Urban History* - J URBAN HIST. 34. 995-1012. 10.1177/0096144208317600.

City approved two annexations, which were fully built out at the time of annexation. In 1995, the City Council approved annexation of North Laguna Hills and in 2000 City Council approved annexation of the “Westside,” which added 149 acres of residential land.

Stakeholders acknowledged the overall desirability of Laguna Hills as a suburban community, and the continued demand for single-family homes within Laguna Hills and the surrounding area. As higher-density housing was not a priority or in demand at the time of development, and consequently underrepresented in Laguna Hills today, stakeholders encouraged redevelopment to incorporate housing at a variety of densities that could be affordable to lower income households. Local developers indicated that for affordable housing development, developers may need at least 60 units per project to be profitable.

7. *Mortgage Lending*

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Laguna Hills exceeds City boundaries and encompasses surrounding areas, including parts of Laguna Woods, Aliso Viejo, and Laguna Niguel. In 2020, White applicants accounted for 43 percent of all mortgage loan applications for home purchase and 46 percent of all originated loans in the Laguna Hills and surrounding area. Asian applicants made up 14 percent of loan applications and 15 percent of originated loans. This reflects Laguna Hills’ racial composition, which is predominantly White with a growing Asian population. While Hispanic residents make up 20 percent of Laguna Hills’ racial composition, Hispanic applicants (applicants of any race indicating their ethnicity as “Hispanic or Latino”) made up only 6 percent of loan applications and 6 percent of total applications originated. Black, American Indian, and Native Hawaiian applicants each represented less than 1 percent of loan applications and originated loans, reflecting a similar representation in Laguna Hills’ population. However, the low rate of applications from these groups may indicate difficulty building capital necessary to pursue home ownership. In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loans. In 2020, Asian applicants had the lowest denial rate across all loan types. Asian applicants primarily applied for conventional loans; of 151 total applications made by Asian applicants, 107 were originated (71 percent) and 4 were denied (3 percent). Few Asian applicants applied for FHA or VA loans; of those who did, none were denied by the financial institution. White applicants had the highest participation in each of the loan types and similar success rate across the three loans, with a denial rate of 7 percent for conventional, 8 percent for FHA, and 6 percent for VA, indicating relative ease for White applicants to purchase a home with any

loan type. Similar to Asian applicants, Hispanic applicants had very low participation in applying for home purchase with FHA and VA loans, primarily applying for conventional loans. The denial rate for Hispanic applicants (18 percent) is over double the White applicant denial rate, suggesting that Hispanic applicants have less success originating loans, which can deny access to securing housing in high-resource areas. The overall lack of applications for FHA and VA loans by groups other than Whites implies communities of color, particularly low- or moderate-income communities of color that cannot afford a conventional loan, have less access to capital to access homeownership compounded by limited availability of affordable housing. Homeownership is a primary means of building equity and intergenerational wealth. Overall, White households experience low barriers to homeownership in Laguna Hills utilizing all loan types and Asian households have the most success in originating conventional loans, allowing for economic mobility through homeownership. Communities of color, including low- and moderate-income communities of color, have limited access to economic mobility through homeownership. To address this disparity in access, the City of Laguna Hills will partner with local non-profits to provide education and support through the home buying process (Program H-16).

Sites Inventory

Government Code Section 65583(c)(10)(A) added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of opportunity. The location of housing in relation to resources is integral in fostering inclusive communities and addressing disparities in access to opportunity.

To assess whether sites improve or exacerbate fair housing conditions and whether sites are isolated by income group, the City examined the 2022 Opportunity Areas map prepared by TCAC and HCD (**Figure H-15**), which identifies areas where characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income households and positive long-term outcomes for children in particular. As seen in **Figure H-15**, Laguna Hills includes census tracts with TCAC/HCD designations including Moderate, High, and Highest Resource. Sites identified to accommodate the RHNA are found in Moderate, High, and Highest Resource areas. Low-income units are well distributed across census tracts designated as Moderate, High, and Highest Resource areas. Moderate-income units are primarily found in high-resource areas. There is no available vacant land in the southern portion of the City, which consists primarily of low-density residential uses and is designated as highest-resource – in order to provide additional housing opportunities these areas, the City will pursue a strategy aimed at the promotion of ADU development. The City has introduced sites in an effort improve fair housing conditions to the greatest extent possible in the context created by

City's existing development. As will be described in this section, in cases where identified sites may introduce the potential to exacerbate existing fair housing issues, the City will promote greater access to opportunity and quality of life improvements in these areas through the place-based anti-displacement and community revitalization strategies as reflected in Policies **H1.1, H1.3, and H3.2**, and implemented through Programs **H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, H-16, and H-17**. Figures **H-15** through **H-24** and accompanying charts included in this sites inventory analysis present the number of projected units by income category and overall site acreage and assess how the sites' locations will affirmatively further fair housing in terms of the sites' impacts on patterns of segregation and integration and access to opportunity for Laguna Hills residents.

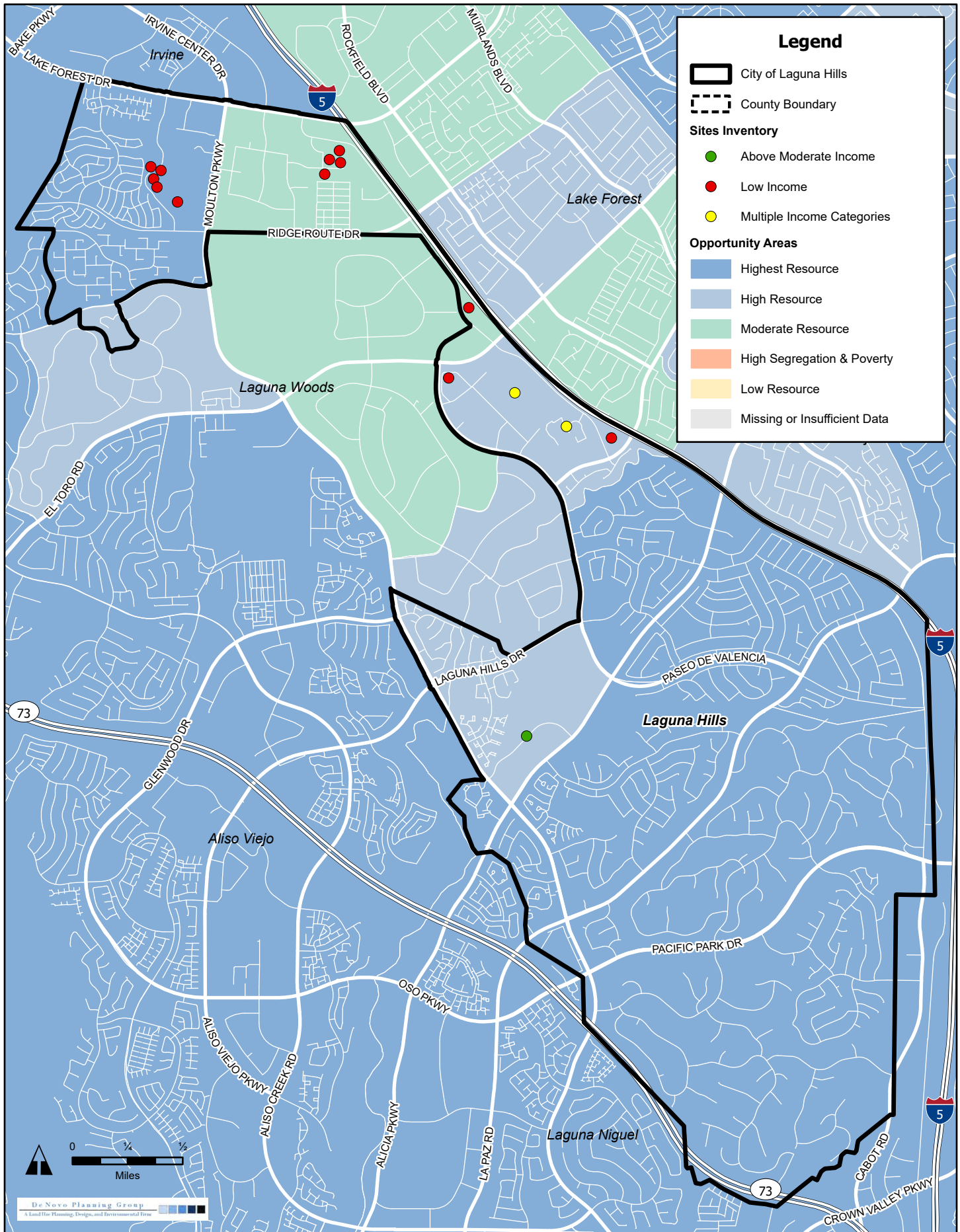
Laguna Hills' 6th Cycle RHNA allocation totals 1,985 units, separated by income level and number of units as follows: very low, 568; low, 353; moderate, 354; above moderate, 710 (Table H-45). There are no vacant parcels suitable for development in Laguna Hills, so the City has identified underutilized sites to accommodate the RHNA allocation resulting in a total unit count of 3,043, exceeding the City's allocation. Additionally, the City will promote the development of ADUs in all residential areas, pursuant to **Programs H-7 and H-8**. As shown in **Figure H-15**, the City has committed to a distribution of sites across different neighborhoods and districts in an effort to prevent a concentration of sites in any single section of the City. Identified housing opportunity sites comprise a total of 135 acres, approximately 3 percent of the City's total acreage. As described in the Housing Resources section and shown on Figures H-25 and H-26, three categories of underutilized sites are included to meet the City's RHNA:

1. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas (PCV)
2. Underutilized Sites, Candidates for Rezoning
3. Underutilized Sites, VC Zone

Pursuant to **Program H-7**, sites planned for rezoning must allow for a density of at least 30 units per acre, meeting the mandatory minimum requirement for low-income housing density. As described in the Housing Resources section, while 30 units per acre is the default density for lower-income units assigned to Laguna Hills by the State, the City intends to rezone sites to allow up to 50 units per acres. Redevelopment of the underutilized sites is considered likely due to a confluence of several factors. Refer to the subsection "Underutilized Sites Analysis" in the Housing Resources chapter for detailed descriptions of these factors. Units on identified sites are distributed across different sections of the City and are targeted for affordability across multiple income categories pursuant to **Program H-6** and **Policies H-2.1, H2.2, and H2.3**. **Table H-44B** shows the distribution of total unit capacity on identified sites organized by TCAC/HCD Opportunity Area.

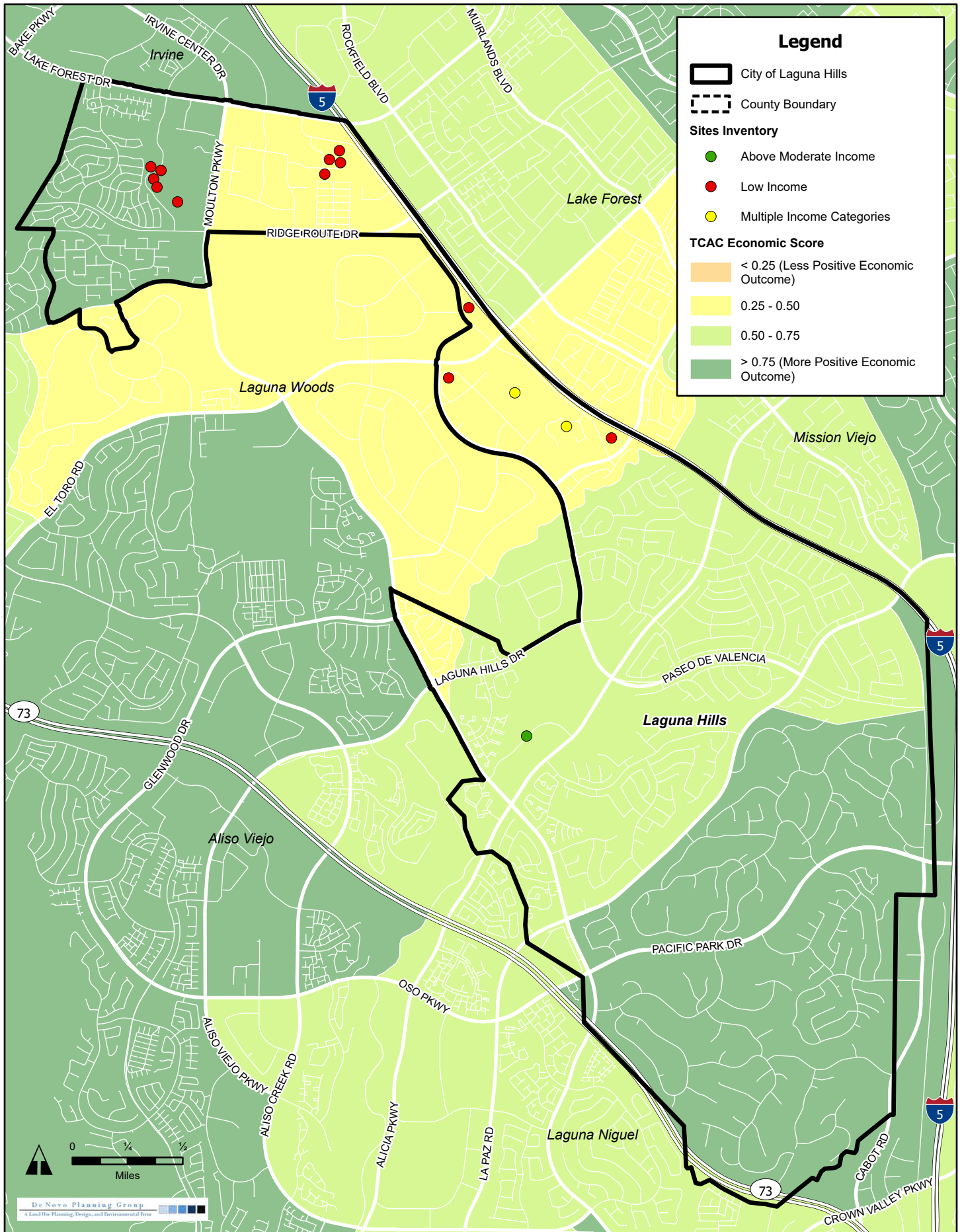
Table H-44B Identified RHNA Site Unit Capacity by TCAC/HCD Opportunity Area*					
Opportunity Area	Site Acreage	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TOTAL
Moderate Resource	10	363	0	0	363
High Resource	102	381	400	1,113	1,894
Highest Resource	23	786	0	0	786
Total	135	1,530	400	1,113	3,043
Source: HCD Regional Housing Needs Allocation, TCAC/HCD Opportunity Area Maps, City of Laguna Hills.					
Note: Does not include ADU development, which is permitted throughout the City.					

FIGURE H-15A: SITES INVENTORY ANALYSIS BY TCAC/HCD OPPORTUNITY AREAS



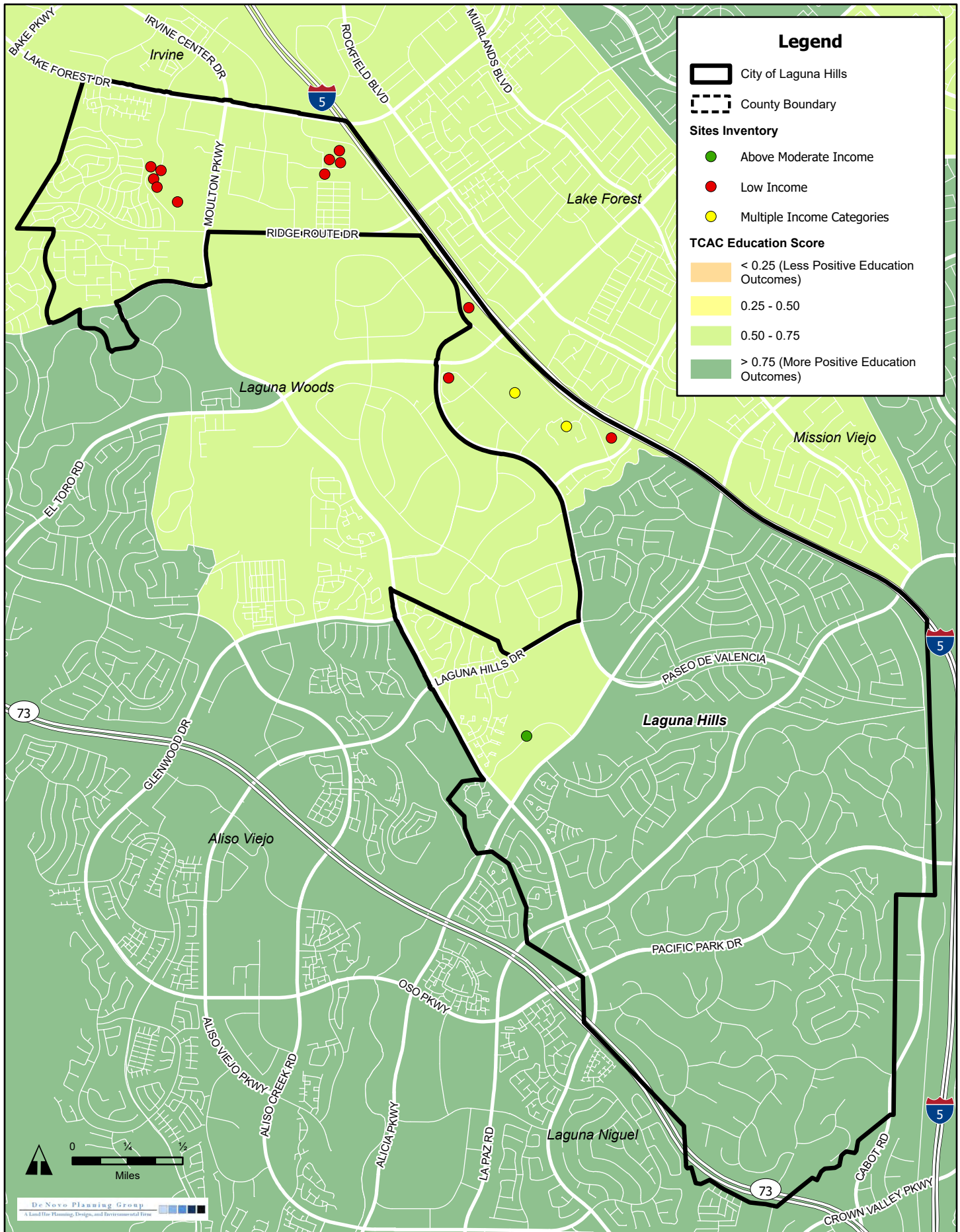
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

FIGURE H-15B: SITES INVENTORY ANALYSIS BY TCAC ECONOMIC SCORE



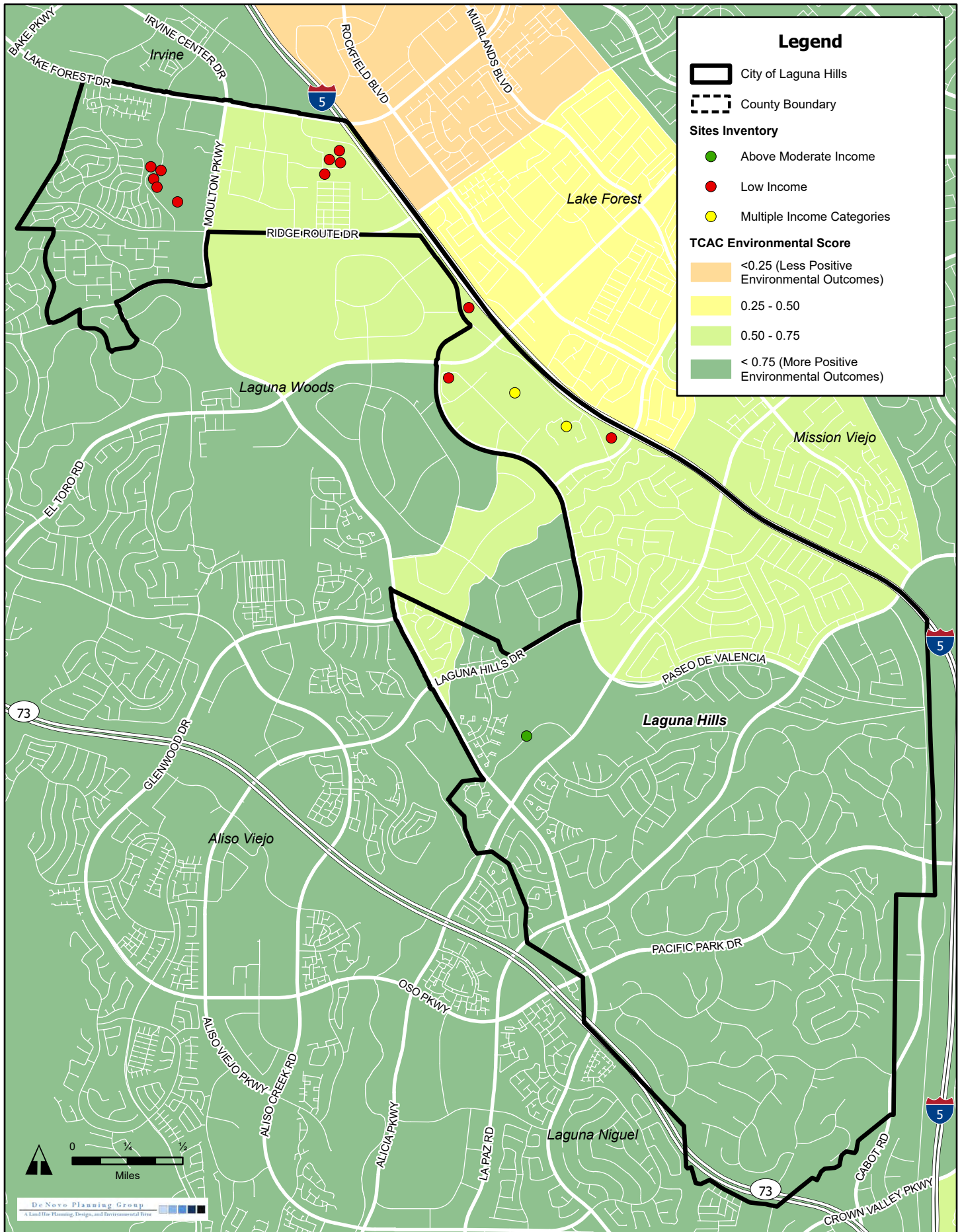
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

FIGURE H-15C: SITES INVENTORY ANALYSIS BY TCAC EDUCATIONAL SCORE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

FIGURE H-15D: SITES INVENTORY ANALYSIS BY TCAC ENVIRONMENTAL SCORE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2022." Map date: February 14, 2023.

POTENTIAL EFFECT ON PATTERNS OF INTEGRATION AND SEGREGATION

Racial/Ethnic Demographic Composition

As described previously, Laguna Hills has become an increasingly diverse city between 2010 and 2018 (see “Patterns of Integration and Segregation”). However, residents identifying as non-Hispanic White continue to comprise the majority citywide and in all census tracts other than the Via Lomas neighborhood. As described previously, the City’s most diverse census tracts include the areas in and around the Via Lomas neighborhood, the Urban Village Specific Plan area, and North Laguna Hills (**Figure H-16**). The City’s least diverse areas are found south of the Alicia Parkway in residential areas characterized by concentrations of single-family residences (**Figure H-17**). 88% of sites at all income levels identified to meet the RHNA are found in census tracts where the proportion of non-White residents is 40 percent or higher. The City is largely built out, and the relatively less diverse single-family neighborhoods south of Alicia Parkway do not have land available for the larger-scale residential multi-family development typical of lower-cost housing – to develop more affordable housing options in these areas, the City will pursue an ADU promotion strategy pursuant to **Program H-8**. As shown in **Charts 1** and **2**, sites identified to accommodate all income levels are located in areas of relatively high or higher diversity. Of these, 250 above-moderate income units (22% of above moderate-income category) are located in higher diversity tracts; and 863 above moderate-income units (78% of above moderate-income category), 400 moderate-income units (100% of moderate-income category), and 381 lower-income units (25% of lower-income units) are located in high diversity tracts. 1,149 lower-income units (75% of lower-income category) are located in moderate diversity tracts; however, the low diversity score of 44 is part of a tract that extends into the neighboring jurisdiction of Laguna Woods, likely capturing less racial/ethnic diversity among residents in the Laguna Woods Village senior community. By distributing units affordable to households of different incomes across neighborhoods with different racial/ethnic compositions, the City will help integrate and diversity households of varied incomes. Sites in North Laguna Hills and the Urban Village Specific Plan Area are identified to accommodate mixed-incomes and low-income households and are located in areas of relatively high diversity. In instances where introducing additional low-income sites into neighborhoods where these units have the potential to exacerbate patterns of isolation by racial/demographic group, or where introducing higher-income sites into more diverse neighborhoods, the City will pursue anti-displacement strategies and place-based revitalization initiatives through Policies **H1.1**, **H1.3**, and **H3.2**, and Programs **H-1**, **H-2**, **H-3**, **H-4**, **H-5**, **H-6**, **H-7**, **H-9**, **H-15**, and **H-16**.

Chart 1: Sites Inventory Analysis by Diversity Index (2018)

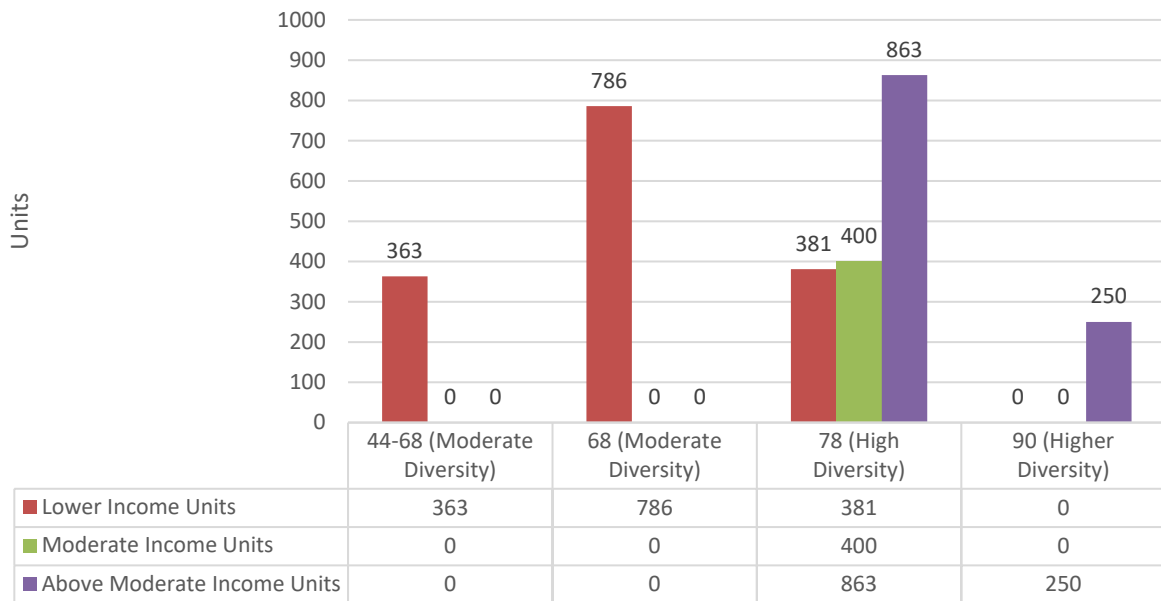


Chart 2: Sites Inventory Analysis by Racial/Ethnic Demographic Composition (2018)

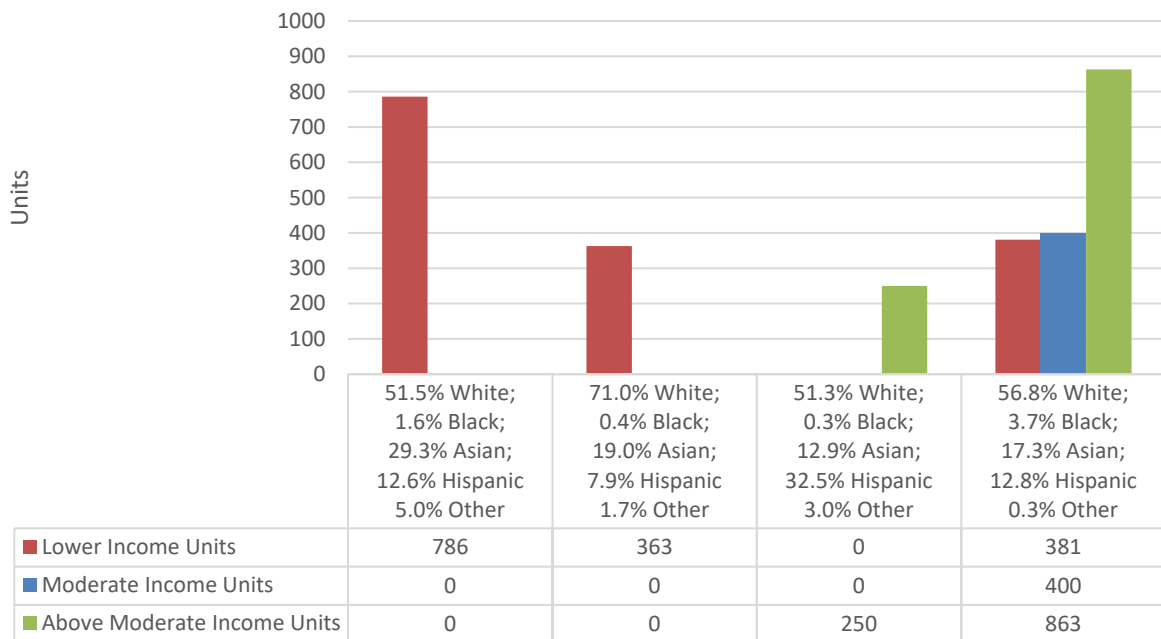
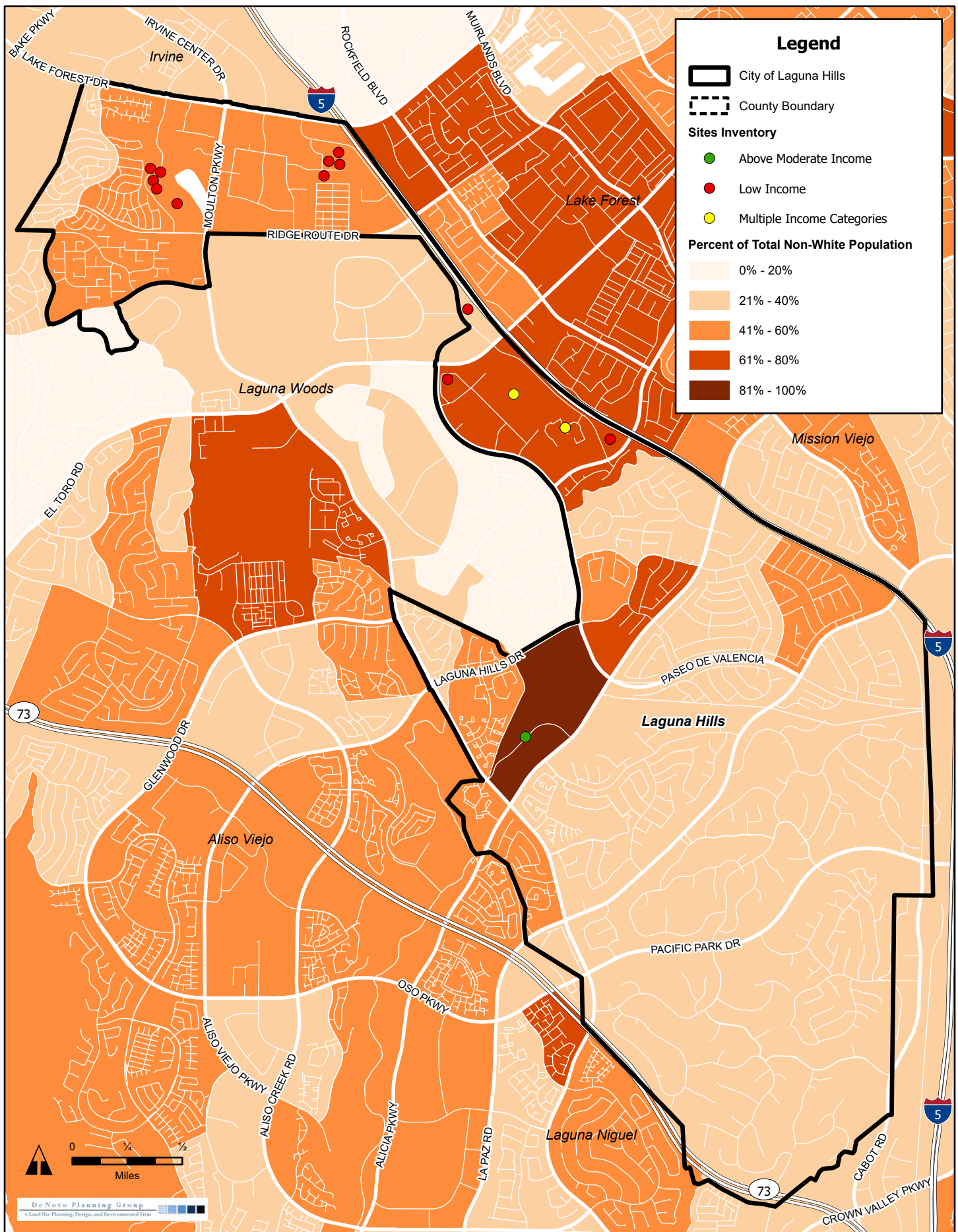
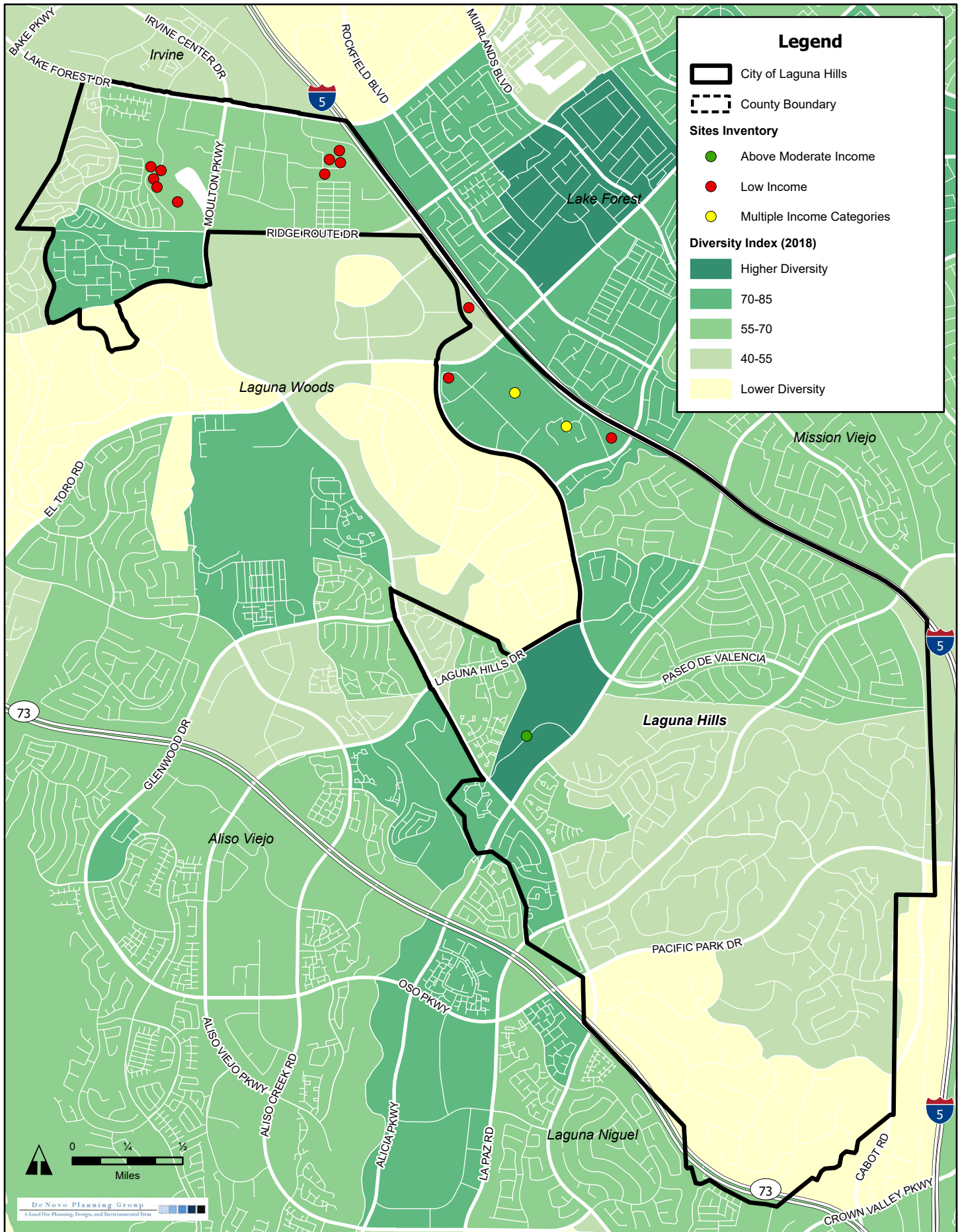


FIGURE H-16: SITES INVENTORY ANALYSIS BY RACIAL DEMOGRAPHICS (2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: February 14, 2023.

FIGURE H-17: SITES INVENTORY ANALYSIS BY DIVERSITY INDEX (2018)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: February 14, 2023.

Median Income

As described previously, Laguna Hills sees a range of median household incomes, with the highest-income households concentrated in the less-diverse southern part of the City and the lowest income households concentrated in more diverse northern parts of the City (**Figure H-18**). The City will introduce most lower income units (786 units) in census tracts with median household incomes between \$111,425 to \$125,709, promoting a greater mix of household incomes in communities which have historically been exclusively high-income neighborhoods and helping to promote integration in the City. In areas of relatively lower income for Laguna Hills, including the Via Lomas neighborhood and the primarily mixed-use areas within the Urban Village Specific Plan area, the City will introduce a wide range of income-targeted households, as shown in **Chart 3**. Units in the mixed-income North Laguna Hills area are primarily targeted for low-income households. In accordance with the TCAC/HCD Opportunity categories designated for these areas and their relatively lower median incomes in comparison with the highest-income parts of the City, the City will pursue anti-displacement strategies and place-based revitalization initiatives through Policies **H1.1, H1.3, and H3.2**, and **Programs H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, and H-16**. Due to an absence of vacant land available for development in the City's highest-income areas south of Alicia Parkway, there are no identified sites in these areas. In these areas, the City will pursue an aggressive ADU promotion strategy pursuant to **Program H-8** in order to further integrate these areas provide additional housing opportunities at all income levels. Therefore, the City's sites inventory would further the integration of households of differing incomes by distributing units affordable to households of different incomes across neighborhoods with different median household incomes.

Chart 3: Sites Inventory Analysis by Median Household Income (2015-2019)

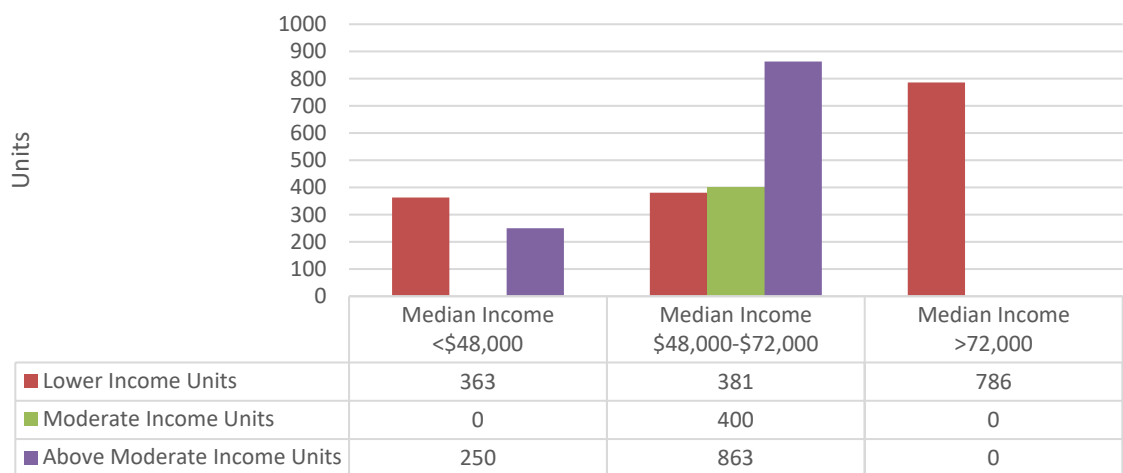
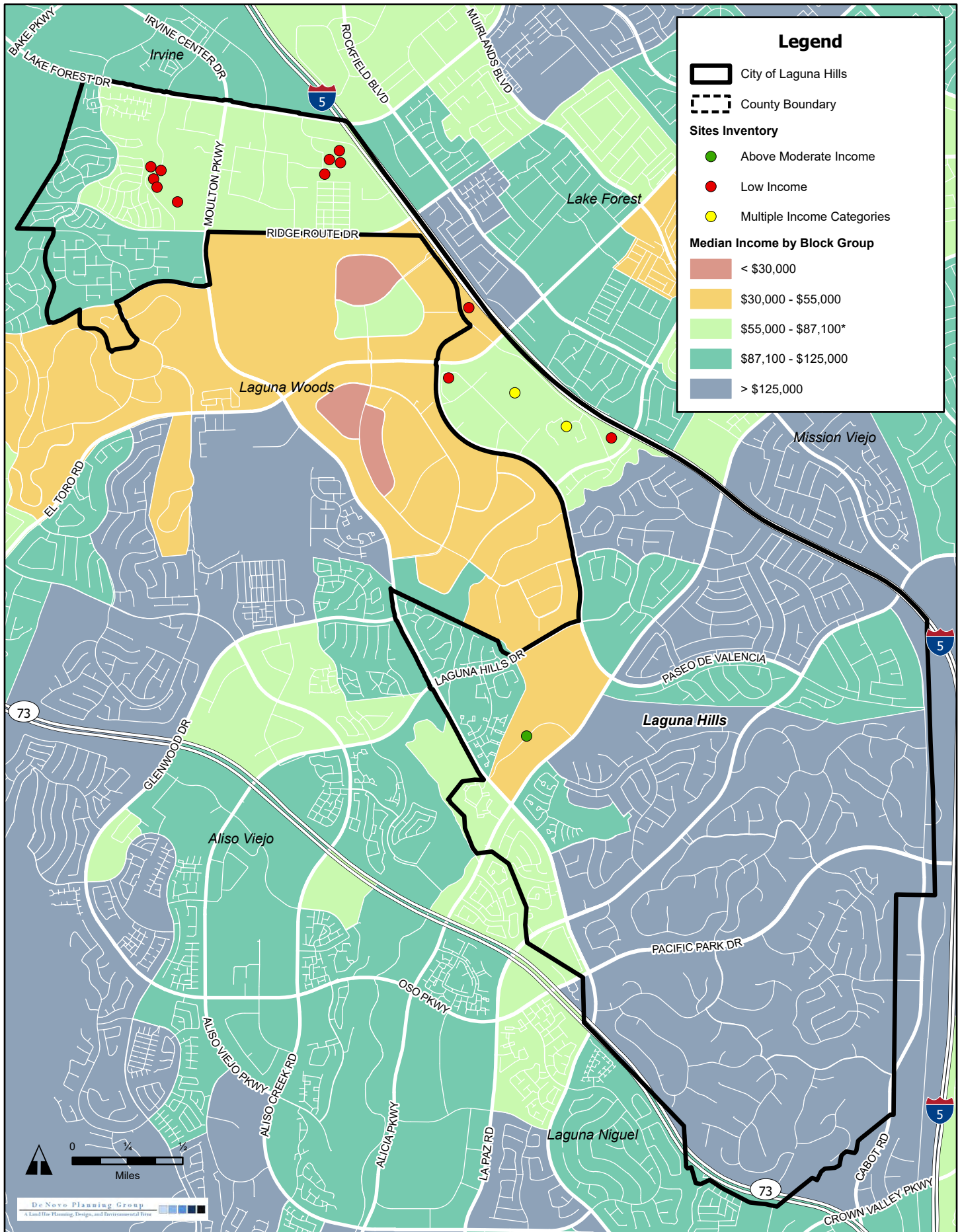


FIGURE H-18: SITES INVENTORY ANALYSIS BY MEDIAN HOUSEHOLD INCOME (2015-2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: February 14, 2023.

Persons with Disabilities

As described previously, residents of Laguna Hills living with disabilities primarily reside in low-resource areas along Interstate 5. Rates of disability are higher in areas north of Alicia Parkway and in North Laguna Hills east of Moulton Parkway. As shown in **Chart 4**, a total of 786 lower-income units (51% of lower-income category) have been identified on sites in areas with relatively low rates of disability (less than 8 percent); 363 low-income units are located in areas of relatively higher rates of disability (above 17 percent). The majority of units on sites identified to meet the RHNA allocation (1,894 units) are found in neighborhoods where rates of disability range between 14 and 17 percent. Although the census tract with the highest rate of disability in the City (23 percent) coincides with several low-income sites, this tract also extends into the neighboring jurisdiction of Laguna Woods, likely capturing elevated rates of disability due to age among residents in the Laguna Woods Village senior community. This data indicates that units introduced through identified sites will not exacerbate concentrations of low-income housing in neighborhoods with high rates of disability. The City has committed to **Programs H-16** and **H-17** to promote fair access to accessible housing for Laguna Hills residents living with disabilities.

Chart 4: Sites Inventory Analysis by Percentage of Population Living with a Disability

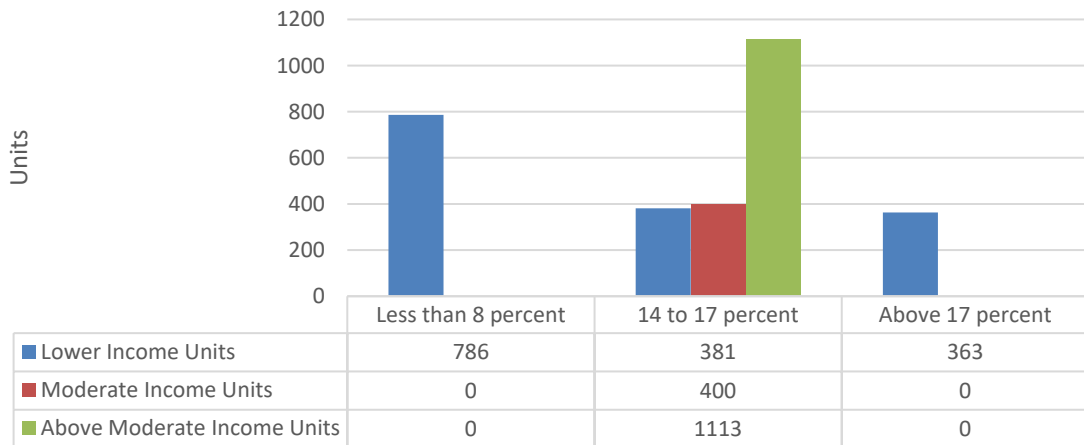
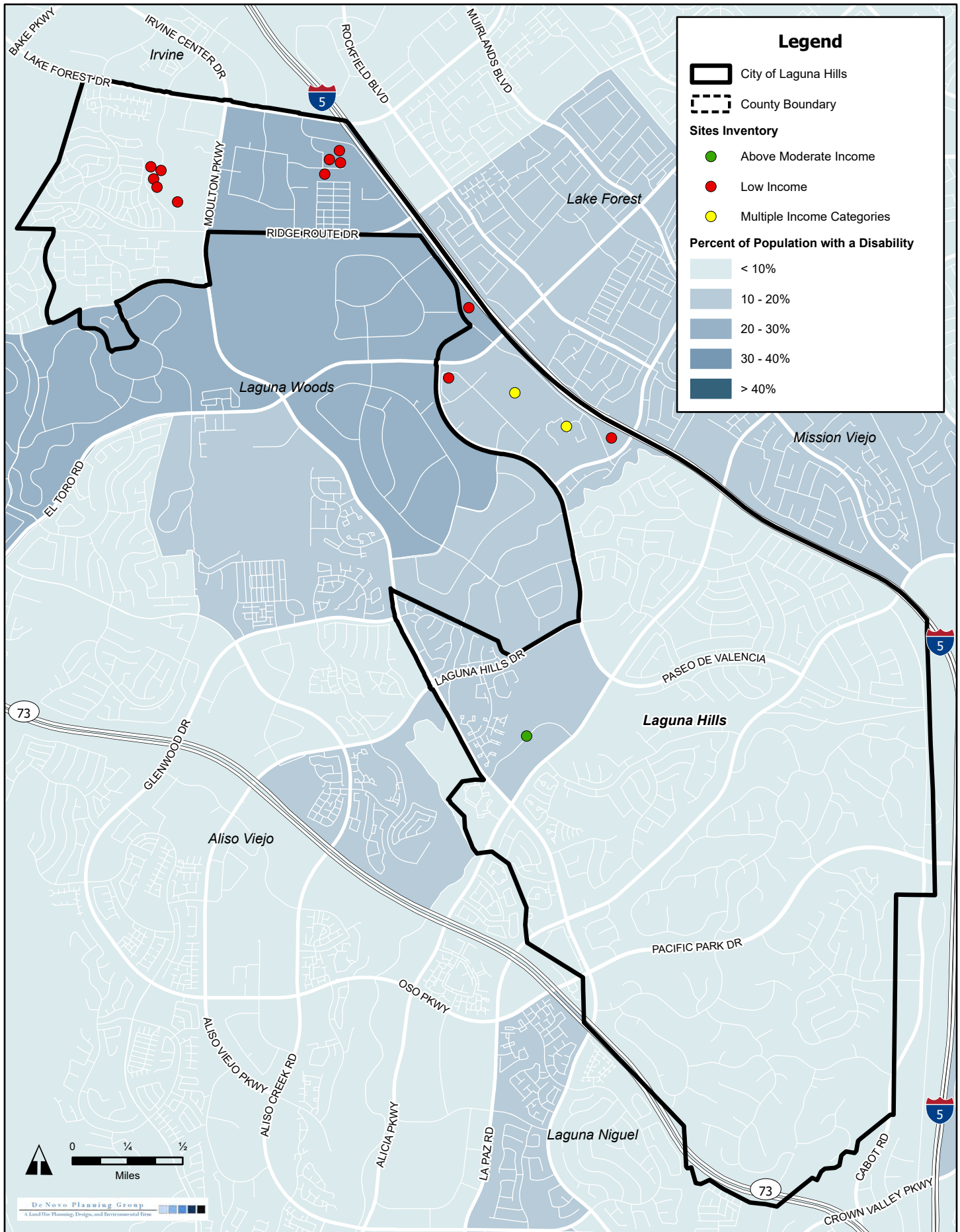


FIGURE H-19: SITES INVENTORY ANALYSIS BY POPULATION WITH A DISABILITY (2015-2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: February 14, 2023.

Familial Status

Single-parent female-headed households are considered to be at elevated risk of housing insecurity due to several factors including gender-based wage disparities and other types of employment discrimination. As described previously and shown in **Figure H-20**, Laguna Hills sees generally low rates of children in single-parent female-headed households. However, slightly higher rates are found in the Via Lomas neighborhood, the Urban Village Specific Plan area, and in the eastern half of North Laguna Hills, areas where some housing opportunity sites have been identified. As shown in **Figure H-20** and **Chart 5**, the City is introducing a variety of housing targeted at low, moderate, and above-moderate income households into census tracts with relatively higher rates of children living in single-parent female headed households. Approximately 51 percent of low-income units are anticipated on housing opportunity sites identified in census tracts with rates of children in single-parent female-headed households below 11.5 percent, indicating that these identified sites are not exacerbating a concentration of low-income housing in areas with high rates of such households. In cases where the introduction of additional low-income units in areas with elevated rates of children living in single-parent female-headed households has the potential to exacerbate patterns of concentration for this household type, the City will implement **Program H-15** to develop partnerships with affordable housing developers and **Program H-7** to update the Zoning Code to facilitate the development of housing affordable to single-parent female-headed households.

Chart 5: Sites Inventory Analysis by Children in Single-Parent Female-Headed Households

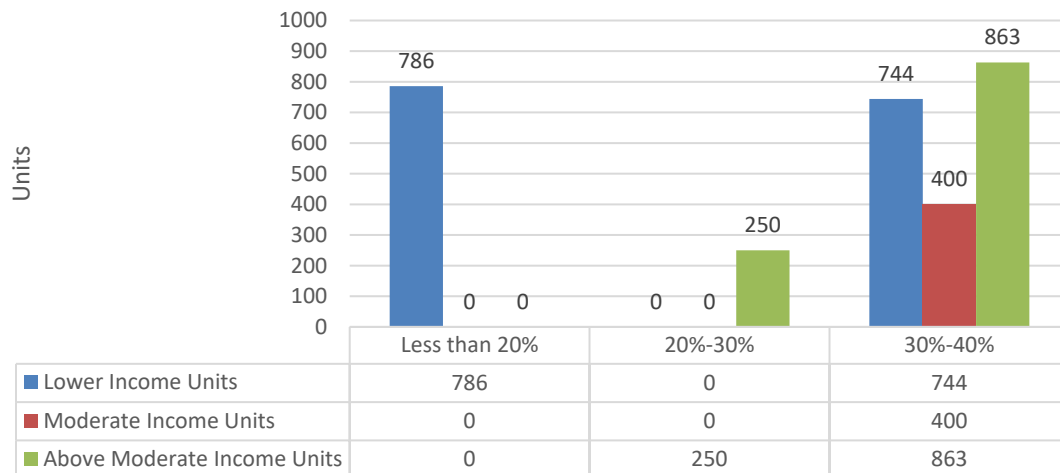
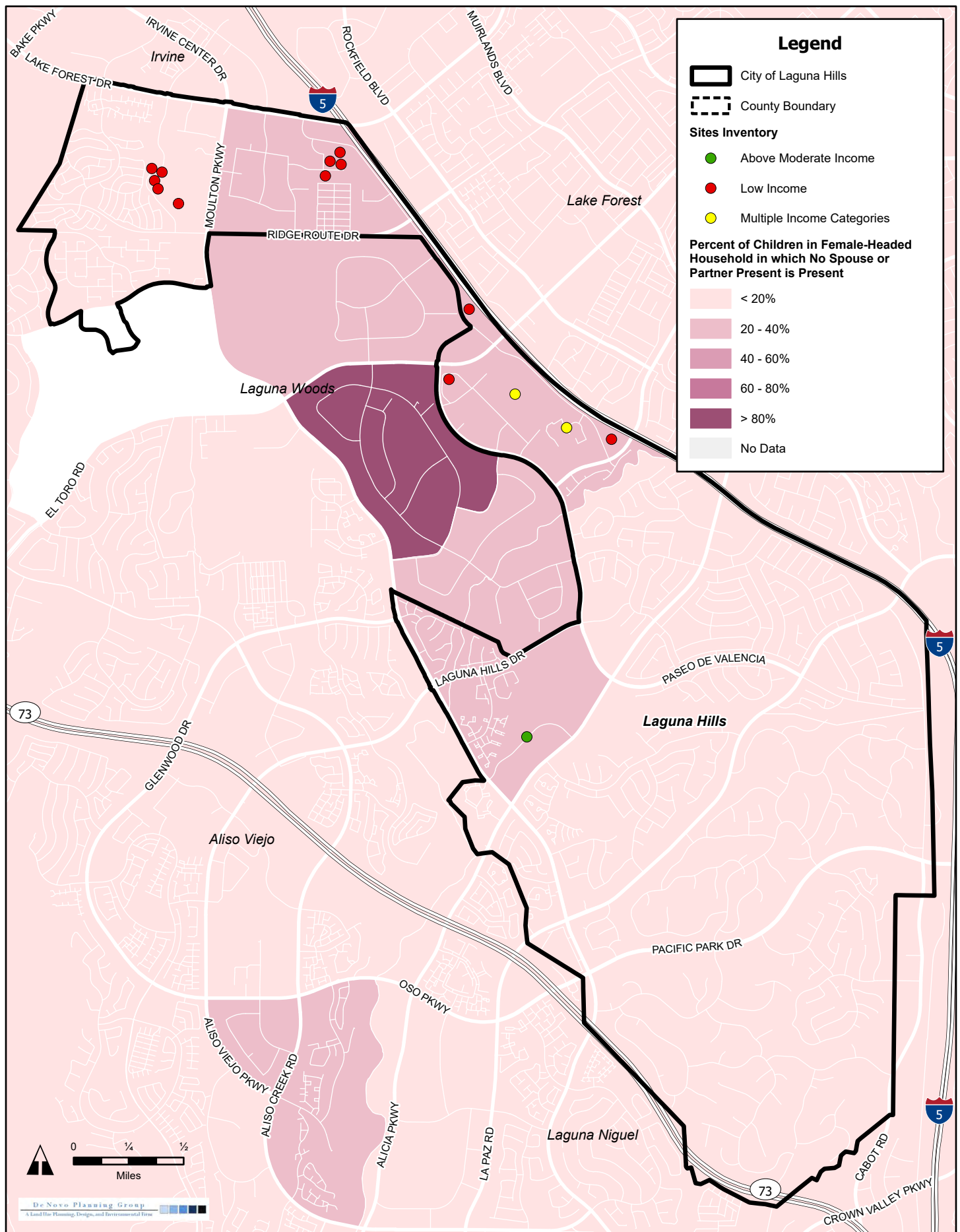


FIGURE H-20: SITES INVENTORY ANALYSIS BY PERCENTAGE OF CHILDREN LIVING SINGLE-PARENT FEMALE HEADED HOUSEHOLDS (2015-2019)

6.1.c



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: February 14, 2023.

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

Employment Opportunities

Residents in Laguna Hills enjoy consistently strong access to employment opportunities throughout the City. As described previously, low-wage workers living in Laguna Hills, including in low-resource areas, benefit from access to nearby job centers based on the United States Department of Housing and Urban Development's (HUD's) job proximity index for 2014-2017. As shown in **Chart 6**, identified sites at all income levels are primarily located in areas with access to employment (meeting criteria to receive Jobs Proximity index scores of 71 or higher), with about one-fourth of low-income sites located in areas with scores between 95-98. The MemorialCare Saddleback Hospital is the City's largest employer and is located near the site of the recently approved Villages at Laguna Hills project within the Urban Village Specific Plan area and in close proximity to several mixed-income housing opportunity sites (**Figure H-21**). Most residents in Laguna Hills do not have long commutes (see "Commute Patterns"), and no areas of Laguna Hills receive Jobs Proximity Index scores falling into "furthest proximity" categories, indicating low-wage workers would have excessive commutes. North and south Laguna Hills have very close proximity to local job centers in Irvine, Santa Ana, and other parts of the County. The introduction of additional low-income units in a community with generally strong access to employment centers will help improve employment access conditions and housing access for low-wage workers regionally who live and/or work in Laguna Hills and may experience barriers to access to employment elsewhere related to housing and employment proximity.

Chart 6: Sites Inventory Analysis by Jobs Proximity Index

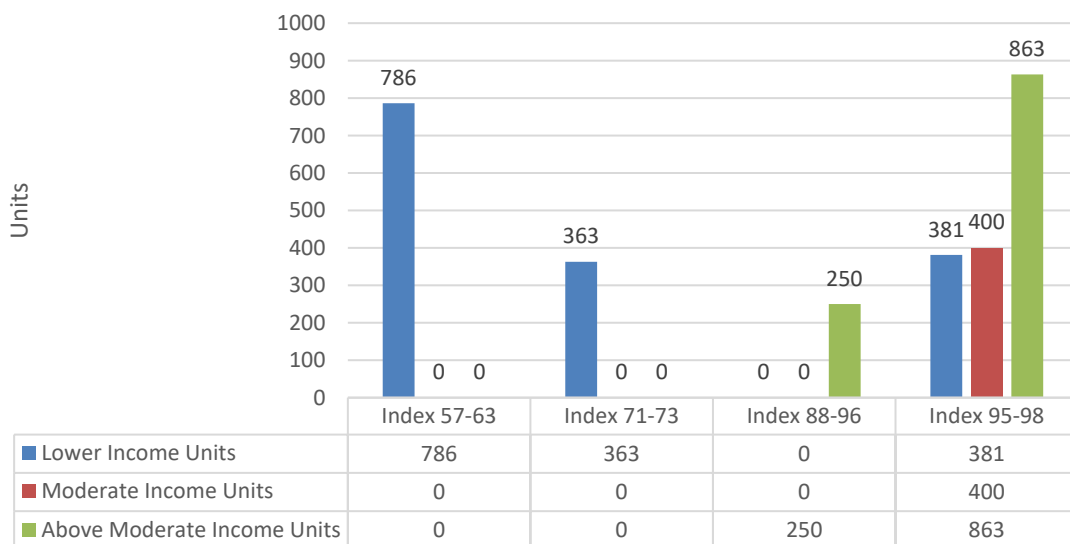
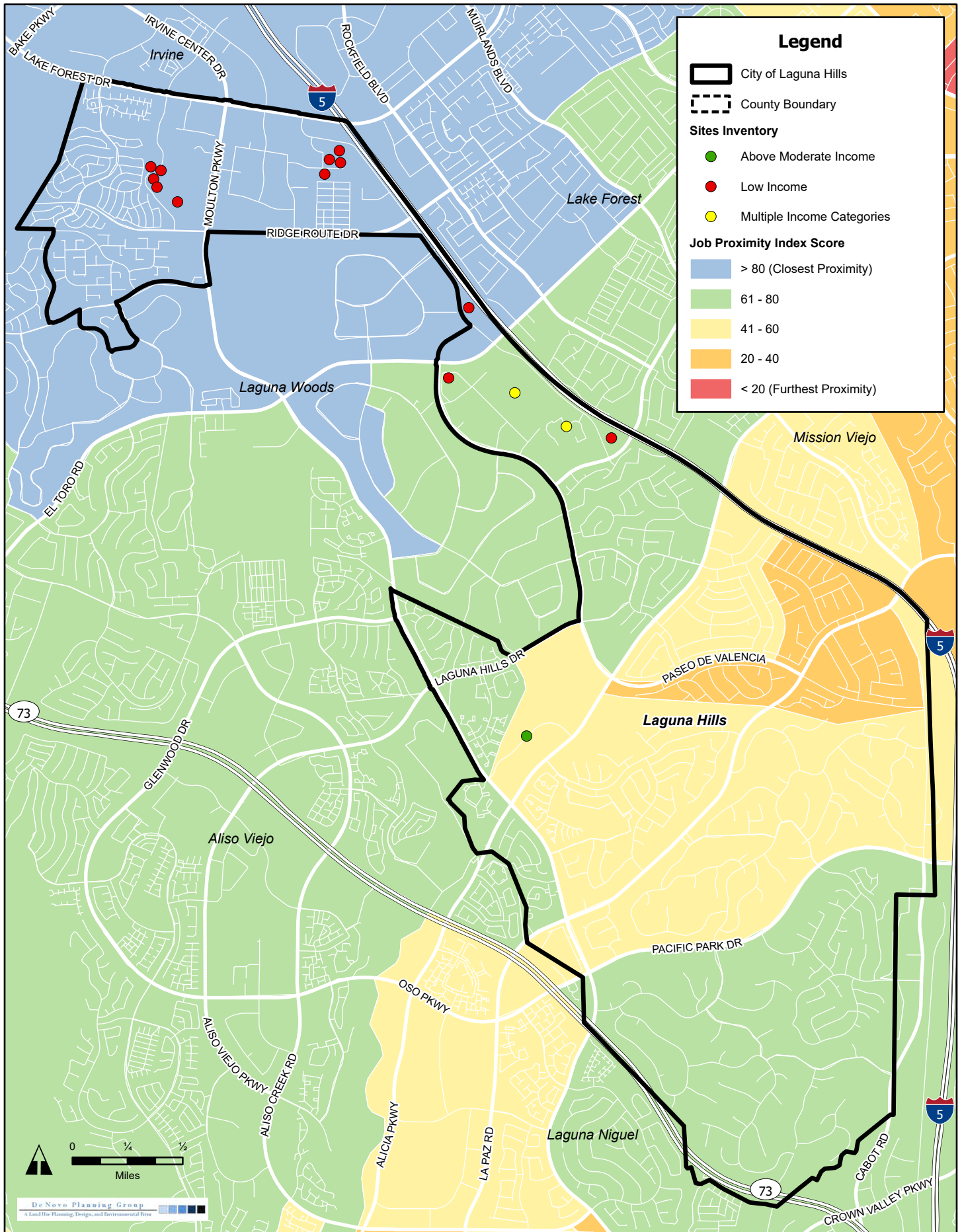


FIGURE H-21: SITES INVENTORY ANALYSIS BY JOB PROXIMITY

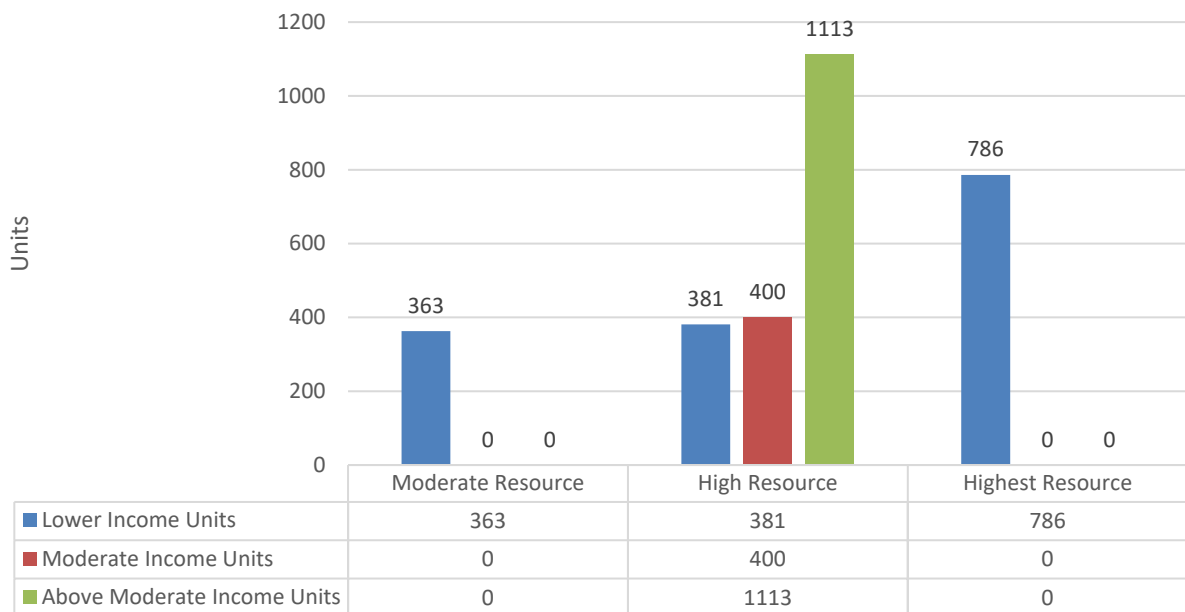


Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: February 14, 2023.

Resource Level (Overall Access to Opportunity)

Laguna Hills is made up of census tracts that are considered either Moderate-, High-, or Highest-Resource opportunity areas, with highest-resource areas located in the northwest corner and southern portions of the City. As shown in **Chart 7a**, the majority of sites at all income levels are located within High-Resource opportunity areas. Approximately half of all lower-income units are located in Highest-Resource areas, and approximately one-fourth are located in Moderate-Resource Areas. As discussed previously, the one census tract in the City designated as a Moderate-Resource area is only partially located in Laguna Hills. The other half of this tract, located in the City of Laguna Woods, is composed of an age-restricted low intensity multifamily development and may not be representative of conditions within Laguna Hills due to the high proportion of retired residents on fixed incomes. By designating sites at all income levels throughout different resource areas, and at permitted densities which promote a variety of housing types to meet all income needs, the sites affirmatively further fair housing and would further integrate housing in the moderate-, high-, and highest-resource areas. Further, the City has included a number of anti-displacement strategies and place-based revitalization initiatives (Policies **H1.1**, **H1.3**, and **H3.2**, and **Programs H-1**, **H-2**, **H-3**, **H-4**, **H-5**, **H-6**, **H-7**, **H-9**, **H-15**, and **H-16**) in order to improve conditions throughout the City and protect existing residents.

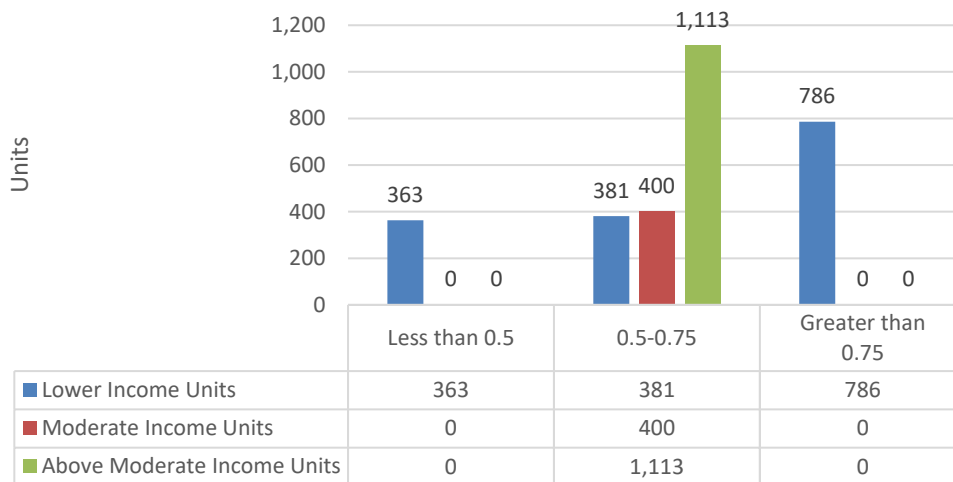
**Chart 7a: Sites Inventory Analysis by TCAC Resource Level
(Overall Access to Opportunity)**



Economic Opportunities

As shown in **Chart 7b**, the majority of sites at all income levels are located within areas with relatively high TCAC Economic scores (greater than 0.5). Approximately half of lower-income sites are located in areas with an economic score greater than 0.75, indicating areas with more positive economic opportunities. Approximately one-fourth of lower-income sites are located in a census tract with economic score less than 0.5. However, as previously discussed, this low score is primarily because half of the census tract is located in the City of Laguna Woods. The natural characteristics of the development pattern in Laguna Woods, combined with the very limited existing residential development in the Laguna Hills side of the census tract, has resulted in a low economic score for the tract as a whole, but should not be taken to indicate that future residents who locate to this area would have lower levels of opportunity. New residents to the moderate-resource area will enjoy similar access to opportunity consistent with the other neighborhoods of Laguna Hills, and the introduction of new residents will help to integrate and improve some of the indicators of this tract with lower scores, such as employment. Moreover, new residential development is expected to occur as part of mixed-use projects, where new development can introduce a broader array of jobs, housing, and recreation opportunities to an area in need of private investment. Overall, the sites inventory would affirmatively further fair housing by integrating and improving access to economic opportunity for residents at all income levels.

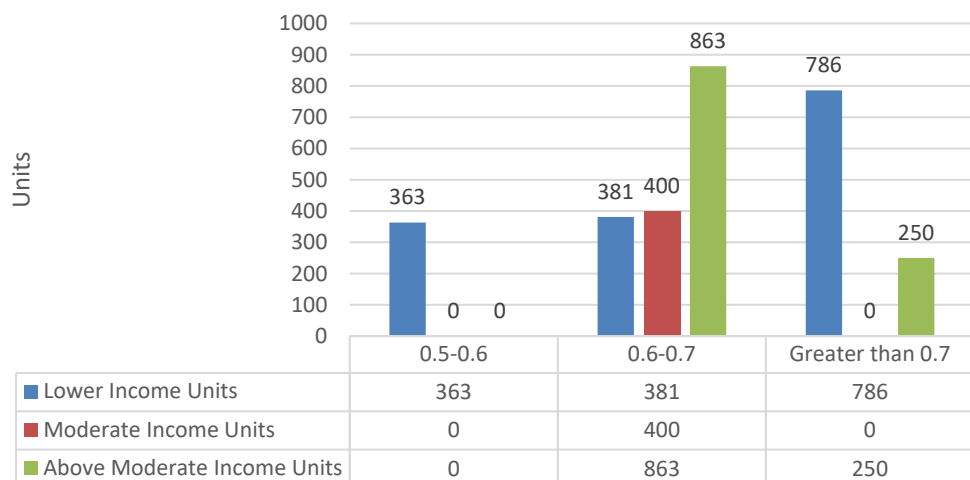
Chart 7b: Sites Inventory Analysis by TCAC Economic Domain Score



Educational Opportunities

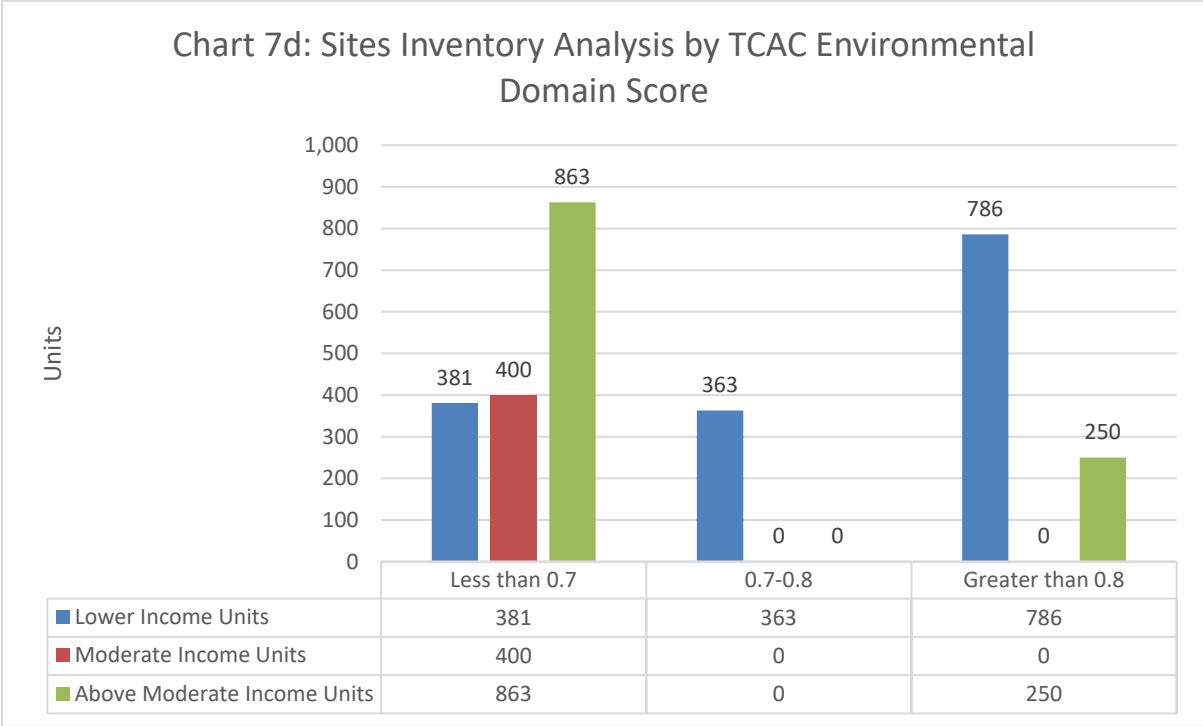
As described previously (see “Access to Opportunity”), four public elementary schools are sited within Laguna Hills city limits, with state reviews reporting that students at the three schools in higher-resourced south Laguna Hills experience better education outcomes than students at the single school located in relatively lower-resourced North Laguna Hills. Additionally, students at the lower-performing school in North Laguna Hills are disproportionately Hispanic or Latino (61 percent). Students living in the Via Lomas neighborhood attend school in Mission Viejo, at a school that is also lower-performing than schools in south Laguna Hills. Although there is disparate access to proficient elementary schools between different parts of Laguna Hills, all students in Laguna Hills attend the same high school which ranks in the 89th percentile, indicating that it is among the highest performing schools among comparable schools. As shown in **Chart 7c**, all RHNA sites are located in areas with relatively high (above 0.5) educational scores. Approximately half of all lower-income sites are located in an area with an educational score greater than 0.7 (indicating more positive educational opportunities). While approximately one-fourth of lower-income sites are located in areas with relatively lower performing elementary schools, all sites identified to meet the RHNA provide residents access to a high-performing high school, creating an opportunity to improve educational outcomes for low-income households. In areas where the introduction of low-income units has the potential to exacerbate patterns of relatively lower access to proficient elementary schools for low-income households, the City will engage with the local school district to create a program to address school boundaries and access to proficient education, with an emphasis on the Via Lomas neighborhood (**Program H-16**).

Chart 7c: Sites Inventory Analysis by TCAC Education Domain Score



Environmental Opportunities

As shown in **Chart 7d**, the majority of sites at all income levels are located within areas with very high TCAC Economic scores. The entire City of Laguna Hills has generally high environmental domain scores (indicating positive environmental outcomes). The lowest scores in the City are located in the middle-northeastern portion of the City, generally along Interstate 5, in moderate- and high-resource areas. Approximately half of lower-income sites are located in areas with an environmental score greater than 0.8. Although land use constraints prevent the development of larger-scale multifamily development in southern Laguna Hills, which has the City’s highest (most positive) scores, the City has included **Program H-8** to pursue an aggressive ADU promotion strategy in order to further integrate these areas provide additional housing opportunities at all income levels. Additionally, the sites inventory distributes sites all income levels throughout areas of relatively high environmental scores, and does not concentrate lower-income sites in areas associated with poor environmental opportunities. This would further integrate and improve housing conditions throughout Laguna Hills.



POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

Overpayment/Cost Burden

As described previously, overpayment is an issue that impacts all Laguna Hills and Orange County residents, and disproportionately impacts low-income renting households. Citywide, up to 50 percent of renting households paying over 30 percent of monthly income toward housing expenses in most areas of the City, meeting the criteria for overpayment. This pattern generally coincides with TCAC/HCD opportunity area designations, with highest levels of cost-burdened renters observed in the Via Lomas neighborhood and in the moderate- and high-resource areas along Interstate 5. In these neighborhoods, the rate of cost-burden among renting households exceeds 65 percent. As shown in **Chart 8**, all identified housing opportunity sites are located in areas where renter overpayment is significant. The City will seek to address overpayment by helping to facilitate the development of below-market rate housing and addressing the overall need for increased housing. Approximately half of lower-income units are anticipated on housing opportunity sites located in areas where rates of renter overpayment are approximately 46.0 percent to 46.9 percent. Moderate and above-moderate units are anticipated in areas within which rates of renter overpayment range between 65.2 and 69 percent. An additional 363 lower-income units are anticipated in areas where rates of renter overpayment are approximately 77.0 percent. Units added on identified sites will help to increase available housing supply in neighborhoods with high rates of overcrowding, helping to improve conditions for overcrowded households. The following programs, address affordable housing creation and mitigate displacement through land use changes, preserving at-risk units, density bonuses, Section 8 rental assistance, and other means: **Programs H-1, H-3, H-4, H-7, H-14, H-15, and H-16.**

Chart 8: Sites Inventory Analysis by Renter Cost Burden

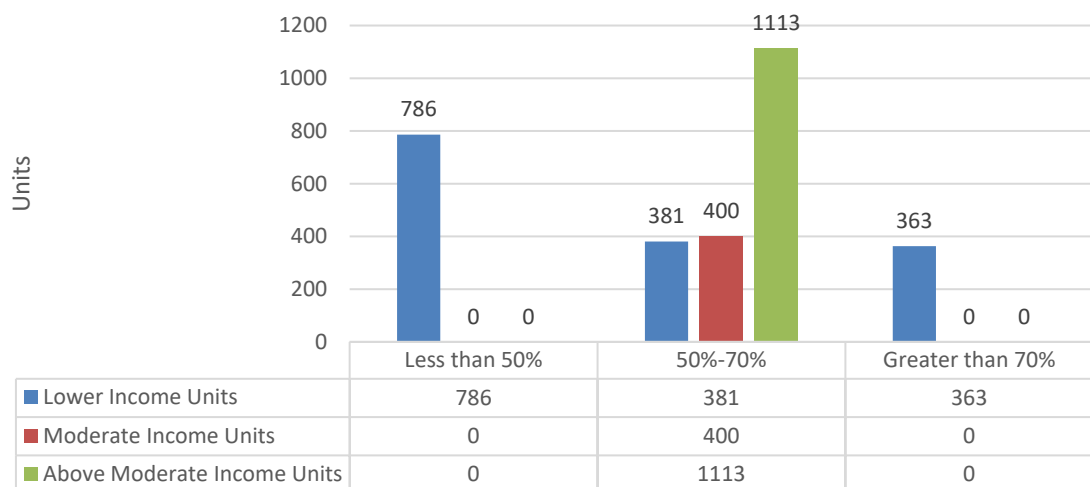
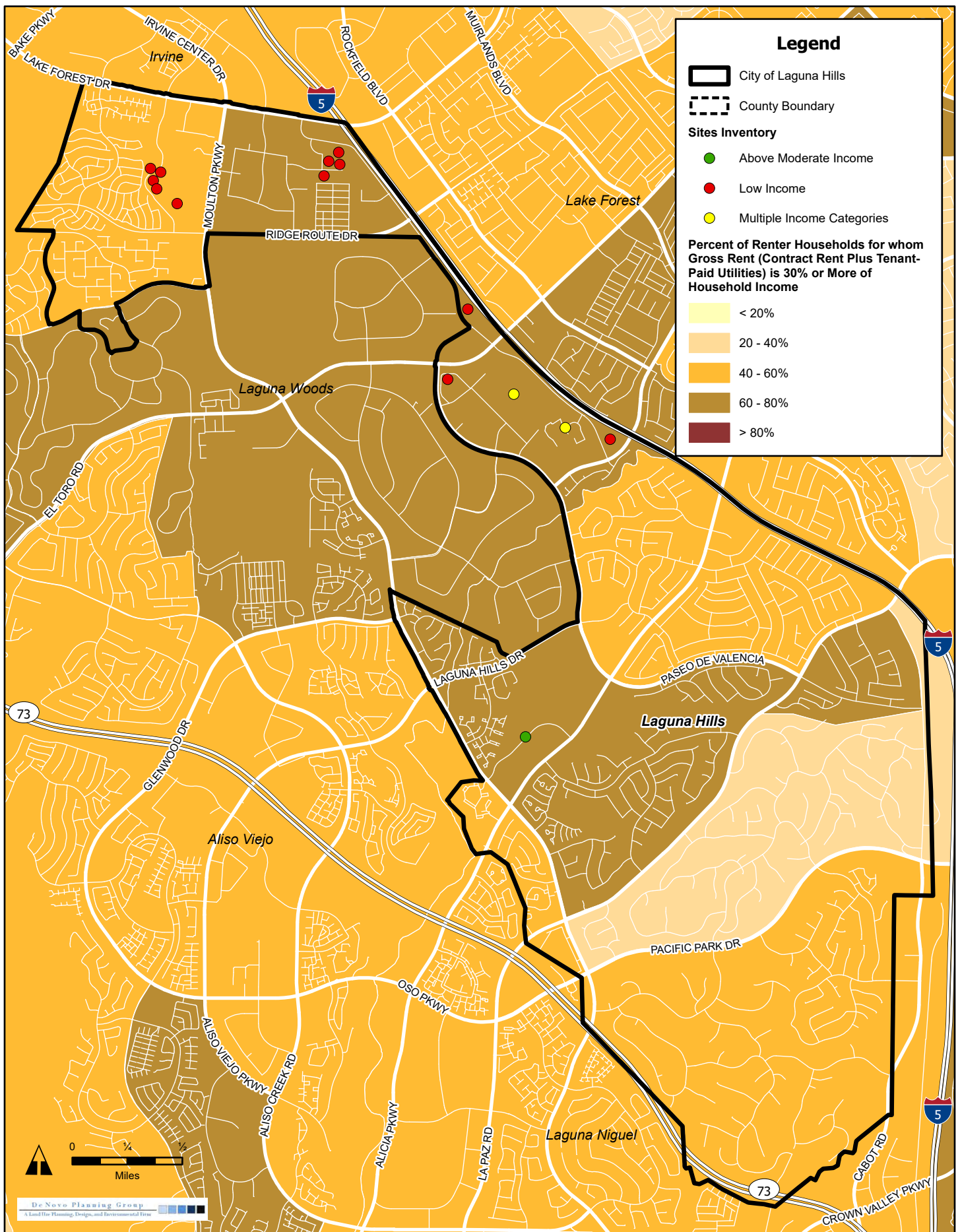
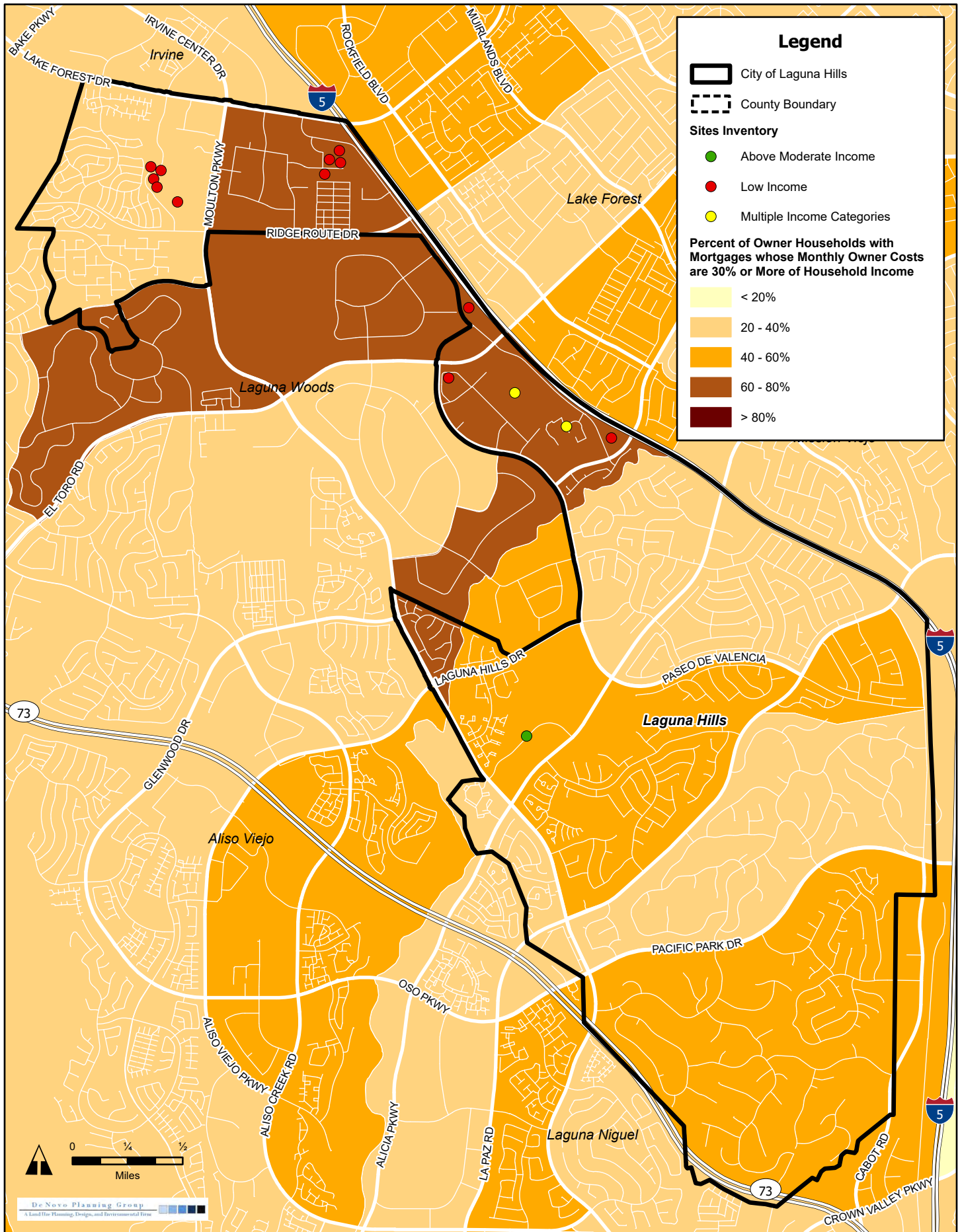


FIGURE H-22: SITES INVENTORY ANALYSIS BY OVERPAYMENT BY RENTERS (2015-2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: February 14, 2023.

FIGURE H-23: SITES INVENTORY ANALYSIS BY OVERPAYMENT BY OWNERS (2015-2019)



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: February 14, 2023.

Overcrowding

As described previously, approximately 4.5 percent of Laguna Hills households experience overcrowding, with approximately 11.5 percent of renting households experiencing overcrowding (see “Disproportionate Housing Need”). A majority of housing opportunity sites at all income levels are identified in areas where the rate of overcrowding is low (between 1.3 percent and 5.4 percent) (**Chart 9**). No lower-income sites are identified in areas with overcrowding rates above 5.4 percent. Overcrowding is more prevalent in Orange County as a whole, where on average 9.5 percent of all households experience overcrowding, with a higher rate of 15.9 percent among renting households only. The rate of overcrowding in Laguna Hills is generally consistent and low outside of the Via Lomas neighborhood, where the rate of overcrowding rate increases to 13 percent of households. Via Lomas is also home to a concentration of Hispanic residents (83 percent). This pattern of is consistent with the region, with higher rates coinciding with areas characterized by higher amounts of multifamily housing which tends to be more affordable. The rate of overcrowding in the Via Lomas neighborhood could indicate that appropriately sized and/or affordable housing is not accessible or available to current residents. Overcrowding in the Via Lomas neighborhood demonstrates a greater need for affordable, larger housing units in the area and access to affordable larger housing units citywide. Through housing opportunity sites, the City anticipates 381 lower-income units in close proximity to the Via Lomas area (**Figure H-24**). An additional 250 units are identified on Site 3 within the Via Lomas area. In an effort to promote greater access to opportunity and quality of life improvements in the Via Lomas area, the City will implement place-based anti-displacement and community revitalization strategies as reflected in Policies **H1.1, H1.3, and H3.2**, and Programs **H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, H-16, and H-17**.

Chart 9: Sites Inventory Analysis by Rate of Overcrowding

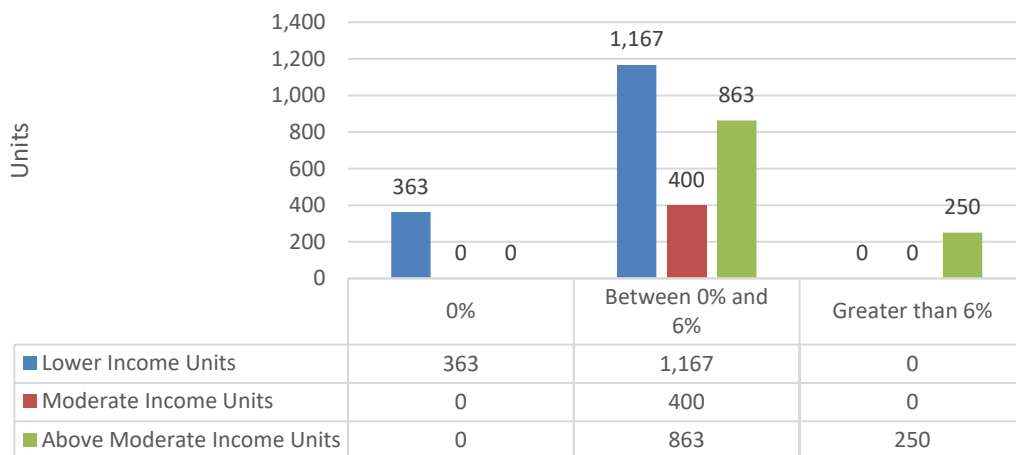
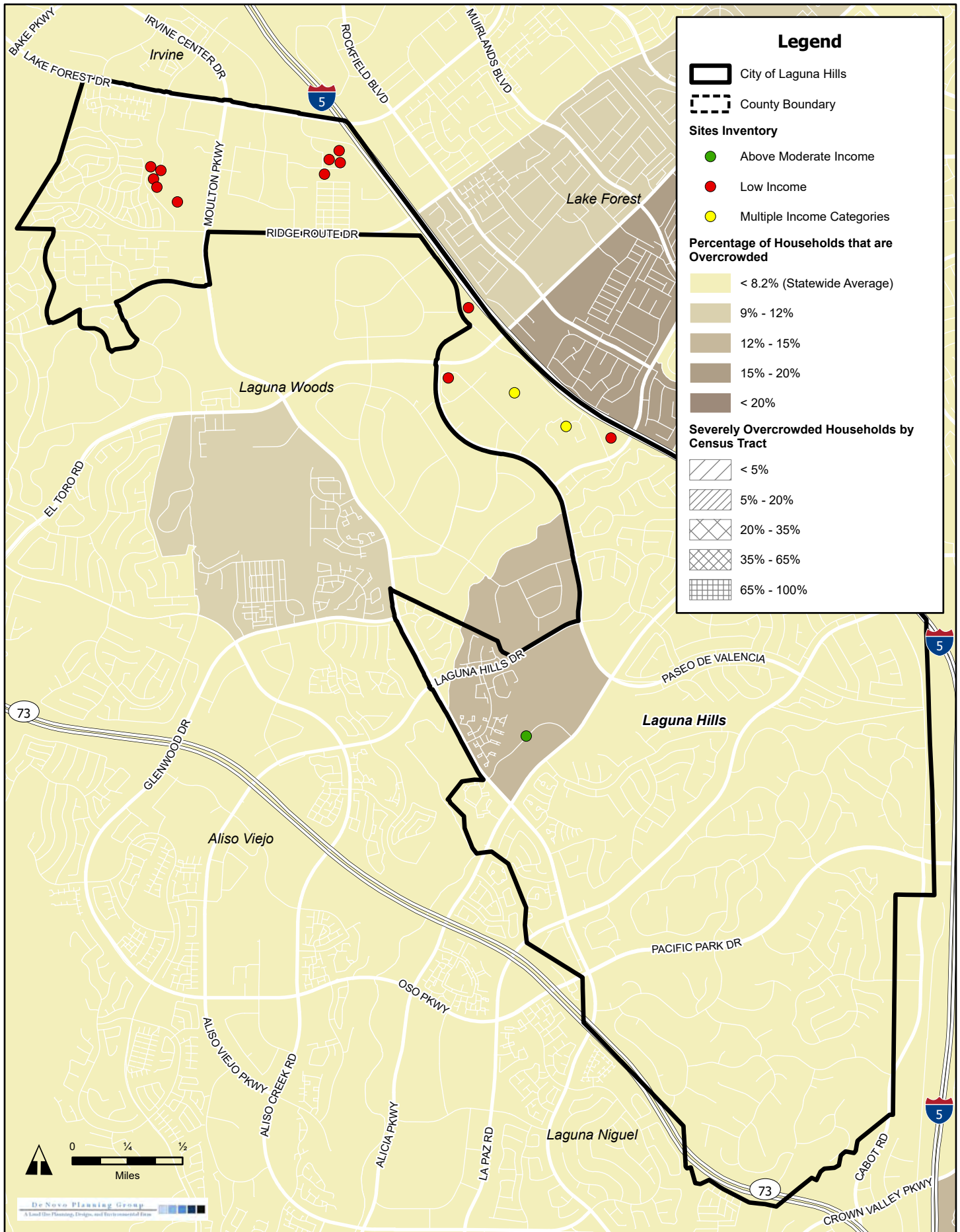


FIGURE H-24: SITES INVENTORY ANALYSIS BY HOUSEHOLDS EXPERIENCING OVERCROWDING



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: February 14, 2023.

As is described in the Housing Resources section, the City cannot rely on vacant sites to meet its RHNA. Therefore, the City's approach to accommodate its RHNA is comprised of underutilized sites throughout the City where redevelopment is likely. The sites include anticipated projects (Table H-47), underutilized sites that do not require rezoning (Table 48A) and underutilized sites that are candidates for rezoning (Table H-48B). These are shown on Figures H-25 and H-26.

The sites with anticipated projects provide important opportunities to both expand affordable housing (including affordable ownership opportunities) and increase access to opportunity in the Urban Village Specific Plan area (see sites 1 and 2 on Figure H-26), which is designated as a high-resource area, and the Via Lomas neighborhood (see site 3 on Figure H-26), which is also designated as high-resource area and currently supports the City's two publicly assisted housing developments.

Locating affordable housing in the high-resource Urban Village Specific Plan (Village Commercial zone) area will support the needs of low-income residents by providing convenient access to employment centers, public transit, essential services, and commercial areas, most within walking distance. The Village at Laguna Hills redevelopment site is adjacent to MemorialCare Saddleback Medical Center and surrounding medical complex, which can provide jobs for residents with varying levels of education and access to essential health services. The commercial uses within the Village at Laguna Hills redevelopment project provide additional employment opportunities and access to necessities, including a grocery store within walking distance of the sites. Laguna Hills' transit hub, the Laguna Hills Transportation Center, is also adjacent to the former Laguna Hills Mall site (Village at Laguna Hills project), allowing residents to access all commuter routes and local routes serving the City. The Village at Laguna Hills redevelopment project is an infill project, currently served by utilities and sidewalk. The existing sidewalk supports pedestrian access to the services and commercial areas stated previously and the Aliso Creek Riding and Hiking Trail, a series of bike paths and hiking trails less than a half-mile from the Laguna Hills Mall site. Locating affordable housing as a part of the Village at Laguna Hills redevelopment project furthers fair-housing choice by providing convenient access to job centers, essential services, and amenities, supporting economic mobility of low-income residents.

The General Plan designation for the Via Lomas neighborhood, Planned Community Via Lomas, provides an opportunity for a total 600 units within the area through a variety of densities. This neighborhood is located in the center of the City, near the intersection of Alicia Parkway and Moulton Parkway. As an area with concentrated poverty and higher diversity, introducing a mixture of units targeted at multiple income levels in the Via Lomas neighborhoods will help address issues of concentrated median income citywide. Expanding residential development in the Via Lomas neighborhood can provide additional resources to the neighborhood that could address existing discrepancies in access to opportunity, such as access to proficient schools and expanding park and recreational opportunities.

As shown in Figure H-25, candidate rezone sites are located in north Laguna Hills, in an area that largely supports business-park development with limited resources (access to grocery stores, schools, and essential services) accessible to the existing mobile park, Laguna Hills Estates, leaving residents of Laguna Hills Estates isolated from essential resources. Through rezoning this area to permit higher densities within the existing mixed-use zone, existing and future residents would benefit from convenient access to commercial services than the area currently provides.

The City's commitment to the rezoning effort to meet its RHNA is addressed in Program H-11.

Contributing Factors

Through an evaluation of the Regional AI, input from City staff, the Fair Housing Council of Orange County, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues in Laguna Hills, as shown in Table H-44C. These contributing factors have been incorporated into programs that specifically address anti-displacement, housing mobility, preservation of affordable housing, and tenant protections, among other fair housing issues, including Programs **H-3, H-4, H-5, H-6, H-12, and H-16**. See the introduction to **Appendix A Implementation Programs** for a description of how the program actions support the four categories of AFFH actions as specified by HCD:

1. Enhancing mobility strategies and promoting inclusion for protected classes
2. Encouraging development of new affordable housing in high-resource areas
3. Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing
4. Protecting existing residents from displacement

Prioritized **contributing factors** are bolded in the table.

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Table H-44C Factors that Contribute to Fair-Housing Issues		
AFH Identified Fair - Housing Issues	Contributing Factor	Meaningful Action
Displacement/ exclusion of lower-income residents and overpayment for housing by renters and homeowners	Housing shortages regionally in Orange County Unaffordable rents and home prices Neighborhoods in south Laguna Hills are more desirable, therefore more costly, than neighborhoods in central and north Laguna Hills Lack of partnerships with affordable housing developers Concentrated areas of poverty in low-resource areas	Require property owners to proactively relocate tenants while addressing code enforcement violations (Program H-1) Preserve 51 at-risk units and seek out opportunities for publicly assisted units in high resource areas of the City (Program H-4) Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16)
Concentration of low-income households	Availability of affordable units in a range of sizes Availability of rentals that accept Housing Choice Vouchers Linguistic isolation of non-English-speaking households Concentration of more affordable housing (e.g., multifamily, mobile home park) in north Laguna Hills and the Via Lomas neighborhood Neighborhoods in south Laguna Hills are more desirable, therefore more costly, than neighborhoods in central and north Laguna Hills	Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16) Rehabilitate at least 30 homes during the planning period through rehabilitation programs (H-3) Develop informational/educational material on housing services in multiple languages (H-1, H-3, H-16, H-17)
Concentration of single-person households	Limited variety of housing types to meet a range of incomes Availability of affordable units in a range of sizes Concentration of more affordable housing (e.g., multifamily, mobile home park) in north Laguna Hills and the Via Lomas neighborhood	Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16)

Table H-44C
Factors that Contribute to Fair-Housing Issues

AFH Identified Fair - Housing Issues	Contributing Factor	Meaningful Action
Concentration of persons with disabilities	Limited variety of housing types to meet a range of incomes Availability of affordable units in a range of sizes Availability of rentals that accept Housing Choice Vouchers Cost of rehabilitation or repair	Promote accessibility programs focused on improving access to housing, transit, public buildings, and facilities through developing partnerships with local non-profits and services providers (H-16 and H-17) Expand HCV acceptance in high-resource areas (H-15) Rehabilitate at least 30 homes during the planning period through rehabilitation programs and develop informational materials for assistance programs to support rehabilitation projects (H-3)
Access to proficient schools	Availability of high-ranked elementary schools to serve north Laguna Hills and the Via Lomas neighborhood	Engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood (H-16)

Note: Prioritized contributing factors are shown in bold text.

Housing Resources

State law (California Government Code Section 65584) requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because state law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. This section summarizes the resources available for the development of housing in Laguna Hills. The analysis includes an evaluation of the adequacy of the City's land inventory to accommodate Laguna Hills' regional housing need goals for the 2021-2029 planning period. This section also analyzes the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Finally, this section documents the City's accomplishments during the 2013-2021 Housing Element planning period.

Available Sites for Housing

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth in the Southern California region. Approximately every eight years, the Southern California Association of Governments (SCAG) is authorized to set forth specific goals for the amount of new housing that should be planned in each jurisdiction over a specified time period, in this case, 2021-2029. This section discusses how Laguna Hills will plan for the provision of housing for all economic segments by 2029.

FUTURE HOUSING NEED

For the 2021-2029 Housing Element cycle, the California Department of Housing and Community Development (HCD) projected a need for 1,341,827 new housing units in the six-county Southern California region (encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). SCAG developed a RHNA that determines each jurisdiction's share of the forecasted growth based on several factors, including recent growth trends, income distribution, access to high-quality transportation corridors and capacity for future growth. The allocation for Orange County is 183,861 new units. Of Orange County's 183,861 units, 1,985 were allocated to Laguna Hills. Laguna Hills' share of the regional housing need for the 2021-2029 period is allocated by SCAG.

As shown in Table H-45, the RHNA is divided into four income groups established by HCD. Pursuant to state housing element law, a jurisdiction must demonstrate in its housing element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. See Program H-21. Facilitating Housing on Identified Sites.

Table H-45 Regional Housing Needs Allocation, 2021–2029		
Income Level	Allocation	Percentage of Total
Very Low-Income	568*	29%
Low-Income	353	18%
Moderate-Income	354	18%
Above Moderate-Income	710	36%
Total	1,985	100%
Sources: SCAG 2021–2029 Regional Housing Needs Plan, July 2021		
*Assumes 50 percent of the very low-income need is allocated for extremely low-income households.		

PROGRESS TOWARDS RHNA

There are no vacant sites in Laguna Hills suitable to meet the RHNA; however, there are many underutilized sites throughout the City where redevelopment is likely. For the Housing Element, underutilized parcels are defined as property that is either developed but could accommodate greater intensity or vacant land that is not currently zoned for residential uses. Three categories of underutilized sites are described here and shown on Figures H-25 and H-26:

1. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas (PCV)
2. Underutilized Sites, Candidates for Rezoning
3. Underutilized Sites, VC Zone

As described in the Constraints chapter, there is sufficient water and sewer capacity for current and anticipated residential growth in Laguna Hills. Dry utilities are readily available throughout the City.

Accessory Dwelling Units (ADUs)

Ten accessory dwelling units (ADUs) were built between 2016 and October 2021. This analysis assumes that the number of ADU applications and permits will increase slightly during the 2021-2029 projection period, averaging 1.9 ADU's per year, for a total of 18 ADU's during the planning period. To promote ADU's, the City has included Program H-8 to comply with state law and make construction of ADU's feasible for more property owners. To determine assumptions on ADU affordability in the SCAG region, SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Orange County jurisdictions that allocate 68 percent of ADU's to lower-income households, 30 percent to moderate-income households, and 2 percent to above moderate-income households. Affordability of ADU's projected to be built within the City during the planning period were based on the SCAG analysis. Of the 18 ADU's projected to be built, it is estimated that 10 will be for lower-income households, 5 for moderate income households, and three for above moderate-income households. In many of these instances the units may be occupied by low- and moderate-income seniors who may be related to the owners of the principal dwelling. Anticipated ADUs are shown in **Table H-46**.

Table H-46
Progress Towards RHNA

Income Category	RHNA	VC Zone Sites	Anticipated Projects			Anticipated ADUs	Subtotal Progress Towards RHNA	Remaining Need	Candidate Rezone Sites	RHNA Surplus
			Oakbrook Village	The Village at Laguna Hills	Planned Community Via Lomas (PCV)					
Lower	921	398	0	100	0	10	508	413	1,032	619
Moderate	354	0	50	350	0	5	405	-51		51
Above Moderate	710	0	150	713	250	3	1,116	-406		406
Total	1985	398	200	1,163	250	18	2,029	413	1,032	1,076

Note: No sites identified in the 6th cycle land inventory for lower income were identified in the 5th or 4th for lower income.

ANTICIPATED PROJECTS

There is a total of 1,613 anticipated units at the Oakbrook Village (site 1), Village at Laguna Hills (site 2), and Planned Community Via Lomas (PCV) (site 3). These projects are described in greater detail herein. Site-specific information is shown in Table H-47. The sites are mapped in Figure H-25.

The total 1,613 anticipated units at these three sites are counted towards the City's RHNA by income categories:

- Lower-income: 100 deed-restricted units at the Village at Laguna Hills,
- Moderate-income: 100 deed-restricted units and 250 market-rate units at the Village at Laguna Hills and 50 market-rate units at Oakbrook Village (see affordability analysis herein),

Above moderate-income: all market-rate units, 713 at the Village at Laguna Hills, 150 at Oakbrook Village and 250 at Planned Community Via Lomas (PCV)

Affordability of Market-Rate Moderate-Income Units

HUD considers a household's housing costs to be affordable if they are no more than 30 percent of the household's income. According to HCD's income limits for 2021, at the moderate-income level (earning between 81 and 120 percent of AMI), monthly rental costs are considered affordable if they are:

- \$2,241 or less for one-person households,
- \$2,561 or less for two-person households, and
- \$2,881 or less for three-person households.

As shown in Table H-28, in a survey of rental listings on Zillow.com in February 2021, out of five rental developments in Laguna Hills, the average rent for a one-bedroom apartment was \$1,955 and the average rent for a two-bedroom apartment was \$2,325. In addition, rents at newer developments in neighboring communities was surveyed in July 2022 with the following list prices for monthly rents for one-bedroom apartments:

- \$2,482 at Los Alisos in Mission Viejo
- \$2,495 at Apex in Laguna Niguel
- \$2,490 at Portola Place in Irvine
- \$2,490 at Los Olivios in Irvine

Based on this analysis, it is reasonable to assume that at least 250 units at the Village at Laguna Hills and 50 units at Oakbrook Village will be affordable to moderate-income households at a market-rate.

Oakbrook Village: In 2012, the City worked with the Fritz Duda Company (owner of the Oakbrook Village Shopping Center) for almost a year to approve plans for a two-phased, mixed-use, redevelopment project of a portion of the Oakbrook Village Shopping Center. At that time, 289 market-rate units were built. The owner has not exercised their rights under the development agreement to build the remaining 200 units. The development agreement expires in December 2023. However, due to the high demand for housing, it is likely that these 200 units will be built. Of the 200 anticipated market-rate units, 150 are anticipated to be affordable to households with above moderate incomes and 50 are anticipated to be affordable to households with moderate incomes. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA.

The Village at Laguna Hills (Formerly Five Lagunas): In March 2016, the City originally approved a plan for the renovation of the Laguna Hills Mall, which included approximately 880,000 square feet of new and renovated commercial retail space, movie theaters, restaurants, and 988 residential units. The approved plan was known as Five Lagunas. Subsequently, the property owner of Five Lagunas, Merlone Geier Partners (MGP), informed City staff that they could not move forward with the approved 2016 plan because they did not think the market would support the approved Five Lagunas project. Since then, several revised configurations have been discussed for the project, renamed as The Village at Laguna Hills. Most recently (April 2022), the City approved a revised proposal that contains increased the development's capacity, including approximately 250,000 square feet of retail and restaurants, up to 465,000 square feet of commercial office, up to 1,500 residential units and a hotel with 100-150 rooms. Five multi-story residential buildings, one mixed-use retail/residential building and four residential buildings, will support the anticipated 1,500 proposed units.

Of the approved 1,500 units, there will be 200 deed-restricted affordable units, (100 moderate income and 100 low income units). The rental priority for the affordable units will be given to seniors, veterans, and City residents. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA. For the purposes of this housing element, 1,163 units of the total 1,500 units anticipated during this cycle, including all 200 affordable units. As indicated in the approved proposal, the last building to be built will not contain any of the affordable units. Of the remaining 963 anticipated units (1,163-200), 713 are anticipated to be affordable to households with above moderate incomes

and 250 are anticipated to be affordable to households with moderate incomes.

Planned Community Via Lomas (PCV): As described in the City's Land Use Element of its General Plan, the Planned Community Via Lomas (PCV) is located along Via Lomas in the west-central portion of the City and consists of 39 acres. The area is currently developed with 350 apartments and condominiums, consisting of one-story cluster condos and two-story apartments. A total of 102 units are within the Rancho Moulton and Rancho Niguel apartment complexes (51 units each). Both Rancho Moulton and Rancho Niguel were built in the early 1980s with Section 8 construction funds and provide affordable housing to low- and moderate-income residents. The Aliso Meadows condominiums have 248 units and provide an affordable home ownership opportunity for low- and moderate-income households. The General Plan designates this site as Planned Community Via Lomas. This designation will allow a maximum of 600 dwelling units through a variety of different densities, which is an increase of 250 dwelling units over existing conditions. Building height will be a combination of two- and three-story structures. Additionally, up to approximately 13 acres of parks and recreation amenities will be added.

The 250 units anticipated in the City's Land Use Element of its General Plan, for the Planned Community Via Lomas (PCV) area are anticipated to be affordable to households with above-moderate incomes. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA.

FIGURE H-25: SITES INVENTORY (1 OF 2)

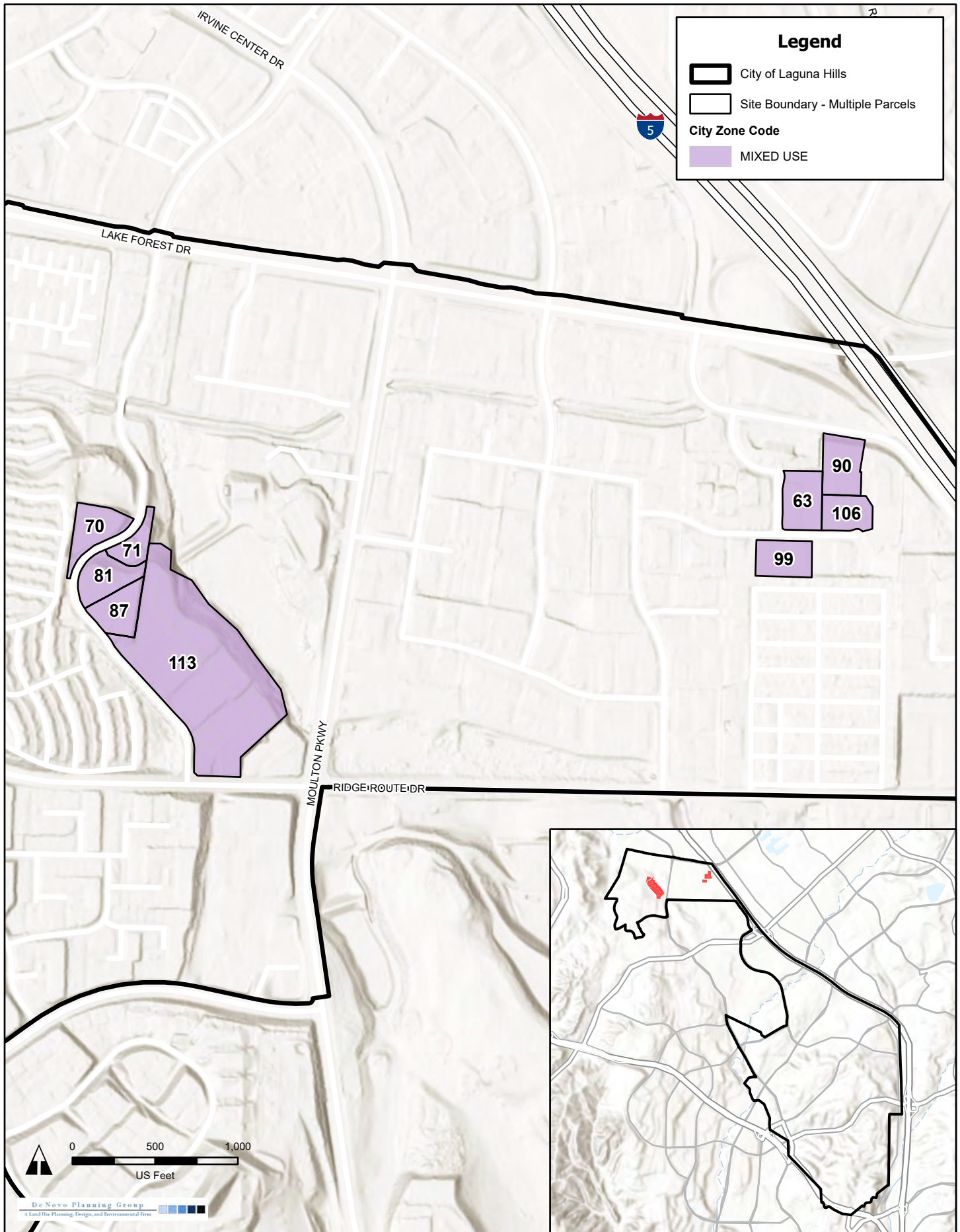
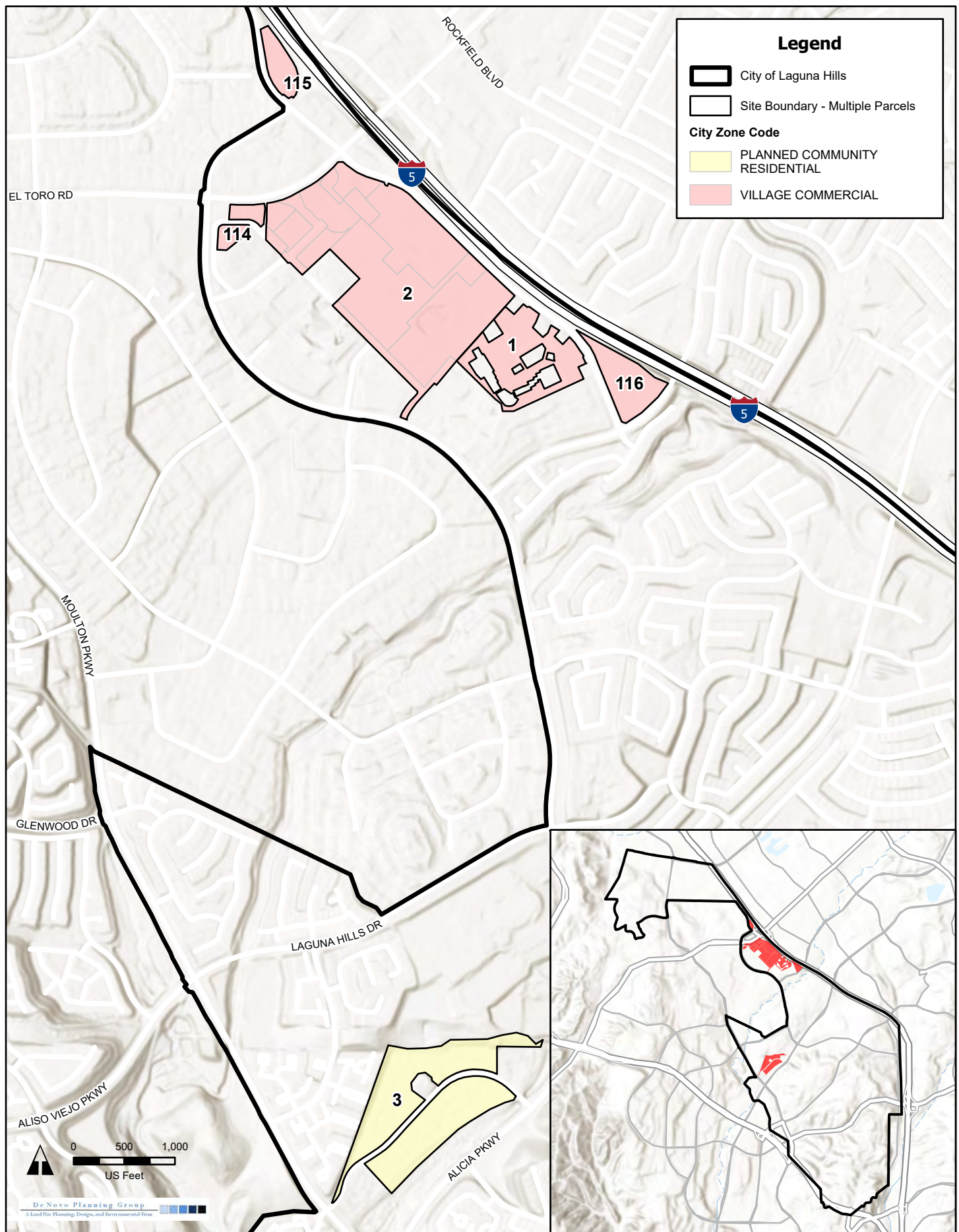


FIGURE H-26: SITES INVENTORY (2 OF 2)



Sources: De Novo Planning Group. City of Laguna Hills. Map date: February 14, 2023.

**Table H-47
Anticipated Projects**

Map ID #	Location	APN	Address	Zoning and General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units	Existing Uses	Area
1	Oakbrook Village	62049121	West side of Avenida de la Carlota, north of Los Alisos Blvd.	VC	13.35	30	50	0	50	150	200	Strip Mall	UVSP
2	Village at Laguna Hills	62114181	24100 and 24126 Laguna Hills Mall 23531 and 24300 Calle De La Louisa 24032 El Toro Road 24102 Ronda Del Rossmoor	VC	3.19	30	50	100	350	713	1,163	Retail, restaurants and services	UVSP
		62105129		VC	15.41	30	50						UVSP
		62114150		VC	1.89	30	50						UVSP
		62114153		VC	0.63	30	50						UVSP
		62105133		VC	16.43	30	50						UVSP
		62114154		VC	1.80	30	50						UVSP
		62114158		VC	1.29	30	50						UVSP
		62114155		VC	1.20	30	50						UVSP
		62114149		VC	2.42	30	50						UVSP
		62105135		VC	12.23	30	50						UVSP
		62114151		VC	3.53	30	50						UVSP
		62105125		VC	2.18	30	50						UVSP
		62105134		VC	2.11	30	50						UVSP
3	Planned Community Via Lomas (PCV)	62521105	South side of Via Lomas, between Moulton Pkwy. and Alicia Pkwy.	PCR	16.73	N/A	24 units/ ac. on a project; average of 15.3 units/ ac. across PCR zone	0	0	250	250	Residential	Via Lomas
	TOTAL				94.39			100	400	1,113	1,613		
VC = Village Commercial UVSP = Urban Village Specific Plan PCR = Planned Community Residential													

UNDERUTILIZED SITES

Village Commercial (VC) Zone

Table H-48A shows three underutilized sites, totaling 11.4 acres. They are shown as sites 114, 115 and 116 on Figure H-26. They are located in the Urban Village Specific Plan (UVSP). The UVSP allows projects that are 100-percent residential; however, there is no required residential component for mixed-use projects. 50 units per acre is the maximum residential density. The realistic capacity is calculated at 70 percent of the maximum allowed units for each site, given its size. A 70 percent assumption is reasonable, given the market demand for housing development and the numerous examples of high-density mixed-use developments in Laguna Hills and surrounding cities (see the subsection Recent Development Trends, after Table H-48B and the subsection with the underutilized analysis). As seen in Table H-46, 398 units are counted towards the lower income RHNA categories. Because these three sites are not vacant, an underutilized analysis is included. All underutilized sites are described and analyzed following Table H-48B.

Table H-48A
Underutilized Sites, VC Zone

Map ID #	APN	Address	Zoning and General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Specific Plan
114	62114127	23511 Paseo de Valencia	VC	1.30	30	50	0.7	45	Commercial	UVSP
115	61602203	23802 Avenida de la Carlota	VC	3.35	30	50	0.7	117	Religious	UVSP
116	62049201	24422 Avenida de la Carlota	VC	6.73	30	50	0.7	236	Commercial	UVSP
	Total			11.37				398		

CANDIDATES FOR REZONING

As shown in Table H-46: Progress Towards RHNA, after accounting for anticipated development from ADUs, Oakbrook Village, The Village at Laguna Hills, the Planned Community Via Lomas (PCV), and underutilized sites in the VC zone, for the moderate and above moderate-income categories have been met and there is a remaining unaccommodated need of 413 units in the lower-income categories. The City does not have land adequately zoned to accommodate these units. This section describes the plan for meeting the City's RHNA by rezoning underutilized sites. Redevelopment with new mixed-use buildings is anticipated in several areas of the City. New mixed-use developments will likely have apartments and/or condominiums with a range of sizes and price points. Density is one of the most important factors that affect the feasibility of affordable housing. Higher density reduces the land cost for each housing unit, thereby reducing total development cost. "Default" densities that are presumed to be suitable for lower-income housing are set by California statute Section (65583.2(c)(3)(B)). For Laguna Hills, like most cities in metropolitan areas, the default density is 30 housing units per acre. The remaining unaccommodated 413 units in the lower-income category can be accommodated on 13.7 acres rezoned to allow 30 units per acre. However, the City is interested in allowing up to 50 units per acre on the rezoned sites. For the sake of this analysis, it is assumed that the remaining unaccommodated 413 units in the lower-income category will be accommodated by rezoning certain sites in certain zones to allow 50 units per acre. At 50 units per acres, a minimum of 8.26 acres would need to be rezoned. Although 50 units per acre is greater than the default density assigned by the State, the City's Village Commercial zone already allows 50 units per acre, and projects have been approved and built with utilizing the 50 units per acre density allowed. The realistic capacity is calculated at 70 percent of the maximum allowed units for each candidate rezone site, given its size. A 70 percent assumption is reasonable, given the market demand for housing development and the numerous examples of high-density mixed-use developments in Laguna Hills and surrounding cities (see the subsection Recent Development Trends, after Table H-48B and the subsection with the underutilized analysis). With no vacant sites available in Laguna Hills, all candidate rezone sites are non-vacant and included in the underutilized analysis that follows Table H-48B.

Figures H-25 and H-26 and Table H-48B show underutilized, candidate rezone sites.

Table H-48B
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/ acre)	Current Maximum Density (units/ acre)	Proposed Maximum Density (units/ acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
70	58814208	23201 Mill Creek Dr 3	MXU	1.77	N/A	20	50	0.70	62	Commercial		North Laguna Hills
71	58814108	23212 Mill Creek Dr	MXU	1.01	N/A	20	50	0.70	35	Commercial		North Laguna Hills
81	58814111	23272 Mill Creek Dr 330	MXU	1.81	N/A	20	50	0.70	63	Commercial		North Laguna Hills
87	58814112	23282 Mill Creek Dr 100	MXU	1.66	N/A	20	50	0.70	58	Commercial		North Laguna Hills
113	58816112	23330 Mill Creek Dr	MXU	0.35	N/A	20	50	0.70	12	Commercial	Yes	North Laguna Hills
	58816110	23332 Mill Creek Dr	MXU	0.70	N/A	20	50	0.70	25	Commercial	Yes	North Laguna Hills
	58816109	23382 Mill Creek Dr	MXU	0.71	N/A	20	50	0.70	25	Commercial	Yes	North Laguna Hills
	58816108	23422 Mill Creek Dr	MXU	0.71	N/A	20	50	0.70	25	Commercial	Yes	North Laguna Hills
	58816107	24411 Mill Creek Dr	MXU	0.57	N/A	20	50	0.70	20	Commercial	Yes	North Laguna Hills

Table H-48B
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Proposed Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
	58816106	24461 Mill Creek Dr	MXU	0.29	N/A	20	50	0.70	10	Commercial	Yes	North Laguna Hills
	58816113	23330-24461 Mill Creek Dr	MXU	12.89	N/A	20	50	0.70	451	Commercial	Yes	North Laguna Hills
63	58811119	23172 Plaza Pointe Dr	MXU	1.94	N/A	20	50	0.70	68	Commercial		North Laguna Hills
90	58811117	23441 S Pointe Dr	MXU	1.93	N/A	20	50	0.70	68	Commercial		North Laguna Hills
99	58811113	23342 S Pointe Dr B	MXU	1.69	N/A	20	50	0.70	59	Industrial		North Laguna Hills
106	58811116	23421 S Pointe Dr	MXU	1.45	N/A	20	50	0.70	51	Commercial		North Laguna Hills
			Total	29.48					1,032			

Underutilized Sites Analysis

All underutilized sites have access to commercial and retail shopping opportunities, schools, transit and transportation networks and job centers.

Site 114: 23511 Paseo de Valencia

This 1.3-acre site is currently used as a bank. According to County Assessor records, the site is improved with a 13,688-square-foot, two-story bank building constructed in 1980, currently occupied by Union Bank. Since US bank has acquired Union Bank, and there is a newer US bank building less than three-fourths of a mile away on El Toro Road, US Bank has indicated the bank at the subject property will likely be closed, but no final decision has been made as of April 2022. This is an ideal redevelopment site because the existing use is expected to discontinue soon. This site has a low as-built floor area ratio (FAR), 0.24, where no maximum is prescribed, indicating that the site is underutilized.

Site 115: 23802 Avenida de la Carlota

This 3.35-acre site is currently used by a religious institution, St. George's Episcopal Church. According to County Assessor records, the site is improved with a 14,163 square foot building, built in 1969. The church directorship has indicated the church has considered relocating if a Caltrans project currently under consideration takes any of their site, as they cannot afford to lose any site area and continue all of the current church services. The directorship also indicated the church would relocate if it were to be purchased by an entity that would help with relocation in the area. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 36 percent of the total assessed value (land plus improvements), which indicates that redevelopment is likely. Because the site may be redeveloped with mixed-uses, the realistic unit yield is calculated at 70 percent of the maximum allowed (50 units per acre) under current zoning.

Site 116: 24422 Avenida de la Carlota

This 6.73-acre site is known as Oakbrook Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site is improved with a 119,900-square-foot, four-story office building constructed in 1983. There are approximately 478 surface parking spaces occupying 85 percent of the site. There is a low as-built FAR of 0.41, where no maximum is prescribed, indicating that the site is underutilized. Lot coverage is 10 percent; however, 70 percent lot coverage is allowed on the site. Online listings (commercialcafe.com) indicate the building occupancy is more than 1/3 vacant. Buchanan Street Partners, which purchased the site in December 2022, corresponded with City staff prior to and during the purchase process, indicating their plans to add approximately 250 units to the site, while preserving the existing office building. Buchanan Street Partners has submitted a letter of explanation provided in Appendix C.

There is an opportunity with this site to use all or some of the 6-acre parking lot to develop housing. Because the site may be redeveloped with mixed-uses, the realistic unit yield is calculated at 70 percent of the maximum allowed (50 units per acre) under current zoning, which is consistent to the yield indicated by new owners Buchanan Street Partners.

Site 70: 23201 Mill Creek Drive 3

This 1.77-acre site is known as Professional Land Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 60 parking spaces and a three-story professional office building built in 1982 and renovated in 1992. Current tenants include counseling services and real estate offices. As patterns of employment in professional occupations shift to virtual and remote work, office culture is evolving and the use of in-person office spaces can be predicted to decline. There is a low as-built FAR of 0.35, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 49 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. Because the site is likely to be redeveloped with mixed-uses, the realistic unit yield is calculated at 70 percent of the maximum allowed (50 units per acre) under current zoning. The property owners indicate the existing allowed residential density of 20 dwelling units per acre does not support redevelopment of the site, but that 50 dwelling units per acre does, and the owners indicate they are very interested in housing for the site at that density.

Site 71: 23212 Mill Creek Drive

This 1.01-acre site is known as Vacation Resorts International. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of a 50 parking spaces and a three-story professional office building with built in 1983. Current tenants include an attorney office. As patterns of employment in professional occupations shift to virtual and remote work, office culture is evolving and the use of in-person office spaces can be predicted to decline. According to a search on Property Shark, an online real estate information website, on May 11, 2022, approximately two-thirds of the suites in the existing building were empty and are available for lease. This site currently has a low as-built FAR of 0.26, where 0.38 is allowed, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 47 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. According to a search on Property Shark (an online real estate information website) on May 11, 2022, two-thirds of the suites in the building were empty and are available for lease. City staff Site visits to this property confirm an unusually high number of vacancies. Staff has been contacted by multiple housing developers interested in this site, including wholly residential development, or as a mixed-use project adding residential units and preserving existing office space.

Site 81: 23272 Mill Creek Drive 330

This 1.81-acre site is known as Summit Office Plaza (West). Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 140 parking spaces and a three-story professional office building built in 1984. Tenants include a massage therapist, financial office, and software developer. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 44 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. The City has received a letter of support from the property owner conveying strong support for including Site 81 in the Housing Element as an opportunity site. The property was listed for sale in October 2022 and since that time, nearly 100% of the serious interest from buyers is for redevelopment of the site to residential uses. Given this strong level of interest and the owner's willingness to consider a sale, there is a clear path towards this location being redeveloped for residential in the next several years. Staff has also discussed this site with multiple housing developers with interest in this site for residential development. This site owner also owns adjacent Site 87.

Site 87: 23282 Mill Creek Drive 100

This 1.66-acre site is known as Summit Office Plaza (East). Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 140 parking spaces and a three-story professional office building built in 1984. Tenants include environmental consultants, mortgage lenders, and a financial office. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 44 percent of the total assessed value (land plus improvements), which indicates that redevelopment is likely. The site currently has multiple vacancies. The site is located adjacent to Site 113, which is being purchased by a residential developer, as detailed below. The City has received a letter of support from the property owner conveying strong support for including Site 81 in the Housing Element as an opportunity site. The property was listed for sale in October 2022 and since that time, nearly 100% of the serious interest from buyers is for redevelopment of the site to residential uses. Given this strong level of interest and the owner's willingness to consider a sale, there is a clear path towards this location being redeveloped for residential in the next several years. Staff has also discussed this site with multiple housing developers with interest in this site for residential development. This site owner also owns adjacent Site 81.

Site 113: 23332 Mill Creek Dr, 23382 Mill Creek Dr, 23422 Mill Creek Dr, 24411 Mill Creek Dr, and 24411-24461 Ridge Route

This 15.9-acre site is known as HERE (formerly Lakehills Corporate Park). Existing uses are commercial. This site consists of five 2-story professional office buildings totaling to 223,888 square feet constructed in 1988 and renovated in 2017. It also consists of a parking lot containing 865 spaces. The owners are very interested in the possibility of residential use of the

property. The City has had several meetings with Ron Harari, President and CEO of Tova Capital, Inc., and have received a letter of support for future residential development of the site (see Appendix C). The property was marketed in May 2022 and staff has been contacted by at least a half-dozen developers interested in developing some type of residential use on the property. The property has been purchased by the Kelemen Company and Kingsbarn (a housing developer) who have indicated plans to develop the site with residential land uses, built in four phases to accommodate current office-space leases and to control timing for roll-out of new residential units ensuring adequate market absorption with each phase. See support letter, with concept plans, in Appendix C. There are some active long leases on site, however, the size and layout of the site has the opportunity for phasing, subdividing, and grouping remaining office uses in the same building(s) while allowing the site to incrementally realize residential development potential. This site has a low as-built FAR of 0.32 where 0.38 is permitted, indicating that the site is underutilized. This property has lakefront views, is located very close to services and primary arterials for regional accessibility.

Site 63: 23172 Plaza Pointe Drive

This 1.84-acre site is known as Plaza Laguna Hills. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 147 parking spaces and a two-story, 35,437 square-foot office building built in 1989. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 52 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. City staff spoke with the property owner who expressed interest in developing the site with residential uses and support for rezoning the property to allow 50 units per acre. The owner has submitted a letter of intent provided in Appendix C.

Site 90: 23441 S Pointe Drive

This 1.93-acre site is known as Water Garden Business Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 64 parking spaces and a two-story, 23,724 square foot office building built in 1980. This site has a low as-built FAR of 0.28, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 35 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. The property owners considered residential development of the site in the past, but could not develop a viable project with only 20 dwelling units per acre, the current maximum density allowed on the site. The owners indicate a density of 50 dwelling units per acre make housing development of the site realistic and are interested in pursuing this option. This Site and Site 106 are owned by the same entity and the lots can be merged to accommodate a larger project. A support letter from the property ownership is provided in Appendix C.

Site 99: 23342 S Pointe Drive

The 1.69-acre site is known as the Antoyan Industrial Park. Existing uses are commercial. According to County Assessor records, the site is improved with three one-story tilt-up construction buildings totaling to approximately 43,800 square feet, constructed in 1980. The building currently appears to be 25 percent to 30 percent vacant. With vacancies, and no significant investment since original construction, the property appears suitable for redevelopment. This site has a low as-built FAR of 0.39, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 37 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 106: 23421 S Pointe Drive

This 1.45-acre site is known as the Water Garden Business Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, it consists of 85 parking spaces and a two-story, 22,556 square foot office building built in 1988. This site has a low as-built FAR of 0.36, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 43 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. The property owners considered residential development of the site in the past, but could not develop a viable project with only 20 dwelling units per acre, the current maximum density allowed on the site. The owners indicate a density of 50 dwelling units per acre make housing development of the site realistic and are interested in pursuing this option. This Site and Site 90 are owned by the same entity and the lots can be merged to accommodate a larger project. A support letter from the property ownership is provided in Appendix C

Recent Development Trends

Recent planned and entitled projects in Southern California demonstrate that developed retail uses are redeveloping into new, more intense mixed-use and stand-alone residential projects. Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently (2021) capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020), find that the current retailers will likely be substantially reduced by 2030, with predictions that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated past trends.

As retail stores opt to relocate or retail properties become due for major reinvestments/improvements, property owners find few retailers looking to replace existing tenants or can find greater value in the development of new residential uses. This even includes grocery stores, once thought to be insulated from the impacts of online retail, are closing stores in Southern

California (e.g., such as Kroger (parent company of Ralphs and Food4Less) and Northgate Market). An example of grocery-store mixed-use redevelopment can be found in Santa Ana, a northern City in Orange County, (4th and Mortimer, Santa Ana), where two parcels (one containing an existing Northgate Market) were consolidated into a 2.72-acre site to be redeveloped into 169 housing units and 11,361 square feet of commercial space. Laguna Hills can even plan a redevelopment that retains a grocery component, as was done in a North Hollywood mixed-use development (5101 Lankershim, opened 2020), where 297 units, including 25 very low-income units, and a 26,000-square foot Amazon Fresh grocery store were built on a 1.37-acre site.

As the City considers mixed-use development as an opportunity to develop more housing, it has the responsibility to also evaluate the implications of the City's requirement for multifamily to be developed above a ground floor consisting of commercial, office, or other nonresidential uses. Development potential has previously been limited by three factors, including the absence of developers and builders familiar with the mixed-use development process, reluctance from lending institutions and/or equity investors to finance or fund mixed-use buildings, and community concern about high density multifamily projects. However, mixed-use projects have increasingly been developed over the past few decades and minimized or eliminated the challenges presented by the previously mentioned factors.

Mixed-use residential projects that include affordable housing are less common. Although there is no difference in construction complexity compared to market-rate projects, the availability of community concern and funding may still present some challenges. While lending institutions and equity investors are familiar with and have a track record of funding both mixed-use residential and affordable housing, Local trends of mixed-use affordable housing developments incorporate nonresidential into most, if not all, of the ground floor demonstrating the willingness of equity partners and lenders to invest in such projects.

Several other multifamily and mixed-use residential projects have redeveloped or plan to redevelop existing commercial areas within or near Laguna Hills during the past several years. These projects include:

- The Village at Laguna Hills (3 buildings: 49.9 units per acre, and 2 buildings: 50.0 units per acre), 24155 Laguna Hills Mall, Laguna Hills
- Reata/Oakbrook Village (289 units at 48 units per acre), 4391 Avenida De La Carlota #100, Laguna Hills
- Los Olivos at Irvine Spectrum (1,750 units), 350 Gitano, Irvine
- Apex (284 units), 27960 Cabot Rd, Laguna Niguel
- Broadstone Cavora (348 units with 5,900 square feet of commercial space, 26033 Cape Dr, Laguna Niguel
- Blu Laguna Niguel (233 units), 27930 Cabot Rd, Laguna Niguel
- Vantis (435 units), 90 Vantis Dr, Aliso Viejo
- Paseo Adelanto Mixed-Use (50 units with 3,800 square feet of

community space and office), 32400 Paseo Adelanto, San Juan Capistrano

- La Placita Cinco (51 units above 3,360 square feet of community space with an additional 13,000 square feet of retail) 2239 W 5th St, Santa Ana

Realistic Capacity Assumptions

A review of recent development projects in Laguna Hills and within the neighboring cities helps to identify the realistic density that can be anticipated for potential development. In general, the reasonable residential development potential of underutilized sites in the VC zone and the candidate sites to be rezoned is 70% of maximum permitted density of the applicable zone. Moreover, the City's commitment to increasing residential development opportunities, in combination with developers' desire to maximize the return on their investments, results in increasingly efficient development at higher densities than was typical in past decades. The City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by state law.

For each of the underutilized VC zone sites and the candidate sites to be rezoned, development trends vary by lot size whereby the larger the property the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus provisions (although density bonus units are not assumed as part of this analysis). However, since all the underutilized and candidate sites for rezoning are >0.5 acre in size, they are all assumed to develop at 70% of maximum capacity. Projects surveyed are identified in Table H-49 and include:

- Reata/Oakbrook Village is part of a larger mixed-use development in Laguna Hills on the 13.35-acre Oakbrook Village Shopping Center site in the VC zone. The project was approved to develop at 37 du/ac, or 73% of the maximum density of 50 du/ac.
- Milani Apartments is a 287-unit residential community currently under construction on a 3.66-acre site in the Irvine Business Complex area. The project was approved to develop at 78 du/ac, or over 100% maximum capacity of 63 du/ac.
- 15 Degrees South is a 150-unit mixed-use development currently under construction on a 3.73-acre site in Irvine. The project was approved to develop at 40 du/ac, or over 100% maximum capacity of 32 du/ac.
- Broadstone Cavora is a 348-unit mixed-use project with a small commercial component on a 5.11-acre site in Laguna Niguel, which equates to a density of approximately 68 du/ac, or over 100% maximum capacity of 50 du/ac.
- Paseo Adelanto is a 50-unit permanent supportive housing project proposed to share a site with a new San Juan Capistrano City Hall building. The project was approved to develop at 23 du/ac, or 77% of the maximum density of 30 du/ac.

**Table H-49
Development on Nonvacant Sites**

Project/ Location	# of Units	Maximum Density (units/ acre)	Actual Density (units/ acre)	% of Max Capacity	Type
Reata / Oakbrook Village (Laguna Hills)	489	50	37	73%	Mixed Use/ Apts.
Village at Laguna Hills (Laguna Hills)	1,500	50	23	47%	Mixed Use/ Apts.
Via Lomas (Laguna Hills)	250	24	15	62%	Condos/ Apts.
Milani Apartments (Irvine)	287	63	78	>100%	Apts.
15 Degrees South (Irvine)	150	32	40	>100%	Mixed Use/ Apts.
Volar (Irvine)	876	50	67	>100%	Apts.
Elements Phase II (Irvine)	960	50	70	>100%	Apts.
Apex (Laguna Niguel)	284	80	86	>100%	Apts.
Broadstone Cavora (Laguna Niguel)	348	50	68	>100%	Mixed Use/ Apts.
Blu (Laguna Niguel)	233	50	100	>100%	Apts.
Paseo Adelanto (San Juan Capistrano)	50	30	23	77%	Mixed Use/ Supportive Housing

Table H-50 summarizes how the various factors identified in housing element law (Government Code Section 65583.2(c)(2)) result in an adjusted site capacity of 70% of the maximum densities for the underutilized sites in the VC zone and the candidate sites for rezoning. Of the five factors, only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Laguna Hills. Infrastructure constraints are not applicable as the City is largely built out; no vacant, developable land or proposed infill sites are located in areas subject to flooding or special hillside development regulations and there are no environmental constraints. The City finds that it is not financially feasible or desirable for developers to redevelop any of the sites listed in the sites inventory for 100% nonresidential uses. In an abundance of caution, the City has applied a reduction to the maximum site capacity, but all evidence suggests that residential uses will comprise the vast majority of new development in the City, even if the zoning allows for 100% nonresidential uses.

Table H-50 Capacity Adjustment Factors for Underutilized Sites		
Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements
Realistic capacity of the site	80%	Adjustment based on past development trends for residential redevelopment on nonvacant sites
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable; no constraint
Environmental constraints	No adjustment	No known site constraint
Realistic Capacity = $1.0(.95)(.80)(.95) = 70\%$ (approx.)		

PROGRAM TO ADDRESS UNACCOMMODATED NEED

Program H-11 commits the City to updating its zoning code to make sufficient acreage available to meet the RHNA. As a part of this program, the City will evaluate allowable uses and development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these standards are not so restrictive that they constrain residential development.

Per California Government Code Section 65583.2(h), if a jurisdiction does not have adequate capacity for lower-income housing, the following requirements apply:

- Must rezone within one year of the beginning of the planning period, which started October 15, 2021
- Zoning must have 20 units/acre minimum density
- Minimum density and development standards must permit at least 16 units per site
- Residential uses must be allowed by-right:
 - No conditional use permit
 - No planned unit development permit
 - No discretionary review that would constitute a project under the California Environmental Quality Act (CEQA)
 - Design review is allowed but it must be limited to the design and not the use itself

See also Program H-21. Facilitating Housing on Identified Sites.

Financial and Administrative Resources

The City of Laguna Hills has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be used based on the eligibility and requirements of each project or program. The City leverages, to the maximum extent feasible, local funds with federal and state funds in meeting its housing and community development objectives.

The City has retained the non-profit service provider Mercy House to help homeless residents obtain services.

COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) program is administered by the United States Department of Housing and Urban Development (HUD). Through this program, the federal government provides funds for certain kinds of community development and housing activities.

Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low and moderate income. Each activity must meet one of the three broad national objectives:

- 1 Benefit low- and moderate-income families
- 2 Aid in the prevention or elimination of slums or blight
- 3 Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

Over the past eight years, the City has been awarded CDBG funds totaling approximately \$2.1 million. These funds were used to renovate over 136 housing units in the 248-unit Aliso Meadows Condominium Development, which primarily houses low-income households, although this development is not deed restricted as such.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice (Section 8) voucher program (HCVP) is the federal government's major program for assisting very low-income families, seniors, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses, and apartments from landlords who accept vouchers.

The Orange County Housing Authority (OCHA) coordinates and administers Section 8 rental assistance on behalf of the City of Laguna Hills. According to OCHA, approximately 17 households are receiving Section 8 assistance in Laguna Hills. The City will continue to encourage OCHA to provide vouchers in Laguna Hills (Program H-14) and coordinate with OCHA to develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promote equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods (Program H-16).

Like many other urban areas, the demand for rental assistance in Orange County is very high. For the first time in more than seven years, OCHA opened the HCVP waiting list during the month of February 2021. As of March 2021, this was the most recent time that the list was opened. More than 48,000 applications were received in a two-week period. At this time, approximately 8,600 applicants remain on the list.

SENATE BILL 2

As part of the 2017 Housing Package, the State Legislature enacted a \$75 recording fee on all real estate documents that funded two phases of a planning grant program along with funding for homelessness programming and state-administered funding for housing. This program is referred to as the Senate Bill (SB 2) Planning Grant program. In its first year, funds were awarded on a non-competitive basis for planning projects with a demonstrated nexus to streamline housing approvals and accelerating housing production. The City submitted an application in the 2019 funding cycle and was awarded \$160,000 to be used for the development of objective design standards and implementing a program to encourage the development of ADUs or other innovative building strategies.

LOCAL EARLY ACTION PLANNING GRANT

As part of the 2019-20 Budget Act, the State allocated \$250 million to assist planning activities that accelerate housing production, including \$119 for the Local Early Action Planning (LEAP) Grant. LEAP Grant awards fund a variety of housing-related planning activities that are expected to accelerate housing production. The City has applied for a grant of \$100,000 to help fund the City's sixth-cycle Housing Element and associated CEQA documentation.

HOMEBUYER ASSISTANCE

The Orange County Housing and Community Development's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers. The guidelines allow the County to support first-time homebuyers with a maximum of \$80,000 down payment assistance loans to qualified individuals.

Additional Funding Sources for Affordable Housing

In addition to the funding programs available through the City and County, there are several county, state, and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table H-49. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities."	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low-Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate, or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: - Accelerate housing production - Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Transit Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
Homekey Program	Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types.	Site Acquisition Rehabilitation
Housing opportunities for People with AIDS	Provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families.	Housing Social services Program planning Development costs Site Acquisition Housing Rehabilitation New construction Facility operations Rental assistance
Golden State Acquisition Fund (GSAF)	Combined with matching funds, the GSAF makes up to five-year loans to developers.	Site Acquisition Preservation of Affordable Housing
Housing for a Healthy California	Provides funding on a competitive basis to deliver supportive housing opportunities to developers.	Supportive housing for Medi-Cal Recipients
Housing Navigators Program	Allocates \$5 million in funding to counties for the support of young adults in the foster care system.	Rental assistance
CalHFA Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special-Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Local Programs and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax-Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation
Orange County Housing Finance Trust (OCHFT)	The OCHFT has the ability to leverage additional state funding sources and provides additional gap funding.	Permanent supportive housing Affordable housing development projects for low-income households

Energy Conservation

California Government Code Section 65583(a)(78) requires that the City of Laguna Hills Housing Element include an analysis of opportunities for energy conservation with respect to residential development.

The City of Laguna Hills fully enforces provisions of Title 24 of the California Administrative Code, which requires energy conservation measures in all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories and hotels. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of nondepleting energy sources, such as solar energy or wind power. Standards in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the Title 24 enactment.

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design, reduced dependence on vehicles, and reduced greenhouse gases.

The City updated its General Plan and incorporated sustainability measures into the General Plan, including energy conservation opportunities.

The City will adopt a sustainable development program (Land Use Implementation Program LU-8) with the goal of reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas emissions.

The current General Plan incorporates sustainability by establishing implementation programs that address the following: green building standards; mixed-use; additional bikeways, sidewalks, walkways, crosswalks to reduce driving; increasing transit use by coordinating with the Orange County Transportation Authority; drafting a climate action plan; increasing water conservation; increasing recycled and reclaimed water; and promoting community gardens. In addition to the above implementation programs in the General Plan, the City will also consider incorporating additional components into the Sustainable Development Program not directly addressed in these implementation programs, such as:

Adopting a formal green building program, such as Leadership in Energy and Environmental Design (LEED), GreenPoint Rated, and/or other programs applicable to Laguna Hills.

Providing developer incentives for green buildings.

Adopting a native tree preservation ordinance and encourage planting of new, drought-tolerant trees.

Promoting and incentivizing alternative energy, such as wind and solar in new development and revitalization projects.

Instituting green purchasing practices in all City operations, including alternative or very fuel-efficient vehicles.

Establishing a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high-efficiency lighting and appliances, and alternative energy, such as wind and solar.

Measuring annual progress in City operations and private development, as applicable.

Participating in utility-sponsored (e.g., Southern California Edison) sustainability programs.

Housing Plan

Evaluation of Accomplishments under Adopted Housing Element

California Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county, or city and county in implementation of the housing element.

This section documents the City's achievements under the 2013-2021 Housing Element and describes the relative success of the City's efforts to implement the programs identified in the previous housing element. This section contains recommendations for program retention, revision, deletion, or addition to address current and projected needs and state requirements between 2013 and 2021.

Table H-50 lists the housing programs found in the 2013-2021 Housing Element and provides a summary of accomplishments.

2013–2021 Special Housing Needs: Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table H-50, the 2013-2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- The City approved plans for a residential care facility. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021.
- From 2013-2021, the City retained the non-profit service provider Mercy House to help homeless residents obtain services.
- The City updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Residential second units can provide additional affordable housing opportunities for lower-income seniors, single persons, or small households within existing neighborhoods.
- From 2013-2021, City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County.
- In December 2012, City Council adopted an amendment to the City's Municipal Code to allow emergency shelters by-right in the mixed-use zone and to allow supportive housing and transitional housing as residential uses in all residential zones.
- The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows.

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Program: Neighborhood and Housing Preservation		
H-1. Code Enforcement Program The City of Laguna Hills will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. Responsible Agency: Community Development Funding Source: General fund Time Frame: Ongoing	The City's Code Enforcement staff continues to monitor and address complaints related to property maintenance. Staff investigated hundreds of complaints associated with housing or property maintenance and took appropriate steps to work with the property owner to resolve code violations or referred unresponsive owners to the City Attorney's office for prosecution and/or issue Administrative Citations. The City's program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. Complaints can be submitted to the City anonymously, which encourages residents to submit them.	Continue and modify: Code enforcement program will require that owners proactively plan for tenant relocation during renovations and minimize displacement. The code enforcement program will provide information with a notice of violation, including available funding programs.
H-2. State Franchise Tax Board Code Enforcement To promote maintenance of existing rental properties, the City shall work with the California State Franchise Tax Board to enforce provisions of California Revenue and Taxation code Sections 17274 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions of state income tax. The City will notify the State Franchise Tax Board if substandard rental housing is identified. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City is not aware of any substandard housing within the community. If such housing is identified, the City will notify the California State Franchise Tax Board.	Continue

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-3. Housing Rehabilitation The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. Efforts will focus on rehabilitating approximately 148 units in the Aliso Meadows Condominium Development. The rehabilitation loan and grant program will use CDBG funds distributed by the County as appropriate. The City will publicize the availability of this program in local newspapers, on the City's website, at the Community Development Department, and in information items at Planning Agency Public Hearings. Modifications for accessibility/universal design are eligible activities under this program (see also Housing Element Implementation Program H-6 and H-17). Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule	The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows. The City did not participate in the CDBG program in Fiscal Year (FY) 16/17, FY 17/18, and FY 18/19 due to staffing/resource limitations. The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.	Continue and modify. The City will create a rehabilitation program that will be available to lower-income households but also have citywide applicability.

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-4. At-Risk Units The City will continue to pursue the extension of affordability controls for 51 units, either in the existing Rancho Moulton housing development or as part of new or redevelopment activities in the Via Lomas area or other areas of the City. The City will annually prepare a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC). Projects determined high risk are those most likely to decline continued federal assistance because they currently have rents below market rate(s) and are owned by profit-motivated entities. The City will work with potential purchasers to preserve 51 units in the existing development or in new development by finding an interested non- profit entity and securing funding to acquire and preserve the property. The City will use HCD resources listed on the HCD website, as well as other resources, to locate potential funding sources as needed for the preservation of affordable housing. As needed, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, notification procedures, and conversion procedures. The City will also provide tenants in at-risk projects information from the Orange County Housing Authority regarding Section 8 rental assistance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: By January of each year.	The City monitored existing at-risk units and referred prospective tenants to the County of Orange regarding Section 8 housing. Rancho Moulton apartments continued to participate in the County's Section 8 rental assistance program, which requires the owner to renew their project-based vouchers annually.	Continue
H-5. Foreclosure Referral Program Based on current dynamics, the City seeks to address the increased incidence of residents facing foreclosure. The City will provide foreclosure information on the City's website, and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills. Responsible Agency: Community Development Funding Source: General Fund Time Frame: January 2014	As necessary, the City referred people to the County's foreclosure websites, which provides information regarding foreclosures.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Programs: H-6: HOUSING AVAILABILITY		
H-6. Urban Village Specific Plan Area for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area. Housing opportunities include market rate housing units and could also include housing for low- and moderate-income households, families, seniors, and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote the UVSP area on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. The UVSP area will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The City will post the information on the website by December 2013 and it will be updated annually.	The City met with multiple developers interested in development within the Urban Village Specific Area (UVSP) that may incorporate housing. Staff provided direction to the developers to a variety of development regulations and density-bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since they purchased in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, Merlone Geier Partners is before the City Planning Agency with a request to modify the 2016 approval to increase the housing, and other features of the site, to include 1500 housing units, inclusive of 100-Low and 100-Mod units. This proposal, the Village at Laguna Hills, is still in the Public Hearing process.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
H-7. Alicia Gateway for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Alicia Gateway. Housing opportunities could include market rate housing units and could also include housing for low- and moderate-income households, families, seniors and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote Alicia Gateway on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. Alicia Gateway will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: CDBG Time Frame: The information will be posted on the website by December 2013 and will be updated annually. Additionally, the City participates annually in the ICSC conferences to promote the opportunity areas in the City.	The City met with multiple developers interested in development within the Alicia Gateway neighborhood that may incorporate housing. Staff referred the developers to a variety of development regulations and density-bonus provisions. Staff processed an application for a residential care facility for elderly within the Alicia Gateway neighborhood. As of March 2021, it was under construction and expected to open in the fourth quarter of 2021. Staff met with Van Daele Development and had developer and neighborhood meetings from 2014 to 2016. At least 10 meetings were held, including with the local neighborhood group. The developer relented to the wishes of the neighborhood group and the owner went in a different direction. Other owners opted to retain existing uses given neighborhood opposition to Van Daele project.	Delete

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-8. Zoning Ordinance Update The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low- and moderate-income households with special needs. To mitigate potential constraints and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance: 1. Consolidate and remove duplicitous definitions of manufactured housing and mobile homes and ensure consistency in the Zoning Ordinance, use regulations, and development standards. 2. Reduce the open space requirement in the High Density Residential district; 3. Increase the maximum lot coverage requirement in the Mixed Use district. 4. Transitional and supportive housing will be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583 (a)(5)). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. This program will be continued to address this. The City has not yet reduced the open space requirement in the High-Density Residential district or increased maximum lot coverage in the Mixed-Use district. In December 2012, City Council adopted an amendment to the City's Municipal Code to allow emergency shelters by-right in the mixed-use zone and to allow supportive housing and transitional housing as residential uses in all residential zones.	Continue and modify to address any other updates to the Zoning Ordinance needed to comply with State law.

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
H-9. Second Units The City shall continue to implement the Second Unit provisions of the Zoning Ordinance consistent with state law. The City will continue to permit second units by right in all residential zones of the City, requiring only ministerial approval. Residential second units provide a viable option for providing additional housing opportunities which could include affordable housing for lower income seniors, single persons, or small households within existing neighborhoods. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City has updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Staff will continue to monitor any future updates to ADU law.	Continue and update. "Second Units" will be changed to "Accessory Dwelling Unit (ADU)." City will update the Zoning Ordinance to comply with all recent ADU laws. City will promote ADUs to property owners.
H-10. CDBG Funding for Shelter for the Homeless The City shall apply for United States Department of Housing and Urban Development CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless. Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional Continuum of Care (CoC) strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population. The City has retained the non-profit service provider Mercy House to help homeless residents obtain services.	Continue

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-11. Continuum of Care Funding and Consolidated Plan Participation The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum. The City will assist public and private nonprofit housing developers in preparation of funding applications for special needs populations. Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule.	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional CoC strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population.	Continue
H-12. Section 8 Rental Assistance The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period. The City of Laguna Hills will continue to provide referral services and information to the City's residents. Responsible Agency: Community Development Funding Source: HUD Time Frame: Ongoing	The City continued to refer interested residents to the Orange County Housing Authority.	Continue

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-13. Affordable Housing Developer Partnerships The City will continue to develop partnerships with mainstream and/or special needs affordable housing developers that could result in set-asides in existing and planned low income housing projects. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will promote lower income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	The City met with multiple developers interested in development within the City that might incorporate affordable housing into their projects. Staff referred the developers to a variety of development regulations and density bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a new project for the mall site, the Village at Laguna Hills, is before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Mod units. The Public Hearing process is ongoing.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Programs: EQUAL HOUSING OPPORTUNITY		
H-14. Fair Housing Program The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level. The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County. The City continued to refer tenants to the Fair Housing Council as needed. Issues were mostly related to the condition of dwellings, which the City investigated through its code enforcement powers. Where the issues fell outside of the City's ability to resolve, residents were referred to fair housing for further assistance. The City disseminated written literature, as described in the program.	Continue and expand to comply with Assembly Bill 686.
H-15. Universal Design Features in Housing The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. Universal design features create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime. The City will explore programs, an ordinance, and incentives to encourage provision of universal design features in housing. The City will refer to the HCD website for guidelines and a model ordinance consistent with the principles of universal design. The universal design ordinance will address such topics as findings, definitions, scope and application, standards, and enforcement. City staff will encourage prospective developers to provide universal design features at the time of project application meeting(s). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Staff continued to explore programs and incentives related to universal design in housing.	Continue and update. City will continue to implement Municipal Code Chapter 9-93, Reasonable Accommodations for Persons with Disabilities.

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Program: IMPLEMENTATION AND MONITORING		
H-16. Annual Progress Reports The City will report annually on progress toward implementation of the Housing Element and residential development activities citywide. State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following: 1. Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance; 2. Progress in achieving its RHNA; 3. Program-by-program account of implementation status; and 4. Outcome/disposition of development applications identifying location, size, type, and status of residential development proposals for citywide use and for submittal to Center for Demographic Research at California State University and to the California Department of Finance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Prepare an annual report for submittal to HCD by April 1 of each year in the planning period	The City reported annually on the progress toward the implementation of the Housing Element through the preparation of Annual Progress Reports (APRs), which included progress on Housing Element programs and residential development activities. Each year, the APRs were reviewed and approved by the City Council and transmitted to the California Department of Housing and Community Development (HCD), as directed by California Government Code Section 65400.	Continue

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-17. Housing Issues Monitoring The City will monitor existing and proposed affordable housing developments in the City. The City will also monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills. Ongoing efforts throughout the planning period include but are not limited to: 1. Monitoring development proposals in the City that could be used to maintain, increase, or enhance affordable housing opportunities; 2. Monitoring and market housing opportunities in the UVSP area, including affordable housing opportunities, through Planning Agency public hearings and project preapplication meetings; 3. Monitoring existing programs designed to preserve assisted housing developments for low income households to determine whether additional actions are needed to protect these developments; 4. Monitoring of mobile home park for conversion to nonresidential use; 5. Attending housing and legislative review conferences; 6. Attending training workshops; 7. Participating in regional planning efforts coordinated by the SCAG; and 8. Interfacing with City agencies and the public. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	City staff continued to monitor existing and proposed affordable housing developments in the City, as well as legislation, trends, and policy issues related to the development and maintenance of affordable housing. The City entitled 1,277 units – 289 moderate-income units built. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a revised mall development proposal, Village at Laguna Hills, is pending before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Moderate. The City retained several consultants to advise on the redevelopment of the mall site from 2019 to 2021. City staff attended Orange County Housing Summits, California American Planning Association (APA) conferences, League of California Cities Leg. Review Sessions, County of Orange Homeless SPA meetings, OCP-2018, Connect SoCal, SCAG RHNA meetings, South County Working Group (OCTA), local grass roots housing groups (Kennedy Commission & Welcoming Neighbors), Urban Land Institute (ULI), Building Industry Association of Southern California, Orange County Chapter (BIA/OC), and Orange County Housing Finance Trust.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
H-20. Local Housing Efforts Coordination The City shall coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City will submit CDBG applications to assist in preserving existing affordable housing stock. Responsible Agency: Community Development Funding Source: CDBG and General Fund Time Frame: December 2009	The City coordinated local housing efforts with federal, state, regional, and local government agencies and cooperated in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City coordinated with Orange County, and other cities in the South Special Planning Area to coordinate response to homelessness in south Orange County. The City applied to HCD and was approved for Senate Bill 2 and LEAP grants for Housing Element preparation and ADU objective standards.	Continue

Goals and Policies of 2021-2029 Housing Element

The goals and policies described in this section will formulate the City's housing strategy and guide the implementation of the Housing Element programs. The policies are intended to guide the City in making decisions related to housing issues, the City staff in the daily administration of the General Plan, and the public in understanding the general direction of the City's housing policies.

NEIGHBORHOOD AND HOUSING PRESERVATION

Preserving the City's residential neighborhoods and maintaining the City's housing stock are essential steps to retaining the City's livability and character. Preserving and or replacing units affordable to low income households and those with special needs is also important.

Preservation efforts must carefully consider environmental, physical, and economic constraints. To this end, the following policies seek to facilitate neighborhood and housing preservation in Laguna Hills.

GOAL H-1: Maintain and preserve existing housing and residential neighborhoods in Laguna Hills.

Policy H-1.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

Policy H-1.2: Allocate federal and state resources toward the preservation of residential units, particularly those that are affordable to extremely low, very low, and lower income households.

Policy H-1.3: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the livability and vitality of neighborhoods.

Policy H-1.4: Support neighborhood preservation programs, such as graffiti abatement, code enforcement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy H-1.5: Preserve the City's affordable housing stock for low- and moderate-income households and special needs households.

HOUSING AVAILABILITY

Residents of Laguna Hills recognize the need to provide housing opportunities for all segments of the community. Providing a greater diversity of housing types, such as multifamily apartments, condominiums, townhomes, and senior housing facilities, will allow both younger and older generations of Laguna Hills's residents to remain in the community. Housing variety will also enable citizens from a wide range of economic levels to live within the City. Accordingly, the following policies are designed to facilitate a diverse housing supply. The amount, type, and design of new development should be compatible with existing neighborhoods.

GOAL H-2: Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community for all economic levels and age groups and special needs groups, such as large families, female-headed households, the disabled, seniors, and the homeless.

Policy H-2.1: Provide opportunities for higher density residential development, mixed use residential/commercial development, and transit-oriented development in appropriate areas of the City.

Policy H-2.2: Promote zoning designations and commensurate development standards for residential development that encourage flexibility in permitted land use types, which also respond to changing market forces and/or urban planning trends.

Policy H-2.3: Consider standards and incentives that encourage higher density and mixed use development in appropriate areas such as the Urban Village Specific Plan area, Via Lomas housing area, and Alicia Gateway.

Policy H-2.4: Support the development of more sustainable projects that reduce demand for water and energy resources, reduce commute times, and incorporate alternative modes of travel.

Policy H-2.5: Revise governmental regulations and policies that constrain the provision of housing production, including affordable housing and housing for persons with special needs.

Policy H-2.6: Coordinate with the private sector in the development of affordable and special needs, rental, and ownership housing.

Policy H-2.7: Continue to support public and private sector organizations in their efforts to construct, acquire, and improve housing to provide access to housing affordable to lower and moderate-income households.

Policy H-2.8: Expand and extend affordability of Rancho Niguel and Rancho Moulton apartments.

Policy H-2.9: Work with nonprofit agencies and private sector developers to encourage development of housing and services that meet the needs of the disabled and elderly, such as assisted living facilities (single-story houses and apartments), and the use of universal design features.

EQUAL HOUSING OPPORTUNITY

Obtaining adequate housing without discrimination is an important component of a diverse housing supply. Laguna Hills will support the provision of fair housing opportunities through the following goal and policies.

GOAL H-3: Ensure that adequate housing opportunities are available to all persons in Laguna Hills without discrimination in accordance with federal and state fair housing laws.

Policy H-3.1: Support the enforcement of laws against illegal acts of housing discrimination based on race, color, ancestry, national origin, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy H-3.2: Promote equal opportunity in housing and community development programs citywide.

Policy H-3.3: Encourage housing design to accommodate the special needs of the disabled, seniors, large families, single-parent households, and low-income households. Designs may include single-story units, units with three, four, or five bedrooms; on-site childcare facilities; or on-site job training facilities.

IMPLEMENTATION AND MONITORING

Monitoring, enforcement, and preservation in housing should be established and maintained as an ongoing function of the City. An effective monitoring program provides the City with an important tool to gauge the success of the City's housing programs and to address emerging housing needs as appropriate.

GOAL H-4: Plan for and monitor the long-term affordability of sound, quality housing.

Policy H-4.1: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Policy H-4.2: Ensure collaboration among various City departments in the delivery of housing and related services.

Appendix A: Implementation Program

This Chapter contains the Programs that the City will implement during the 2021-2029 planning period. As described in **Table H-50**, many programs from the 2013-2021 Housing Element are continued. Modifications to some continuing programs and new programs were prompted based upon new state legislation and the housing needs that were identified during the drafting of this Housing Element. In compliance with AB 686, the City has included several meaningful actions to Affirmatively Furthering Fair Housing (AFFH) in **Program 16. Fair Housing Program** and in various other programs. These actions support the four categories of AFFH actions as specified by HCD:

1. Enhancing mobility strategies and promoting inclusion for protected classes:
 - a. **Program H-6: Urban Village Specific Plan Area** promotes continued relationships with developers to inform existing property owners that housing development potential is an allowed land use in the Urban Village Specific Plan (UVSP) area to encourage mixed-income housing, with potential for amendment to UVSP to incorporate inclusionary housing requirements.
 - b. **Program H-7: Update Zoning Ordinance** commits the City to update the City's Zoning Ordinance to increase the ability to develop multifamily and higher density housing in the City, particularly in higher resource areas, and remove regulatory barriers to development of affordable housing and housing to accommodate special needs populations in the City, including studying opportunities related to inclusionary housing requirements, adaptive reuse, and a congregational housing overlay.
 - c. **Program H-8: Accessory Dwelling Units** to amend the Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs as part of the City's SB2 program and to encourage production in the City's higher resource areas.
 - d. **Program H-9: SB2 Grant Implementation** establishes objective design standards for residential development in the MXU zone to encourage infill residential development. As well, directs City to analyze opportunities for multifamily residential in a CC zone, which removes barriers to housing in areas of opportunity and strategically enhance access to resources and

more integrated neighborhoods

- e. **Program H-12: CDBG Funding for Shelter for the Homeless** commits the City to apply for HUD- CDBG funds and allocate a portion of such funds to subrecipients, including an existing contract with Mercy House, who provide shelter for the homeless.
- f. **Program H-13: Continuum of Care** commits the City to continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations.
- g. **Program H-14: Displacement Prevention and Mitigation** directs the City to take measures to alleviate overpayment and overcrowding, and assist residents in the prevention of potential displacement, as well as increase housing mobility opportunities through assistance with HCVs.
- h. **Program H-15: Affordable Housing Developer Partnerships** will develop partnerships with mainstream and special-needs affordable housing developers, including the provision of financial, regulatory and processing incentives that could result in housing set-asides in existing and planned low-income housing projects to facilitate housing mobility, and increase lower-income and special needs housing resources.
- i. **Program H-16: Fair Housing** commits the City to maintain services and personnel to receive and refer housing complaints to the Fair Housing Council, as well as disseminate information in both written and community outreach sessions about fair housing laws, resident rights, and remedies for fair housing complaints, HCV acceptance and rental assistance marketing programs, promotion of housing opportunities outside low-resource neighborhoods, and actions supporting housing, Community investment and quality of life for special needs populations.
- j. **Program H-17: Accessibility in Housing** stipulates the City will continue to implement its existing Reasonable Accommodation Ordinance, and identify and work with local organizations that provide assistance to persons with disabilities, including developmental disabilities, to implement an outreach program that informs persons with disabilities and their families about housing and available services.
- k. **Program H-19: Housing Issues Monitoring** of existing and proposed affordable housing developments in the City, as well as legislation, trends, and policy issues related to the development and maintenance of affordable housing.

2. Encouraging development of new affordable housing in high-resource areas:
 - a. **Program H-6: Urban Village Specific Plan Area** promotes continued relationships with developers to inform existing property owners that housing development potential is an allowed land use in the Urban Village Specific Plan (UVSP) area to encourage mixed-income housing, with potential for amendment to UVSP to incorporate inclusionary housing requirements.
 - b. **Program H-7: Update Zoning Ordinance** commits City to update the City's Zoning Ordinance to increase the ability to develop multifamily and higher density housing in the City, particularly in higher resource areas, and remove regulatory barriers to development of affordable housing and housing to accommodate special needs populations in the City, including studying opportunities related to inclusionary housing requirements, adaptive reuse, and a congregational housing overlay.
 - c. **Program H-8: Accessory Dwelling Units** to amend the Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs as part of the City's SB2 program and to encourage production in the City's higher resource areas.
 - d. **Program H-9: SB2 Grant Implementation** establishes objective design standards for residential development in the MXU zone to encourage infill residential development. As well as analyzing opportunities for multifamily residential in a CC zone, which removes barriers to housing in areas of opportunity and strategically enhance access to resources and more integrated neighborhoods.
 - e. **Program H-10: Permit Streamlining** to establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 (2017) streamlining approval process and standards for eligible projects, as well as consideration of expedited processing or other prioritizing strategies for projects with 100 percent affordable units.
 - f. **Program 11: 2021-2029 Regional Housing Need** to address the 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the General Plan and the Zoning Codes, as needed, to provide adequate sites for 413 lower-income units on identified sites within targeted development areas.
 - g. **Program H-15: Affordable Housing Developer**

Partnerships will develop partnerships with mainstream and special-needs affordable housing developers, including the provision of financial, regulatory and processing incentives that could result in housing set-asides in existing and planned low-income housing projects to facilitate housing mobility, and increase lower-income and special needs housing resources.

- h. **Program H-18: Annual Progress Reports** requires annual reporting on progress toward implementation of the Housing Element and residential development activities citywide and commits the City to review the success of its programs and make modifications if necessary in order to affirmatively further fair housing.
 - i. **Program H-21: Facilitating Housing on Identified Sites** ensures that housing quantified by income is developed on identified sites by evaluating feasibility of implementing actions including: identifying measures that would raise local funding for providing assistance for the construction of affordable and special needs housing; community land trusts, agreements with other public entities, and strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites to make sites more developable for housing.
3. Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing:
 - a. **Program H-1** targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents with a quantified objective of rehabilitating 30 housing units.
 - b. **Program H-2** promotes maintenance of existing rental properties through a working relationship between the City and the California State Franchise Tax Board.
 - c. **Program H-3** will reduce potential for displacement due to housing conditions by continuing the relationship of the City and the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock.
 - d. **Program H-4** will take measures to preserve existing affordable housing stock by working with property owners to extend affordability covenants on units at risk of conversion to market rate.
 - e. **Program H-5** will provide foreclosure information on the City's website and provide resources at the City to refer

residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills in order to deter displacement.

- f. **Program H-16: Fair Housing** commits the City to maintain services and personnel to receive and refer housing complaints to the Fair Housing Council, as well as disseminate information in both written and community outreach sessions about fair housing laws, resident rights, and remedies for fair housing complaints, HCV acceptance and rental assistance marketing programs, promotion of housing opportunities outside low-resource neighborhoods, and actions supporting housing, Community investment and quality of life for special needs populations.
 - g. **Program H-20: Local Housing Efforts Coordination** shall coordinate local housing efforts with appropriate agencies and cooperate in implementation of intergovernmental housing programs, as well as submit CDBG applications to assist in preserving existing affordable housing stock, and proactively address local opposition to higher density and lower-income housing.
4. Protecting existing residents from displacement:
- a. **Program H-3: Rehabilitation Program** will reduce potential for displacement due to housing conditions by continuing the relationship of the City and the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock.
 - b. **Program H-4: At Risk Units** will continue to pursue the extension of affordability controls for 51 units that are set to expire in 2032, and provide technical assistance to preserve the units in the existing Rancho Moulton housing development, or as part of new or redevelopment activities in the Via Lomas area or other areas of the City (particularly in moderate- and high-resource areas of the City), as deemed feasible
 - c. **Program H-5: Foreclosure Referral Program** will provide foreclosure information on its website and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills.
 - d. **Program H-12: CDBG Funding for Shelter for the Homeless** commits the City to apply for HUD- CDBG funds and allocate a portion of such funds to subrecipients, including an existing contract with Mercy House, who provide shelter for the homeless.
 - e. **Program H-14: Displacement Prevention and Mitigation**

directs the City to take measures to alleviate overpayment and overcrowding, and assist residents in the prevention of potential displacement, as well as increase housing mobility opportunities through assistance with HCVs, piloting a multi-lingual Right to Counsel program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482, providing replacement housing, landlord and public education on fair housing laws to reduce income discrimination and barriers to accessing rental housing, and consider adoption of Local Just Cause and Rent Stability ordinances.

SPECIFIC IMPLEMENTATION PROGRAMS

Neighborhood and Housing Preservation

H-1. CODE ENFORCEMENT PROGRAM

The City of Laguna Hills (City) will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. The City’s Code Enforcement staff monitor and address complaints related to property maintenance. This City’s program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. To minimize the risk of temporary displacement resulting from addressing code enforcement violations, the City will update regulations for code enforcement procedures to require property owners to proactively plan for tenant relocation during renovations. Additionally, to reduce the risk of displacement due to housing condition, the City will develop informational materials to include with violation notices that will educate property owners on available funding programs to assist with rehabilitations (see also Housing Element Implementation Program H-3). The information materials will be provided in multiple languages. The City will target neighborhoods with the greatest concentrations of low-income households.

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Ongoing code enforcement; update regulations for code enforcement procedures by June 2023; develop informational materials by December 2023
Quantified Objective/ AFFH Metric:	30 units rehabilitated



Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /

H-2. STATE FRANCHISE TAX BOARD CODE ENFORCEMENT

To promote maintenance of existing rental properties, the City shall work with the California State Franchise Tax Board to enforce provisions of California Revenue and Taxation code Sections 17274 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions of state income tax. The City will notify the State Franchise Tax Board if substandard rental housing is identified and aim for full compliance following any Notice of Property Noncompliance letter issued by the Franchise Tax Board.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

Quantified Objective/

AFFH Metric: 100% compliance following any Notice of Property Noncompliance letter

H-3. HOUSING REHABILITATION

The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. The City's rehabilitation program will be available to lower- and moderate-income households but have citywide applicability. The program will pay particular attention to the Via Lomas neighborhood. The rehabilitation loan and grant program will use Community Development Block Grant (CDBG) funds distributed by the County as funding becomes available.

The City will continue to work with the private sector and nonprofit agencies and to secure funds and be supportive of developers or sponsors pursuing funds through state and federal programs for rehabilitation of existing lower-income housing units (including mobile homes). The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.

The City will publicize the availability of rehabilitation programs in local newspapers, on the City's website, at the Community Development Department, in materials accompanying Code Enforcement notice of violations (see Housing Element Implementation **Program H-1**), and in information items at Planning Agency public hearings. The City will provide information (for examples, flyers and brochures) to businesses (for example, laundromats) and organizations (for example, churches) and encourage businesses and organizations to post information where it can be easily seen and to distribute it to the public. Informational materials will be offered in multiple languages to ensure there are no language barriers to participation.

Responsible Agency:	Community Development
Funding Source:	CDBG, HOME, and others as they come available
Time Frame:	Annually by September of each year or as otherwise required by the County CDBG schedule. Apply for additional funding resources annually. Post information on City website and distribute hard copies to local businesses and organizations by June 2024 and update and redistribute annually.
Quantified Objective/ AFFH Metric:	30 units rehabilitated

H-4. AT-RISK UNITS

The City will continue to pursue the extension of affordability controls for 51 units that are set to expire in 2032, and provide technical assistance to preserve the units in the existing Rancho Moulton housing development, or as part of new or redevelopment activities in the Via Lomas area or other areas of the City (particularly in moderate- and high-resource areas of the City), as deemed feasible. The Rancho Moulton Apartments continued to participate in the County's Section 8 rental assistance program, which requires the owner to renew their project-based vouchers annually. The City will work with potential purchasers to preserve 51 units in the existing development or in new development by finding an interested non-profit entity and securing funding to acquire and preserve the property. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested non-profit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact the United States Department of Housing and Urban Development (HUD), if necessary, to verify compliance with notice requirements. The City will use California Department of Housing and Community Development (HCD) resources listed on the HCD website, as well as other resources, to locate potential funding sources as needed for the preservation of affordable housing. Should the units convert to market rate, the City will work with the Orange County Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.

The City will annually prepare a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC). Projects determined high risk are those most likely to decline continued federal assistance because they currently have rents below market rate(s) and are owned by profit-motivated entities.

As needed, the City will ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and

rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, rental voucher assistance, and what to expect once the process has been completed.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: 2022; the City will provide Technical Assistance to preserve 51 at-risk units in 2022.

Annually; the City will prepare “Risk Assessment” reports by January of each year.

Ongoing; Work with responsible entities to ensure tenants receive education of housing rights and preservation/acquisition status.

Quantified Objective/

AFFH Metric: Preserve 51 units in the Rancho Moulton housing development.

H-5. FORECLOSURE REFERRAL PROGRAM

Based on current dynamics, the City seeks to address the increased incidence of residents facing foreclosure and potential displacement when they can no longer afford housing. Often, low- and moderate-income homeowners with protected characteristics, including communities of color, seniors, people with disabilities and other special needs populations do not understand their rights and/or their obligations. Assisting these homeowners to procure legal counsel is a less costly option than serving homeless households. The City will provide foreclosure information on its website, and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills. The City will provide information in multiple languages. The City will provide information (for example, flyers and brochures) to businesses (for example, laundromats) and organizations (for example, churches) and encourage businesses and organizations to post information where it can be easily seen and to distribute it to the public. The City will target census tracts identified as having a high risk of displacement, e.g., cost-burdened owners.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing. Post information on City website and distribute hard copies to local businesses and organizations by June 2023 and update and redistribute annually.

Quantified Objective/

AFFH Metric: Directly assist five residents annually through the provision of information and resources to reduce incidents of foreclosures.

Housing Availability

H-6. URBAN VILLAGE SPECIFIC PLAN AREA FOR HOUSING OPPORTUNITIES

The City shall inform existing property owners that housing development opportunities are available in the Urban Village Specific Plan (UVSP) area and will continue to meet with prospective developers to encourage incorporating housing for multiple income levels to promote housing mobility opportunities for all income levels within higher resource areas of the City. Housing opportunities include market-rate housing units and could also include housing for low- and moderate-income households, families, seniors, and special-needs households. City staff will inform prospective developers at the time of project application meeting(s). Consider amendment to UVSP to incorporate inclusionary housing requirements in accord with **Program H-7**, to expand housing resources and housing mobility opportunities in higher resource areas and foster mixed-income housing creation. Additionally, the City will promote the UVSP area on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. The UVSP area will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14).

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Ongoing; the City will post information on its website by June 2023 and it will be updated annually; development of sites 114, 115, and 116 of the sites inventory during the planning period.

H-7. ZONING ORDINANCE UPDATE

The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low- and moderate-income households with special needs. To mitigate potential constraints; bring the Zoning Ordinance into compliance with State law; and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance:

1. **Density Bonuses.** Pursuant to California Government Code Section 65915 et seq., amend the Zoning Ordinance to update the density bonus ordinance to address recent updates to state

- law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
2. **Accessory Dwelling Units (ADUs).** In 2018, the City adopted an ordinance that amended the Laguna Hills Zoning Ordinance to permit ADUs in accordance with state law. The City will amend its adopted ADU ordinance to comply with update to state ADU law with Senate Bill (SB) 2 grant funding (see Housing Element Implementation Program H-9), including parking requirements. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2. During the planning period, the City will implement the ADU ordinance (see Housing Element Implementation Program H-8) and update it to comply with any new state requirements.
 3. **Transitional and Supportive Housing.** Allow transitional and supportive housing (including transitional and supportive housing with seven or more residents) as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by-right in any non-residential or mixed-use zone that permits multifamily (Assembly Bill 2162, California Government Code Section 65583(c)(3)).
 4. **Employee Housing.** To encourage employee housing, as needed, the City will establish a use category for employee housing as a residential use in the use tables. The Zoning Ordinance will be amended to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code, Section 17021.5, which states that employee housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation,” Section 17021.6, which states that for “employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household ... [n]o CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone,” and Section 17021.8, which requires ministerial approval of certain farmworker housing projects that meet the criteria in that section.
 5. **Emergency Shelters.** Continue to allow emergency shelters by-right within the Mixed-Use (MXU) district subject to objective development standards without a conditional use permit or other discretionary approval. Amend the regulations for emergency shelters to ensure compliance with Government Code Section 65583(a)(4), including siting requirements in relationship to

- schools and other emergency shelters and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the MXU district. The City will additionally update standards for emergency shelters to allow a greater number of beds. Review the City's Zoning Ordinance and make revisions, if necessary, to allow low-barrier navigation centers for the homeless per Government Code Sections 65660-65668.
6. **Residential Care Facilities.** Amend the Development Code to permit residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with state law and the City's definition of family.
 7. **Adaptive Reuse Ordinance.** The City shall study the appropriateness of an adaptive reuse ordinance to facilitate the conversion of underutilized commercial properties for diverse housing opportunities, including interim and permanent affordable housing. An Adaptive Reuse Ordinance could be developed in line with existing anti-displacement efforts, and may include incentives to encourage adaptive reuse for special needs populations, including persons with disabilities, large households, or female headed households. If incentives are adopted, this program will include a proactive outreach effort to property owners via fact sheets, letters, and social media to publicize the incentives.
 8. **Inclusionary Housing Requirements:** The City will study other inclusionary housing ordinances in southern California to learn about effective practices being used to provide affordable housing, especially housing for extremely low, very low, and low-income households. As part of this study, the City will review how other cities have prepared, adopted, and implemented their inclusionary programs in response to recent court rulings, affordable housing nexus studies, affordable housing impact fees, and commercial linkage fees. City staff will report the study's findings and input from the community and residential developers to the City Council and seek direction on methods that should be pursued to provide affordable housing such as (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) possible other similar measures; methods shall not constrain the overall production of housing in the City.
 9. **Manufactured Homes** Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. The City will correct this and ensure compliance with Government Code Section 65852.3 by allowing both manufactured housing and mobile homes in all zones where single-family homes are allowed with the same approval

- process that is used with single-family homes.
10. **Development Standards and Permitting Requirements** The City will evaluate development standards including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City is committed to amending development standards to ensure these requirements are not so restrictive that they constrain residential development. The City will continue to update the Municipal Code as needed to implement this program. The City will consider allowing developers the opportunity to provide creative parking solutions, where feasible, that could result in reductions in parking requirements. Creative solutions may include supplemental transit passes, increased bicycle parking, a shared vehicles program, or other solutions agreed on by the City and the developer.
 11. **Definition of Family.** To ensure that the City does not unduly restrict or constrain the development of housing for persons with disabilities, it will update its definition of family to “One or more individuals, living together as a single-family housekeeping unit. Members of the family do not need to be related by blood, marriage or in any other legal capacity.”
 12. **Congregational Overlay.** The City will study the impacts of establishing a zoning overlay or other mechanism to allow affordable housing developments at a maximum density of 50 units per acre on properties occupied by a religious institution. City staff will report the study’s findings and input from the community, religious institutions, and affordable housing developers to the City Council and seek direction on next steps regarding how residential development could be allowed on property occupied by a religious institution.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Consider an adaptive reuse ordinance by June 2024 and implement, if appropriate, by June 2025.

Consider an inclusionary housing ordinance and present findings to the City Council by June 2024 and implement, if appropriate, by June 2025.

Consider a congregational overlay by June 2024 and implement, if appropriate, by June 2025

Conduct initial review of development standards and permitting requirements by June 2025 and update the Zoning Ordinance as needed.

Complete State-required mandatory Zoning Ordinance amendments by June 2025.

H-8. ACCESSORY DWELLING UNITS

As a part of the City's SB2 program, the City will amend its Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs (see Housing Element Implementation Program H-9). The City shall continue to implement the ADU provisions of the Zoning Ordinance consistent with state law (see Housing Element Implementation Program H-7). The City will continue to permit ADUs by-right in all residential zones of the City, requiring only ministerial approval. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2 (see also Program H-7).

1. The City will promote ADUs to property owners (particularly in high and moderate resource areas) as a viable option for providing additional housing opportunities that could include affordable housing for lower-income seniors, single persons, persons with disabilities, or small households within existing neighborhoods. The City will encourage and promote ADUs by providing information on the City's website about ADU standards and options and informing people at the public counter of ADUs as an option, as well as informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in Table H-46, the City will adjust its approach to meeting the RHNA.

The City will also make the following efforts to promote ADU development:

1. Research and coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and connect ADU owners and renters with that information. This will include encouraging financial institutions to appoint an "ADU Ambassador" who will be the local representative within the financial institution. The City would provide training and educational materials to the ambassadors. The City will maintain a list of ADU Ambassadors and distribute the list to interested homeowners (particularly in high and moderate resource areas) seeking information about finding loans for ADU development.
2. Expand educational efforts to include active property owner outreach. Marketing and promotional materials will be prepared to inform eligible homeowners (particularly in high and moderate resource areas) of new ADU programs as they are adopted and launched. The City will work to identify the types of homeowners most likely to be interested in building an ADU and reach out to

them directly.

- 3 Reach out to local homeowners that have added an ADU to involve them in supporting other homeowners who are considering adding an ADU to their property. Hold a community “ADU Open House” to share ideas and inspire homeowners to build ADUs.
- 4 Create short flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.
- 5 Establish an ADU point person at the City to serve as a central point of information and a resource for enhancing awareness.
- 6 The City will explore funding options to create an ADU Forgivable Loan Program and promote the use of the loan program citywide, but particularly in high and moderate resource areas.
- 7 The City will target 20% of ADU production to be within higher opportunity areas.

Responsible Agency: Community Development

Funding Source: SB2

Time Frame: Add promotional/educational materials on the City’s website on ADU information by June 2023, including examples of ADUs on webpage. Develop list of resources, and coordinate with ADU development and financing community and directly reach out to potential owners by June 2024.

H-9. SB2 GRANT PROGRAM IMPLEMENTATION

As a part of the City’s SB2 program, the City plans to establish objective design standards for residential development in the MXU zoning district in north Laguna Hills to encourage infill residential development. The City will additionally analyze opportunities to permit multifamily residential in an existing commercial center in north Laguna Hills zoned Community Commercial (CC), which currently does not permit residential uses. The City will hold one or more community workshops to gather community input, including from the developer community. Through establishing objective design standards, the City anticipates reducing the entitlement process by up to six months. The City also plans to use its awarded SB2 grant funding to update its ADU ordinance to comply with state law, as well as create reference information for homeowners about the benefits and opportunities for constructing ADUs.

Responsible Agency: Community Development

Funding Source: SB2

Time Frame: All tasks completed by August 2024

H-10. PERMIT STREAMLINING

The City will establish a written policy or procedure and other guidance as

appropriate to specify the Senate Bill (SB) 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4 to increase housing choices and affordability in higher opportunity areas. Consider expedited processing or other prioritizing strategies for projects with 100 percent affordable units. See also Program H-15.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: June 2024

H-11. 2021–2029 REGIONAL HOUSING NEED

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the General Plan and the Zoning Codes, as needed, to provide adequate sites for 413 lower-income units on certain sites or in certain zones. The City will increase allowable density on certain sites in the MXU and/or MDR zones and/or allow multifamily uses on certain sites in zones where they are not currently allowed. Sites for lower-income units must allow at least 30 dwelling units per acre. To accommodate the remaining unaccommodated 413 units in the lower-income category by rezoning sites to allow up to 30 units per acre, a minimum of 13.76 acres would need to be rezoned. To accommodate the remaining unaccommodated 413 units in the lower-income category by rezoning sites to allow up to 50 units per acre, a minimum of 8.26 acres would need to be rezoned.

Sites rezoned under this housing element program are subject to the requirements of Section 65583.2(h), including allowing owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process. Water, sewer, and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed. The City will avoid sites with unmitigable environmental hazards when selecting sites to rezone including, steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones. As a part of this program, the City will

evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City is committed to amending development standards to ensure these requirements are not so restrictive that they constrain residential development.

The sites rezoned under this program will be a geographic focus for the City to target efforts included in other programs that promote new housing opportunities in higher opportunity areas and implement place-based strategies to improve community revitalization.

See also Program H-21.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Specific sites will be rezoned by January 31, 2024

H-12. CDBG FUNDING FOR SHELTER FOR THE HOMELESS

The City shall apply for United States Department of Housing and Urban Development CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless. The City will continue to contract with Mercy House, or equivalent, a non-profit service provider, to help residents experiencing homelessness obtain services. The program will aim to reduce the City's unsheltered homeless population by 10% over the planning period.

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule

H-13. CONTINUUM OF CARE FUNDING AND CONSOLIDATED PLAN PARTICIPATION

The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum and endeavor to secure at least two grants during the planning period. The City will assist public and private nonprofit housing developers in preparation of funding applications for special-needs populations. The City will conduct outreach to service providers annually to

discuss ways the City can assist in the development for lower-income households.

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule

H-14. DISPLACEMENT PREVENTION AND MITIGATION

a. Section 8 Rental Assistance (Housing Choice Vouchers (HCV))

The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently, the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding that will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period.

To promote housing mobility in high-resource neighborhoods to increase diversity, promote a more mixed-income community, alleviate overpayment and overcrowding, and assist residents in the prevention of potential displacement the City will:

1. Provide referral services and information to the City's residents on housing choice voucher programs, ensuring that all information offered digitally and physically is provided in multiple languages.
2. Coordinate with community-based organizations that serve Laguna Hills' special-needs populations to reach households that would qualify for equal access to housing choice voucher programs.
3. Work with the Housing Authority to conduct affirmative marketing to increase voucher acceptance in areas of higher income to increase opportunities for housing mobility, as identified in the Assessment of Fair Housing.
4. Partner with the Housing Authority to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers. To reduce income discrimination, develop a campaign to combat local opposition - conduct outreach to educate property owners in Moderate Resource Areas, as defined by TCAC higher-income neighborhoods, to increase awareness about the benefits of housing mobility for voucher holding-tenants, and providing clarification defining lower-income workforce individuals, encouraging landlords and property owners to market available units at their properties to voucher holders.

5. Reduce barriers to accessing rental housing by encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants and encouraging them to eliminate application fees for voucher holders.
6. Consider the feasibility of a landlord incentive program for landlords that choose to accept voucher holding tenants. The landlord incentive program could be focused on Low Resource Areas, as defined by TCAC, or neighborhoods that experience higher rates of rental increases. Consider providing assistance with security deposits or moving expenses for voucher recipients.

b. Replacement Housing

The City will require replacement housing units subject to the requirements of SB 330 and Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. Prioritize siting of replacement units in targeted growth areas in the vicinity of available public transit routes, job and housing rich areas, the village center, and revitalization areas and on sites identified to accommodate the housing needs of lower income households. When existing residents are displaced, include a first right of return to existing residents policy that includes moving expenses.

c. Local Just Cause Eviction Ordinance

The City shall consider adopting a local Just Cause Eviction Ordinance which strengthens the requirements of AB 1482 to further protect renters from unreasonable evictions, foreclosure-related evictions, or other arbitrary and discriminatory actions which lead to displacement.

d. Local Rent Stabilization Ordinance

The City shall explore the feasibility of adopting a rent stabilization ordinance strengthening the requirements established by AB 1482 to further protect renters against displacement from arbitrary or significant rent hikes. Local rent stabilization ordinances must adhere to the framework established in state law by the Costa-Hawkins Rental Housing Act. This law establishes certain parameters for the policy features of local ordinances, such as prohibiting rent stabilization on single-family homes, preventing rent stabilization's application to buildings constructed after 1995, and allowing landlords to reset rents to market rate after a tenant leaves their unit (known as "vacancy decontrol").

e. Multi-Lingual Right to Counsel Program

Explore the feasibility of piloting a multi-lingual Right to Counsel program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482. According to legal services and fair housing organizations, many evictions occur because tenants do not understand their rights and/or their obligations. It is estimated that only a small percentage of tenants facing eviction have legal representation, and those without representation almost always are evicted, regardless of a viable defense. There are several legal providers in the county such as Community Legal Aid SoCal and Public Law Center that are well-positioned to serve low-income tenants with financial support

See also Housing Element Implementation **Program H-16**, Fair Housing Program.

Responsible Agency: Community Development

Funding Source: United States Department of Housing and Urban Development (HUD)

Time Frame: Ongoing. By June 2023 and twice a year after that: communicate with community-based organizations that serve Laguna Hills' special-needs populations, conduct affirmative marketing to increase voucher acceptance, and partner with the Housing Authority to provide training to landlords. By June 2024 consider the feasibility of a landlord incentive program, a local Just Cause Eviction Ordinance, a Local Rent Stabilization Ordinance and a Multi-Lingual Right to Counsel Program and implement selected approaches within the following year. Enforce replacement housing requirements as projects arise.

Quantified Objective/
AFFH Metric: Preserve the 17 Section 8 vouchers used by Laguna Hills households. Prevent the displacement of 10 lower income households.

H-15. AFFORDABLE HOUSING DEVELOPER PARTNERSHIPS

The City will continue to develop partnerships with mainstream and special-needs affordable housing developers that could result in set-asides in existing and planned low-income housing projects for extremely low-, very low-, and low-income households to facilitate housing mobility, increase housing resources and assist in alleviating overpayment and overcrowding which may result from a lack of affordable housing opportunities. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low-income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing and permit streamlining with expedited processing for 100 percent affordable projects, density bonuses, and flexibility in development standards. The City will promote lower-income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. The City will conduct outreach to developers annually to discuss ways the City can assist in the development for lower-income households and strive to collaborate on two affordable housing developments during the planning period.

Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law (Program H-7).

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing; the information will be posted on the website by June 2023 and updated annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Equal Housing Opportunity

H-16. FAIR HOUSING PROGRAM

The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level.

The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is provided in multiple languages and available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available.

To further comply with AB 686, the City will implement meaningful actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. In this effort to address fair housing issues identified in the Assessment of Fair Housing of this Housing Element, the City commits to the following.

- 1 Develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promoting equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods and neighborhoods along Via Lomas. Additionally, develop affirmative marketing strategies to promote services for persons at-risk of homelessness or experiencing homelessness through partnership with Mercy House, aimed at protecting residents from risk of displacement.
- 2 Promote accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Partner with local organizations serving persons with disabilities to implement outreach programs (see Housing Element Implementation Program H-17).
- 3 Explore policies to protect mobile home parks in low-resource areas in north Laguna Hills, minimizing displacement risk of existing residents.
- 4 Explore programs and/or partnerships to ensure that a share of the jurisdiction's purchases of goods and services come from local businesses.
- 5 Engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood.
- 6 Partner with Orange County Housing and Community Services Department and/or local non-profits to consider expanding programs offering first-time homebuyer assistance and prepare educational materials in multiple languages on mortgage lending discrimination.
- 7 Encourage development of affordable housing that meets the needs of diverse households and family structures, including affordable

units with three or more bedrooms, during meetings with prospective developers.

Table H-A1 below, in addition to the introduction to **Appendix A: Implementation Programs**, provides a summary that links program actions across all programs with the four categories of AFFH actions as specified by HCD: enhancing mobility strategies and promoting inclusion for protected classes; encouraging development of new affordable housing in high-resource areas; implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The actions listed in Table H-A1 were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table H-A1, the City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Laguna Hills community. These actions are intended to alleviate the main issues identified in the AFFH analysis and the City intends to implement these and all the programs outlined in the Implementation Program during the 2021-2029 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the Annual Progress Report (APR) to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing for the 2021-2029 planning period, and as

further outlined in Table H-A1; the information will be posted on the website by June 2023 and updated annually. The City will meet with non-profit organizations, governmental agencies, property owners and other parties named in this program at least annually to implement this program.



Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Fair Housing Education and Outreach					
Intergovernmental Cooperation on Local and Regional Housing	Program H-20: Local Housing Efforts Coordination Coordinate local housing efforts with federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs.	• Coordinate with appropriate federal, state, regional, and local government and/or agencies to ensure maximum effectiveness in solving local and regional housing problems; • Submit CDBG applications to assist in preserving existing affordable housing stock; • Continue to publicize programs, such as energy-efficiency programs and state and federal funding programs; • Encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community re: affordable and multifamily/higher density development.	• High priority/ within 18 months of Housing Element adoption; • Post info by June 2023	• Citywide	• Submit CDBG applications annually; • Post information on the City's website (June 2023) and review annually to ensure that any materials, links, and info provided are current; • Facilitate discussions between local housing advocates, developers, and community stakeholders on a biannual basis.
Housing Mobility Enhancement					
Accessory Dwelling Units (ADUs)	Program H-8: Accessory Dwelling Units Encourage the development of ADUs throughout the City to expand housing opportunities for all income levels within existing neighborhoods, particularly for lower-income seniors, single persons, persons with disabilities, and small households.	• Update the City's current ADU Ordinance; • Promote development of ADUs through City website and informational material; Identify and implement potential incentives to encourage production of affordable	• High priority/ within 18 months of Housing Element adoption	• Citywide; target marketing in higher opportunity areas	• Update ADU Ordinance (June 2023); • Add promotional/ educational materials on the City's website (June 2023); • Identify additional

A-0

**Table H-A1
Fair Housing Program Action Items**

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		ADUs; • Monitor the production and affordability of ADUs annually to ensure the City will meet the assumption of 18 ADUs during the planning period; • Explore funding options to create an ADU Forgivable Loan Program.			incentives to encourage ADU production (ongoing); • Monitor production of ADUs by income level at the time of the Annual Progress Report (APR); Explore funding options for an ADU Forgivable Loan Program (June 2024); • Target 20% of ADUs in higher opportunity areas.
Objective Design Standards	Program H-9: SB2 Grant Program Implementation Establish objective design standards for residential development and analyze opportunities to permit multifamily residential in an existing commercial center.	• Adopt objective design standards for residential development in the MXU zone to encourage infill residential development; • Analyze opportunities to permit multifamily residential in an existing commercial center in north Laguna Hills in the CC zone.	• Medium priority/ within 24 months of Housing Element adoption; • All tasks completed by August 2024	• Target MXU zone and VC zone which are in moderate and high resource areas.	• Adopt objective design standards by August 2024; • Analyze allowing multifamily residential in an existing commercial center and amend the Zoning Ord. accordingly by August 2024; • Reduce processing times by up to 6 mons.

A-1

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Homeless Assistance	Program H-13: Continuum of Care Funding and Consolidated Plan Participation	- Pursue homeless assistance grants through the Continuum; - Assist public and private nonprofit housing developers in preparation of funding applications for special-needs populations; - Conduct outreach to service providers to discuss ways the City can assist in the development of housing for lower-income households.	- Medium priority/ within 24 months of Housing Element adoption; - Annually by September of each year	Citywide with focus on census tracts with highest concentrations of LMI households, seniors, and/or persons with disabilities.	- Apply for homeless assistance grants annually; - Conduct annual outreach to service providers; - Secure two homeless assistance grants during the planning period.
Reasonable Accommodations	Program H-17: Accessibility in Housing Continue to implement Reasonable Accommodation ordinance.	- Work with local organizations that provide assistance to persons with disabilities to implement an outreach program that informs persons with disabilities and their families about housing and available services; - Prepare and distribute Informational material that will direct people to service information on the City website; - Encourage developers to provide universal design features in housing developments; - Provide fair housing education and information to apartment managers and homeowners associations on why denial of reasonable modifications/	High priority/ within 18 months of Housing Element adoption	Citywide with focus on census tracts with higher populations of persons with a disability.	- Identify local organizations for ongoing collaboration to educate residents with disabilities about available services (June 2024); - Prepare and distribute informational material (June 2024); - Ongoing implementation of reasonable accommodations.

**Table H-A1
Fair Housing Program Action Items**

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
accommodations is unlawful.					
New Housing Choices and Affordability in Higher Opportunity Areas					
Provide Additional Housing Opportunities for all Members of the Community	Program H-6: Urban Village Specific Plan Area	- Promote the Urban Village Specific Plan (UVSP) area as a location for residential development; - Meet with prospective developers to encourage incorporating housing for multiple income levels; - Consider amending UVSP to incorporate inclusionary housing requirements; - Provide regulatory incentives on a case-by-case basis consistent with Chapter 9-72 of the Zoning Ordinance.	High priority/ within 18 months of Housing Element adoption	Urban Village Specific Plan area	- Add promotional material re: UVSP housing opportunities on the City's website (June 2023); - Annual outreach to the development community; - Identify methods to provide affordable housing through inclusionary housing requirements (June 2024); - Provide ongoing assistance and incentives to interested affordable and special needs housing developers; - Development of sites 114, 115, and 116 of the sites inventory during the planning period.
Provide Housing	Program H-7: Zoning Ordinance Update	Amend the Zoning	Medium	Citywide with	Complete amendments to

A-3

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Opportunities in Higher Opportunity Areas for all Members of the Community		Ordinance to implement the goals, policies, and programs of the Housing Element; Mitigate regulatory constraints on the production of housing.	priority/ within 24 months of Housing Element adoption	the intent to facilitate housing development in higher opportunity areas.	the Zoning Ordinance by 2025; - Consider adaptive reuse ordinance by June 2024 and implement, if appropriate, by June 2025; - Consider inclusionary housing ordinance and present findings to City Council by June 2024 and implement, if appropriate, by June 2025; - Consider congregational overlay by June 2024 and implement, if appropriate, by June 2025; - Conduct initial review of development standards and permitting requirements by June 2025 and update Zoning Ordinance as needed.
Provide Housing Opportunities in Higher Opportunity Areas for all	Program H-11: 2021-2029 Regional Housing Need	Amend the General Plan and Zoning Code, as needed, to provide	High priority/ within 18 months of	Rezone specific sites as identified in	Rezone by January 31, 2024.

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Members of the Community	Address the 2021-2029 Regional Housing Needs Allocation (RHNA) and ensure a sufficient selection of sites are available for higher-density development.	adequate sites for 413 lower-income units.	Housing Element adoption	the sites inventory.	
Collaborate with Affordable Housing Developers	Program H-15: Affordable Housing Developer Partnerships Develop partnerships with mainstream and special needs affordable housing developers.	• Provide incentives (e.g., expedited processing, fee waivers, and density bonuses) to facilitate set-asides for planned low-income units; • Cooperate with owners of existing affordable units to secure appropriate federal funding necessary to maintain existing affordability; • Promote lower-income housing development incentives on the City website; • Conduct annual outreach to developers.	• High priority/ within 18 months of Housing Element adoption	• Citywide with focus on sites identified for lower income units.	• Ongoing provision of incentives; • Promote incentives on City website (June 2023) and update annually; • Annual outreach to developers; • Review and prioritize local funding at least twice in the planning period; • Collaborate on two affordable housing developments during the planning period.
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Program H-21: Facilitating Housing on Identified Sites Ensure housing is developed that is appropriate for identified income categories on identified sites.	• Enact new measures that will raise local funding for construction of affordable and other needed housing types; • Develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on	• Medium priority/ within 24 months of Housing Element adoption	• Citywide with focus on sites identified for lower income units.	• Implement new measures to raise local funding for construction of affordable housing (June 2025); • Annually meet with local developers and property owners to discuss development

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		large sites; • Provide incentives for residential and mixed-use development; • Conduct regular outreach to owners of properties in the land inventory to inform them of regulatory incentives and available funding programs for housing development; • Explore the potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model; • Work with stakeholders to identify nongovernmental constraints that may impede the construction of housing; • Incorporate feedback from developers on how to better encourage residential development.			opportunities; • Conduct regular outreach to owners of properties in the land inventory, twice a year; • Explore potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model (June 2025); • New construction of 1,985 units across all income categories.
Place-Based Strategies for Community Preservation and Revitalization					
Property Maintenance	Program H-1: Code Enforcement Program Target areas of concentrated rehabilitation needs to result in repairs and mitigation of potential cost, displacement, and relocation impacts on residents.	• Enforce the Municipal Code and address matters related to property maintenance that pose a threat to public health, safety, or welfare; • Develop informational	• High priority/ within 18 months of Housing Element adoption	• Target neighborhoods with the greatest concentrations of low-income	• Ongoing code enforcement; • Develop informational materials by December 2023;

**Table H-A1
Fair Housing Program Action Items**

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		materials to help educate property owners on available funding programs to assist with rehabilitation (also see Program H-3).		households.	30 units rehabilitated.
Property Maintenance	Program H-2: State Franchise Tax Board Code Enforcement	- Promote maintenance of existing rental properties; - Notify the State Franchise Tax Board if substandard rental housing is identified.	High priority/ within 18 months of Housing Element adoption	Citywide with focus on census tracts with highest concentrations of LMI households.	- Ongoing implementation - Target 100% compliance following any Notice of Property Noncompliance letter issued by the State Franchise Tax Board.
Public Investment in Specific Neighborhoods, Including Services and Amenities	Program H-3: Housing Rehabilitation Mitigate blight, preserve housing stock, and reduce potential for displacement due to housing conditions.	- Work with Orange County Housing and Community Services Dept. to receive rehabilitation loans and grants for low and moderate-income homeowners and rental property owners; - Use CDBG funds as funding becomes available and pursue other funding sources; - Prepare and distribute informational material advertising the rehabilitation program.	Medium priority/ within 24 months of Housing Element adoption	Citywide with focus on Via Lomas neighborhood and census tracts with highest concentrations of LMI households.	- Apply for CDBG and other funding sources annually; - Advertise program on City website and with brochures (June 2024); 30 units rehabilitated.
Public Investment in Specific Neighborhoods,	Program H-4: At-Risk Units	Continue to pursue the extension of affordability controls for 51 units that	High priority/ within 18	Rancho Moulton	Annually prepare a "Risk

A-7

Table H-A1
Fair Housing Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Including Services and Amenities	Work with property owners to extend affordability covenants on units at risk of conversion to market rate.	- are set to expire in 2032; • Provide technical assistance to preserve at-risk units; • Apply for state or federal funding on behalf of interested non-profit entities, if necessary, to protect the affordability of rental units.	- months of Housing Element adoption; • Annually	- housing development; • Via Lomas neighborhood.	- Assessment" report provided by the California Housing Partnership Corporation; • Preserve 51 units in the Rancho Moulton housing development.
Displacement Protection					
Displacement Risk of Lower Income Residents Due to Economic Pressures	Program H-5: Foreclosure Referral Program	• Provide foreclosure information on City website; • Refer residents to external agencies to assist in reducing incidents of foreclosures.	• High priority/ within 18 months of Housing Element adoption	• Target census tracts identified as having a high risk of displacement, e.g., cost-burdened owners.	• Post information on City website (June 2023) and update annually; • Ongoing referral to appropriate agencies; • Directly assist five residents annually through the provision of information and resources to reduce incidents of foreclosures.
Homeless Assistance	Program H-12: CDBG Funding for Shelter for the Homeless	• Allocate CDBG funds to nonprofits providing shelter for the homeless; • Contract with Mercy House or other housing services providers to help residents experiencing homelessness obtain services.	• High priority/ within 18 months of Housing Element adoption; • Annually by September of each year	• Citywide	• Annually allocate CDBG funding; • Reduce unsheltered homeless population by 10% during planning period.

**Table H-A1
Fair Housing Program Action Items**

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Displacement Risk of Lower Income Residents Due to Economic Pressures	Program H-14: Displacement Prevention and Mitigation	• Provide referral services and information to City residents on housing choice voucher programs; • Study the feasibility of a landlord incentive program for landlords that choose to accept voucher holding tenants; • Require replacement housing units subject to the requirements of SB 330 on sites identified in the sites inventory when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years; • Consider adopting a local Just Cause Eviction ordinance; • Study the feasibility of adopting a Rent Stabilization ordinance; • Study the feasibility of piloting a multi-lingual Right to Counsel program.	• High priority/ within 18 months of Housing Element adoption	• Citywide with focus on census tracts with highest concentrations of LMI households, seniors, and/or persons with disabilities.	• Ongoing referral on housing choice voucher programs; • Within two years of Housing Element adoption (June 2024), consider the feasibility of a landlord incentive program, a local Just Cause Eviction ordinance, a Local Rent Stabilization ordinance, and a multi-lingual Right to Counsel program; • Preserve the 17 housing choice vouchers used by Laguna Hills households; prevent the displacement of ten lower income households.

H-17. ACCESSIBILITY IN HOUSING

The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. The City will continue to implement its existing Reasonable Accommodation ordinance (Zoning Ordinance Chapter 9-93). The City will identify and work with local organizations that provide assistance to persons with disabilities, including developmental disabilities, to implement an outreach program that informs persons with disabilities and their families about housing and available services. Informational materials can include a brochure that will be offered in multiple languages and direct people to service information on the City's website, which will be reviewed annually to make updates as necessary. The City will provide information (for examples, flyers and brochures) to businesses (for example, laundromats) and organizations (for example, churches) and encourage businesses and organizations to post information where it can be easily seen and to distribute it to the public. City staff will encourage prospective developers to provide universal design features in housing developments at the time of project application meeting(s). The City will provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: By June 2024, review City website and make updates to reflect available programs as necessary and identify local organizations for ongoing collaboration to educate residents with disabilities about available services. Ongoing; implement Reasonable Accommodation ordinance

Implementation and Monitoring

H-18. ANNUAL PROGRESS REPORTS

The City will report annually on progress toward implementation of the Housing Element and residential development activities citywide.

State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following:

- 1 Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance;
- 2 Progress in achieving its RHNA;
- 3 Program-by-program account of implementation status; and

- 4 Outcome/disposition of development applications identifying location, size, type, and status of residential development proposals for citywide use and for submittal to Center for Demographic Research at California State University and to the California Department of Finance.

The City will use the Annual Progress Report (APR) to ensure the Housing Element goals are being met and to monitor progress with Affirmatively Furthering Fair Housing. If any implementation or action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary and within six months of submittal of the APR to meet its Housing Element and AFFH goals.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Prepare an annual report for submittal to HCD by April 1 of each year in the planning period; adjust metrics, timeframes, and commitments as needed within six months of submittal of the APR to continue meeting Housing Element and AFFH goals

H-19. HOUSING ISSUES MONITORING

The City will monitor existing and proposed affordable housing developments in the City. The City will also monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills. Ongoing efforts throughout the planning period include, but are not limited to:

- 1 Monitoring development proposals in the City that could be used to maintain, increase, or enhance affordable housing opportunities;
- 2 Monitoring and market housing opportunities in the UVSP area, including affordable housing opportunities, through Planning Agency public hearings and project preapplication meetings;
- 3 Monitoring existing programs designed to preserve assisted housing developments for low-income households to determine whether additional actions are needed to protect these developments;
- 4 Monitoring of mobile home park for conversion to nonresidential use;
- 5 Attending housing and legislative review conferences;
- 6 Attending training workshops;
- 7 Participating in regional planning efforts coordinated by the SCAG; and
- 8 Interfacing with City agencies and the public.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

H-20. LOCAL HOUSING EFFORTS COORDINATION

The City shall coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City will submit CDBG applications to assist in preserving existing affordable housing stock. The City will provide the adopted Housing Element to the South Orange County Wastewater Authority (SOCWA). The City will assist SOCWA in adopting written procedures to provide priority service to lower-income residential projects.

The City shall provide information to address public opposition to affordable and multifamily/higher density development that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the City. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to Laguna Hills residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the City's website as a source of information on housing programs.

Responsible Agency: Community Development

Funding Source: CDBG and General Fund

Time Frame: Ongoing. Post information on City website within by June 2023 and update annually.

H-21. FACILITATING HOUSING ON IDENTIFIED SITES

To ensure that housing is developed that is appropriate for identified income categories on identified sites, the City will take the following steps:

1. The City will evaluate the feasibility of enacting new measures that would raise local funding for the construction of affordable and other needed housing types. Funding sources to evaluate could include a housing trust fund, an affordable housing linkage fee, an increase in the City's sales tax or transient occupancy tax rate, a General Obligation bond, or other dedicated funding source.
2. The City will develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites to make sites more developable for housing. The City will meet with local developers and property owners to discuss development opportunities and

- incentives for lot consolidation on smaller sites and/or phasing of development on larger sites to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers/owners approach the City with interest in lot consolidation or phased development on larger sites for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City will also pursue grant funding for parcel assemblage land banking when it is available. Specifically, for site 113, the City will facilitate parceling the site at appropriate sizes to facilitate the development of affordable housing.
3. The City shall provide incentives for residential and mixed-use development on the sites in the land inventory, including reductions of development standards where feasible, particularly for projects that include deed-restricted affordable housing.
 4. The City will conduct regular outreach to owners of properties in the land inventory to inform them of regulatory incentives and available funding programs for housing development, particularly for projects that include deed-restricted affordable housing.
 5. The City will conduct outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities.
 6. The City will explore the potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model, where a community-controlled organization retains ownership of the land and sells or rents the housing on that land to lower-income household development projects aimed at providing homeownership opportunities for lower income families and individuals. The City shall create information online and in brochure formats explaining the City's residential and mixed-use property development standards and make it available on the City's website and at the City's permit counter.
 7. As residential developments are approved by the City and building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to learn why units have not been constructed within two years after approval. If these impediments are due to nongovernmental constraints, such as accelerating construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. In addition, the City will aim to work with stakeholders to identify nongovernmental constraints or other circumstances that may impede the construction of housing in Laguna Hills and work collaboratively to find

strategies and actions that can eliminate or reduce identified constraints.

8. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering additional actions the City can take to encourage residential development.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing. Evaluate the feasibility of enacting new measures that would raise local funding for the construction of affordable and other needed housing types by June 2025 and implement selected measure(s) within the year after that. Post information on City website by June 2023 and update annually. Meet with local developers and property owners to discuss development opportunities and incentives upon request. Conduct regular outreach to owners of properties in the land inventory, twice a year. Explore the potential to partner with a nonprofit organization to offer a program based on the Community Land Trust model by June 2025 and implement selected measure(s) within the year after that.

Quantified Objective/

AFFH Metric: New construction of 1,985 units, including very low, 568; low, 353; moderate, 354; above moderate, 710.

Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in **Table H-A2**.

Table H-A2 Quantified Objectives						
Housing Program	Quantified Objectives per Income Group					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	284	284	353	354	710	1,985
Rehabilitation ¹	10	10	10	0	0	30
Housing Conservation/ Preservation ²	18	19	31	0	0	51
Source: City of Laguna Hills 1 Based on Housing Element Implementation Programs H-1 and H-3. 2 Based on Housing Element Implementation Program H-4 to preserve 51 units and Program H-14 to encourage OCHA to continue to offer the 17 rental assistance vouchers currently in use.						

Appendix B: Summary of Online Survey and Public Workshop

Public Outreach

As noted in the Introduction to this Housing Element, as part of this update, the City conducted outreach activities including several public meetings with the City Council, stakeholder consultations, one virtual and one in-person community workshop and an online survey. The City also hosted a dedicated Housing Element webpage throughout the process and received several letters from advocates and residents. The Introduction to this Housing Element summarizes the input received through those activities and links the input with specific program actions the City will implement during the Housing Element planning period. The purpose of Appendix B is to provide additional details about the online survey and public workshop.

Online Survey

The City hosted a survey online from mid-June 2021 to mid-August 2021, with a link available on the City's website. 287 respondents answered one or more questions. General trends that were apparent from the answers to the multiple-choice questions include:

- Thirty-six percent of respondents indicated that they or someone they know have experienced difficulty finding housing that is affordable in Laguna Hills. However, overall the community generally opposes the creation of additional housing, particularly multifamily, affordable and workforce housing.
- Approximately half of respondents are opposed to Accessory Dwelling Units (ADUs) being added to existing properties in the City. Approximately 18 percent of homeowners responded that they might be interested in building an ADU on their property.
- The community strongly opposes reducing the number of required onsite parking space for new townhouses and multi-family development throughout Laguna Hills.
- The community is generally opposed to the City adjusting zoning requirements to increase the number of units per acre in the MXU (The MXU Zone currently allows 20 units per acre). The community also expressed opposition to the City requiring that a certain portion of the sites in the Mixed Use (MXU) Zone be redeveloped with projects that are at least 50 percent residential.
- While the community is generally opposed to allowing multi-family

development on commercial properties in the Office Professional (OP), Community Commercial (CC) and Freeway Commercial (FC) Zones there is more support for relying on enhancements to the Village Commercial zone to allow more residential development in that area.

- The community generally opposes adjusting zoning requirements to allow new multi-family buildings and mixed-use buildings to be up to 70' in height.
- There is strong opposition to reducing development fees for affordable housing and workforce housing developments by allocating additional funds from the General Fund, and most of the community also opposes revising the development fee structure to reduce fees for affordable housing developments while increasing them for market rate projects.
- The community is strongly opposed to a bond measure to fund affordable housing.

The final question asked respondents to write in any additional thoughts that they wanted to share. Common themes included:

- Most respondents expressed opposition to building housing, particularly housing affordable to households with lower incomes and ADUs; however, several respondents submitted opposite sentiments.
- Those who were opposed to more housing expressed concerns about the impact new multifamily housing would have on property values, the need for parking and infrastructure upgrades, as well as an increases in traffic, crime and overcrowding.
- Those who were in favor of more housing expressed the importance of considering the needs of senior citizens, people with disabilities, veterans, young people (particularly those who grew up in Laguna Hills and who cannot afford to raise their children near family members) and those earning “working class” salaries.
- The community generally favors redeveloping the Laguna Malls site. However, many expressed frustrations that commercial businesses have already been destroyed there, while plans for redevelopment appear to be stalled out for an extended period of time. Suggestions for this site included mixed-uses with restaurants and entertainment-oriented businesses, a nursing school, outdoor space for events, parking and condominiums to provide opportunities for home ownership.

In-Person Public Workshop

An interactive workshop about the Housing Element Update was held on August 5, 2021, at the Laguna Hills Community Center. Based on the sign-in sheet, at least fifty-five members of the public were in attendance. City staff planned the event with multiple booths to encourage information sharing between the City and attendees on a selection of topics. A large TV played short videos on a loop. The videos were produced by the Orange County Council of Governments and the Association of California Cities - Orange County to explain the basics of the Regional Housing Needs

Allocation (RHNA) and Housing Element process. The first interactive booth showed photos and diagrams of examples of multifamily residential and mixed-use developments at a range of densities throughout California. The second booth showed a sample of the maps included in the Housing Element, in the Assessment of Fair Housing section and included a fact sheet about Affirmatively Furthering Fair Housing. At the third booth, a map of the City's zoning districts was displayed and information was shared about the allowable uses and residential densities in each zone. At the final booth, attendees were asked to apply stickers to maps of the City to identify the locations that are most suitable for new housing developments. At each booth, attendees provided insight and perspectives about the City's approach to planning for future of housing in their community. Attendees also provided input via comment cards and post-it notes at the event, as well as emails sent to City staff afterwards.

Overall, there are concerns over where future housing will go, the type of housing that could potentially be built, limited resources for new developments, and the need to preserve Laguna Hills' culture and suburban aesthetic. Many residents shared their disapproval of the Regional Housing Needs Assessment (RHNA) allocation and suggested challenging it, such as with legal action. On the contrary, several attendees expressed support for housing development, especially affordable housing and mixed-use, as long as its responsibly planned and provides appropriate resources and infrastructure to ensure the continued quality of life that Laguna Hills residents enjoy. Attendees demonstrated interest in continuing to be included in the housing element process and are interest in learning more about the future of housing in their community.

The most frequently stated comments include:

- Disapproval of the RHNA allocation and State mandates.
- Some attendees thought Laguna Hills has enough housing while others think it does not.
- The City should take actions that reflect the community's needs and represent its constituents
 - For some this meant the City should consider the housing needs of residents in extremely low-, very low-, and low- income brackets, including senior citizens, veterans, and essential workers.
 - For others this meant the City should consider the desires of existing residents that do not want more housing built.
- There is a lack of resources and infrastructure for additional housing.
- There is a need to responsibly develop new housing while keeping in mind other urban factors (i.e., crime, traffic, pedestrian safety, providing adequate parking, water availability, maintaining and updating infrastructure to accommodate new developments).
- Concerns that more housing will negatively change the City's culture, safety, and suburban aesthetic.

- Concerns that property values and school quality will decrease.
- Questions related to the housing element included who pays for new housing, whether eminent domain would be used, and options/willingness to contest RHNA allocation.
- More parks, green spaces and beautification of the City would be good.
- Mixed-use development is appropriate for Laguna Hills.
- Some homeowners are interested in building accessory dwelling units (ADUs) on their properties.

Other comments include:

- Require solar or wind electricity generation with new development.
- New developments should favor homeownership opportunities over rentals.
- Residents should get to vote on zoning changes.
- Look to European design to make denser developments more aesthetically appealing and include high-quality landscaping.

POTENTIAL FUTURE HOUSING LOCATIONS

Attendees were asked to apply stickers to maps of the City to identify the locations that are most suitable for new housing developments. Some attendees followed up after the workshop by emailing City staff with additional input on these locations. The maps that attendees were asked to use blocked out existing residential neighborhoods that are fully built out. Staff guided attendees towards existing commercial and mixed-use districts where there is opportunity for redevelopment.

The two most popular areas for future housing are Areas #1 and #5, with 10 “yes” votes for each area. Area #1 is in north Laguna Hills, bounded by Lake Forest Drive to the north and Ridge Route Drive to the south. This area is near the cities of Irvine, Laguna Woods and Lake Forest. One attendee said they “could see housing components going into the areas along Lake Forest Drive, Mill Creek Drive, and Ridge Route Drive.” The current zoning is Mixed Use (MXU). The other most popular area is #5, which includes the Laguna Hills Mall redevelopment site and the surrounding area. This area is in the Urban Village Specific Plan (UVSP). One attendee gave this area a “no” vote.

The two areas with the next highest amounts of “yes” votes are both zoned Freeway Commercial (FC) but are not adjacent to each other. Area #2 received 4 “yes” votes. It is in north Laguna Hills, bounded by Ridge Route Drive and Interstate 5. Area #3 received 3 “yes” votes. It is on the eastern edge of Laguna Hills, This area borders Interstate 5 with through routes on La Paz and Cabot.

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Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /

Appendix C: Owner Interest Letters



Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /

23172 Plaza Pointe, LLC

May 20, 2022

Mr. Larry Longenecker, AICP | Community Development Director
Community Development Department
City of Laguna Hills
24035 El Toro Road, Laguna Hills, CA 92653

RE: Housing Element – Zoning Change – Housing Overlay

Dear Mr. Longenecker:

I am writing this letter in support of the proposed residential overlay, on behalf of my client 23172 Plaza Pointe, LLC (via Corporate Trustee), which would serve to increase the potential housing density on my client's property at 23172 Plaza Pointe Drive.

My company, TheoPacific Corporation, has managed this asset for the Trust since 2016 and we would like to urge the City Council to formally approve this proposed density increase at its next meeting on May 24, 2022. The corporate trustee for the owner has authorized me to send this letter.

If you need anything further from my company or our client (fee-simple owner), please do not hesitate to call or email. I can be reached at (949) 307-1624 or ndk@theopacific.com.

Sincerely yours,



Nick Konopisos
Asset/Property Manager for 23172 Plaza Pointe, LLC

350 E. Orangethorpe Avenue, Suite 5
Placentia, CA 92870
(657) 444-9200



Attachment: Attachment B, Exhibit 1 - Amended 2021-2029 Housing Element Update (3470 : Housing Element Update / Rezone Program /



REAL ESTATE INVESTMENT AND MANAGEMENT

www.terraent.com

Property:

August 3, 2022

VIA EMAIL llongenecker@lagunahillscs.gov

Mr. Larry Longenecker
Community Development Director City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Re: Water Garden Business Center, 23421 and 23441 South Pointe Dr / Re-Zoning

Dear Mr. Longenecker;

As a follow up to our conversation earlier, I wanted to emphasize that we have a strong desire to see our property obtain an "upzoning" from its current mixed-use designation.

In the past, most recently about two years ago, we have looked at the possibility of converting the property to residential. We just could not get the project to pencil out at the current allowed density of 20 units per acre. We engaged other developers who specialized in this, and while they loved the site for residential, they also could not figure out a way to make it work at the current allowed density. The possibility of having this upzoned to 50 units per acre would I believe allow us to pursue a conversion of the property to residential.

Happy to discuss this further if you like.

Best regards,

A handwritten signature in blue ink, appearing to read "David J. Haddad".

David J. Haddad

P. O. BOX 492480 • LOS ANGELES, CALIFORNIA 90049-8480

(310) 207-4144 / Fax (310) 207-4147

LAKEHILLS CM-CG LLC

May 26, 2022

Dear Larry,

This letter is in follow up to our telephone conversation on Thursday, May 12, 2022 wherein we expressed our interest in having our property at 23332, 23382 & 23422 Mill Creek Drive and 24411 & 24461 Ridge Route Drive included in your site consideration for the Laguna Hills Housing Element for additional multi-family housing. We remain interested in the potential for inclusion of the site as a candidate for an increase in residential density. In addition, we recognize that our site may also allow for phasing of the housing opportunity which may efficiently and more promptly mix within the existing office development.

We understand that the city is in the midst of working through adoption of the housing element, a part of which is identifying future residential development sites within the City on an exploratory basis – which effort does not require any hard commitments from either party at this time. Furthermore, it is our understanding that this would be an increase in density of the existing zone, which includes residential, and that the use of office will continue to be allowed.

We look forward to your ongoing evaluation of our site and to be included in your density overlay discussions moving forward.

Best regards,



Dennis Cruzan



August 4, 2022

Larry Longenecker
Community Development Director
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Mr. Longenecker,

Kingsbarn Realty Capital and Kelemen Company are currently under contract to purchase the HERE Office Campus located at 23332, 23382 & 23422 Mill Creek Drive and 24411 & 24461 Ridge Route Drive, Laguna Hills, California 92653, which consists of 223,974 square feet of office space on an approximately 16 acre site. The sale is set to close in September 2022, and as of August 4, 2022, \$1,500,000 of earnest money deposits are in escrow, all of which is non-refundable.

Kingsbarn and Kelemen believe the highest and best use of this site is residential housing, and plan to redevelop the site into a multifamily community with 800 apartment homes. The business plan is to operate the property as an office property until the apartment community is ready for construction. The project will built in four phases over a several year period.

Kingsbarn and Kelemen are extremely committed to the site and redevelopment plan, as evidenced by the significant time and resources already invested into the project. Kingsbarn has engaged a local architectural firm with significant multifamily experience in Orange County, Architects Orange, to develop a site plan for the redevelopment. Attached, please find the conceptual plans for the property. Additionally, Kingsbarn and Kelemen have met with several City Officials to discuss the plans, and started discussions with contractors and various consultants on the redevelopment of the site.

Kingsbarn and Kelemen both have extensive real estate development, management, and investment experience. Kingsbarn currently has over 1,000 multifamily units under development and renovation, and over \$1 billion in assets under management. Its principals each have over a 30-year track record of real estate development and investment, and have developed thousands of multifamily units in their careers. Attached is additional information on Kingsbarn. Kelemen Company is headquartered in Orange County and has over 800,000 square feet of commercial real estate under management in Orange County.

Kingsbarn and Kelemen are both extremely excited to work with the City of Laguna Hills on this project and look forward to bringing a best-in-class apartment community to Laguna Hills.

Sincerely,

Philip Mader
Chief Investment Officer
Kingsbarn Realty Capital



November 21, 2022

Mr. Larry Longenecker
Community Development Director
City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653

RE: Request for including in the Housing Element Update
23272 & 23282 Mill Creek Drive ("Properties")
Laguna Hills, CA

Mr. Longenecker:

On behalf of CJ Summit Property, LLC, the ownership entity of 23272 & 23282 Mill Creek Drive in Laguna Hills, we wish to convey our strong interest in having our Properties included in the Housing Element Update currently being discussed by City Council.

CJ Summit Property, LLC has owned the Properties for more than 20 years and have recently decided to offer the Properties for sale. The Properties hit the market in mid-October 2022 and since the launch date nearly 100% of the serious interest has been from buyers that want to re-develop the site as residential. Given this strong level of interest and the owner's willingness to consider a sale, we see a clear path towards this location being redeveloped for residential in the next several years.

Additionally, based upon our discussions with more than two dozen redevelopment suitors, a density factor of 50 units per acre would strengthen the viability of this site for redevelopment. Unfortunately, lower density ratios make a residential conversion much more challenging.

Please feel free to contact me at any time for an introduction or to discuss our Properties as candidates for the Housing Element Update.

Sincerely,



Dennis Brothers
Manager
CJ Summit Property, LLC

BUCHANAN STREET PARTNERS

A Real Estate Investment Management Firm

Matt Haugen
Senior Vice President
Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, CA 92660
February 6, 2023

Mr. Longenecker
Community Development Director
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Dear Mr. Longenecker,

I'm writing to inform you that the entity BSP Oakbrook, LLC, operated and managed by Buchanan Street Partners, purchased on December 6, 2022, the 8.426 gross acre site at 24422 Avenida De La Carlota in the City of Laguna Hills. The site currently has an approximate 120,000 square foot, 4-story office building and a large surface parking lot.

We feel the site is underutilized and it is our intent to pursue the development of that surface lot (approximately 4 gross acres) with residential. The current zoning allows for a maximum of 50 dwelling units per gross acre prior to utilizing the State Density Bonus law. It is our intent to develop between 225 and 250 rental units on the site. Currently, we are working with a traffic engineer to conduct a traffic analysis in order to determine how many residential units could be developed without exceeding the trip budget established by the Urban Village Specific Plan. In addition, an architect has been hired and they are developing various site plans for our review.

Once our initial analysis is completed, we look forward to sitting down with the city staff to review our plans.

Sincerely,



Matt Haugen
Senior Vice President
Buchanan Street Partners

3501 Jamboree Road | Suite 4200 | Newport Beach | CA 92660
P: 949.721.1414 | F: 949.721.1919
www.buchananstreet.com





ORDINANCE NO. 2024-X

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT NO. RZNE-0011-2024, (1) A TEXT AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT BY AMENDING CHAPTER 9-30 (MXU MIXED USE DISTRICT) TO MODIFY DEVELOPMENT STANDARDS RELATED TO HIGH DENSITY RESIDENTIAL LAND USES AND CHAPTER 9-11 (OVERLAY DISTRICTS) TO ESTABLISH A NEW HOUSING (H) OVERLAY ZONE AND RELATED PROVISIONS AND DEVELOPMENT STANDARDS; AND (2) AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP TO DESIGNATE SPECIFIC SITES WITHIN THE HOUSING OVERLAY ZONE

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code (LHMC) establishes allowable uses of property and related development standards within all zoning districts in the City; and

WHEREAS, Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code (LHMC) establishes an official Zoning Map portraying the location and extent of the various zoning districts within the City; and

WHEREAS, Government Code Section 65584 requires local jurisdictions to encourage, promote, and facilitate the development of housing to accommodate its regional housing need; and

WHEREAS, the City of Laguna Hills has been assigned an allocation of 1,985 new housing units as its share of the Regional Housing Needs Assessment ("RHNA") in Southern California for the 6th Housing Element cycle covering the 2021-2029 Planning Period; and

WHEREAS, on June 28, 2022, the City Council adopted General Plan Amendment No. RZNE-0003-2020 approving the 2021-2029 Housing Element Update and an update to the General Plan Safety Element, as required in accordance with, and substantially compliant with, State Law; and

WHEREAS, the City of Laguna Hills has concurrently initiated the following actions (collectively, the “Project”): (A) General Plan Amendment No. RZNE-0010-2024 to (1) amend the General Plan Housing Element to incorporate technical changes and clarifications reflected in the Amended 2021-2029 Housing Element Update and (2) amend the General Plan Land Use Element to implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities between 20 and 50 dwelling units per acre; (B) Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to implement Implementation Programs H-7 and H-11 of the Amended 2021-2029 Housing Element Update by (1) modifying the development standards applicable to high density residential uses in the City’s Mixed Use (MXU) Zoning District, (2) establishing a Housing (H) Overlay Zone and related provisions and development standards, and (3) modifying the City’s official Zoning Map to apply the Housing (H) Overlay Zone to specified properties; and (C) Zoning Text Amendment No. RZNE-0012-2024 to implement Implementation Programs H-7 and H-9 of the Amended 2021-2029 Housing Element Update by establishing citywide objective design standards for multi-family residential and mixed-use projects; and

WHEREAS, this Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 is a City-initiated zoning text amendment and zoning map amendment subject to Chapter 9-90 of the LHMC. Adoption of an amendment to the LHMC or to the official zoning map is a legislative act of the City Council subject to consideration and approval of an ordinance after a public hearing (LHMC §§ 9-90.050 and 9-90.060); and

WHEREAS, on March 26, 2024, the City Council adopted Resolution No. 2024-03-26-X adopting the 7th Addendum to the General Plan Program Environmental Impact Report (PEIR) for the Project; and

WHEREAS, on March 26, 2024, the City Council adopted Resolution No. 2024-03-26-X approving General Plan Amendment General Plan Amendment No. RZNE-0010-2024; and

WHEREAS, Implementation Program H-7 (Zoning Ordinance Update) of the Amended 2021-2029 Housing Element Update commits the City to evaluating and updating development standards, including open space, lot coverage, and height standards, and permit requirements for multifamily development; and

WHEREAS, to meet state law requirements to address the City’s RHNA and to ensure a sufficient selection of sites in the City are available for higher density development, Implementation Program H-11 (2021-2029 Regional Housing Need) of the Amended 2021-2029 Housing Element Update commits the City to amending its Zoning and Development Code to “rezone” certain underutilized candidate sites identified in the Housing Element to modify the development standards applicable to

such sites in order to allow multifamily residential uses at an increased allowable density subject to the requirements of Government Code Section 65583.2(h); and

WHEREAS, a notice of the public hearing, describing the project, date, time, and location of hearing was published on March 14, 2024, in the *Saddleback Valley News*, posted to the City's website, emailed to a distribution list of interested parties, mailed via the United States Postal Service to property owners within the Mixed Use (MXU) zoning district, property owners of any Housing (H) Overlay site and property owners within a 300-foot radius of any Housing (H) Overlay Zone site, and was physically posted on March 15, 2024, at Laguna Hills City Hall, Laguna Hills Community Center, and Courtyard at La Paz shopping center; and

WHEREAS, the City Council of the City of Laguna Hills held a duly noticed public hearing and considered public comments and written and oral information and testimony presented by City staff, community residents, and other interested parties regarding the Project at a public hearing held on March 26, 2024; and

WHEREAS, on March 26, 2024, at a duly noticed public hearing, the City Council approved General Plan Amendment No. RZNE-0010-2024 (Resolution No. 2024-03-26-X), adopting the 2021-2029 Housing Element Update and related Land Use Element Amendment.

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. In accordance with Section 9-92.080 of the City of Laguna Hills Development Code, the following findings for approving Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 are made:

1. That the amendment or plan is consistent with the intent of the goals and policies of the General Plan as a whole, and is not inconsistent with any element thereof:

The proposed zoning text and map amendments implement Programs H-7 (Zoning Ordinance Update) and H-11 (2021-2029 Regional Housing Need) of the Amended 2021-2029 Housing Element Update by up-zoning candidate housing sites identified in the housing element and by modifying the residential development standards in the MXU zoning district pertaining to maximum lot coverage, minimum private open space, and minimum landscape coverage, in order to help accommodate the City's Regional Housing Need Allocation (RHNA) of 1,985 new dwelling units during the 6th Cycle Planning Period. The proposed amendments will establish a new Housing (H) Overlay Zone covering the Housing Element candidate sites. As

amended pursuant to General Plan Amendment No. RZNE-0010-2024, the General Plan Land Use Element expressly permits a lot designated with the Housing (H) Overlay Zone in the Laguna Hills Municipal Code to be developed at residential densities between 20 and 50 dwelling units per acre, with no FAR restrictions for residential development, regardless of the underlying land use designation. The proposed zoning text and map amendments are consistent with the goals and objectives, and policies of the General Plan, including the 2021-2029 Housing Element and Land Use Element.

2. That the amendment or plan is necessary to prescribe reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses:

The proposed zoning text and map amendments modify residential densities and development standards to facilitate residential development on sites grouped in specific areas of the City, as identified in the Amended 2021-2029 Housing Element Update, serving to protect and enhance established neighborhoods while helping the City evolve into a more integrated, walkable, and cohesive community, and to help meet the City's RHNA of 1,985 new dwelling units during the 6th Cycle Planning Period (2021-2029).

3. That the amendment or plan is necessary to provide reasonable property development rights while protecting environmentally sensitive land uses and species:

The proposed zoning text and map amendments implement the Amended 2021-2029 Housing Element Update, which provides an eight-year housing plan for the City, as required by state law. Pursuant to the proposed amendments, Housing Overlay Zone designated sites may be developed at residential densities up to 50 dwelling units per acre, thus providing for increased property development rights for the identified sites. The amendments will facilitate densities to be balanced by architectural context, with objective design standards, and transit and pedestrian mobility, facilitating residential design that fosters livable and sustainable communities within the framework of the City's existing built environment, while preserving natural open space areas. As analyzed in the 7th Addendum adopted by the City Council pursuant to Resolution No. 2024-03-26-X, the proposed zoning text and map amendments would not result in new significant environmental impacts that were not analyzed in the 2009 General Plan FEIR or cause a substantial increase in the severity of any previously identified significant impacts on the environment, and therefore are not anticipated to adversely affect sensitive land uses or species.

4. That the plan or amendment is necessary to correct discrepancies in standards or policies within the plan area or land use category:

The proposed zoning text and map amendments are necessary to implement Programs H-7 (Zoning Ordinance Update) and H-11 (2021-2029 Regional Housing Need) of the Amended 2021-2029 Housing Element Update and to be consistent with the amendments made to the General Plan Land Use Element pursuant to General Plan Amendment No. RZNE-0010-2024.

5. That the plan or amendment is necessary to protect the general health, safety, or general welfare of the community as a whole:

The proposed zoning text and map amendments are necessary to implement Programs H-7 (Zoning Ordinance Update) and H-11 (2021-2029 Regional Housing Need) of the Amended 2021-2029 Housing Element Update and to help the City accommodate its Regional Housing Need Allocation (RHNA) of 1,985 new dwelling units during the 6th Cycle Planning Period. Appropriate regulations, including provisions for parking, height, setbacks, lot coverage, open space, and landscaping, will help to ensure that the general health, safety, or general welfare of the City will be preserved. The proposed zoning text and map amendments, in conjunction with objective design standards adopted pursuant to Zoning Text Amendment No. RZNE-0012-2024 will implement the General Plan's goals to create distinctive vibrant spaces that allow for a variety of housing types and a balance of residential, mixed-use, and commercial land uses.

SECTION 3. Resolution No. 2024-03-26-X adopting a 7th Addendum to the General Plan Program Environmental Impact Report (PEIR) for the Project is hereby incorporated by reference as if set forth fully herein.

SECTION 4. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-30 (MXU Mixed Use District), Section 9-30.40 (Development Standards), is hereby amended and restated to read in its entirety as follows:

“Table 9-30.040 provides standards that apply to developments within the mixed use district regardless of the specific use.

Table 9-30.040

MIXED USE DEVELOPMENT STANDARDS

Item	Commercial	Residential (HDR only)
Minimum lot size	10,000 sq. ft.	7200 sq. ft.
Minimum lot width	50 ft.	60 ft.
Minimum lot depth	100 ft.	100 ft.
Maximum lot coverage	50%	70%
Maximum density	.38 FAR	20 DUs/AC
Maximum building height	40 ft.	35 ft.
Minimum setback—front:		
Parking lot	10 ft.	20 ft.
Parking structure	20 ft.	20 ft.
Building	20 ft.	20 ft.
Minimum setback—side (interior)	10 ft.	5 ft.
Minimum setback—street side	15 ft. (parking lot 10 ft.)	15 ft.
Minimum setback—rear	15 ft.	20 ft.
Minimum open space:		
Public	N/A	N/A
Private	N/A	10%
Minimum landscape coverage	15%	20%
Minimum building separation:		
Main → Main	10 ft.	10 ft.
Main → Accessory	2.5 ft.	2.5 ft.
Accessory → Accessory	2.5 ft.	2.5 ft.
Parking	See Chapter 9-44	
Signage	See Chapter 9-42 ”	

SECTION 5. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-11 (Overlay Districts), Section 9-11.030 (Denotation/location of overly districts), is hereby amended and restated to read in its entirety as follows:

“Overlay districts shall be denoted on the zoning map by the base district symbol followed by, as part of the symbol, parenthetically enclosed letters indicating the overlay district. The following overlay districts have been created:

District	Symbol	Location/Description
Vehicle Repair and Vehicle Body Repair/Paint Restoration	VR	23501, 23502, 23512, 23522, 23532, and 23551 Commerce Center Drive, in the North Laguna Hills Business Park
Hospitality Overlay Zone	HOZ	23002 Lake Forest Drive; 23052, 23041, 23046, 23061, and 23175 Avenida de la Carlota; 23421, 23441, and 23461 South Pointe Drive.
Housing Overlay Zone	H	23201, 23212, 23272, 23282, 23330, 23332, 23382, 23422, 24411, and 24461 Mill Creek Drive; 23172 Plaza Pointe Drive; 23441, 23342, and 23421 South Pointe Drive”

SECTION 6. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-11 (Overlay Districts), is hereby amended to add Section 9-11.060 (Housing overlay zone) to read in its entirety as follows:

“9.11.060 Housing overlay zone.

- A. Purpose and Intent. The housing (H) overlay zone is established to provide development and land use regulations for the development of housing on specified sites identified in the City of Laguna Hills 2021-2029 Housing Element to accommodate the City’s unmet Regional Housing Needs Allocation (RHNA).
- B. Development Standards. The development standards applicable to residential uses within the housing overlay zone are shown within Table 9-11.060. All other applicable development standards in the underlying zoning district and not in conflict with this section shall apply.

Table 9-11.060

Item	Standard
Minimum density	20 du/ac
Maximum density	50 du/ac
Maximum building height	65 ft

C. **Special Provisions.** The following regulations shall apply to the use of a lot designated with the housing overlay zone, in addition to all applicable provisions of this title. Where there is a conflict, the provisions of this section shall apply.

1. Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
2. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses are considered a use by right pursuant to subdivisions (h) and (i) of Government Code Section 65583.2 and shall be reviewed ministerially by the Director.
3. An applicant for a project pursuant to this Section may apply for a density bonus, incentives or concessions, waivers or reductions in development standards, and reduced parking ratios in accordance with Government Code Section 65915 and Section 9-72.030."

SECTION 7. The official Zoning Map is hereby amended as shown in Exhibit 1 to this Ordinance to denote the Housing (H) Overlay Zone for the applicable properties as referenced in LPMC Section 9-11.030 (Denotation/location of overly districts).

SECTION 8. This Ordinance shall take effect on _____, 2024, the 31st day following the adoption of this Ordinance by the City Council.

SECTION 9. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the Laguna Hills Municipal Code.

SECTION 10. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 11. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this X day of X 2024.

DAVE WHEELER, MAYOR

ATTEST:

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 2024-X was duly introduced and
placed upon its first reading at a Regular Meeting of the City Council on the X day of X
2024, and that thereafter, said Ordinance was duly adopted and passed at a Regular
Meeting of the City Council held on the X day of X 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

AFFIDAVIT OF POSTING
AND PUBLICATION

JENNIFER LEE, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of
Laguna Hills;

That in compliance with State Laws of the State of California,
ORDINANCE NO. 2024-X, being:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS,
CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT
AND ZONING MAP AMENDMENT NO. RZNE-0011-2024,
(1) A TEXT AMENDMENT TO TITLE 9 (ZONING AND
SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL
CODE TO IMPLEMENT THE GENERAL PLAN HOUSING
ELEMENT BY AMENDING CHAPTER 9-30 (MXU MIXED
USE DISTRICT) TO MODIFY DEVELOPMENT
STANDARDS RELATED TO HIGH DENSITY RESIDENTIAL
LAND USES AND CHAPTER 9-11 (OVERLAY DISTRICTS)
TO ESTABLISH A NEW HOUSING (H) OVERLAY ZONE
AND RELATED PROVISIONS AND DEVELOPMENT
STANDARDS; AND (2) AN AMENDMENT TO THE CITY'S
OFFICIAL ZONING MAP TO DESIGNATE SPECIFIC SITES
WITHIN THE HOUSING OVERLAY ZONE.

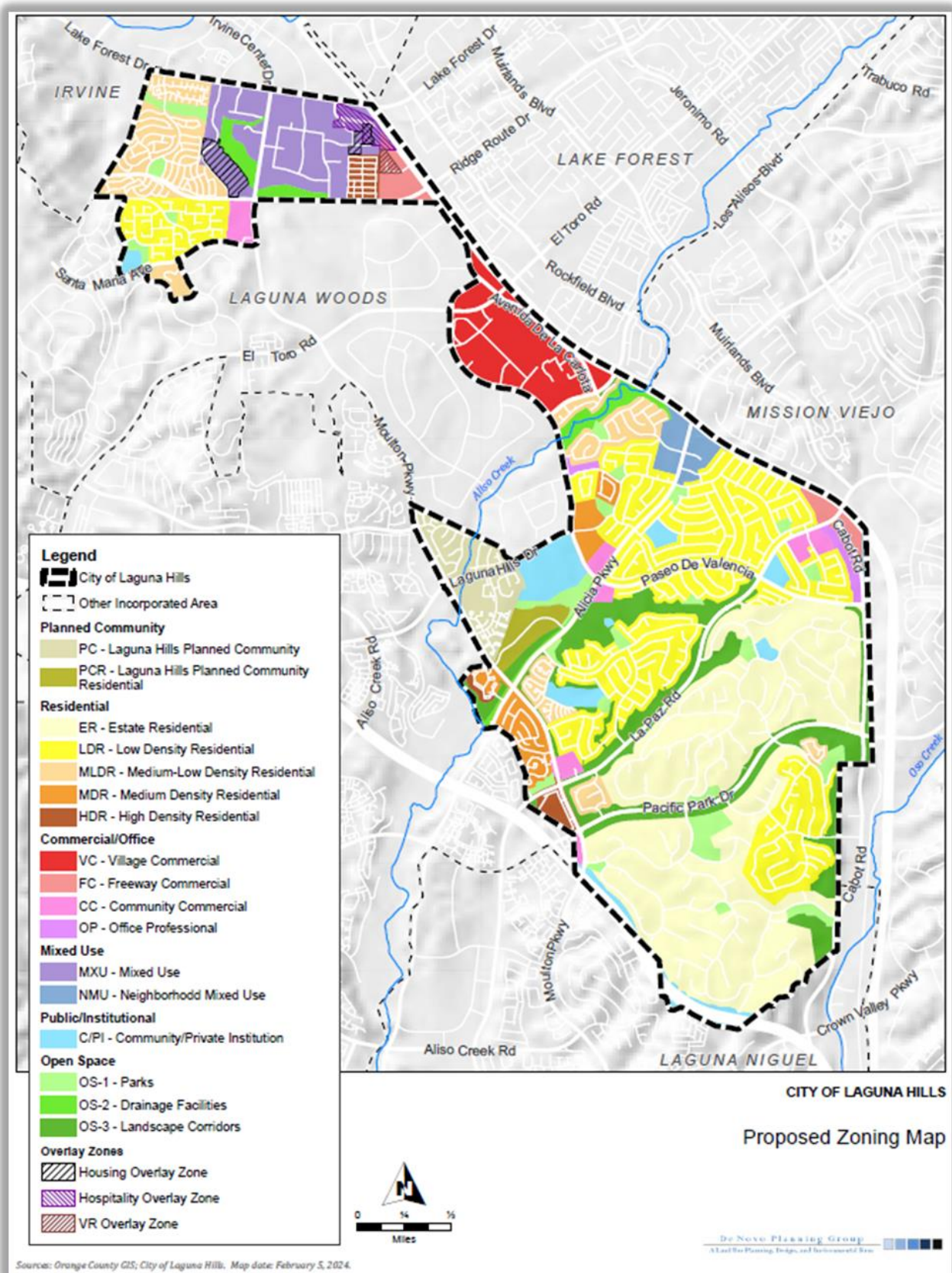
on the X day of X 2024, and on the X day of X 2024, was published in summary
in the Saddleback Valley News; and was, in compliance with City Resolution
No. 2004-05-25-2, by the X day of X 2024, and the X day of X 2024, caused to
be posted in three places in the City of Laguna Hills, to wit:

Laguna Hills City Hall
Laguna Hills Community Center
La Paz Center

JENNIFER LEE, CITY CLERK
Laguna Hills, California

EXHIBIT 1

OFFICIAL ZONING MAP, AS AMENDED



ORDINANCE NO. 2024-X

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. RZNE-0012-2024, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO ADD CHAPTER 9-41 (OBJECTIVE DESIGN STANDARDS) ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT AND TO ADOPT THE LAGUNA HILLS OBJECTIVE DESIGN STANDARDS MANUAL

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code (LHMC) establishes allowable uses of property and related development standards within all zoning districts in the City; and

WHEREAS, several provisions of state law, including, but not limited to, Government Code Sections 65583.2, 65589.5, 65852.28, 65912.110-65912.114, 65912.120-65912.124, and 65913.4, limit the authority of cities and counties to apply discretionary review and/or design and development standards that are not objective to certain housing development projects, including certain multiple-family and mixed-use residential projects; and

WHEREAS, Implementation Program H-7 (Zoning Ordinance Update) of the City's General Plan Housing Element commits the City to bringing its Zoning Ordinance into compliance with state law and evaluating and updating development standards and permit requirements for multiple-family development; and

WHEREAS, Implementation Program H-9 (SB 2 Grant Program Implementation) of the City's General Plan Housing Element commits the City to establishing objective design standards for residential development in the MXU (Mixed-Use) zoning district; and

WHEREAS, the City of Laguna Hills desires to establish objective design standards applicable to multiple-family and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner that is consistent with state law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment; and

WHEREAS, this Zoning Text Amendment No. RZNE-0012-2024 is a City-initiated zoning text amendment subject to Chapter 9-90 of the LHMC. Adoption of an amendment to the LHMC is a legislative act of the City Council subject to consideration and approval of an ordinance after a public hearing (LHMC §§ 9-90.050 and 9-90.060); and

WHEREAS, the City of Laguna Hills has concurrently initiated the following actions (collectively, the "Project"): (A) General Plan Amendment No. RZNE-0010-2024 to (1) amend the General Plan Housing Element to incorporate technical changes and clarifications reflected in the Amended 2021-2029 Housing Element Update and (2) amend the General Plan Land Use Element to implement Implementation Program H-11 of the Amended 2021-2029 Housing Element Update by specifying that designated sites may be developed at residential densities between 20 and 50 dwelling units per acre; (B) Zoning Text Amendment and Zoning Map Amendment No. RZNE-0011-2024 to implement Implementation Programs H-7 and H-11 of the Amended 2021-2029 Housing Element Update by (1) modifying the development standards applicable to high density residential uses in the City's Mixed Use (MXU) Zoning District, (2) establishing a Housing (H) Overlay Zone and related provisions and development standards, and (3) modifying the City's official Zoning Map to apply the Housing (H) Overlay Zone to specified properties; and (C) Zoning Text Amendment No. RZNE-0012-2024 to implement Implementation Programs H-7 and H-9 of the Amended 2021-2029 Housing Element Update by establishing citywide objective design standards for multi-family residential and mixed-use projects; and

WHEREAS, on March 26, 2024, the City Council adopted Resolution No. 2024-03-26-X adopting the 7th Addendum to the General Plan Program Environmental Impact Report (PEIR) for the Project; and

WHEREAS, a notice of the public hearing, describing the project, date, time, and location of hearing was published on March 14, 2024, in the *Saddleback Valley News*, posted to the City's website, emailed to a distribution list of interested parties, and was physically posted on March 15, 2024, at Laguna Hills City Hall, Laguna Hills Community Center, and Courtyard at La Paz shopping center; and

WHEREAS, the City Council of the City of Laguna Hills held a duly noticed public hearing and considered public comments and written and oral information and testimony presented by City staff, community residents, and other interested parties regarding the Project at a public hearing held on March 26, 2024; and

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. In accordance with Section 9-92.080 of the City of Laguna Hills Development Code, the following findings for approving Zoning Text Amendment No. RZNE-0012-2024 are made:

1. That the amendment or plan is consistent with the intent of the goals and policies of the General Plan as a whole, and is not inconsistent with any element thereof:

The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This zoning text amendment adds Chapter 9.41 (Objective Design Standards) to the Development Code to establish Objective Design Standards for multi-family residential and mixed-use residential development citywide. These Objective design Standards are intended to facilitate high quality multi-family residential development with a clear set of rules that are understandable by the public, City staff and development community in order to facilitate an efficient review process that results in buildings that are appropriate for their context and environment, thus enhancing the community's identity and furthering several goals and policies of the Land Use Element. The adoption of Objective Design Standards also implements Programs H-7 and H-9 of the City's Housing Element.

2. That the amendment or plan is necessary to prescribe reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses:

The Objective Design Standards manual includes Site Design, Building Design, and Architectural Style standards that are measurable, verifiable, and knowable to all parties prior to project submittal. The Objective Design Standards do not modify existing development standards as provided in the Development Code for each zoning district within the City. Rather, the Objective Design Standards supplement the existing Development Code standards and provide a set of clear criteria to guide development that aligns with the City's expectations and vision to maintain and support the character of the City, and serve to protect and enhance established neighborhoods and vicinity uses.

3. That the amendment or plan is necessary to provide reasonable property development rights while protecting environmentally sensitive land uses and species:

The Objective Design Standards manual preserves property development rights while providing a clear set of site design, building design, and architectural style requirements for new multi-family residential and mixed-use

development, that are measurable, verifiable, and knowable to all parties prior to project submittal, and that are consistent with the General Plan and Development Code, including all existing Development Code development standards as provided in the each zoning district within the City. As analyzed in the 7th Addendum adopted by the City Council pursuant to Resolution No. 2024-03-26-X, the proposed text amendment and adoption of Objective Design Standards would not result in new significant environmental impacts that were not analyzed in the 2009 General Plan PEIR or cause a substantial increase in the severity of any previously identified significant impacts on the environment, and therefore are not anticipated to adversely impact environmentally sensitive land uses or species.

4. That the plan or amendment is necessary to correct discrepancies in standards or policies within the plan area or land use category:

The Objective Design Standards do not modify existing development standards as provided in the Development Code for each Zoning District within the City. Rather, the Objective Design Standards supplement the existing Development Code standards and provide a set of clear criteria to guide development that aligns with the City's expectations and vision to maintain and support the character of the City, and serve to protect and enhance established neighborhoods and vicinity uses. The Objective Design Standards manual includes Site Design, Building Design, and Architectural Style requirements that are measurable, verifiable, and knowable to all parties prior to project submittal, allowing the City to appropriately regulate projects under State law.

5. That the plan or amendment is necessary to protect the general health, safety, or general welfare of the community as a whole:

The Objective Design Standards manual will establish appropriate design and development standards that are consistent with the General Plan and other provisions of the Development Code, including all existing development standards. The manual provides a clear set of site design, building design, and architectural style requirements for new multi-family residential and mixed-use development. The Objective Design Standards are measurable, verifiable, and knowable to all parties prior to project submittal. The Objective Design Standards will ensure residential development maintains the established character and quality of design within the City and support new housing production by streamlining the approval process for qualifying projects. Therefore, the Objective Design Standards will not adversely affect public health, safety, or general welfare.

SECTION 3. Resolution No. 2024-03-26-X adopting a 7th Addendum to the General Plan Program Environmental Impact Report (PEIR) for the Project is hereby incorporated by reference as if set forth fully herein.

SECTION 4. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-41 (Objective Design Standards), is hereby added to read in its entirety as follows:

**“Chapter 9-41
OBJECTIVE DESIGN STANDARDS**

9-41.010 Purpose and intent.

The purpose and intent of this chapter is to establish citywide objective design standards for multiple-family residential and mixed-use residential development projects, which are based on the City’s established character, aesthetics, and high quality of the built environment, and that are measurable, verifiable, and knowable to all parties prior to project submittal.

9.41.020 Applicability.

The objective design standards established herein apply to the development or substantial improvement of any duplex, multiple-family dwelling, residential condominium, or mixed-use development project featuring a combination of residential and other uses. All such development shall be subject to the Laguna Hills Objective Design Standards manual (the “Manual”), which is on file with the City Clerk, and which is incorporated by reference into this Section 9-41.020 as if fully set forth herein.”

SECTION 5. The City Council hereby adopts the Objective Design Standards manual, incorporated by reference in LHMC Chapter 9-41 (Objective Design Standards) and attached to this Ordinance as Exhibit 1. The City Council further directs the City Clerk to maintain a copy of said manual on file in Office of the City Clerk, make it freely accessible to the public, and to cause a copy of the manual to be posted on the official City of Laguna Hills website.

SECTION 6. This Ordinance shall take effect on _____, 2024, the 31st day following the adoption of this Ordinance by the City Council.

SECTION 7. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the Laguna Hills Municipal Code.

SECTION 8. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision,

sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this X day of X 2024.

DAVE WHEELER, MAYOR

ATTEST:

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 2024-X was duly introduced and
placed upon its first reading at a Regular Meeting of the City Council on the X day of X
2024, and that thereafter, said Ordinance was duly adopted and passed at a Regular
Meeting of the City Council held on the X day of X 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

AFFIDAVIT OF POSTING
AND PUBLICATION

JENNIFER LEE, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of Laguna Hills;

That in compliance with State Laws of the State of California, ORDINANCE NO. 2024-X, being:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. RZNE-0012-2024, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO ADD CHAPTER 9-41 (OBJECTIVE DESIGN STANDARDS) ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT AND TO ADOPT THE LAGUNA HILLS OBJECTIVE DESIGN STANDARDS MANUAL

on the X day of X 2024, and on the X day of X 2024, was published in summary in the Saddleback Valley News; and was, in compliance with City Resolution No. 2004-05-25-2, by the X day of X 2024, and the X day of X 2024, caused to be posted in three places in the City of Laguna Hills, to wit:

Laguna Hills City Hall
Laguna Hills Community Center
La Paz Center

JENNIFER LEE, CITY CLERK
Laguna Hills, California

EXHIBIT 1

LAGUNA HILLS

OBJECTIVE DESIGN STANDARDS MANUAL

CITY OF LAGUNA HILLS OBJECTIVE DESIGN STANDARDS

FOR MULTIFAMILY &
MIXED-USE DEVELOPMENT



LAGUNA HILLS
California

ACKNOWLEDGMENTS

CITY COUNCIL

Dave Wheeler
Joshua Sweeney
Don Caskey
Janine Heft
Erica Pezold

Mayor
Mayor Pro Tempore
Council Member
Council Member
Council Member

PREPARED FOR

City of Laguna Hills
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Assistant Planner

PREPARED BY

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ADOPTED BY

Ordinance XX - X

CONTENTS

1	INTRODUCTION	2
1.1	PURPOSE	2
1.2	ORGANIZATION	2
1.3	APPLICABILITY	2
1.4	USER GUIDE	2
1.5	RELATIONSHIP WITH GENERAL PLAN & DEVELOPMENT CODE	4
1.6	TERMINOLOGY	5
2	SITE DESIGN	10
2.1	BLOCK SIZE & STRUCTURE	11
2.2	BUILDING ORIENTATION	13
2.3	GROUND FLOOR USES	14
2.4	UTILITIES, SERVICE AREAS & BUILDING EQUIPMENT	18
2.5	OPEN SPACE	20
2.6	VEHICULAR ACCESS & PARKING	25
2.7	BICYCLE PARKING	27
2.8	PEDESTRIAN ACCESS & CIRCULATION	28
2.9	SITE LIGHTING	29

3	BUILDING DESIGN	32
3.1	MASSING	33
3.2	STEPBACKS	38
3.3	ALLOWABLE PROJECTIONS	39
3.4	NEIGHBORHOOD TRANSITION	39
3.5	WINDOW ALIGNMENT	40
3.6	NOISE & ODOR ATTENUATION	40
3.7	ARTICULATION	41
3.8	FAÇADE DESIGN	42
3.9	BUILDING ENTRANCE TYPOLOGIES	44
4	ARCHITECTURAL STYLES	54
4.1	OVERVIEW AND APPLICATIONS	55
4.2	SPANISH	56
4.3	MEDITERRANEAN	64
4.4	RANCH	72
5	LANDSCAPE	80
5.1	LANDSCAPE MATERIALS & VEGETATION	81
5.2	HARDSCAPE	85
5.3	WALLS & FENCING	86
5.4	SITE FURNISHINGS	87

INTRODUCTION

1



1 INTRODUCTION

1.1 PURPOSE

The purpose of these Objective Design Standards (ODS) is to provide city-wide regulations that require high quality multiple-family residential development with a clear set of rules that are understandable by the public, City staff and development community in order to facilitate an efficient review process that results in buildings that are appropriate for their context and environment.

Objective Design Standards are measurable, verifiable, and knowable to all parties prior to project submittal. A planning review process based on objective design standards involves no personal or subjective judgment by a public official.

In application, these Objective Design Standards are intended to accomplish three goals:

- a. Preserve the character of Laguna Hills neighborhoods by balancing the form and design of existing development with new construction techniques and typologies.
- b. Encourage human-scaled buildings that adhere to zoning regulations and promote high quality site and building design.
- c. Emphasize a pedestrian-oriented environment where buildings and public realm design are cohesive and complementary of a diverse range of uses.

1.2 ORGANIZATION

The Objective Design Standards are organized into an introduction and five sections: Site Planning, Site Design, Building Design, Architectural Styles and Landscape. The Purpose subsection outlines the high-level goals of the section and draws from Goals and Policies of the Laguna Hills General Plan. Within each section, subsections organize one or more design standards that will regulate specific design guidance. The design guidance is provided for each subsection with an intent statement that outlines General Plan and other planning policies and specific intent of the standards that follow.

1.3 APPLICABILITY

1.3.1 APPLICABLE PROJECT TYPES

These Objective Design Standards apply to all new construction projects that meet any of the following criteria:

1. Residential projects including duplexes, multiple-family dwelling, or residential condominium.
2. Mixed-use projects featuring a combination of residential and other uses.

Objective Design Standards also apply to any substantial improvement of existing multiple-family or mixed-use development where any extension, repair, reconstruction or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred.

Single-family homes and projects with no residential component are not subject to these objective design standards.

1.4 USER GUIDE

The Objective Design Standards are for residents, property and business owners, developers and builders, architects and designers, and City staff involved in the review and approval process of multiple-family and/or mixed-use development in the City of Laguna Hills. The following steps are a quick way to understand the different sections of the document and how to use it.

Step 1: Review the Site Planning & Site Design Standards.

Site Planning involves a careful analysis of the opportunities and constraints of the site, including existing features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including surrounding uses, retaining walls, landscape design, hardscape considerations, and parking. The Site Design Standards outline several requirements on these topics.

Step 2: Review the Building Design Standards.

While new projects need not copy existing development, their mass and scale shall respect adjacent building context and uses. The Building Design standards establish requirements on these issues. These standards apply no matter which style is being utilized for the project design.

Step 3: Review the Architectural Style Standards.

The design and detailing of buildings are paramount to a quality environment, and the City of Laguna Hills is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that

a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, and window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the Standards offer a menu of architectural traditions individual buildings may be designed in.

These styles are as follows:

- Spanish
- Mediterranean
- Ranch

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style standards require certain elements, while other elements may be selected from a menu of options.

Step 4: Review the Mixed-Use Development Standards, if applicable.

For developments that incorporate a commercial component in addition to residential housing, Mixed-Use Development Standards, located at the end of each chapter of Architectural Style, provide direction on design of storefronts, type of decorative accents, and other relevant topics. Mixed-use proposals shall be consistent with these standards.

Step 5: Review the City of Laguna Hills Municipal Code and consult with Community Development Staff.

All developments must comply with the standards of the Laguna Hills Municipal Code Title 9 (Land Use/Zoning/Subdivision Regulations), and any applicable Specific Plan.

Step 6: Consult with the Community Development Department

It is highly recommended for prospective applicants to obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Community Development Department offers a Pre-Application Service that is available to the public. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal.

Applicants shall follow application procedures as directed by staff. The City of Laguna Hills Municipal Code establishes required procedures for submitting and reviewing development applications. Applicants shall follow these procedures and requirements.

1.5 RELATIONSHIP WITH GENERAL PLAN & DEVELOPMENT CODE

The Objective Design Standards in this document work as a baseline, creating citywide standards that apply to all new multiple-family and mixed-use residential projects. This document shall work in tandem with the City of Laguna Hills Municipal Code or guideline documents, including but not limited to the City's General Plan, Development Code, Urban Village Specific Plan (UVSP), Building Code, and other Municipal Code sections. If any standards, terms or other provisions from these ODS are found to be in conflict with the previously mentioned documents, the standards from the General Plan, Development Code, UVSP, and other Municipal Code sections shall supercede these ODS.

- **General Plan.** The General Plan contains objective standards related to development density for all land uses in the City. The Objective Design Standards in this document are consistent with the General Plan and dictate the bulk, mass, and design of buildings in a more fine-grained way than the General Plan.
- **Zoning.** The Land Use/Zoning/Subdivision Regulations located in Title 9 within the City of Laguna Hills Municipal Code contain objective standards that define the building envelope such as setbacks, lot coverage, height, parking, density, and open space requirements. Other development standards include minimum lot size, width, and depth, and minimum distance between buildings. These district-by-district standards will continue to dictate basic development standards, and these ODS will apply in addition to the Municipal Code requirements, providing refinement in terms of site and building design.

- **Urban Village Specific Plan.** The UVSP is adopted by reference as Chapter 9-24 of the Development Code, and includes objective standards to regulate development within the City's Village Commercial zoning district.
- **Other Municipal Code Sections.** The City also maintains and enforces standards related to stormwater drainage, roadway and traffic requirements, and standards for working within the public right-of-way to install sidewalks, street trees, and lighting. These standards will continue to apply.
- **Building Standards Codes.** All construction in the State of California is subject to the California Building Standards Codes which dictate health, safety, and energy and water efficiency standards for new and remodeled structures.

1.6 TERMINOLOGY

The following terminology is applicable to the Objective Design Standards and can be found within the ODS document, to provide context to the standards. Additional definitions that may be applicable to the ODS document may be found within the Laguna Hills Municipal Code.

Active Frontage: Active frontages are building frontages with active uses where there is visual engagement between those in the street and those on the ground floor. Active uses are uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, other social uses, and shared assessor spaces. Higher density residential and office uses also can be active uses for particular periods of the day by providing additional entries to individual units or ground floor office spaces.

Back-of-walk: The edge of a sidewalk that is furthest away from an adjacent road, or closest to the extent of the right-of-way (r.o.w.).

Barn Light: A downward facing light fixture with a wide, round simple shade and an arm or pendant. They may be wall, ceiling or pendant mounted. The most common barn light is known also as a gooseneck light, because of the shape of the mounting arm.

Block Length: The length of a parcel or series of parcels measuring from the edge of one public r.o.w. to another or from the edge of one public r.o.w. to the opposite end of the parcel should it adjoin a private parcel edge.

Building envelope: the physical separator between the conditioned and unconditioned environment of a building including the resistance to air, water, heat, light, and noise transfer.

Building Façade Length: The overall length of a façade without a full break in the building.

Build-To-Zone: The area between the minimum and maximum setback lines within which a building's front façade is to be located.

Clear Zone: An area within the public realm of a right-of-way where movement of people is the priority. It may contain seating, public art, trees, outdoor displays or accommodate outdoor dining.

Common Open Space: Outdoor open spaces that are shared and accessible only to building residents and their visitors which may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, and rooftop open spaces.

Connection: A space that links one physical space to another. It may be traversable by pedestrian, bicycle or automobile traffic.

Cottage Cluster: Cottage Clusters are composed of several attached or detached buildings configured around a central common open space. The common open space serves as a circulation space that opens onto a public r.o.w.. Cottage clusters feature 3 or more units, with individual entryways opening directly onto the central open space or directly onto the abutting r.o.w.

Dark Sky Lighting: The use of approved [by the International Dark-Sky Association (IDA)] light fixtures designed to reduce light pollution, thus working in agreement with IDA's mission to minimize glare, reduce light trespass and eliminate night sky pollution.

End Unit: A residential dwelling or leasable space of a building which is connected to another unit on only one side.

Façade Plane: Any stretch of a building façade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Façade Composition: The expression of a façade through a variety of techniques such as patterns, fenestration, materials, texture, or finishes. Façade Composition is used to create the architectural character and design theme of a building.

Façade Modulation: Used to shape a building's exterior massing, façade modulation is a change in building plane through the recess or projection of sections of a façade.

Foot-candle: A foot-candle is a non-SI (Système International) unit of illuminance or light intensity. The foot-candle is defined as one lumen per square foot.

Footprint: Footprint or building footprint provides the outline of a building drawn along the exterior walls, with a description of the exact size, shape, and location of its foundation.

Internal Street: a private road that provides access to a building or set of buildings within a site that is under the care, custody, and control of the community.

Landscaped Area: Surface area dedicated for planting of trees, shrubs, flowers, ornamental grass, turf (natural or artificial), ground cover, or other horticultural elements.

Mid-Block Connection: A public r.o.w. or private land area that allows public access connecting one public r.o.w. to another public right-of-way.

Neutral Color Scheme: Any group of colors that have been muted or desaturated, and are neutral because they don't have an intense hue, characteristic of primary colors.

Outdoor Rooms: Outdoor rooms are an extension of a living space, an outside space that promotes greater connection to the outdoor. It can include anything from an attached, screened-in porch to a detached gazebo or a landscaped area with a bench.

Paseo / Pedestrian Path: A public place or path designed for walking; promenade that connects into or through a development.

Pedestrian-Scaled Architecture: Building and urban design elements designed to meet the proportional, physical, and psychological needs of the human body. This could include creating a walkable block structure, architectural elements and details that are visible and perceivable to pedestrians, and building massing that reflects the rhythm, pattern, and size of interior spaces.

Pedestrian-Scaled Block: A development block that is dimensionally sized to suit pedestrian flow rather than fit the needs of automobile traffic and circulation. Landscape and architectural elements are sized and spaced to be perceived from a short distance.

Pedestrian-Scaled Street Lighting: Lighting fixtures lower in height that accommodate both pedestrian and automobile traffic. This type of lighting scheme helps pedestrians experience spaces around them and promotes safe nighttime environments.

Perimeter Length: The lineal distance as measured along the perimeter of a building, parcel, lot, etc.

Planter: An above grade container for planting.

Podium: The lower floors of a building that form the “base” of a building typically including a courtyard level above. Podiums typically include structured parking, a courtyard level above, a different and larger floorplate than floors above, and may be a different construction type than the rest of the building.

Podium Level: The level directly above the Podium. The Podium Level typically includes a courtyard, a smaller building area than the levels below, and a change in construction type.

Primary Building Frontage: The building frontage that abuts the most primary of streets, Pedestrian Pathway, or Mid-Block Connection surrounding the building. In the case of a through-lot, the primary building frontage could be on either public r.o.w.

Primary Building Entry: The entrance to a building typically leading to a lobby, courtyard or other large, shared space that is accessed from the primary building frontage.

Primary Façade Plane: Majority area of the façade that is in the same plane.

Private Street: Any street in which the City does not own a fee or exclusive easement for public r.o.w. purposes. Private streets often have public access easements to allow passage into or through a private development.

Private Open Space: Outdoor open space areas that are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks and porches, etc.

Projection: Projections (or building projection) is the part or feature of a building which extends outside of the enclosing walls. It can be a building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level.

Public Open Space: A publicly accessible open space area on a privately developed parcel that may include plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, etc.

Public Service Utilities Easement (PSUE): A portion of property that cannot be built on, planted on, otherwise covered or obstructed so that underground or overhead public utilities can be accessed for maintenance and repair.

Rowhouse: Rowhouses are attached single-family units that share a common wall. Rowhouses consist of 1 to 2 units per building and are typically configured into clusters of 2 to 10 individual units.

Step-back: A step-back (or building step-back) is an architectural design element that is typically applied to the upper-story of a building or development.

Typically, a step back requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

Structural Bay: Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

Triplex/Fourplex: Triplexes and fourplexes are walk-up buildings featuring 3 to 4 dwelling units that typically share a single entry or feature individual unit entries along the front façade. Dwelling units may be oriented side-by-side and/or stacked atop one another.



SITE DESIGN

2



2 SITE DESIGN

PURPOSE

- To ensure walkability, connectivity, and appropriately scaled buildings by creating pedestrian-scaled blocks with paths and open spaces for people to gather and connect throughout the City.
- To set site standards and define building envelope.
- To set standards for building orientation, site access and utilities.
- To define location and uses for active frontages.

2.1 BLOCK SIZE & STRUCTURE

INTENT

- Integrate new large-scale development projects into the fabric of the existing community.
- Limit block size in new developments to create pedestrian-scale blocks.
- Require multiple-use paths within large private developments to provide direct pedestrian and bicycle linkages between streets and beyond the project.

2.1.1 MAXIMUM BLOCK SIZE

1. All projects shall meet a maximum Block Length and a maximum Perimeter Length per the following table:

BLOCK SIZE

		MAX. (FT.)
LENGTH	A	800
PERIMETER	D	2800

2. Existing, new, or assembled parcels or blocks with a block length greater than 800' shall provide at least one Mid-Block Connection of either a publicly accessible r.o.w. or a Paseo/Pedestrian Path that connects from one publicly accessible r.o.w. to another publicly accessible r.o.w.

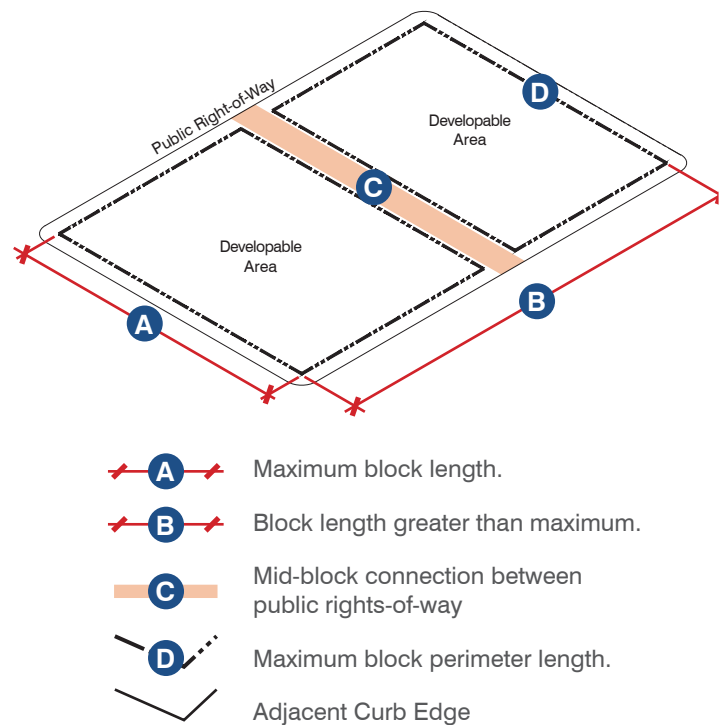


FIGURE: MID-BLOCK CONNECTION

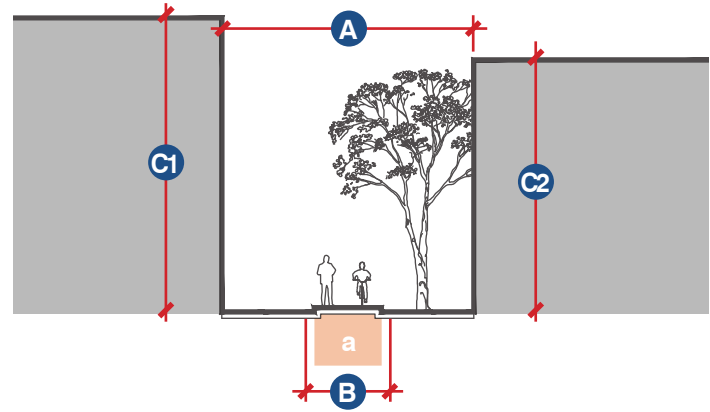
2.1.2 PASEO/PEDESTRIAN PATH MID-BLOCK CONNECTION

The following table illustrates the minimum standards to be met for the Paseo/Pedestrian Path Mid-block Connection.

PASEO/PEDESTRIAN PATH

	MIN. WIDTH (FT.)
BLDG TO BLDG WIDTH	A 20' (ALL CONDITIONS)
BLDG TO BLDG WIDTH¹	A IF ADJACENT BUILDINGS $\geq$ 35' IN HEIGHT, THE BUILDING-TO-BUILDING DIMENSION SHALL EXCEED AN AVERAGE BUILDING HEIGHT TO WIDTH RATIO OF 1.5 TO 1
PUBLIC ACCESS WIDTH	B 8' OR 1/3RD BUILDING TO BUILDING WIDTH, WHICHEVER IS GREATER
PEDESTRIAN PATH	a 8'

¹Minimum required building-to-building width shall not exceed 50' regardless of adjacent building heights.



- A** Minimum Building to Building Width
- B** Public Access
- C** Height = average (C1, C2)
- a** Minimum Pedestrian Path

FIGURE: PASEO/PEDESTRIAN PATH SECTION



IMAGE: PASEO/PEDESTRIAN PATH

2.2 BUILDING ORIENTATION

INTENT

- Promote consistent development patterns along streets, particularly by how buildings relate to the street, to promote a sense of visual order, and provide attractive streetscapes.
- Configure buildings to provide “outdoor rooms,” including, but not limited to courtyards, paseos, and promenades.
- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

2.2.1 BUILD-TO ZONE

Mixed-use Development with a density greater than 20 dwelling units per acre (DU/AC) shall occupy a minimum percentage of the Build-to-Zone.

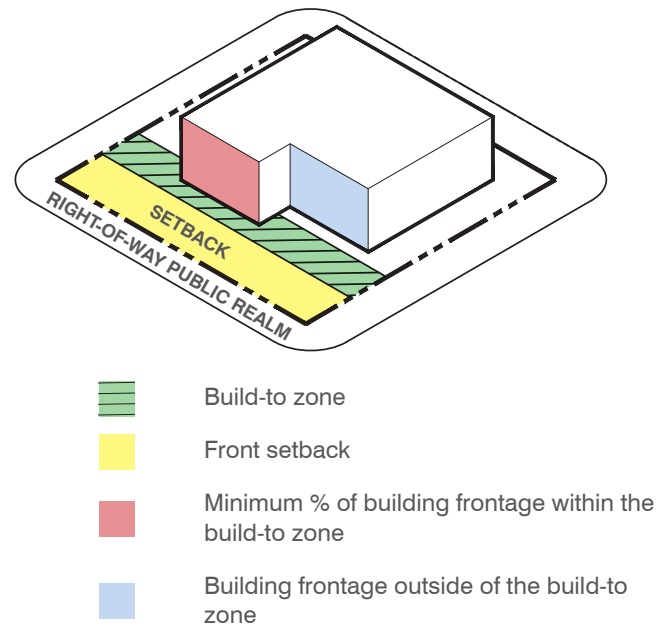


FIGURE: BUILD-TO ZONE DIAGRAM

BUILD-TO ZONE

BUILD-TO ZONE DEPTH (FT.)*	10
BUILDING FRONTAGE % MIN. WITHIN BUILD-TO ZONE	50

*Measured from the front property line.

2.2.2 PEDESTRIAN CONNECTIONS

1. Primary entries to buildings or units shall be connected to a public sidewalk or publicly accessible pathway with a pedestrian pathway with the following minimum width dimensions:

PEDESTRIAN CONNECTIONS

	MIN. WIDTH (FT.)
ENTRANCES SERVING 1-2 UNITS	4'
ENTRANCES SERVING 3-8 UNITS	5'
ENTRANCES SERVING 9-20 UNITS	6'
ENTRANCES SERVING >20 UNITS	8'

2. Every multiple-family dwelling's main building entry and common exterior spaces shall provide a pedestrian pathway/connection to the following areas:
 - a. To the public sidewalk in the r.o.w. on each street frontage.
 - b. Between a building entry and the parking area for the units served by it.
 - c. To any common open space area or recreational facilities on site or to any public park facilities located on an adjacent lot.
 - d. To a public multiple-use pathway or trail abutting the project.
 - e. Between adjoining residential and commercial buildings within the same project.

2.3 GROUND FLOOR USES

INTENT

- To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience.
- Promote consistent development patterns along streets, particularly by how buildings relate to the street, to promote a sense of visual order, and provide attractive streetscapes.
- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

2.3.1 ACTIVE FRONTAGES

1. Active frontage types shall consist of one or more of the following ground-floor uses:
 - a. Storefront Commercial
 - b. Ground Floor Office
 - c. Live/Work
 - d. Ground Floor Residential Units with individual unit entries
 - e. Ground Floor Residential Accessory Spaces (e.g., indoor community spaces)
2. Active Frontages are required for a minimum of 70% of each building or parking structure facade facing a local or collector public street or publicly accessible pathway with adjacent Primary Building Frontages.

ACTIVE FRONTAGES

	MIN. %	MAX. %
ACTIVE FRONTAGE OF BUILDING FACADE	70	--
NON-ACTIVE FRONTAGE OF BUILDING FACADE	--	30

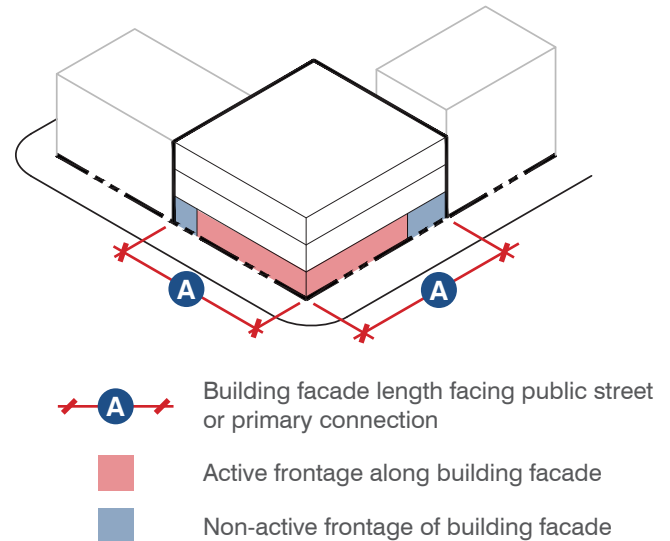


FIGURE: ACTIVE FRONTAGE DIAGRAM

3. Active Frontage uses shall have a Minimum Use Depth of gross building area by use type (lesser dimensions are allowed but may not be counted as Active Frontage):

ACTIVE FRONTAGES MIN. USE DEPTH

		MIN. DEPTH (FT)
STOREFRONT COMMERCIAL ^{1,3}	■	20/40
GROUND FLOOR OFFICE ³	■	30
LIVE/WORK ^{2,3}	■	15
GROUND FLOOR RESIDENTIAL ³	■	16
GROUND FLOOR RESIDENTIAL ACCESSORY SPACES ³	■	20

¹A minimum of 50% of frontage shall have a minimum depth greater than 40'. The remaining frontage shall have a depth between 20' and 40'.

²"Work" space shall have minimum 15' depth or 50% of unit frontage, whichever is greater

³Corner Space shall have a minimum depth of 40' on all sides

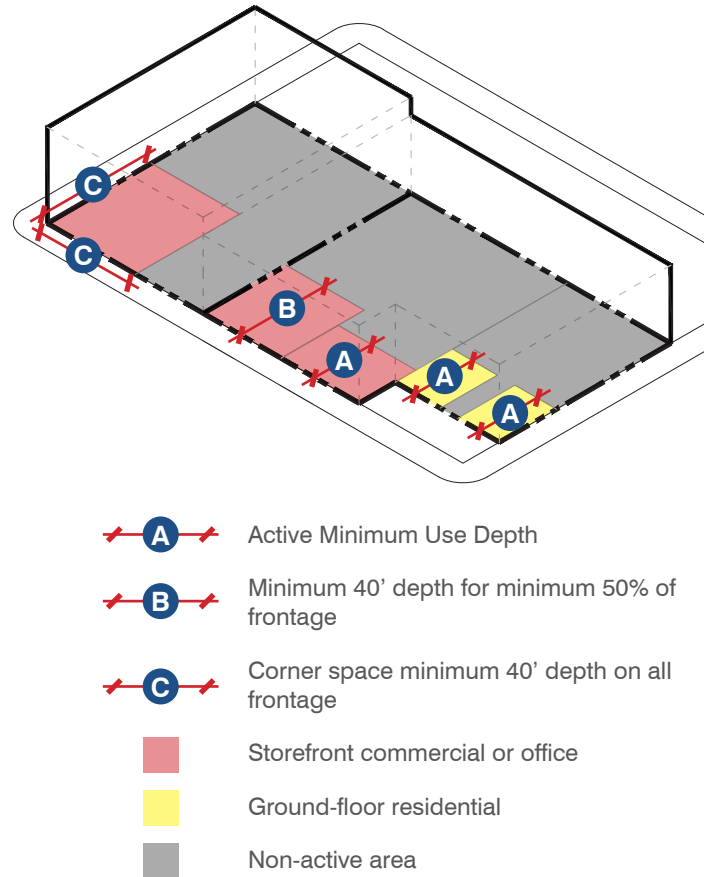


FIGURE: ACTIVE FRONTAGE MIN. DEPTH DIAGRAM

2.3.1.1 FINISHED FLOOR HEIGHTS OF ACTIVE USES

Active Frontage uses shall have a finished floor height above grade at back of sidewalk within the following ranges by use type:

ACTIVE USES FINISHED FLOOR HEIGHT

	MIN. HEIGHT (FT.)	MAX. HEIGHT (FT.)
PRIMARY BUILDING ENTRIES	0'	3'
STOREFRONT COMMERCIAL + LIVE/WORK	0'	1'
BUILDINGS WITH CROSS SLOPE	At no point shall the finished floor height be greater than 2' above or below grade	

2.3.1.2 FLOOR TO FLOOR HEIGHTS OF ACTIVE USES

Active Frontage uses shall have a minimum floor-to-floor height by use type as follows:

ACTIVE USES FLOOR TO FLOOR HEIGHT

	MIN. HEIGHT (FT.)
STOREFRONT COMMERCIAL	15'
GROUND FLOOR OFFICE	
LIVE/WORK	
GROUND FLOOR RESIDENTIAL UNITS	12'
GROUND FLOOR RESIDENTIAL ACCESSORY SPACE	

2.4 UTILITIES, SERVICE AREAS & BUILDING EQUIPMENT

INTENT

- To locate and integrate utilities and service areas into building and landscape design in order to minimize impact on the pedestrian experience.

2.4.1 SERVICE AREAS, STORAGE, UTILITIES, AND EQUIPMENT

2.4.1.1 UTILITIES

Utilities shall be placed in underground or subsurface conduits unless otherwise prohibited by the City of Laguna Hills or utility company.

2.4.1.2 LOCATION OF SERVICE AREAS, STORAGE, UTILITIES, AND EQUIPMENT.

- All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:
 - Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside buildings or on facades other than the Primary Building Frontage, along alleys, parking areas, and/or at the rear or side of building.

- Utilities and equipment, service, storage, and non-passenger loading areas shall be consolidated in a single area unless prohibited. They shall not be located within minimum setback areas, along mid-block pedestrian connections, within 25' of open space areas, within the public r.o.w., and/or within 25' of a street corner.
- Utilities and ground transformers/meters, mechanical equipment, service, storage, and non-passenger loading areas shall be screened from Public R.O.W

- All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas and storage areas shall be plotted and identified on project plans submitted for conceptual review..

2.4.1.3 SERVICE, STORAGE, UTILITY, AND EQUIPMENT SCREENING.

- All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
 - Screening shall be a minimum 3" higher than the height of the equipment to be screened.
 - Screening shall be made of a primary exterior finish material used on other portions of the building such as architectural grade masonry, metal, or other facade surface finish that complies with the architectural styles identified in Chapter 4: Architecture Styles of this document.
 - Landscape screening shall be used to mitigate the enclosed structure. Plantable space shall be a minimum of 36" wide around the solid wall portions of the enclosure.

2.4.1.4 LOCATION AND SCREENING OF ROOFTOP EQUIPMENT.

1. Roof-mounted equipment and screening of roof-mounted equipment greater than 2' in height shall be stepped back from top of parapet a minimum of 10' from the parapet or roof edge, not including solar panels, wind generators, or green roof features.
2. Roof-mounted equipment greater in height than 2' or the parapet wall shall be screened to a height equal to the height of the equipment, not including solar panels, wind generators, or green roof features.

2.4.1.5 HEATING, VENTILATION, AIR CONDITIONING (HVAC)

Wall vents shall be of equal width or centered on window, or wall vents shall be of same material as surrounding façade. Exhaust vents shall not be located adjacent to pedestrian paths or in proximity to intake vents.

2.4.2 WASTE REMOVAL

1. This section applies to solid waste removal, which includes refuse, organic waste and recycling areas not accessible to the public, and which are used exclusively by the tenants/owners of the development site. In addition to these standards, all development shall meet Laguna Hills trash & recycling services standards.

For multiple-family residential development projects where no trash structure is necessary, all trash and/or recycling shall be stored out of view in such a manner that containers are not visible or screened from public view behind an owners wall or within a garage. Containers may be placed in public view for purposes of collection only.

2.4.2.1 LOCATION

1. Refuse, organic waste and recycling collection areas shall be located inside of buildings or inside of enclosures located along alleys or in parking areas at the rear or side of buildings. Collection areas are prohibited within any required front yard or street side yard, any required parking spaces, and required landscape and open space areas. Refuse, organic waste, and recycling containers shall not be visible from a public street, private street, or pedestrian pathway that has Primary Building Frontages.
2. The location of enclosures shall not conflict with circulation or parking conditions on site. A clear pathway with a minimum width of 3' shall be provided for tenant access to enclosure.

2.4.2.2 EXTERIOR TRASH AND RECYCLING ENCLOSURES

1. Exterior collection areas must be within an enclosure that meets the following standards:
 - a. When trash enclosures, loading docks, utility equipment and similar uses are visible from a side street, adjacent commercial development or a neighboring property, they shall be screened using matching materials and/or landscaping with the primary building and surrounding landscaping.
 - b. A pedestrian access and separate access for primary collection shall be provided.
 - c. Enclosures shall be constructed of a primary exterior finish material used on other portions of the building or masonry, metal, or decorative block.
 - d. Gates shall be solid metal painted to match the enclosure. Any openings should be no more than 4" apart.

- e. Concrete curbs, bollards or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure.
- f. All enclosures shall be mitigated with a 36" minimum landscape zone around the solid wall portions of the enclosure with a 60" high hedge to screen the enclosure.

2.4.3 MAIL DELIVERY

1. All projects shall meet current U.S.P.S. mailbox and delivery standards.
2. Mailbox(es) within a single multifamily or mixed-use building shall be located within shared lobbies. If a shared lobby is not provided, mailboxes shall be located adjacent to a primary pedestrian pathway.
 - i. Mailbox(es) shall not be located such that access is situated from a public street or public sidewalk adjoining a public street.

2.5 OPEN SPACE

INTENT

- To create appropriately scaled and well designed open spaces that serve multiple purposes, encourage gathering, improve the health and wellness of residents and embrace nature in the built environment.
- Configure buildings to provide "outdoor rooms," including, but not limited to courtyards, paseos, and promenades.
- Maximize public exposure and view of park lands for scenic and security purposes.

2.5.1 PUBLIC OPEN SPACE

2.5.1.1 APPLICABILITY

Public Open Space shall be required for all projects greater than or equal to 2 acres.

2.5.1.2 REQUIRED QUANTITY

The minimum on-site Public Open Space requirement for any qualifying project shall be: $\frac{1}{4}$ of the minimum Open Space required for the project (as provided in Title 9 of the LHMC or the UVSP).

2.5.1.3 MINIMUM DESIGN STANDARDS

1. Public Open Space shall include one contiguous area of open space that is equal to or greater than $\frac{1}{3}$ of the minimum required total Public Open Space area for a project.
2. Public Open Space shall have a minimum length and width of 30'.
3. Public Open Spaces shall be located adjacent to a public r.o.w.

2.5.1.4 ADDITIONAL PUBLIC OPEN SPACE STANDARDS

Spaces may be provided that do not meet the standards below, but they may not be counted toward the required Usable Open Space. Off-street parking and loading areas, driveways, and service areas shall not be counted as Usable Open Space. Off-street parking and loading areas, driveways, service areas, utility equipment, air conditioner pads, and storage structures shall not be counted as Usable Open Space.

4. The following standards shall be met for all Public Open Space:
 - a. Shall be publicly accessible for a minimum 12 consecutive hours per day.
 - b. Shall be accessible from a public r.o.w. or from a publicly accessible lobby with signage including open space type, hours of access, and amenities visible from a public r.o.w.
 - c. Shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps). Within any open space there shall be at least two permanent seats and an additional seat per 400 sf.
 - d. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
 - e. Shall have a minimum 30% landscaping.
 - f. A minimum of 20% of the open space area shall be planted with ground cover and/or shrubs.
 - g. A minimum of one tree shall be planted per 900 SF of the Public Open Space area.
 - h. Hardscape surfaces shall not exceed a gradient of 1:12.

2.5.2 COMMON OPEN SPACE

1. For any project with more than five dwelling units, a minimum 50% of the required open space shall be required as Common Open Space.
2. Public Open Space shall count toward required common open space.
3. Common Open Space shall meet the following standards:
 - a. Common Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses.
 - b. Shall be immediately adjacent to common spaces, hallways, or residential units.
 - c. Shall be accessible to all residents.
 - d. Shall have a minimum width and length of 20'.
 - e. Courtyards enclosed by three sides of a building shall have a minimum width that is equal to or greater than 80% of the highest height of the adjoining faces.
 - f. A minimum 20% of the open space area shall be planted with trees, ground cover, and/or shrubs.

- g. Fully enclosed courtyards shall have one minimum dimension that is equal to or greater than the highest height (up to 80') of the adjoining facades. The second dimension shall be equal to or greater than 80% of the highest height of the adjoining facades.

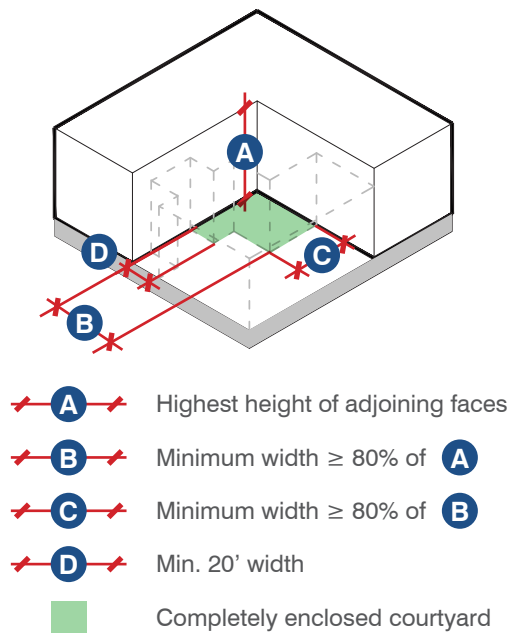


FIGURE: COMMON ENCLOSED COURTYARD DIAGRAM

- h. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features that enhance the usability of the space are permitted.

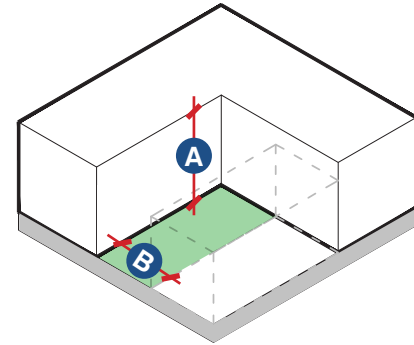


FIGURE: COMMON OPEN SPACE DIAGRAM

- i. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
 - j. No more than 20% of the total area counted as Common Open Space may be provided on a roof.
 - k. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.
 - l. All development consisting of six units or more shall provide signage directories placed at the development entry.
4. Developers shall provide on-site recreational facilities in conjunction with common open space as a minimum requirement for all multiple-family projects with 50 or more dwelling units. The following table below illustrates required amenity uses to be located on site based on development unit count.

COMMON OPEN SPACE AMENITY TABLE

	DEVELOPMENT SIZE (UNITS)		
	50 - 79	80-200	201 +
○ MINIMUM 3 OF 4 REQUIRED			
□ REQUIRED			
INDOOR GYM/FITNESS FACILITY (MINIMUM 500 S.F)	○	□	□
PLAYGROUND WITH MULTIPLE PLAY STRUCTURES ¹	○	□	□
SPA AND POOL INCL. DECK AREA (MIN. 75' X 45')	○	□	□
BARBECUE/GRILL AREA EQUIPPED WITH GRILL, ONE (1) PICNIC BENCH OR FOUR-SEAT TABLE, ETC (MIN. TWO (2) AREAS)	○	□	□
▲ MINIMUM 1 OF 7 REQUIRED			
LARGE OPEN LAWN AREA, MIN. DIMENSIONS SHALL BE 100' x 50'			▲
MULTIPLE PLAYGROUNDS WITH PLAY EQUIPMENT ¹			▲
LAP POOL AND SPA (MIN. 75' X 25')			▲
COMMUNITY MULTI-PURPOSE ROOM EQUIPPED WITH KITCHEN, DEFINED AREAS FOR GAMES, EXERCISES, ETC.			▲
BARBECUE FACILITIES EQUIPPED WITH MULTIPLE GRILLS, PICNIC BENCHES AND SHADE STRUCTURES			▲
COURT FACILITIES (E.G. TENNIS, VOLLEYBALL, BASKETBALL, ETC.)			▲

¹ Playgrounds shall be sized to accommodate adequate equipment to meet all Consumer Products Safety Commission guidelines and ADA Standards. One large playground is preferred over smaller, less equipped functioning play areas.

2.5.3 PRIVATE OPEN SPACE

1. A minimum of 100 sf of private open space shall be provided for each ground floor unit.
2. A minimum of 40% of the residential units above the ground floor shall include a minimum of 50 sf of private open space (balcony, terrace, or rooftop).

PRIVATE OPEN SPACE MINIMUM DIMENSIONS

	LINEAR DIMENSION
GROUND FLOOR UNIT PATIO WIDTH OR DEPTH	8'
ABOVE GROUND FLOOR OPEN SPACE WIDTH OR DEPTH	6'
FLOOR TO CEILING HEIGHT	8.5'

3. Private Open Spaces shall meet the following standards:
 - a. Shall be accessible to only one dwelling unit by a doorway or doorways to a habitable room or hallway of the unit.
 - b. May be covered but not fully enclosed.
 - c. Ground level private open space shall be screened from adjacent private or common open space and dwellings by fencing and walls.
 - d. Above ground-level space shall have at least one exterior side open and unobstructed for at least 8.5' above floor level, except for incidental railings and balustrades.
- e. Ground-level rear-oriented private open space shall be screened from abutting lots, streets, alleys and paths, from abutting private ways, and from other areas on the same lot by a building wall, by landscaping not less than 5.5' high and not less than 3' wide or by a solid or grille (50% max. opening), masonry fence or wall not less than 5.5' high.

2.6 VEHICULAR ACCESS & PARKING

INTENT

- Locate site entries, parking areas, storage bays, and service areas of buildings to minimize conflicts with adjacent properties, especially residential neighborhoods. Also, parking, storage and service areas should be sited to minimize their appearance from public rights-of-way.
- To minimize the visual impact of parking, loading and service areas, support pedestrian interest along public rights of way and other pedestrian ways, and minimize conflicts between pedestrians and vehicles along key streets.

Refer to City of Laguna Hills Municipal Code, Chapter 9-44 Access and Parking for applicable multiple-family residential and mixed-use residential/commercial on site parking standards.

2.6.1 VEHICULAR ACCESS HIERARCHY

1. Parking and service area access shall be provided from the following:
 - a. From an alley.
 - b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site.
 - c. In the absence of an alley or shared driveway, access shall be from the side/lesser street abutting the development site.
 - d. In the absence of a side street, from a curb cut/driveway along the primary street frontage.

2.6.2 DRIVEWAYS AND CURB CUTS

These standards shall apply to driveways and associated curb cuts providing vehicular access to parcels improved with mixed-use and/or multiple-family residential development projects. Alley frontages are exempt from these standards.

1. Driveways shall be the minimum distance specified in the City of Laguna Hills Development Code from any street intersection. For parcels less than 75' wide, driveways shall be located along the lot line farthest from the intersection.
2. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 250' of public street frontage, or two curb cuts per street frontage, whichever is less (unless otherwise required for emergency vehicle access). Mid-block connections are excluded from this requirement.
3. Driveways shall be a minimum of 3' from a property line or include a shared driveway access with adjoining parcel.

2.6.3 LIMITATION ON PARKING AND LOADING FRONTAGE

Refer to City of Laguna Hills Municipal Code Chapter 9-26 Off-Street Loading/Unloading Standards for applicable multiple-family residential and mixed-use residential/commercial on-plot parking standards.

1. Off-street parking, off-street vehicle loading, and vehicular circulation areas other than direct driveway access perpendicular to the street are prohibited between the building and street.

2. No more than 30% of the primary street frontage of the development parcel shall be devoted to garage openings, carports, surface parking, or service/loading entries). This limitation does not apply to frontages along alleys.
3. Entries to structure parking when combined with loading, and utility/service areas shall not exceed 30' in width. Vehicle entries shall not exceed 22' in width. This limitation does not apply to frontages along alleys.

2.6.4 SCREENING FOR STRUCTURED PARKING

All portions of partially subgrade parking visible above grade shall not exceed 5' in height, shall be architecturally treated no differently than that primary structure and shall utilize the same level of detail, articulation, and materials as the primary façade, and shall be screened with landscape screening (e.g., shrubs) a minimum of 3' in height and/or crafted ornamental metal screens.

2.6.5 INTERNAL ACCESS

2.6.5.1 MULTIPLE-FAMILY COMPLEX INTERNAL CIRCULATION

In residential rental apartment and condominium developments with multiple buildings, parking areas shall be accessed through a network of internal streets.

2.6.5.2 TOWNHOUSE INTERNAL CIRCULATION

In townhouse developments, internal circulation shall be via one or more internal streets connecting to alleys where garages are located.

2.6.5.3 PODIUM PROJECT PARKING ACCESS

Visibility or other safety features (e.g., mirrors, cameras, or audible signals) shall be implemented at each podium access point where parking is underneath residential development.

2.6.5.4 PARKING STRUCTURE ACCESS

1. Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18' between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.
2. Parking structure ingress/egress shall not occupy more than 20% of the building facade width of any street-facing façade, and it shall be recessed a minimum of 5' from the street-facing façade of the building.
3. For projects with five or more residential units and that have a vehicle access gate to the parking structure, a separate pedestrian entrance shall also be provided.

2.7 BICYCLE PARKING

2.7.1 BICYCLE PARKING

2.7.1.1 SHORT-TERM BICYCLE PARKING

1. Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.
2. Bike racks shall meet current APBP (Association of Pedestrian and Bicycle Professionals) recommended bicycle rack style.
3. Short-term bicycle parking space shall be located within 50' of the primary pedestrian building entrance.
4. Short-term bicycle parking shall be provided at a rate of one space per 10 dwelling units and one space per 2,000 sf of non-residential floor area.
5. Each short-term bicycle parking space shall be a minimum of 6' in length and 2' in width.
6. If more than 20 short-term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.

2.7.1.2 LONG-TERM BICYCLE PARKING

Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.

1. At least one long-term bicycle storage space is required for each unit and may be located within a designated space within the unit, within individual lockable containers outside of the unit, or within a secure, long-term bicycle parking area.

2. Long-term bicycle parking facilities shall be located on the ground floor and shall not be located between the building and the street.
3. Long-term bicycle parking areas shall be enclosed and designed within a parking structure or building, or within a lockable storage enclosure.
 - a. Lockable storage enclosures shall not be visible from the r.o.w.
 - b. Enclosures must be designed with materials and colors used in the primary building or shall be screened with dense evergreen shrubs and trees.
4. Developments that include individual garages for each unit shall not be required to provide long-term bicycle parking.
5. Bicycle locker minimum requirements:
 - a. Dimensions of 42" wide, 75" deep, and 54" high.
 - b. Must withstand a load of 200 pounds per square foot.
 - c. Opened door must withstand 500-pound vertical load.
6. Bicycle rooms with key access minimum requirements:
 - a. Bicycle rooms shall have a minimum ceiling height of 7'.
 - b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.
 - c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of 6'.

- d. All bike racks shall be large enough to accommodate a 4" "fat tire" width.
- e. Maneuverability space of at least 2' shall be provided between the aisle and long-term bicycle parking spaces
- f. Each horizontal long-term bicycle parking space shall be a minimum of 7' in length, 2' in width, 4.5' in height. Each vertical long-term bicycle parking space shall be a minimum of 3.5' depth, 2' in width and 7' in height.

2.8 PEDESTRIAN ACCESS & CIRCULATION

INTENT

- Create safe paths of travel for pedestrians to/from access buildings' ingress/egress points.
- Minimize pedestrian interaction with vehicular paths of travel.

2.8.1 PEDESTRIAN PATHWAYS

1. All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum 4' wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.
2. Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least 6" in height and at least 6' in width. A pedestrian pathway is exempt from this standard where it crosses a parking lot vehicular drive aisle.
3. Pedestrian pathways shall be adjacent to 4' minimum width of planted area.
4. At least two amenities that include trellises and/or benches shall be provided on any pedestrian path longer than 200'.
5. Pedestrian pathways shall be clearly marked with signage, painted such that its intended use for pedestrians is identifiable or be of a different material than that of the adjacent surface where vehicular traffic occurs.

2.9 SITE LIGHTING

INTENT

- To create safe, welcoming, well-lighted areas, including building entries, pedestrian pathways and plazas, parking lots and vehicle maneuvering areas; and to minimize excessive illumination on adjoining properties.

2.9.1 NUISANCE PREVENTION

All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.

2.9.2 PEDESTRIAN SAFETY

- Areas used by pedestrians shall be illuminated at night to ensure safety. Such areas include:
 - Surface parking lots and parking structures (entrances, elevators, and stairwells)
 - Sidewalks, walkways, and plazas
 - Building entrances (including rear and service entrances)
 - Garbage disposal areas
 - Alleys
 - Automated Teller Machines (ATMs)
 - Along property lines where there is an abutting public sidewalk

2.9.3 MAXIMUM HEIGHT

Freestanding outdoor light fixtures shall not exceed 16' in height.

2.9.4 FIXTURE TYPES

All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.

2.9.5 MINIMUM LIGHTING REQUIREMENTS

2.9.5.1 PEDESTRIAN PATHS

- Pedestrian walkways shall have a light level of not less than one (1) foot-candle average with minimum levels at 0.6 foot candles. Light coverage shall extend beyond the immediate path to eliminate any potential "risk areas."

2.9.5.2 PARKING AREAS

- All lighting shall be on a timeclock or photo-sensor system.
- Illumination shall not include low pressure sodium lamps.

2.9.5.3 MULTIPLE-UNIT RESIDENTIAL DEVELOPMENTS

Aisles, passageways, and entryways/recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness.

2.9.5.4 NON-RESIDENTIAL DEVELOPMENTS (OR PORTIONS OF A DEVELOPMENT)

All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.25 foot-candles of light.

2.9.6 DESIGN OF FIXTURES

2.9.6.1 BUILDING FIXTURES

Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.

2.9.6.2 ACCENT LIGHTING

Architectural features may be illuminated by up-lighting, provided that the lamps are fully shielded such that no glare or light trespass is produced.

2.9.7 ENERGY EFFICIENCY

Outdoor lighting shall utilize energy-efficient fixtures and lamps such as metal halide, hard-wired compact fluorescent, LED, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than 10,000 hours.



BUILDING DESIGN

3



3 BUILDING DESIGN

PURPOSE

- To mediate the scale, massing, and bulk of buildings to reflect a human scale, enhance the pedestrian experience and respond to a building's context through refined building massing and façade articulation.
- To set standards for transitions to lower scale development
- To create cohesive and well-crafted building façades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote unique placemaking.

3.1 MASSING

INTENT

- Utilization of building modulation, roof forms typical of a building's architectural style and projections will help to create attractive 4-sided architecture.
- Ensure that the tops of buildings are designed with architectural interest, and to reduce the bulk of buildings as they meet the sky.

3.1.1 MASSING STRATEGIES

Buildings shall employ the following massing strategies of modulation, roof form or projections per the table below:

MASSING STRATEGIES

BUILDING LENGTH	MINIMUM REQUIRED STRATEGIES
< 150'	2
≥ 150'	3

3.1.1.1 BUILDING MODULATION

- Building elevations that are longer than 30' wide shall be articulated in one of the following three ways which may consist of larger elevation plane changes, insets, bays, notches or projections.
 - Plane Change Option 1** Provide a minimum one (1) horizontal change in plane for every 30' of building elevation. The change in plane must be minimum 4' deep and 6' wide, and must be open to the sky.

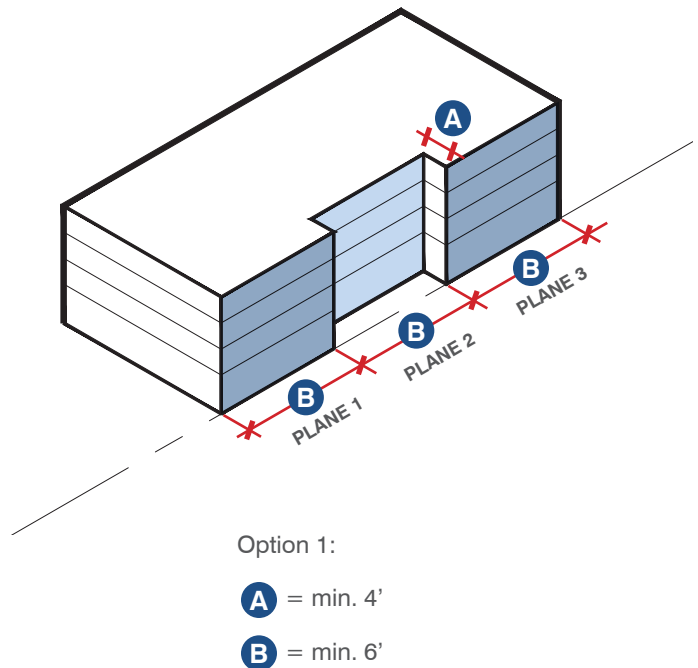


FIGURE: BUILDING MODULATION OPTION 1 DIAGRAM

- b. **Plane Change Option 2** Provide a minimum one (1) horizontal change in plane for every 30' of building elevation. The change in plane must be min. 2' deep and 6' wide, and be combined with a change in material. Material change shall be a minimum of 3/4 of the building's height.

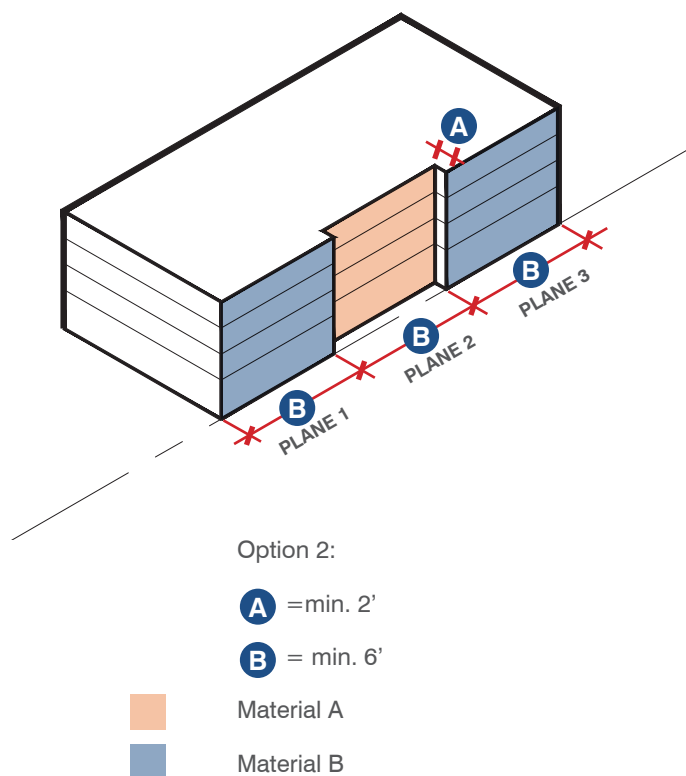


FIGURE: BUILDING MODULATION OPTION 2 DIAGRAM

- c. **Plane Change Option 3** Provide a minimum one (1) horizontal change in plane at an interval of 50' or less. The change in plane must be min. 8' deep and 12' wide, and be combined with a change in material. Change in plane may act as balconies, as long as the railing is at least 70% transparent.

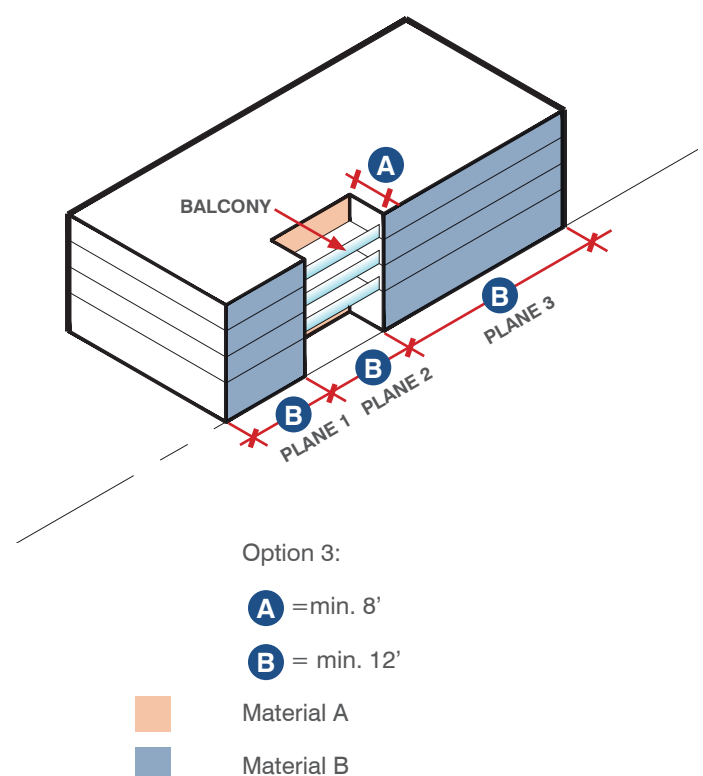


FIGURE: BUILDING MODULATION OPTION 3 DIAGRAM

- Building elevations that are less than 30' wide are not required to have a change in plane incorporated into their design.
- Projections from the building face including balconies, awnings, signs, and decorative elements are not considered to be changes in plane.

3.1.1.2 ROOF FORM

1. Buildings shall be designed with variation in roof form. The number of required roof forms shall be calculated at a ratio of at least one roof form for every 30' of frontage and shall be located within 15' of the predominant building face on all building frontages. Standards for variation in roof form will apply to all frontages.

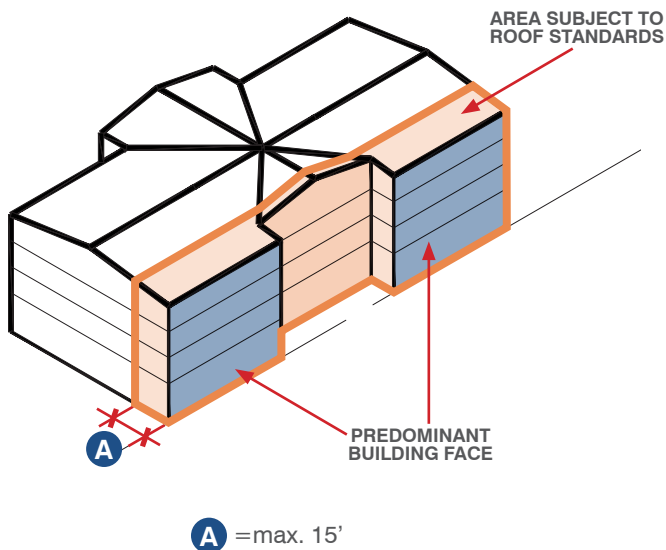
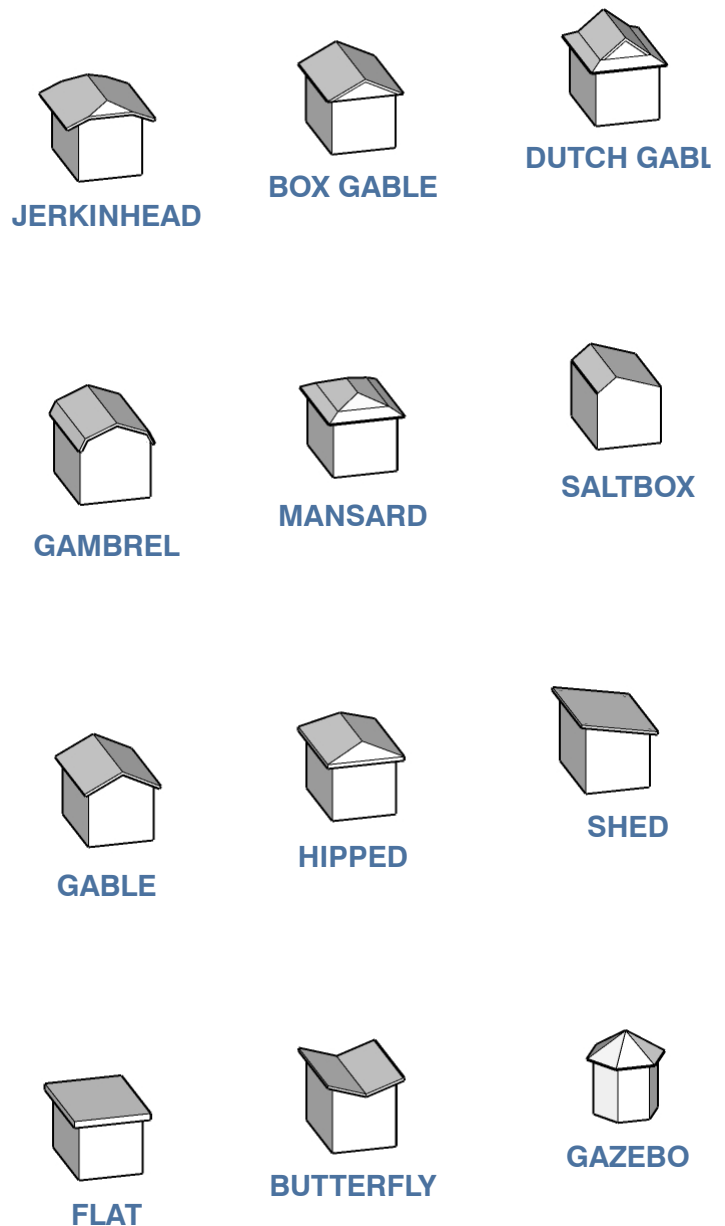


FIGURE: BUILDING ROOF FORM DIAGRAM

- a. Roof form is defined as a geometric plane or set of planes which form the top enclosure of a volumetric area below it/them. Common types of roof forms are gabled, hipped, sloped, flat, and flat with a decorative parapet.



- b. A change in roof form must be combined with a change in height of at least 3', a horizontal change in plane of at least 4', or a change in roof pitch. Changes in roof form shall not exceed allowed building heights.
 - c. Smaller roof forms that cover enclosed space (such as dormers and bay windows) count as individual roof forms if they are at least 36 sf in horizontal surface area. Bay windows located on a wall below another roof form will not count as individual roof forms regardless of size.
 - d. Unenclosed space (such balconies, terraces, porticos, and belfries) count as individual roof forms if they are at least 48 sf in horizontal area.
 - e. For the purposes of calculating the number of required roof forms on a building, each increment of 30' of building frontage requires an additional roof form, counted by rounding up to the next whole number. For example, a frontage of 31' would be required to provide two roof forms. However, there is no maximum dimension for any one roof form, nor are roofs required to be designed in 30' increments.
- d. Where two or more roof forms are organized in a hierarchy, each is counted as an individual roof form. For example, the dominant roof form may be a hipped roof, which has two dormers with open gable roofs, which would count as three roof forms. Another example is a flat roof on a building that has two bay windows with flat roofs, each at least 36 sf in area.
 - e. For flat roofs and flat roofs with decorative parapets, changes in roofline must be accompanied by a minimum 2' change in height relative to the adjacent roof form. For buildings that are three stories or taller, the minimum change in height shall be 3'. This change in height shall be measured to the top of the parapet, where present. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.

THREE INTERSECTING ROOF FORMS

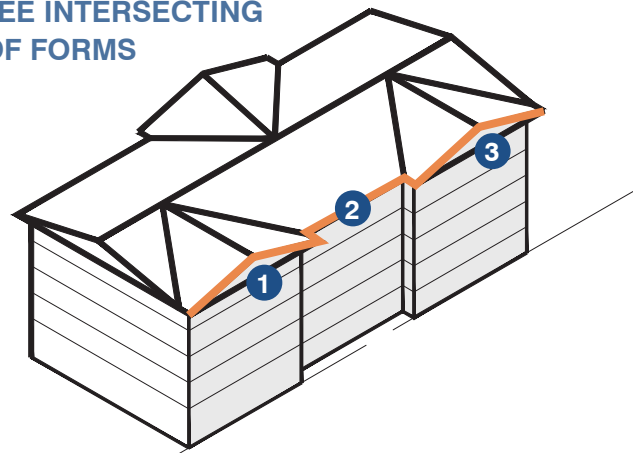


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 1

2. Combining Roof Forms

- a. The required number of roof forms may intersect to create more complex roof forms or may be organized in a hierarchy.
- b. Roof forms may be repeated, as with a flat roof that steps up or down, or a sawtooth.
- c. Where two or more forms intersect or combine to create more complex forms, each is counted as an individual roof form. For example, two hipped forms may intersect to create a hip and valley form, which would count as two roof forms.

THREE HIERARCHICAL ROOF FORMS

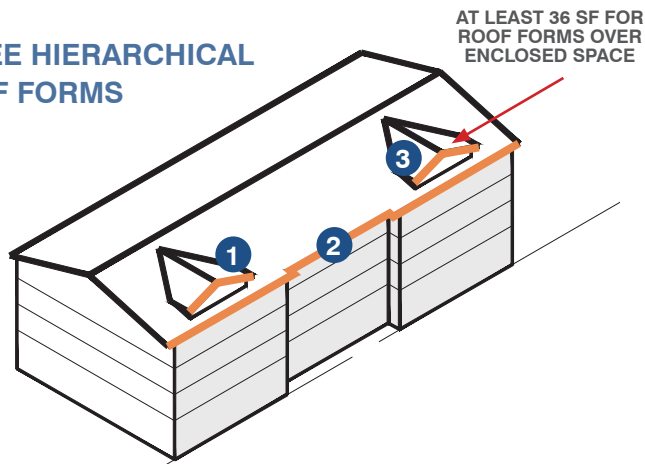


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 2

FOUR HIERARCHICAL ROOF FORMS

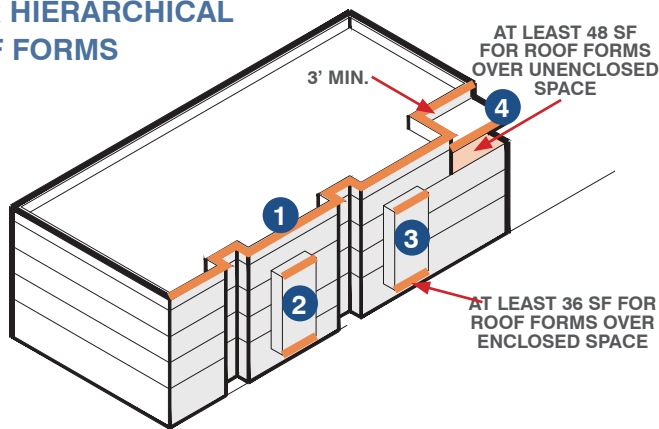


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 3

FOUR REPEATED ROOF FORMS

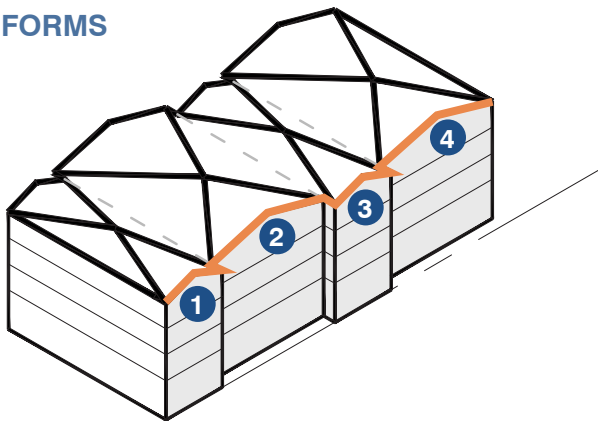


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 4

3.1.1.3 BUILDING PROJECTIONS

Buildings shall use one (1) or more of the following projections:

1. Porches (See Building Entrance Typologies)
2. Balconies
 - a. Balconies and decks shall not project more than 6' from the façade.
 - b. The distance between supporting columns, piers, or posts on trellises or balconies shall not exceed their height.
3. Awnings or Canopies
 - a. For buildings with ground floor commercial uses, awnings shall be provided over each storefront, located within the individual structural bays, unless the storefronts are already recessed min 18" or more.
 - b. Awnings and canopies shall not project more than 6' from the façade.
 - c. The height of all awnings above the sidewalk shall be consistent, with a minimum clearance of 8' provided between the bottom of the valance and the sidewalk. Valances shall not exceed 18" in height.
 - d. If used, lighting for awnings shall be from fixtures located above the awnings. Backlighting of transparent or translucent awnings is not allowed.

3.2 STEPBCKS

3.2.1 STEPBCKS

Stepbacks shall be incorporated to reduce the scale of the building while exposing and emphasizing the ground-level elements of the structure.

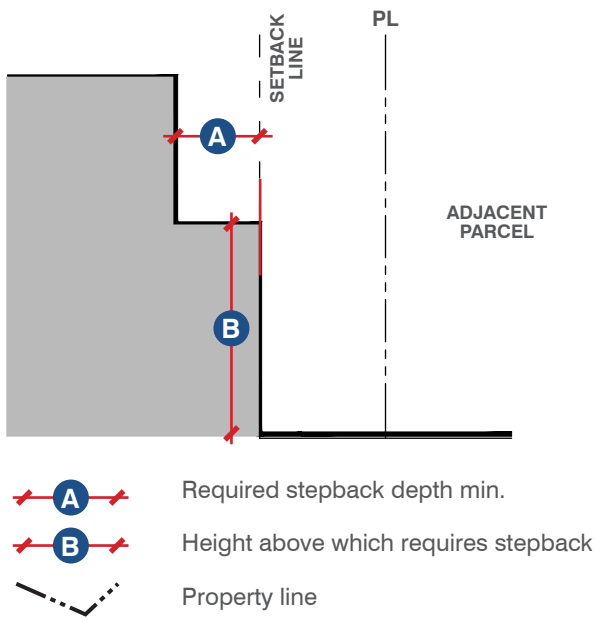


FIGURE: STEPBCKS SECTION

STEBCKS

PROJECT DENSITY	<30 DU/AC	>30 DU/AC
HEIGHT ABOVE WHICH REQUIRES FIRST STEPBCK	ABOVE 2 STORIES OR 35', WHICHEVER IS LESS	
REQUIRED DEPTH (MIN.) ¹	10 ft	
MIN. FRONTAGE % TO BE STEPBCK BACK ²	30	50

¹ Measured from the minimum setback line.

² Building frontages of developments along property lines abutting residential zones with densities < 18 DU/AC shall be stepped back 100%

3.3 ALLOWABLE PROJECTIONS

3.3.1 HEIGHT PROJECTIONS

Specified building elements may project beyond the maximum building height in accordance with the following table.

ALLOWABLE HEIGHT PROJECTIONS

PROJECTION TYPE	PROJECTION (MAX. FT)	SIZE (MAX. SQ FT)
TOWER/ ROOF ACCESS	15	400
MINOR ARCH. FEATURES	5	20
MECHANICAL ENCLOSURE	6	N/A
ROOF DECK STRUCTURE	12	400

3.4 NEIGHBORHOOD TRANSITION

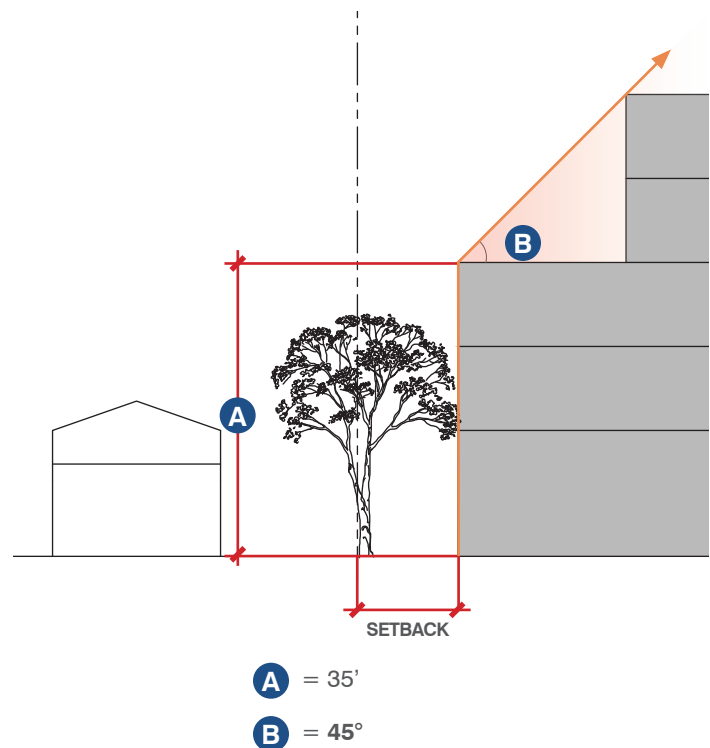
INTENT

- To create a transition between new development and existing neighborhoods, provide privacy for current and future residents, and minimize potential shading on neighboring residents.

For all project property lines that abut a single family residential neighborhood, the following shall apply.

3.4.1 TRANSITION PLANE

- Buildings shall not intercept a 45-degree neighborhood transition plane inclined inward from the underlying setback, starting at a height of 35' above grade.



2. Private or shared balconies and decks shall not extend into an underlying setback.
3. The occupied area of roof decks, including any deck on a roof area falling under the neighborhood transition plane, shall be set back at least 3' from the building edge and any railings, shade structures, or accessory structures shall not intersect the required neighborhood transition plane.

3.4.2 END UNITS

Any building with the Primary Façade and building entry facing a street or pathway perpendicular to a public street r.o.w., private street, or publicly accessible pathway shall meet the following standards:

1. The end unit of a building façade shall have a fenestration area greater than 10% of the façade area.
2. The end unit facing a street shall have at least one architectural projection that projects a minimum of eighteen 18" from the street facing façade.
3. Ground floor parking may not exceed 25 linear feet of an end unit's ground floor façade.

3.5 WINDOW ALIGNMENT

3.5.1 WINDOW ALIGNMENT

Operable windows, and fixed windows with < 30% opacity, located within 40 ft., and facing each other, shall be offset, unless a physical barrier is constructed/installed blocking visibility from one window to the other. Minimum offset shall be:

- Located >30, up to 40 ft. apart, 20 ft. offset
- Located >20, up to 30 ft. apart, 15 ft. offset
- Located up to 20 ft. apart, 10 ft. offset

3.6 NOISE & ODOR ATTENUATION

3.6.1 NOISE ATTENUATION

Walls, partitions, and floor-ceiling assemblies separating dwelling units from each other and from public or service areas shall have a Sound Transmission Class (STC) of not less than 50, tested in accordance with American Society for Testing and Materials (ASTM) E90 test method, in accordance with CA Building Code of Regulations (Title 24, Part 2, Volume 1, Section 1206), or similar noise attenuation classification as approved by the Building Official.

To achieve the ASTM E90 tested minimum rating of 50 STC, any combination of the following methods and materials may be used:

- Fiberglass insulation
- Mineral wool insulation
- Acoustic panels/tiles
- Concrete floor-ceiling assemblies
- Metal floor-ceiling assemblies

3.6.2 ODOR ATTENUATION

New residential construction shall mitigate air leakage between dwelling units, in accordance with the California Energy Code of Regulations (Title 24, Part 6, Section 110.7) by sealing all joints, penetrations and other openings (that are potential sources of air leakage) in walls, ceilings, and floors, using any combination of the following methods:

- Caulking
- Gaskets
- Weather-stripping
- Foam
- Similar methods as approved by the Building Official

3.7 ARTICULATION

INTENT

- Provide articulation features on elevations facing a street or a pedestrian oriented space (e.g., a park, common open space, or pedestrian pathway)

Facades shall incorporate at least three (3) of the following features, consistent in design style, which provide articulation and design interest:

3.7.1 TEXTURE OR MATERIAL

All exterior walls shall have a minimum of two (2) unique wall finish materials or textures.

3.7.2 BUILDING BASE

Material change shall extend from building base to a minimum 3/4 of overall building height.

3.7.3 RAILINGS

Railings shall consist of a uniform design pattern and be constructed from wood, metal, or stone.

3.7.4 TRIM

Acceptable decorative trim elements adding depth detail and articulation include door surrounds with at least a two-inch depth, decorative eave detailing, belt courses.

3.7.5 DECORATIVE WINDOWS

Acceptable decorative window elements include lintels, shutters, window boxes.

3.7.6 ROOF OVERHANGS

Roof overhangs that are at least 18" deep.

3.8 FAÇADE DESIGN

INTENT

- To create cohesive and well-crafted building façades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.
- Encourage architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale.
- Where a vertical mix of uses occurs, retail, restaurants, and other active uses should be located on the ground floor, with residential and/or office uses above.
- Encourage complementary architectural detailing that differentiates uses within a mixed-use building.

3.8.1 FAÇADE COMPOSITION

1. Each building façade greater than 100' in length shall include a minimum of two (2) distinct façade compositions. For every additional 100' of building façade, an additional 1 distinct façade composition is required.

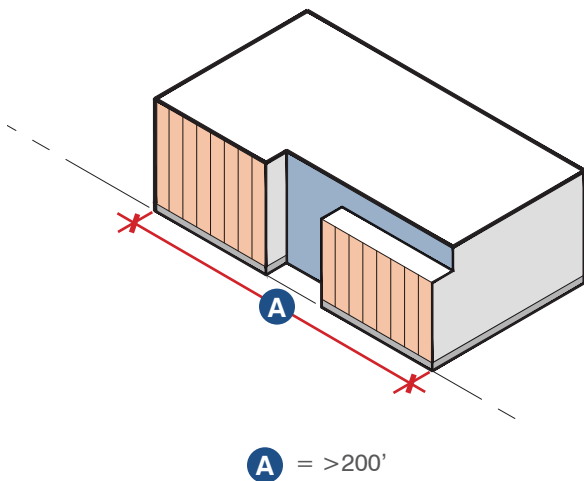


FIGURE: FAÇADE COMPOSITION DIAGRAM 1

2. Each distinct façade composition shall have a total combined façade area greater than 10% of the overall façade area.

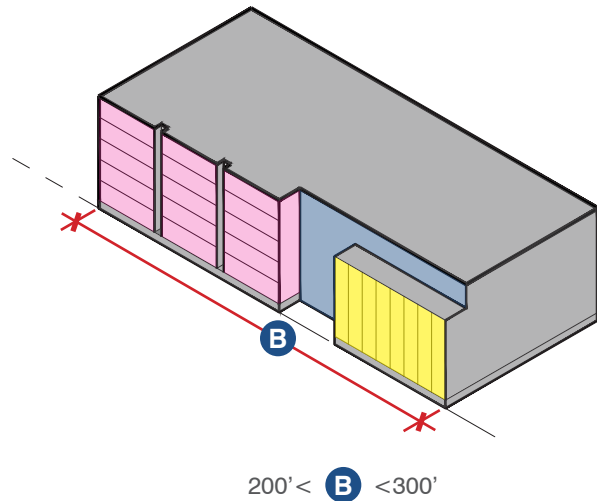


FIGURE: FAÇADE COMPOSITION DIAGRAM 2

3.8.2 BASE/MIDDLE/TOP

1. Buildings three stories or taller with a building length greater than 50' shall be designed as specified in this subsection to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. This standard applies to all exterior facing facades.
2. Base. A building's base shall be defined or differentiated from the middle/body by using one (1) of the following techniques:
 - a. Have a distinct façade composition between the base floor(s) and middle/body floors

- b. Have a datum line or cornice between the base floor(s) and middle/body floors that:
- Is a different material from the middle/body floors
 - Has a minimum height of 4" and a minimum depth of 4"



DATUM LINES ALONG THE ENTIRE LENGTH OF A BUILDING WITH CHANGE IN MATERIAL

FIGURE: FACADE COMPOSITION DIAGRAM 2

- c. Distinct roof form or roof line. (Apply one)
- Cornice or parapet cap that includes a change in material from the façade and a minimum height of 8" and a minimum depth of four 4"
 - Eave/roof overhang with a minimum depth of 6"
 - A variation in roof/building height through building modulation: (examples: Bays that extend above Primary Façade height)

- c. Floor-to-floor ground floor height that is a minimum two 2' greater than middle/body floor-to-floor heights.
3. A building's top floor(s) shall be defined or differentiated from the middle/body by using two (2) or more of the following techniques:
- Have a distinct façade composition from the middle/body floors to the top floor(s)
 - Datum line or cornice between the middle and top floor(s) that include:
 - A change in material from the façade
 - A minimum height of 4" and a minimum depth of four 4"

3.9 BUILDING ENTRANCE TYPOLOGIES

INTENT

- To set standards to create visual interest and placemaking through a building's relationship to the public realm.

3.9.1 ENTRANCE TYPES

1. Primary building entrances for all residential buildings or mixed-use buildings shall face a public sidewalk or publicly accessible pathway.
2. The following list identifies the types of pedestrian entrance frontages that shall be applied to buildings (note: all Building Code accessibility requirements must be met):
 - Porch
 - Dooryard
 - Stoop
 - Forecourt
 - Shopfront
 - Residential ground floor patio
 - Residential accessory use

3.9.1.1 PORCH

In the Porch entrance type, the main façade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch, where two adjacent sides of the porch are attached to the building, has only two sides open. The typical porch design standard, where it projects from a building face, shall be open on three sides and have a roof. Porches shall meet the following minimum dimensions:

ENTRANCES: PORCH SIZE

		MIN. (FT)
WIDTH	A	8
DEPTH	B	6
HEIGHT	C	8
FINISH LEVEL ABOVE SIDEWALK	D	18"
PATH OF TRAVEL		3' WIDE

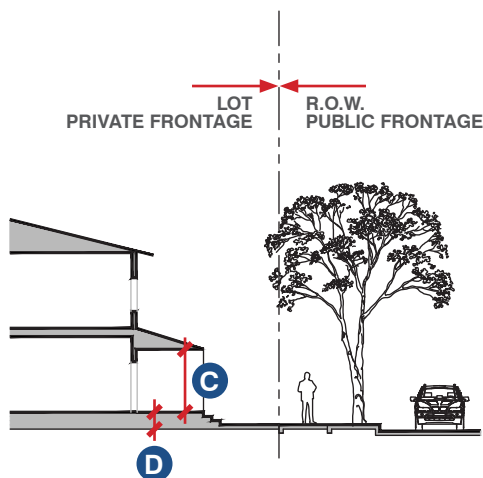


FIGURE: PORCH FRONTAGE SECTION

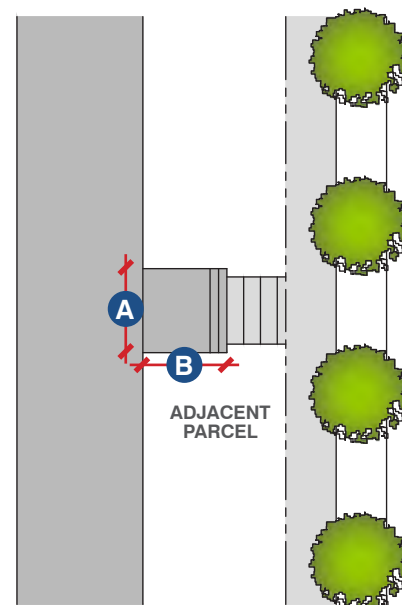


FIGURE: DOORYARD FRONTAGE PLAN VIEW DIAGRAM

3.9.1.2 DOORYARD

In the Dooryard entrance type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry. Dooryards shall meet the following minimum dimensions:

ENTRANCES: DOORYARD SIZE

		(FT)
WIDTH	A	8 MIN.
LENGTH	B	50 MIN.
FINISH LEVEL ABOVE SIDEWALK	C	3.5 MAX
FINISH LEVEL BELOW SIDEWALK		6 MAX
PATH OF TRAVEL		4 WIDE MIN.

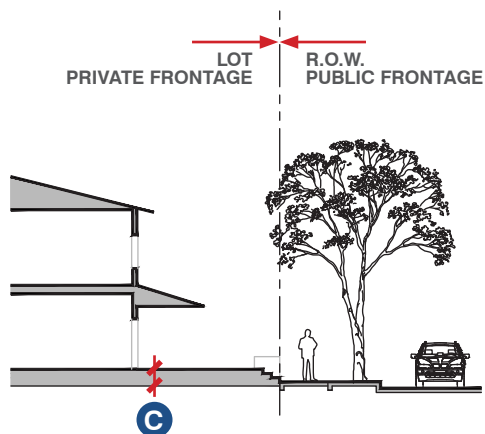


FIGURE: DOORYARD FRONTAGE SECTION

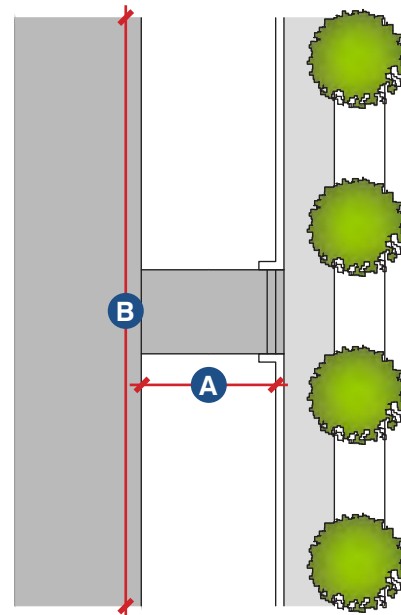


FIGURE: DOORYARD FRONTAGE PLAN VIEW DIAGRAM

3.9.1.3 STOOP

In the Stoop entrance type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. Stairs may be perpendicular or parallel to the building façade. Ramps shall be parallel to façade or along the side of the building. The entry doors are encouraged to be covered or recessed to provide shelter from the elements. Stoops shall meet the following minimum dimensions:

ENTRANCES: STOOP SIZE

	(FT)
WIDTH	A 5 MIN. / 8 MAX.
DEPTH	B 5 MIN. / 8 MAX.
FINISH LEVEL ABOVE SIDEWALK	C 1.5 MIN.

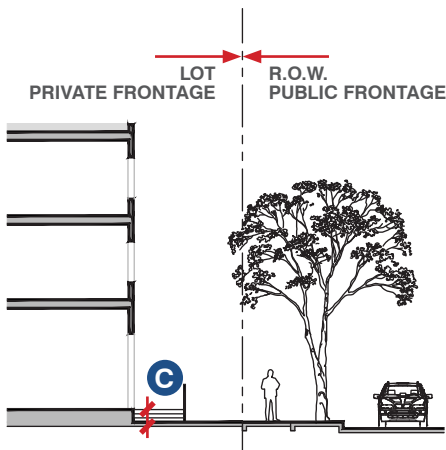


FIGURE: STOOP FRONTAGE SECTION

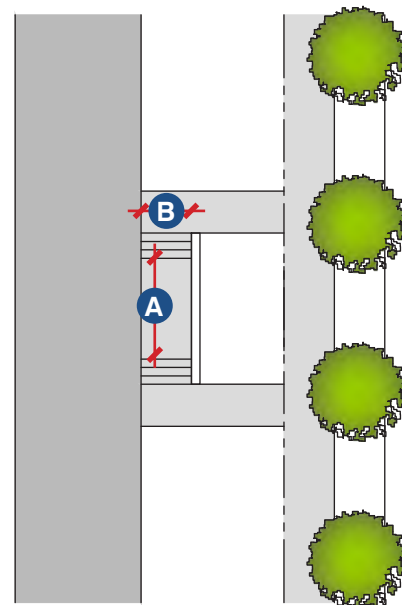


FIGURE: STOOP FRONTAGE PLAN VIEW DIAGRAM

3.9.1.4 FORECOURT

In the Forecourt entrance type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. Forecourts shall meet the following minimum dimensions:

ENTRANCES: FORECOURT SIZE

		(FT)
WIDTH	A	12 MIN.
DEPTH	B	12 MIN.
RATIO, DEPTH TO WIDTH		2:1 MAX.

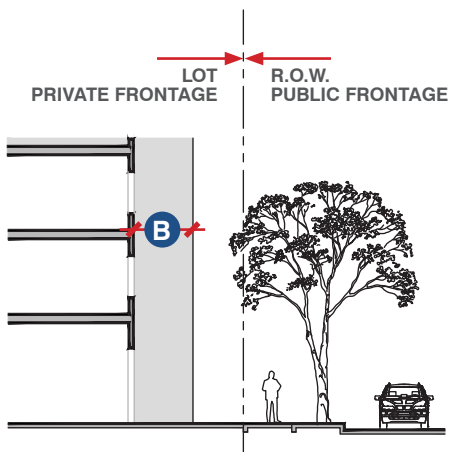


FIGURE: FORECOURT FRONTAGE SECTION

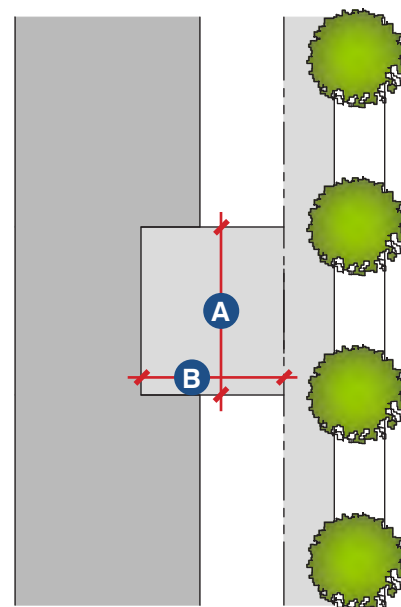


FIGURE: FORECOURT FRONTAGE PLAN VIEW DIAGRAM

3.9.1.5 SHOPFRONT

In the Shopfront entrance type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail and other commercial uses. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other Entrance types.

Shopfront glass shall be clear without reflective glass frosting or dark tinting. Shopfront windows may be clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. Operable awnings are encouraged.

Shopfronts shall meet the following minimum dimensions:

ENTRANCES: SHOPFRONT AWNING

		(FT)
DEPTH	A	4 MIN.
SETBACK FROM CURB		2 MIN.
HEIGHT, CLEAR	B	8 MIN.

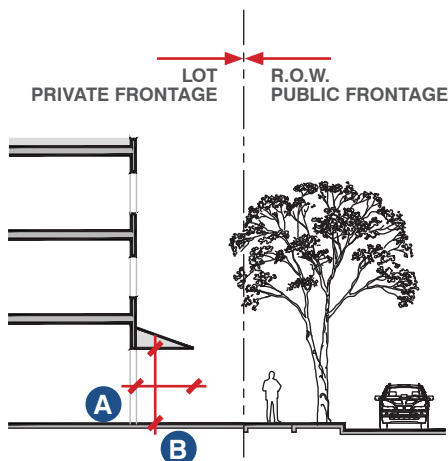


FIGURE: SHOPFRONT FRONTAGE SECTION

ENTRANCES: SHOPFRONT SIZE

	MIN. (FT)
GLASS FLOOR TRANSPARENCY	80%
SHOP FRONT RECESSED FROM PL	10

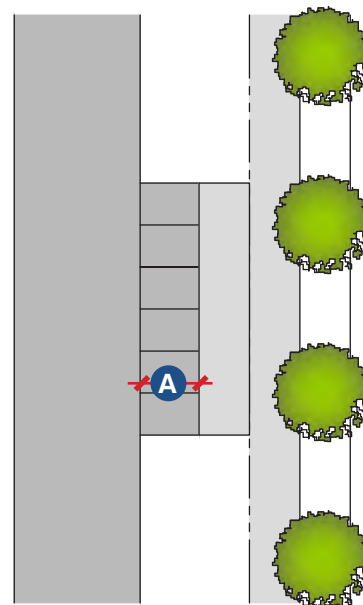


FIGURE: SHOPCOURT FRONTAGE PLAN VIEW DIAGRAM

3.9.1.6 RESIDENTIAL GROUND FLOOR PATIO

In the Residential Ground Floor Patio entrance type, a residential private patio extends from the ground floor residential unit. This type will be found only adjacent to a ground floor residential unit. A door to access the patio will be found linking the patio to the interior space of the unit and it may include an awning to provide shade or be covered from a second floor unit's balcony/deck. There may be access into the patio via gate from adjacent sidewalk or garden space.

Ground floor patio shall adhere to private open space standards found in Section 2.5.4. Walls or fencing separating the ground floor patio private open space from adjacent public open space shall adhere to standards found in Section 5.4 Walls & Fencing.

ENTRANCES: RES. GROUND FLOOR PATIO

		MIN. (FT)
DEPTH	A	8 OR GREATER SETBACK
HEIGHT, CLEAR	B	8.5

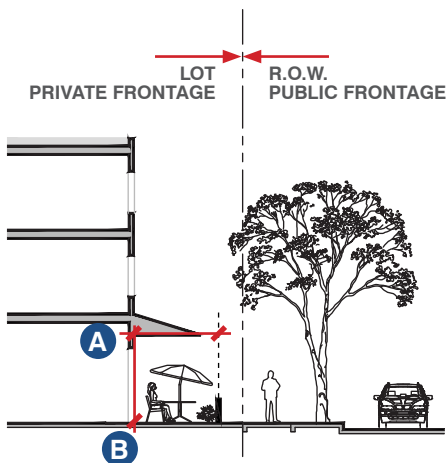


FIGURE: RESIDENTIAL GROUND FLOOR PATIO FRONTAGE SECTION

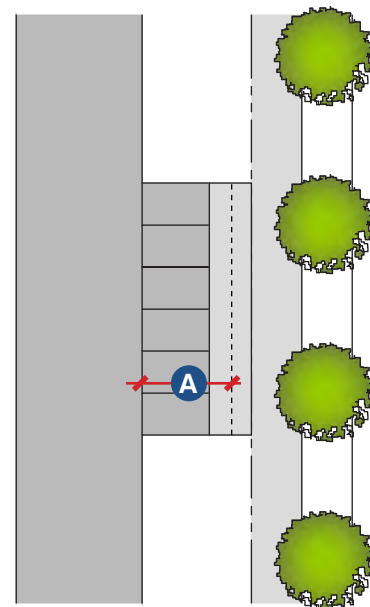


FIGURE: RESIDENTIAL GROUND FLOOR PATIO PLAN VIEW DIAGRAM

3.9.1.7 RESIDENTIAL ACCESSORY USE

Uses at the ground floor adjacent to this entrance type will vary per development but may include a common use gym, meeting space/conference room, administrative office, leasing center, indoor playroom, or other community related use. This Type is intended for residential use only. The amount of glazing at the sidewalk level will be dependent on the use within. It may include an awning to provide shade or be covered from a second floor unit's balcony/deck.

Residential accessory use shall allow reflective glass frosting or dark tinting due to the private nature of the residential use. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Accordion-style doors/windows or other operable windows that allow the space to open to the setback street are allowed for uses such as a gym where maximum airflow is preferred. Operable awnings are encouraged.

ENTRANCES: RES. ACCESSORY UNIT

		MIN. (FT)
DEPTH	A	PER SETBACK
HEIGHT, CLEAR	B	8

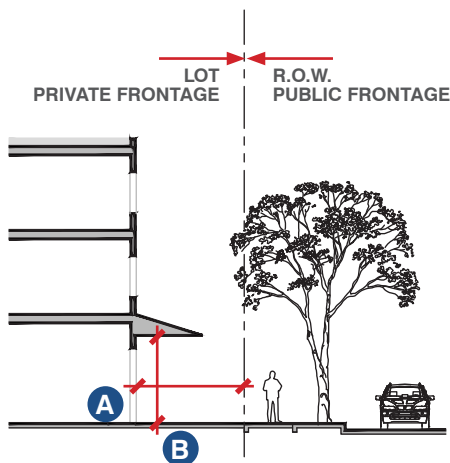


FIGURE: RESIDENTIAL ACCESSORY USE FRONTAGE SECTION

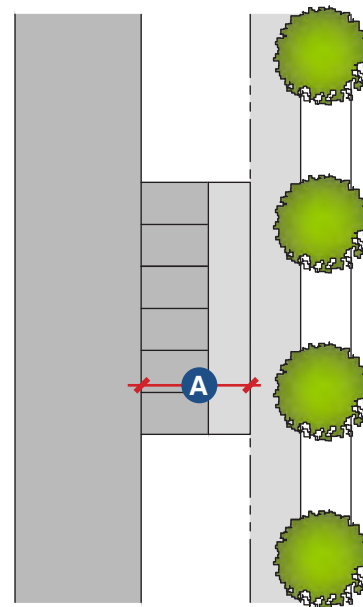


FIGURE: RESIDENTIAL ACCESSORY USE FRONTAGE PLAN VIEW DIAGRAM

3.9.2 ENTRIES

For multifamily residential buildings with up to 8 units and not exceeding 40' in width, the Primary Building Entry may be located on the side of the building not facing the public r.o.w. if a publicly accessible pedestrian pathway connects directly to a forecourt or front porch with a minimum dimension of 6'.

3.9.3 PARKING & ACCESS

Front-loaded parking for duplex, triplex/fourplex, cottage cluster and rowhouse Building Types:

1. Garage door shall be located a minimum 1' behind Primary Façade
2. Shall have a unit entry that fronts a publicly accessible sidewalk or pedestrian pathway



ARCHITECTURAL STYLES

4

4 ARCHITECTURAL STYLES

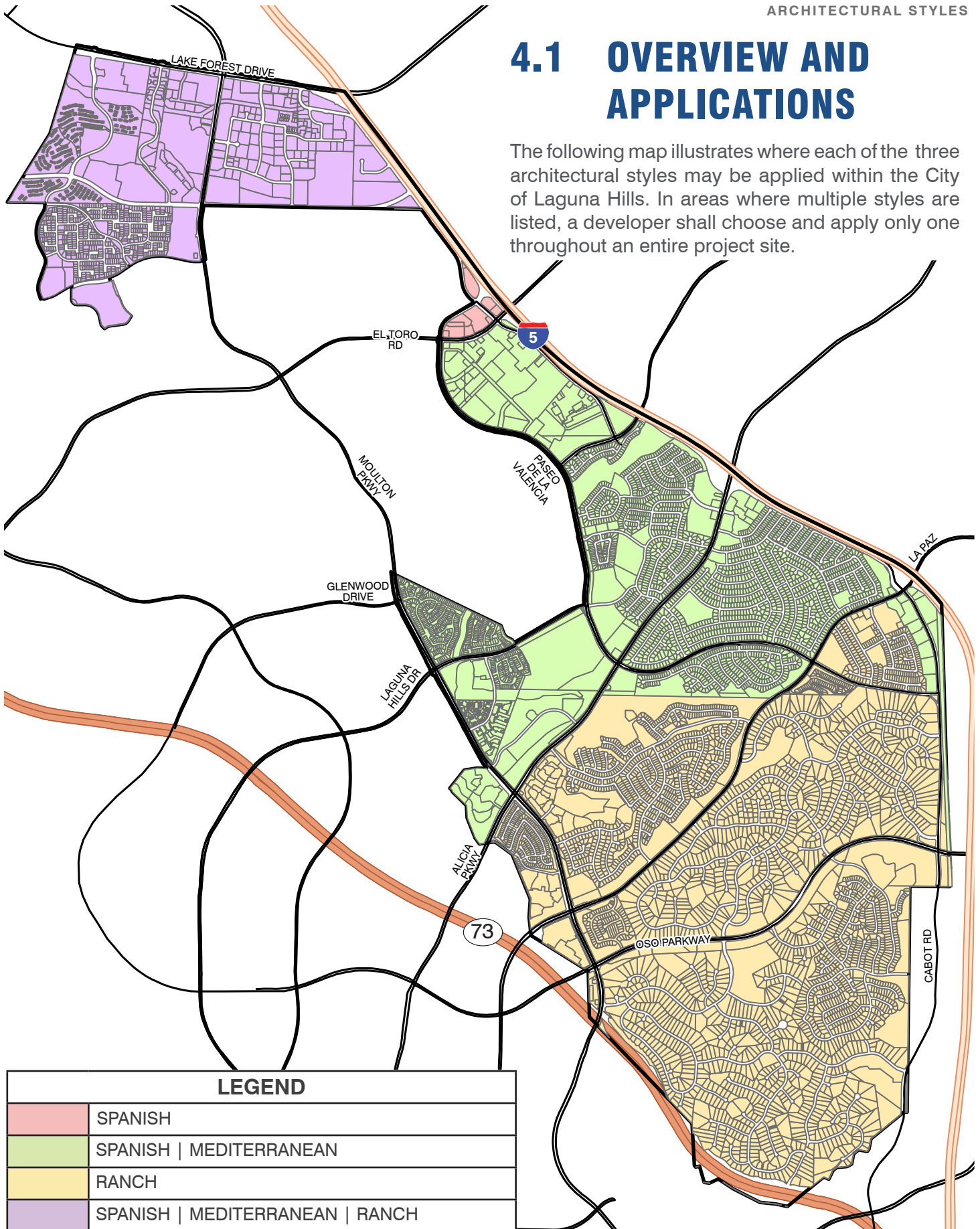
PURPOSE

- To respond to local design precedents, regional climate conditions, and local building practices and materials.
- To draw from regional vernacular and contemporary styles, the “Spanish”, “Mediterranean” and “Ranch” descriptions included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Laguna Hills.
- To communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined.

Note: Architectural descriptions and photos within this chapter provide context and are not standards in and of themselves.

4.1 OVERVIEW AND APPLICATIONS

The following map illustrates where each of the three architectural styles may be applied within the City of Laguna Hills. In areas where multiple styles are listed, a developer shall choose and apply only one throughout an entire project site.



LEGEND

	SPANISH
	SPANISH MEDITERRANEAN
	RANCH
	SPANISH MEDITERRANEAN RANCH

ARCHITECTURAL STYLES MAP

4.2 SPANISH

STYLE DESCRIPTION

The Spanish architectural style that is prominent in Laguna Hills is typified by the City Hall Building, Spanish revival (also referred to as Spanish eclectic) was inspired by the architecture of Spain and Latin America, emphasizing their rich stylistic details. Due to the early influence of New Spain in the Southwest and Southeast, the style is rare outside the Southwest, Texas and Florida.

It is a simple yet delicately ornate architectural style that features decorative elements like hand painted tiles, wrought iron railings and window treatments and clay tile vents. Recognizable massing characteristics for

this style includes multi-leveled low-pitched roofs (with little or no eave overhang) whichs create a beautiful overall building asymmetry, the incorporation of open air internal courtyards which act as outdoor living space and building face modulation with tower elements.

Two notable exterior elements of Spanish style architecture are colored clay tile roofs and clean white stucco. The clay roofing tiles give the house a rustic feeling and a bit of warmth. The stucco exterior surface, usually monotone in white, ivory or beige is a hand-applied mix of cement, water and sand that is later covered with paint. It results in a beautiful, aged-looking Old-World surface.

4.2.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE

ARCHITECTURAL STYLES



Attachment: Attachment D, Exhibit 1 - Laguna Hills Objective Design Standards Manual [Revision 1] (3470 : Housing Element Update / Rezone

4.2.2 ROOFS

REQUIRED ELEMENTS

- Low pitched roof at 4:12 to 5:12 slope
- Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half cylinder) types
- Overhanging eaves (minimum 24" on elevation that face a public street) with exposed rafter tails or beams
- Small 1'-0" or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof

OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Multi-stepped or arced shaped parapet with coping
- Brackets or knee braces at gabled ends
- Hipped-roof towers or belvederes (square, rectangle or circular in plan)



4.2.3 WALLS & WINDOWS

REQUIRED ELEMENTS

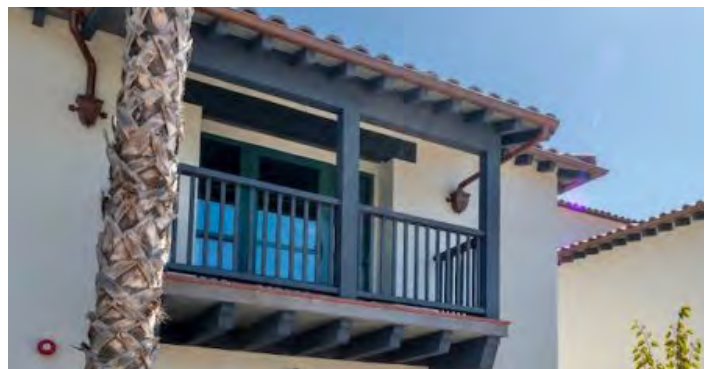
- Smooth stucco walls or plaster siding
- Arched openings at windows, entries and arcades
- Multi-paned windows
- Simple divisions of window mullions
- Deep recessed windows, min. 3" depth



4.2.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Light, natural, neutral color for the exterior stucco, such as white, ivory, cream, or beige
- Wood elements shall be painted dark brown, brown, or a natural dark stain with protective finish



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4.2.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 6)



WINDOW GRILLES

Ornamental iron window grilles shall be placed on clerestory windows.



DECORATIVE TILES

Decorative tiles shall occur at building entries.



WROUGHT IRON LIGHT FIXTURES

Wrought iron light fixtures shall occur at a building entrances and a minimum of 1 per 200 linear feet of building perimeter.



RECESSED NICHES

Recessed niches shall occur at a frequency of 1 per 200 linear feet of building perimeter.



CLAY TILE VENTS

Clay tile vents shall occur at gable ends.



COURTYARD

Courtyards shall occur at building entrances.



WOOD FINISH DOORS

Wood finish doors shall occur at pedestrian and vehicular entry doors.



STUCCO FINISH CHIMNEY

Stucco finish chimneys shall occur at a frequency of 1 per 200' linear feet of building perimeter.



AWNING

Awnings shall occur at ground floor openings.



STACKED BRICKS WALL ACCENTS

Stacked brick wall accents shall occur at balconies.



WROUGHT IRON RAILING

Wrought iron railings shall occur at balconies.



SMALL PORCH

Small porches shall occur at building entries or outside ground level units.

4.3 MEDITERRANEAN

STYLE DESCRIPTION

Largely drawing inspiration from a number of countries and cultures along the Mediterranean Sea, four distinct architectural styles are most prominent in the features that make up this blend of form and eclectic decoration, Italian Renaissance, Spanish Revival, Tuscan and Modern Mediterranean.

This architectural Style is prominent in Laguna Hills and can be found throughout mild climate areas of America's Southwest.

Arches and columns draw extensive inspiration from the Italian Renaissance of the 16th century. Rustic stone facades and earth-toned exterior surface materials evoke a Tuscan look and feel. Brighter, multi-colored stucco is also common as seen in the French Riviera and Coastal Italy.

Design features most commonly present are symmetrical facades, clay tiles, ornate archways, intricate cornices, decorative window frames and wrought iron balconies, window grilles, and decorations.

4.3.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE

ARCHITECTURAL STYLES



4.3.2 ROOFS

REQUIRED ELEMENTS

- Flat or low to moderate-pitched roof (maximum 6:12 slope)
- Red, fired, clay tile roofs. Common shapes include Spanish (S-shaped), Straight Barrel Mission, Tapered Mission, or American Spanish.
- Overhanging eaves (minimum 24" on elevation that face a public street) with exposed rafter tails or beams
- Small 1'-0" or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof or projected wing(s)

OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Corniced parapet (flat roof behind)
- Brackets or knee braces at gabled ends
- Square Tower Hip Roof or Octagonal Turret



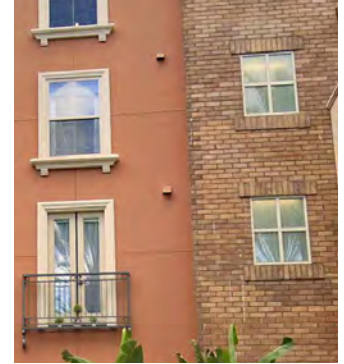
4.3.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Vertically oriented rectangular or arched windows
- Casement or double-hung sash with flat or arched lintels
- Windows shall be recessed 2 to 12 inches from outer wall
- Divided lite windows with associated mullions

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Pedimented or framed windows
- Paired decorative wood shutters
- Stepped windows at internal staircases
- Balconettes



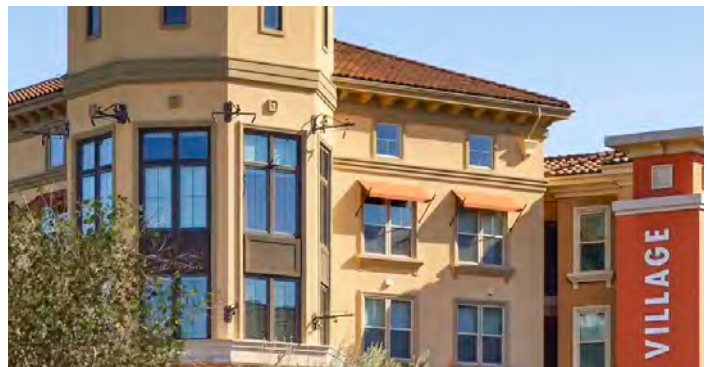
4.3.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Earth tone colors: warm and muted shades of brown, green, gray, red, orange, ivory and beige
- Rustic materials: wood, tile or stone
- Neutral color scheme
- Stucco as dominant surface

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Stone/faux-stone
- Brick
- Tile



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4.3.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 6)



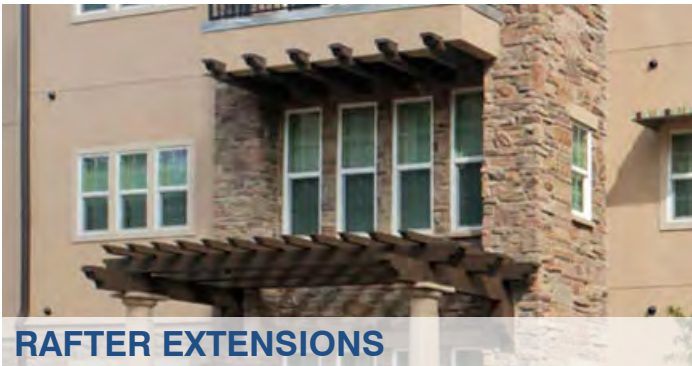
WINDOW GRILLES

Window grilles shall be placed on clerestory windows.



RECESSED DOORWAYS

Recessed doorways shall occur at building entrances: 12" min. depth from adjacent surface.



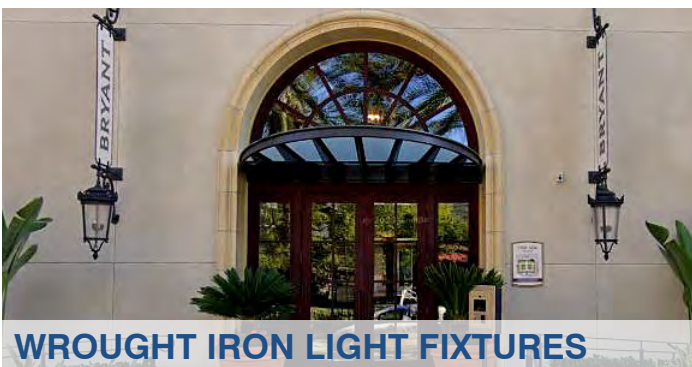
RAFTER EXTENSIONS

Rafter extensions shall occur at a minimum 30% of second floor and above window openings.



BALCONIES

Balconies shall occur at a minimum of 30% unit living space openings of second floor and above.



WROUGHT IRON LIGHT FIXTURES

Wrought iron light fixtures shall occur at a building entrances and a minimum of 1 per 200 linear feet of building perimeter.



COURTYARD

Courtyards shall occur at building entrances.



WOOD FINISH DOORS

Wood finish doors shall occur at pedestrian and vehicular entry doors.



STUCCO/STONE FINISH CHIMNEY

Stucco finish chimneys shall occur at a frequency of 1 per 200' linear feet of building perimeter.



AWNINGS

Awnings shall occur at ground floor openings.



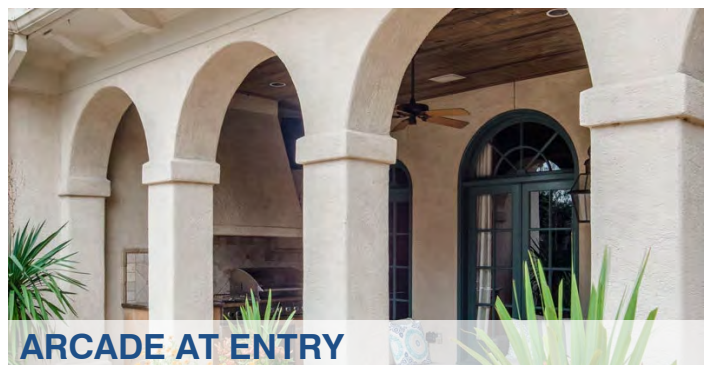
OVERHANGS

Min. 18" overhangs shall occur along linear frontage of building roof.



WROUGHT IRON RAILING

Wrought iron railings shall occur at balconies.



ARCADE AT ENTRY

Arcades at entries shall occur at building entrances.

4.4 RANCH

STYLE DESCRIPTION

The Ranch architectural style is a interpretation of traditional rural residential forms and materials. This style reflects the ranch context that exists in the southern half of Laguna Hills where low density residential is prominent, especially Nellie Gail Ranch. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical

or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights. Facades shall emphasize verticality and architectural forms like barns, silos, sheds, tank houses and granary towers shall inform form and massing of the building's structure.

4.4.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE

ARCHITECTURAL STYLES



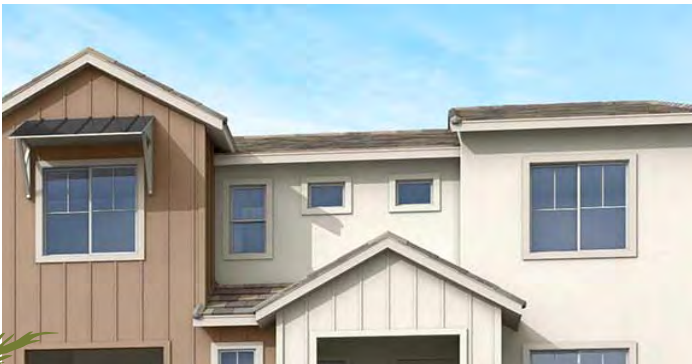
4.4.2 ROOFS

REQUIRED ELEMENTS

- Medium to high-pitched (minimum 6:12 slope)
- Front and/or side facing gables
- Asphalt shingle, metal roofs or synthetic slate shingles

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Inset gable roof: to occur at min. 25% of gable ends larger than 25' in width
- Min. 8' shed dormer to occur min. 1 per 100' of building length



4.4.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- Permitted materials include wood, engineer wood, vinyl, steel, fiber cement
- Molding around window and door openings no greater than 4" in width
- Double hung or casement windows with muntins

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Horizontal or vertical siding, min. 50% of building face
- Contrast color of window sash with color of the body of the building



4.4.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Unadorned materials: metal, wood, masonry
- Neutral or muted colors shall be predominant
- Monochrome accents of doors, windows or architectural features
- Stucco prohibited



4.4.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 4)



Metal awning without sides shall occur at groundfloor openings.



Porch(es) with posts shall occur at building entrances.



Dark shutters and window sashes shall occur at min. 75% of window openings.



Barn lights shall occur at building entrances and a minimum of 1 per 200 linear feet of building perimeter.



Carriage-style garage doors with angled cross-bracing shall occur at vehicular entry doors.



Shed dormers shall occur at a minimum of 50% of upper story openings.

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LANDSCAPE

5



5 LANDSCAPE

PURPOSE

- Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.
- Establish setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway or dissimilar land uses.
- Utilize landscape design to create character and identity, enhance the appearance and function of outdoor spaces, encourage pedestrian activity, promote social interaction, enhance or integrate new natural systems, add shade to the urban environment and provide stormwater management.
- Promote sustainability goals and incorporate solutions appropriate to the climate, region and local conditions.
- Foster City-wide goals for development.

5.1 LANDSCAPE MATERIALS & VEGETATION

INTENT

- Provide aesthetically pleasing, well-maintained landscape and plantings that enhance residential buildings and outdoor private and public spaces.
- Use landscaping to frame and/or enhance public spaces and create unique areas positioned for active or passive activities.
- Bring interest and beauty to the landscape, support biodiversity, and reduce the need for pesticides and excessive irrigation.

Refer to City of Laguna Hills Municipal Code Chapter 9-46, Landscaping Standards and Guidelines for planting standards for, but not limited to multiple-family residential and mixed-use residential/commercial development.

5.1.1 LANDSCAPED AREA

1. Refer to Laguna Hills Development Code for minimum landscape requirements per zoning district.
2. All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.

5.1.2 SOIL DEPTH

Planting in above grade courtyards shall have a minimum soil depth of 12" for ground cover, 20" for shrubs, and 36" for trees.

5.1.3 GROUNDCOVER

5.1.3.1 TURF AND ARTIFICIAL TURF

1. Natural turf areas shall be limited to activity or recreation areas.
2. Natural turf areas shall be a minimum 10' diameter, or 10' width.
3. Natural turf is prohibited in parking lots.
4. Artificial turf may be used as a substitute for natural turf for the purposes of water conservation, or in high-activity or foot-traffic areas such as sports fields.
5. Artificial turf is prohibited in the front and side setback(s) of the development areas facing arterial and collector roads.

5.1.3.2 NON-PLANT MATERIALS, SOIL, AND MULCH

1. Crushed rock, mulch, pebbles, stones, and similar non-plant materials, where no plant material is present, shall be allowed up to 8% of the total required landscaping area.
2. Landscaped areas where plant material is present shall be top-dressed with 3" shredded mulch or crushed rock, mulch, pebbles or stones to avoid exposed bare soil.
3. 3" minimum depth bark mulch must be confined to areas underneath shrubs and trees and is not a substitute for groundcover plants.

5.1.3.3 GROUNDCOVER PLANTING

One-gallon (1-gal.) containerized plant material size shall be the minimum groundcover size at installation.

5.1.4 TREES

5.1.4.1 GENERAL SITE TREE PLANTING

1. All tree planting shall be installed at a minimum of 24" box size.
2. Minimum planter area for trees shall be 5' by 5'.
3. Trees where excessive flower and fruit drop are considered nuisance and damage/harm both the surface they fall upon or walkway users must be avoided within 6' of pedestrian walkways.
4. Evergreen trees must be used to soften the appearance and provide visual screening of walls when little or no ornamentation is present but shall not be a replacement for enhanced architecture.
5. Street trees shall be required and follow City required variety.
6. Street Trees shall be planted at 25' on-center (O.C.) maximum, or for larger trees, whose mature growth longest spread diameter exceeds 25', shall be planted at a distance on-center appropriate for healthy growth based on it's expected mature width.
7. Street trees shall be installed using root barriers per City tree planting details.
8. Trees shall be planted between r.o.w. street trees and the facade of the building to compliment or soften the impact of the architecture. They shall be planted at 30' O.C. maximum.

5.1.4.2 SURFACE PARKING TREE PLANTING

1. A minimum 5' planting width is required where tree wells or planter islands occur between parking spaces.
2. For residential parking, a row of side-by-side (contiguous) parking spaces shall not exceed 6 spaces without a tree well.
3. For commercial parking, a row of side-by-side (contiguous) parking spaces shall not exceed 7 spaces without a tree well.

5.1.4.3 TREE PROTECTION

1. Newly planted trees shall be supported with double stakes and/or guy wires per City standard.
2. Root barriers shall be required for any tree placed within 10' of pavement, or above-grade utilities.
3. Based on the recommendations of a qualified arborist's report, existing trees to be preserved on site shall be appropriately protected during construction and incorporated into the overall landscape design of the development.

5.1.5 PRIVACY

Landscape screening shall obscure direct sight lines into dwelling units and restricted open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may combined with walls, fencing, and/or trellises to screen views.

1. Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with a building, walls, foundations or eaves.
2. Landscape screening shall use non-invasive evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials and grasses or grass-like plants are not permitted for privacy screening.
3. Landscape screening and vegetation shall use the following minimum container sizes at the time of planting:

SCREENING LANDSCAPE PLANT SIZES

	SIZE (MIN.)
TREES	24" box.
SHRUBS	5 gal.
VINES	5 gal.

5.1.6 RESIDENTIAL BUFFERING

1. Buildings with residential ground-floor uses shall have a minimum of one (1) tree for every 20' of building frontage. Trees located in the adjacent r.o.w. may count toward this minimum. Private entrance drive/street frontages are excluded. Trees may be staggered or in an allée configuration to comply with standard.
2. A minimum 10' wide landscape buffer shall be provided along the entire length of the shared property line between multiple-family or residential mixed-use development and abutting residential properties. The buffer shall include a solid masonry wall with a 6' height, except within a street-facing setback where maximum 42" walls are permitted.
3. Trees shall be planted at a rate of at least one tree per 30 linear feet along the share property line.

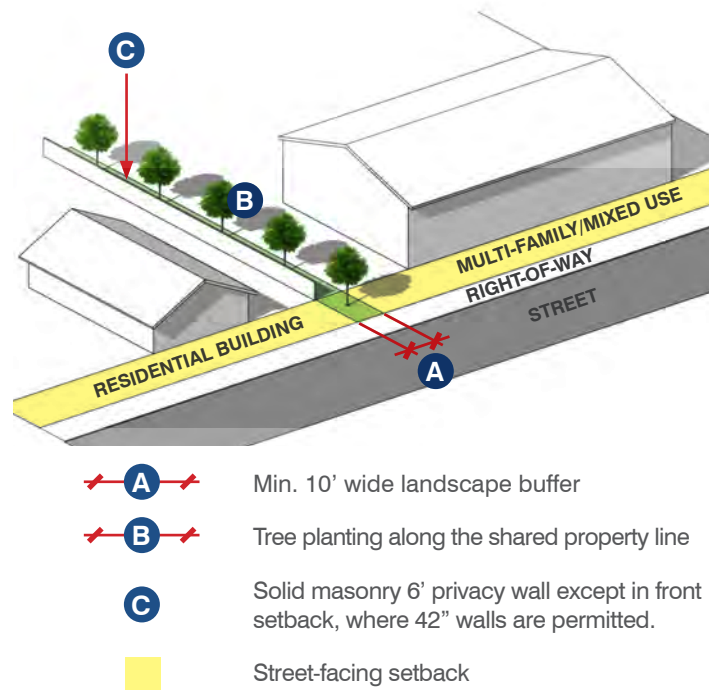


FIGURE: RESIDENTIAL BUFFERING DIAGRAM

5.1.7 DROUGHT TOLERANT PLANT SPECIES

A minimum of 50% of non-turf landscaped areas shall be planted with low and very low water usage plant material as identified by Water Use Classification of Landscape Species (WUCOLS) for Region 3.

5.1.8 PROTECTION FROM ENCROACHMENT

Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, providing appropriately planned walkways, the use of curbs and installing hedges to direct the flow of pedestrian traffic.

5.1.9 INTERFERENCE WITH UTILITIES

1. All service areas, storage areas and utility and equipment locations shall be coordinated between landscape architect and civil engineer. Utility locations shall not interfere with required landscape.
2. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes.
3. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities.
4. Plant material setbacks from utilities shall conform to utility company requirements.

5.1.10 SAFETY

Landscape planting shall include, but not be limited to the following strategies that contribute to crime prevention.

1. Limitation of dense plant material that aides in creating hiding places. Shrubs taller than 6' with a density such that it cannot be seen through shall not be placed in areas of common pedestrian movement and building entrances.
2. Implementation of the 2ft/6ft rule.
 - a. Trim low shrubs between areas of travel to a height of 2ft or less to allow clear visibility over them
 - b. Trim canopies of trees that exist between areas of travel at 6ft or higher to allow for clear visibility under them
3. Incorporation of "hostile" plant material under and along walls and accessible windows. "Hostile" plant material includes shrubs and groundcovers, trees and vines that feature thorns or other prickly surfaces.
4. Rip-rap or river rock (which can be used as a tool of opportunity to cause vandalism) shall not be used as a groundcover or ornamental groundplane element within 20' of a building face.

5.2 HARDSCAPE

INTENT

- Provide for the proper use of materials on the ground plane to manage the flow of people, vehicles, things, information, or water and create usable outdoor spaces.

5.2.1 LOCATION

1. Primary entries to buildings shall provide decorative paving that contrasts in color and texture with the adjacent walkway paving to accentuate the entrances.
2. Asphalt and standard concrete should be used only in areas of high traffic volume and service areas unseen by the average resident or visitor.
3. All pedestrian-use pavement shall be ADA compliant.

5.2.2 APPEARANCE & MATERIALS

1. Hardscape materials shall be constructed of firm and slip-resistant materials such as concrete, asphalt, or clay or concrete pavers.
2. Pervious surfaces shall be a minimum of 30% of the total hardscape area. Where hardscape is necessary, permeable pavers should be considered whenever possible.
3. No stained or stamped concrete shall be used in any area as non-integral colored concrete quickly fades and stamped patterns become unsightly and unrecognizable over time.

ORDER OF PREFERRED PAVING OPTIONS

VEHICULAR	PEDESTRIAN
1. CONCRETE PAVERS ¹	1. CLAY OR CONCRETE PAVERS ¹
2. INTEGRAL COLORED CONCRETE ²	2. CONCRETE WITH AGGREGATE
3. ASPHALT	3. INTEGRAL COLORED CONCRETE ²
	4. STANDARD CONCRETE (NATURAL GRAY)

¹ Permeable is preferred where applicable.

² Using Scofield or Davis Color.

5.3 WALLS & FENCING

INTENT

- Design walls and fences to include durable materials, be aesthetically appealing, and not create a monolithic barrier along street frontages. The design of walls and fences, and the materials used should be consistent with the overall development's design.

Refer to City of Laguna Hills Municipal Code Section 9-40.100, Fences, Walls and Hedges for walls and fence standards for, but not limited to, multiple-family residential and mixed-use residential/commercial development.

5.3.1 APPEARANCE AND INTEGRATION

Walls and fences style shall be integrated with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.

5.3.1.1 MATERIALS & COLOR

Walls and fencing shall include finish materials and colors that complement the architecture in the plot/development area.

5.3.1.2 MATERIAL DURABILITY

- Wall design and selection of materials shall consider maintenance feasibility, especially graffiti removal and long-term maintenance.
- Decorative capstones on stucco walls shall be implemented to prevent water damage from rainfall and moisture.

5.3.1.3 VISUAL INTERESTS

- Perimeter walls shall incorporate multiple textures, staggered setbacks, and variations in height.
- Perimeter walls shall incorporate columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 50'.

5.3.1.4 VIEW FENCING

View fencing, where the surface area is above a maximum of 36 inches, shall be a transparent or semi-transparent material such as glass or ornamental iron.

- Patio Walls:** View fencing shall be used along the patio frontage of any ground floor residential building where an unobstructed distant view is seen from $\geq 50\%$ of the length of building face.
- Perimeter Wall:** View fencing shall be used along any perimeter wall to allow an unobstructed significant distant view to be seen from nearby residential units and/or from adjacent walkways.

5.3.2 RETAINING WALLS

5.3.2.1 DESIGN FEATURES

- Terracing of retaining walls with a length exceeding 25' shall provide a min. 4' width planter between the terraces for shrub planting and min. 6' width planter for tree planting.
- When individual walls of varying height are used in a terraced configuration, the wall nearest a sidewalk, street or other useable space shall be the shortest height.
- No wall higher than 18" shall be installed directly adjacent to the sidewalk.
- All retaining walls above 36" shall include a min. 30" planting bed above the top of the wall and at base of the wall.
- Design features such as pilasters, decorative caps, plane changes of 18" min., and color or material changes shall be added to generate visual interest. No wall length shall be longer than 20' without incorporating one of these three features.

6. Walls with exposed faces visible from sidewalks, streets, parking lots and other public spaces shall consist of split-face concrete block, natural stone or decorative veneer.
7. The minimum amount of space required to accommodate drainage improvements shall be provided at the top and base of retaining walls.
8. The selection and placement of plant material and landscape elements adjacent to walls shall deter climbing.
9. Retaining wall footings shall be shaped to allow for tree planting to occur within min. 3' to wall.

5.3.3 WALL CAPS

Wall caps shall be incorporated as a horizontal design element at the top of walls and shall not exceed 4" vertical thickness.

5.4 SITE FURNISHINGS

INTENT

- To ensure site furnishings adequately serve the population of guests and residents of any multifamily and mixed-use commercial/residential development.
- Proper selection of furnishings will help to integrate the development and further advance the sense of place.

5.4.1 LOCATION

1. Site furnishings shall be strategically placed to offer pedestrians the amenity that would best suit the location, i.e., benches under shade trees, tables, chairs and umbrellas in plazas and waste receptacles in plazas and at intersections.
2. When placed in a recreation-centric setting, site furnishings shall be clustered to maximize effective use and minimize the negative visual impact within landscape.

5.4.2 APPEARANCE & MATERIALS

1. These elements shall be of a consistent 'family' that incorporates the same forms and materials in its design.
2. When wood is used as a furnishing material, the wood products must comply with the Forest Stewardship Council's (FSC's) approved list of products and manufacturers, which regulates environmentally responsible forest management.



ATTACHMENT E

REDLINE VERSION- AMENDED 2021-2029 HOUSING ELEMENT UPDATE

Due to file size limitations, the Redline Version of the Amended 2021-2029 Housing Element Update can be viewed and downloaded from the City's online document center at the following link:

[Redline Version- Amended 2021-2029 Housing Element Update
https://www.lagunahillsca.gov/DocumentCenter/View/8354](https://www.lagunahillsca.gov/DocumentCenter/View/8354)

Attachment XX

Code Amendment RZNE-0011-2024 Redline Version

Development Code Text Amendments Proposed with RZNE-0011-2024 are shown below in redline version, with additions shown in **bold/underline** and deletions shown in ~~strikethrough~~ font.

- Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-30 (MXU Mixed Use District), Section 9-30.40 (Development Standards), is hereby amended and restated to read in its entirety as follows:

“Table 9-30.040 provides standards that apply to developments within the mixed use district regardless of the specific use.

Table 9-30.040
MIXED USE DEVELOPMENT STANDARDS

Item	Commercial	Residential (HDR only)
Minimum lot size	10,000 sq. ft.	7200 sq. ft.
Minimum lot width	50 ft.	60 ft.
Minimum lot depth	100 ft.	100 ft.
Maximum lot coverage	50%	40% <u>70%</u>
Maximum density	.38 FAR	20 DUs/AC
Maximum building height	40 ft.	35 ft.
Minimum setback—front: Parking lot Parking structure Building	10 ft. 20 ft. 20 ft.	20 ft. 20 ft. 20 ft.
Minimum setback—side (interior)	10 ft.	5 ft.
Minimum setback—street side	15 ft. (parking lot 10 ft.)	15 ft.
Minimum setback—rear	15 ft.	20 ft.
Minimum open space: Public Private	N/A N/A	N/A 35% <u>10%</u>
Minimum landscape coverage	15%	30% <u>20%</u>
Minimum building separation: Main → Main Main → Accessory Accessory → Accessory	10 ft. 2.5 ft. 2.5 ft.	10 ft. 2.5 ft. 2.5 ft.
Parking	See Chapter 9-44	
Signage	See Chapter 9-42 ”	

2. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-11 (Overlay District), Section 9-11.030 (Denotation/location of overlay districts), is hereby amended and restated to read in its entirety as follows:

“Overlay districts shall be denoted on the zoning map by the base district symbol followed by, as part of the symbol, parenthetically enclosed letters indicating the overlay district. The following overlay districts have been created:

District	Symbol	Location/Description
Vehicle Repair and Vehicle Body Repair/Paint Restoration	VR	23501, 23502, 23512, 23522, 23532, and 23551 Commerce Center Drive, in the North Laguna Hills Business Park
Hospitality Overlay Zone	HOZ	23002 Lake Forest Drive; 23052, 23041, 23046, 23061, and 23175 Avenida de la Carlota; 23421, 23441, and 23461 South Pointe Drive.
<u>Housing Overlay Zone</u>	<u>H</u>	<u>23201, 23212, 23272, 23282, 23330, 23332, 23382, 23422, 24411, and 24461 Mill Creek Drive; 23172 Plaza Pointe Drive; 23441, 23342, and 23421 S Pointe Drive</u>

3. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-11 (Overlay Districts), Section 9-11.060 (Housing (H) overlay zone), is hereby added to read in its entirety as follows:

“A. Purpose and Intent. The housing (H) overlay zone is established to provide development and land use regulations for the development of housing on sites identified in the City of Laguna Hills 2021-2029 Housing Element Sites to accommodate the City’s unmet Regional Housing Needs Allocation (RHNA).

B. Development Standards. The development standards applicable to residential uses within the housing overlay zone are shown within Table 9-

11.060. All other applicable development standards in the underlying zoning district and not in conflict with this section shall apply.

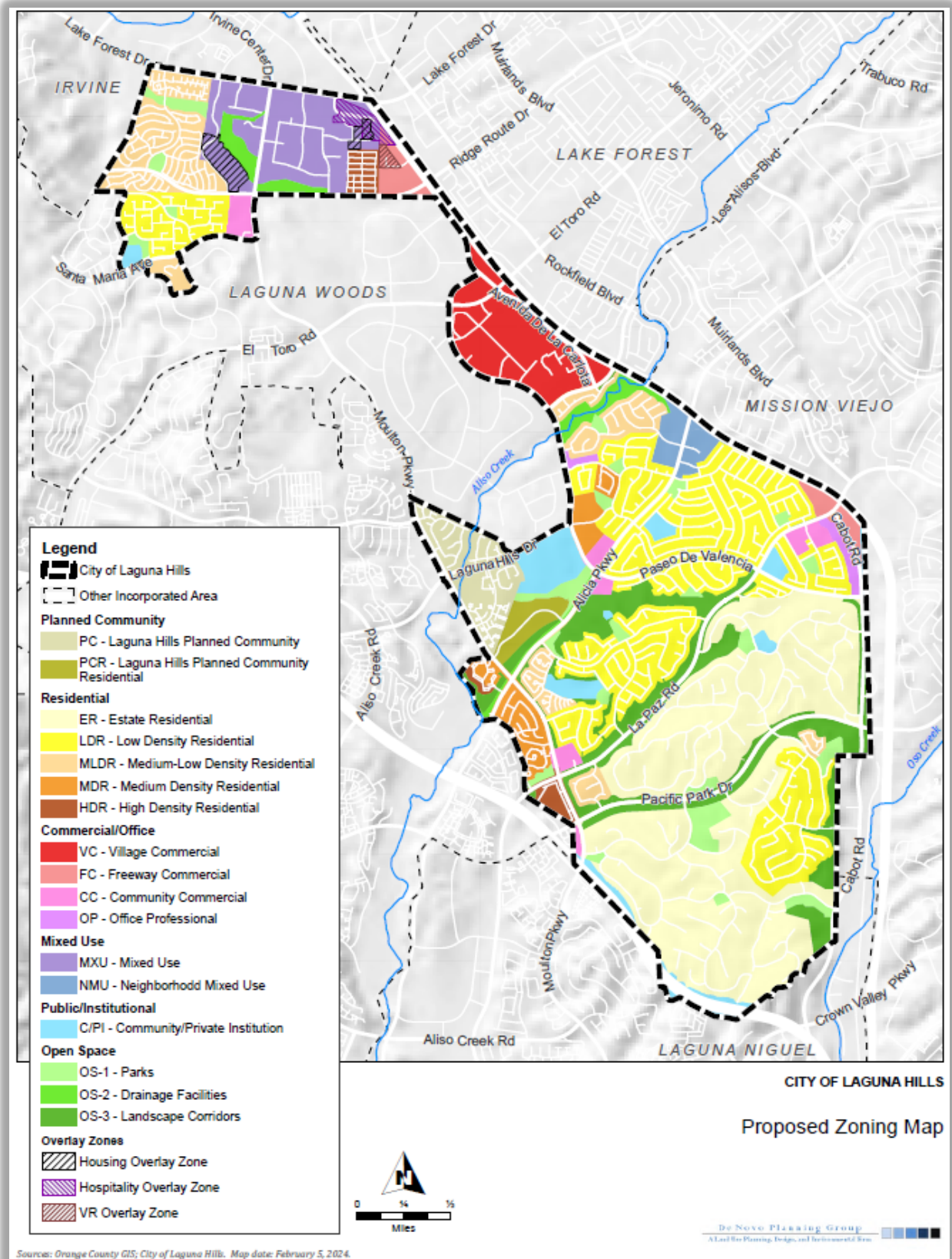
Table 9-11.060

<u>Item</u>	<u>Standard</u>
<u>Minimum density</u>	<u>20 du/ac</u>
<u>Maximum density</u>	<u>50 du/ac</u>
<u>Maximum building height</u>	<u>65 ft.</u>

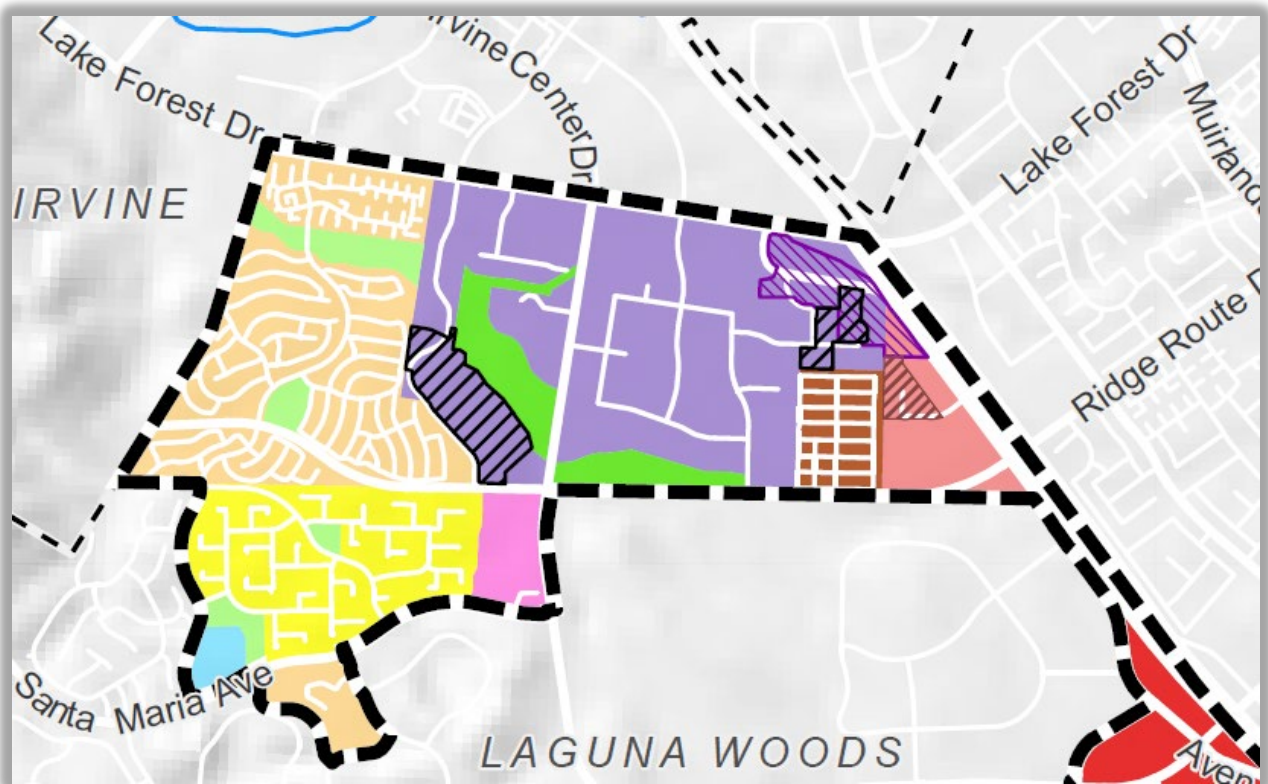
C. Special Provisions. The following regulations shall apply to the use of a lot designated with the H Overlay Zone, in addition to all applicable provisions of this Title. Where there is a conflict, the provisions of this Section shall apply.

1. **Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.**
2. **For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses are considered a use by right pursuant to subdivisions (h) and (i) of Government Code Section 65583.2 and shall be reviewed ministerially by the Director.**
3. **An applicant for a project pursuant to this Section may apply for a density bonus, incentives or concessions, waivers or reductions in development standards, and reduced parking ratios in accordance with Government Code Section 65915 and Section 9-72.030.”**
4. The official Zoning Map is hereby amended to denote the Housing (H) Overlay Zone for the applicable properties as referenced in LPMC Section 9-11.030 (Denotation/location of overly districts).

Amended Official Zoning Map (Entire Map):



Amended Official Zoning Map (North Laguna Hills Portion):



Amended Official Zoning Map (Overlay Zones Portion of Legend):

Overlay Zones



Housing Overlay Zone



Hospitality Overlay Zone



VR Overlay Zone



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Larry Longenecker
Community Development Director

ISSUE: General Plan Amendment RZNE-0003-2020 for the 2021-2029 Housing Element Update and Safety Element Update

RECOMMENDATION: That the City Council: 1) Conduct a public hearing and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting an addendum to the Laguna Hills General Plan Program Environmental Impact Report, as previously addended, and adopting RZNE-0003-2020, an update to the Laguna Hills General Plan Housing Element for the 2021-2029 planning period and an update to the Laguna Hills General Plan Safety Element, as required by state law."

SUMMARY:

The state-mandated General Plan Housing Element serves as a policy document to assess the City's housing characteristics and community needs, and to plan for the existing and projected housing needs of all segments of the community, including new housing units as identified in the state-mandated Regional Housing Needs Assessment (RHNA). The City's assigned RHNA obligation for the 2021-2029 planning period is 1,985 new housing units. State law requires the Housing Element to include a Housing Plan, with an inventory of housing sites suitable to accommodate the RHNA.

The Housing Element is unique in the level of state involvement in the review process. Under state law, cities and counties are required to submit their draft housing elements to the State Department of Housing and Community Development (HCD) for review and issuance of findings as to whether, in its opinion, the element complies with state law.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 2

The City Council considered public review drafts of the Housing Element Update at three regularly scheduled meetings: October 26, 2021, January 11, 2022, and May 24, 2022. Four public workshops were conducted as part of the City's outreach efforts, including two workshops with the City Council, on March 26, 2022, and May 3, 2022. At the May 3 public workshop, the City Council reached majority consensus on specific parcels to include in the draft Housing Element housing sites inventory to accommodate the RHNA.

At its regular meeting on May 24, 2022, The City Council directed Staff to prepare the revised draft 2021-2029 Housing Element Update for adoption consideration, and directed staff to submit the revised draft Housing Element to HCD for a 60-day review period. Staff submitted the Housing Element to HCD on June 3, 2022, with HCD findings due to the City on or before August 3, 2022. Staff and the City's consultant, PlaceWorks, believe that the revised Draft Housing Element, provided in Exhibit 3 to Attachment A, addresses all of HCD's findings and Staff anticipates the Housing Element will be found to comply with Housing Element law.

At the May 24, 2022, City Council meeting, the Council also directed Staff to prepare the Safety Element Update for adoption consideration, which is required by new state law to be updated concurrently with Housing Element Updates.

BACKGROUND:

Each city in California is required by state law to maintain a plan for the orderly growth and development of the city, to guide decisions about the use of land and manage the physical, social, and economic changes that occur within a community. This document, called a General Plan, is comprised of several mandatory elements including a Housing Element, the only General Plan Element reviewed by the state for compliance with state law.

Housing Element

The Housing Element is required to identify and analyze existing and projected housing needs, and includes statements of a city's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. A city, in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et seq.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 3

The Housing Element is required by state law to be updated every eight years consistent with regional housing cycles. The City's 5th Cycle Housing Element was adopted on October 8, 2013, and covered the 2013-2021 planning period. This report describes the state-mandated 6th Cycle Housing Element Update covering the 2021-2029 planning period, as well as a related, state-mandated update to the City's Safety Element, discussed below.

A key housing element requirement is identification of the City's obligation to plan for new housing during the planning period. This is accomplished through a regional process called the Regional Housing Needs Assessment (RHNA). Laguna Hills' assigned "fair share" of the regional housing need for 5th Cycle planning period was one very-low- and one low-income unit, for a total of two dwelling units. For the new 6th Cycle 2021-2029 Planning Period the City's total RHNA is 1,985 new units, distributed within income categories as shown in Table 1, RHNA Obligation by Income Category. It is important to note that the City is not required to construct new housing units; rather, the City must demonstrate it has adequate land capacity and zoning to accommodate the City's RHNA obligation.

Table 1: RHNA Obligation by Income Category	
Income Category	2021-2029 RHNA
Very Low (<50% AMI)	568
Low (51–80% AMI)	353
Moderate (81–120% AMI)	354
Above Moderate (>120% AMI)	710
Total	1,985
Source: SCAG RHNA, 2021	

Safety Element

The purpose of a Safety Element of the General Plan is to address existing or anticipated safety hazards that may adversely affect the community. By establishing goals and policies to minimize risk to residents and visitors, the Safety Element sets forth the framework that will inform and guide the regulation of existing and proposed development in hazard-prone areas, promote urban design to ensure safe streets and neighborhoods, and establish methods to ensure safety and organization during emergency situations. Accordingly, this Element specifically covers potential risks associated with seismic and geologic activity, fire, neighborhood safety, hazardous

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 4

materials and waste, nuclear power, flood, stormwater, and climate change. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed. Recent legislation, including SB 1241, SB 379, and SB 99, amended Government Code Section 65302 to require that upon subsequent revisions of a city's Housing Element, after January 1, 2020, a city's Safety Element shall also be reviewed and updated as necessary.

The draft Safety Element Update was initially considered at the City Council's regularly scheduled public meeting on January 25, 2022, with comments from City Council regarding coordination with Homeowners Associations in support of local preparedness plans, and an expanded description of the Local Hazard Mitigation Plan.

Public Outreach

Substantial public outreach was conducted for the draft Housing Element Update, as well as the Safety Element Update. In addition to stakeholder interviews and an online survey, multiple public workshops and public City Council meetings were conducted, as follows:

- **November 10, 2020:** The Housing Element Update process was introduced at this regularly scheduled City Council meeting.
- **June 30, 2021:** An online workshop was held to provide an overview of the Housing Element Update process and to receive public comments.
- **August 5, 2021:** A Thursday evening public workshop was held in the Community Center Heritage Room, to review specific Housing Element criteria as mandated by state law, and to receive public comments;
- **October 26, 2021:** The first public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, and subsequently submitted to HCD for review and comment.
- **January 11, 2022:** The second public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, including comments received by HCD. The staff report from this meeting is provided as Attachment B to this report.
- **March 26, 2022:** A Saturday afternoon public workshop with the City Council was held in the City Hall Council Chamber to review the draft Housing Element Update including primarily the housing sites inventory to accommodate the City's RHNA obligation.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 5

- **May 3, 2022:** A Tuesday evening workshop with the City Council was held at the City's Community Center to further discuss the housing sites inventory. At this workshop the Council reached majority consensus on specific candidate rezone sites to include in the City's housing sites inventory (see Pages H-179, H-180, and H-185 through H-193 of Exhibit 3 to Attachment A).
- **May 24, 2022:** The third public review draft of the Housing Element was considered at this regularly scheduled City Council meeting. The staff report from this meeting is provided as Attachment C to this report.

DISCUSSION:Housing Element

The City's Housing Element is organized into the following required sections to meet statutory requirements:

- **Housing Needs**, a detailed analysis of demographic and employment/income trends, housing conditions and affordability, and special housing needs.
- **Constraints on Housing Production**, an examination of potential constraints to housing development including governmental factors such as land use regulations and non-governmental factors such as the cost of land and availability of financing.
- **Resources**, a detailed inventory of land available for housing development and a demonstration of the City's capacity to meet its Regional Housing Needs Allocation (RHNA), as well as description of administrative and financial resources available to assist with the development, improvement, and preservation of housing in the community.
- **Fair-Housing Assessment**, new for the 6th cycle Housing Element, Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH). The AFH analyzes a range of required indicators that fall into the following categories: Patterns of Integration & Segregation, Access to Opportunity, Disproportionate Housing Need/Displacement Risk, Enforcement and Outreach Capacity, and Other Relevant Factors. The AFH includes an analysis of the Housing Element sites inventory, which overlays the sites with the fair housing layers to compare the distribution of sites and their projected affordability with fair housing indicators (income distribution, transit access, etc.). Local jurisdictions are mandated to Affirmatively Further Fair Housing (AFFH), which means "taking meaningful actions, in addition to combating discrimination, that overcome

patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” State law requires all local jurisdictions to assess patterns both locally and regionally to compare conditions at the local level to the rest of the region.

- **Housing Plan,** a detailed description (quantified, where possible) of accomplishments toward implementing programs from the City’s current Housing Element, as well as an analysis of the continued appropriateness and feasibility of each program for the new planning cycle.
- **Appendix A: Implementation Program,** a detailed description of the Housing Element specific implementation programs addressing: Neighborhood and Housing Preservation; Housing Availability; Zoning Ordinance Updates; Equal Housing Opportunity; and Implementation and Monitoring.
- **Appendix B: Summary of Public Input.**
- **Appendix C: Owner Interest Letters.**

Consultation with HCD

The Housing Element is unique in the level of state involvement in the review process. Under state law, cities and counties are required to submit their draft housing elements to HCD for review and issuance of findings as to whether, in its opinion, the element complies with state law. A finding of compliance by HCD is referred to as “certification.” Housing Element certification is important in preserving the City’s eligibility for some state grant programs, in maintaining the legal adequacy of the General Plan, and in maintaining the City’s local control of land use decisions.

A draft of the City’s Housing Element Update was initially considered by the City Council on October 26, 2021, and submitted to HCD on November 4, 2022, for a 60-day review and comment period. HCD provided a comment letter to the City dated January 4, 2022 (Attachment D). Staff and the City’s Housing Element consultant, PlaceWorks, evaluated HCD’s comments and prepared revised drafts of the Housing Element that were considered by City Council at regularly scheduled meetings on January 11, 2022, and May 24, 2022. Specific revisions to the draft Housing Element, to address HCD comments, are detailed in those City Council staff reports, provided as Attachments B and C, respectively, to this report. Staff and the consultant believe that the revised Draft Housing Element, provided in Exhibit 3 to Attachment A, addresses all of HCD’s findings and Staff anticipates the Housing Element will be found to comply with Housing Element law.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 7

At the May 24, 2022, regularly scheduled City Council meeting, the Council directed Staff to submit the revised draft Housing Element Update to HCD and to proceed with public review of the Housing Element Update in preparation for adoption consideration. On May 27, 2022, the current draft of the Housing Element Update was posted to the City's website and provided for a 30-day public review period ending June 27, 2022. The revised draft Housing Element was submitted to HCD on June 3, 2022, and all comments received during the 30-day public review period will be transmitted to HCD on June 28, 2022. State law provides a 60-day period for HCD to review the City's revised draft Housing Element, with HCD findings due to the City on or before August 3, 2022.

Safety Element

The proposed Safety Element reflects updated figures and new data, and it incorporates new sections required by legislation enacted since the Safety Element's comprehensive update in 2009. The revisions are minor in nature, and all are necessary to comply with the SB 1241, SB 379, and SB 99, which requires the Safety Element be updated, as necessary, in conjunction with the Housing Element Update.

Multiple agencies reviewed and provided comments to the draft Safety Element Update including: California Geological Survey; Orange County Fire Authority; and Orange County Sheriff's Department. City staff comments were provided from both the Community Development and Public Services Departments.

New Legislation

The proposed Safety Element Update is not comprehensive in nature, in that it seeks only to incorporate new information and areas of analysis required by state laws that have been enacted since the City's Safety Element was last adopted, in 2009. New legislation is described below along with a description of how the proposed Safety Element Update addresses each law:

- Senate Bill 1241 (2012) requires General Plan Safety Elements be updated at the time of a Housing Element update to address the risk of fire. The updated element includes the Orange County Fire Authority's response time objectives, community education resources on fire safety and a brief discussion on the effects of wildfire smoke. See Pages S-12 and S-13. (Though not required pursuant to this legislation, the Orange County Sheriff's Department's response time objectives are also now provided on Page S-17, under the Law Enforcement and Criminal Activities section.)

- Senate Bill 379 (2015) requires updates to address climate adaptation and resiliency strategies that are locally applicable in conjunction with an update to the Housing Element. Found on pages S-22 to S-25, this is a new section that identifies the following potential climate-related hazards: air quality, drought, extreme heat and warm nights, human health hazards (infectious disease), and extreme storms. Discussion in this section is largely based on a legislatively-required Vulnerability Assessment that looks at how populations and assets may be affected by climate change. The Vulnerability Assessment is provided in Appendix A on Pages S-39 to S-42.
- Senate Bill 99 (2019) requires local governments to identify residential developments in hazard areas that do not have at least two evacuation routes (i.e., ingress/egress). As seen in Figure S-10 (Page S-28), there are a total of 24 residential areas that lack at least two evacuation routes. Using Figure S-1 (Page S-5) as a cross-reference, these areas are identified because they are situated in areas susceptible to landslide.
- Assembly Bill 747 (2019) requires cities to identify emergency evacuation routes for a range of emergency scenarios. Evacuation routes are now identified in Figure S-9 (page S-27) and include the following arterial roadways and freeways: Lake Forest Drive, El Toro Road, Glenwood Drive, Los Alisos Boulevard, Alicia Parkway, La Paz Road, Oso Parkway, Moulton Parkway, Paseo de Valencia, State Route 73, and Interstate 5. (Note: Assembly Bill 747 also requires a city to evaluate the capacity, safety and viability of each of the identified evacuation routes at a future date; this will likely be performed upon the next update of the County's Local Hazard Mitigation Plan.)

Proposed Amendments to Safety Element Goals and Policies

The draft Safety Element's Goals and Policies section (Pages S-29 to S-36) sets both broad and specific direction to maintain and advance public safety efforts. It should be noted that all recommended new policies reflect best practices from other cities throughout the state as observed by the consultant team that prepared the draft document. The following are proposed new policies to this section:

- Geology and Seismicity
 - Policy S-1.3: Require that grading activities be designed, per City standards, to avoid obstructing or impeding the natural flow of stormwaters, causing accelerated erosion, or aggravating any existing flooding condition.

This recommended policy is responsive to SB 379.

- Urban and Wildland Fire Hazards
 - Policy S-2.6: Enforce the California Fire Safe Standards and City's Building Code and Fire Code to support fire safety in new and existing developments. Require that new developments demonstrate compliance with local and state standards for fire safety.
 - Policy S-2.7: Encourage the use of fuel breaks and vegetation clearance to maintain emergency access on public and private roads.
 - Policy S-2.8: Ensure that infrastructure and assets that are essential for public health and safety are hardened against fire hazards and critical community services continue to function during and after a fire hazard event.
 - Policy S-2.9: Work with OCFA and water providers in the City to ensure adequate water supply and pressure is available to fight fires.

These recommended policies are responsive to SB 1241.

- Law Enforcement
 - Policy S-3.3: Continue public education efforts and community outreach, including elementary and secondary school students, about crime and drug prevention measures.

By combining public education and community outreach efforts, this recommended policy would consolidate two existing policies into one.

- Flooding and Stormwater Management
 - Policy S-6.3: Prohibit new development in flood hazard zones. When not possible, require construction and operation strategies that would minimize the flood damage to new buildings within flood zones.
 - Policy S-6.5: Require design and development practices for transportation and utilities infrastructure that would maintain the structural and operational integrity of essential public services during flooding.
 - Policy S-6.6: When feasible, locate new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency operation centers, and emergency communications facilities.

These policies are responsive to SB 379.

- Climate Change

All goals and policies in this section are new and responsive to SB 379. Please refer to Pages S-33 to S-35.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 10

- Emergency Preparedness
 - Policy S-12.1: Coordinate with local Homeowners Associations, businesses, and surrounding jurisdictions to create public-private partnerships and support the development of local preparedness plans and multijurisdictional cooperation and communication agreements for emergency situations.
- This recommended policy is responsive to SB 379.

Proposed Implementation Programs

The proposed Safety Element Update concludes with an implementation plan that identifies 18 general categories of safety issues and proposes implementation programs for all existing and proposed policies. Responsible agencies and potential funding sources are also identified. Please refer to Appendix B on Pages S-43 to S-49. This proposed format is typical in General Plans, elaborates upon the current Safety Element, and is responsive to the aforementioned legislation.

ENVIRONMENTAL REVIEW:

All updates to the City's General Plan are subject to the requirements of the California Environmental Quality Act (CEQA). The City prepared a Program Environmental Impact Report (EIR) for the comprehensive General Plan Update in 2009, State Clearinghouse No. 20080811100. The General Plan EIR was certified by the City Council concurrently with approval of the General Plan Update to the Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, and Noise Elements on July 14, 2009.

Following review of the proposed 2021-2029 Housing Element Update and Safety Element Update, the City of Laguna Hills, as Lead Agency, has determined that the revisions to both elements are a Project subject to CEQA (Public Resources Code [PRC] Sections 21000 et seq.; California Code of Regulations, Title 14, Sections 15000 et seq.). Based on review of the project and the General Plan EIR, the City has determined that the proposed Housing Element Update and Safety Element Update would not result in any new significant environmental impacts or a substantial increase in the severity of a previously identified significant impact. An Addendum to the General Plan EIR was prepared to document this conclusion. No further environmental review is required. (Public Resources Code§ 21166; CEQA Guidelines§§ 15162, 15164.) The EIR Addendum is included as Exhibit 2 to Attachment A.

2021-2029 Housing Element Update and Safety Element Update

June 28, 2022

Page 11

FISCAL IMPACT:

Failure to adopt a Housing Element Update, as approved by HCD, can lead to adverse financial impacts on the City. The State requires a certified housing element to be eligible for many State housing, transportation, and infrastructure funding grants.

ATTACHMENTS:

- Attachment A - Proposed Resolution including Exhibits 1-4
- Attachment B - January 11, 2022 Staff Report, No Attachments
- Attachment C - May 24, 2022 Staff Report, No Attachments
- Attachment D - HCD Review Letter, January 4, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024

TO: Mayor and Council Members

FROM: Joe Ames, P.E., T.E.
Public Works Director/City Engineer

ISSUE: Approval of Tract Map No. 19265 and the Subdivision Improvement Agreement with MGP Fund X Laguna Hills, LLC, for the Village at Laguna Hills Project

RECOMMENDATION: That the City Council: (1) Approve Final Tract Map No. 19265, a portion of Vesting Tentative Tract Map (VTTM) No. 19123, for the property located at 24155 Laguna Hills Mall, subject to minor revisions as may be required by the City Engineer and City Attorney; (2) Approve the Subdivision Improvement Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC, subject to submittal of the required Security Instruments in a form satisfactory to the Public Works Director and City Attorney; and (3) Authorize the City Manager to execute the Subdivision Improvement Agreement on behalf of the City.

SUMMARY:

The Development Agreement and Conditions of Approval for the Village at Laguna Hills Project include an obligation of the Owner to submit a Final Map for Phase One and to enter into the City's form Subdivision Improvement Agreement to guarantee the timely completion of certain improvements in the public right-of-way, including certain enhanced parkway improvements on the westerly side of Avenida de la Carlota between El Toro Road and Plaza Drive/Plaza Lane, traffic signal improvements at Avenida de la Carlota and Plaza Drive/Plaza Lane, and the asphalt pavement overlay of Avenida de la Carlota from El Toro Road to the southerly property limits. The City Engineer has reviewed Final Tract Map No. 19265, and the City Attorney's office has prepared the Subdivision Improvement Agreement. The Owner, MGP Fund X Laguna Hills, LLC, is in

Approval of Tract Map No. 19265 and Subdivision Improvement Agreement for Village at Laguna Hills
March 26, 2024
Page 2

the process of providing signatures and required sureties for the Subdivision Improvement Agreement. Approval of Final Tract Map No. 19265 is recommended, and approval of the Subdivision Improvement Agreement is recommended subject to the receipt of the sureties to the satisfaction of the Public Works Director and City Attorney.

BACKGROUND:

On March 8, 2022, pursuant to Resolution No. PA2022-03-08-2, the City approved land use entitlements for the continued redevelopment of the existing Laguna Hills Mall site, including Vesting Tentative Tract Map No. 19123 (the “Project”), subject to certain Conditions of Approval (the “Conditions of Approval”). On March 22, 2022, the City Council adopted Ordinance No. 2022-1 approving and adopting a Development Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC for the Project.

The Development Agreement and Conditions of Approval require the Owner to construct certain enhanced parkway improvements on the westerly side of Avenida de la Carlota between El Toro Road and Plaza Drive/Plaza Lane, traffic signal improvements at Avenida de la Carlota and Plaza Drive/Plaza Lane, and the asphalt pavement overlay of Avenida de la Carlota from El Toro Road to the southerly property limits.

Condition of Approval No. 61 provides that all public improvements shall be constructed and completed to the reasonable satisfaction of the Public Works Director prior to the recordation of the first Final Map, or on a schedule as otherwise described in the Conditions of Approval, or the Applicant shall enter into the City’s form Subdivision Improvement Agreement, including the posting of securities to guarantee the completion of public improvements on a schedule as approved by the Public Works Director, and all as approved by the City Attorney and Public Works Director.

Owner has agreed to complete certain required public improvements along Avenida de la Carlota and post security in accordance with the Conditions of Approval, Laguna Hills Municipal Code Chapter 9-86 (the “City’s Subdivision Ordinance”), the terms and conditions of the Subdivision Improvement Agreement, and the California Subdivision Map Act (Govt. Code Sections 66410 et seq.). The Agreement addresses the construction of specified public improvements along Avenida de la Carlota and does not specifically address the construction of any other public improvements required by the Conditions of Approval and the Development Agreement, which other public improvements shall be constructed and completed in accordance with the Development

Approval of Tract Map No. 19265 and Subdivision Improvement Agreement for Village at Laguna Hills
March 26, 2024
Page 3

Agreement and the Conditions of Approval.

Pursuant to Section 5.4.1(A) of the Development Agreement, the Owner was required to submit a “First Phase One Final Map” inclusive of “parcels on which the Village Park, the Hotel, Retail Buildings containing at least one hundred forty thousand (140,000) square feet of space and at least two (2) Residential Buildings” will be located. Tract Map No. 19265, coupled with already completed lot line adjustments recorded by the Owner, satisfies this requirement.

Final Tract Map No. 19265 is consistent with Vesting Tentative Tract Map No. 19123 and the required Conditions of Approval. The Public Works Director/City Engineer, is prepared to sign the map, and the approval of the map by the City Council will lead to recordation of the map with the Orange County Clerk-Recorder’s Office.

The City Attorney’s office has prepared the attached Subdivision Improvement Agreement, and the Owner, MGP Fund X Laguna Hills, LLC, is in the process of providing signatures and the Security Instruments required by the Agreement. Approval of the Final Map and Subdivision Improvement Agreement is recommended subject to the receipt of the required Security Instruments in a form satisfactory to the Public Works Director and City Attorney.

ATTACHMENTS:

- VALH Subdivision Improvement Agreement for Avenida de la Carlota Improvements
- Tract Map 19265

SUBDIVISION IMPROVEMENT AGREEMENT
MGP Fund X Laguna Hills, LLC
(Village at Laguna Hills Project – Avenida de la Carlota Improvements)

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the “Agreement”) is made and entered into, to be effective this ___ day of _____, 2024, by and between the CITY OF LAGUNA HILLS, a municipal corporation organized and existing under the laws of the State of California (hereinafter referred to as “City”), and MGP FUND X LAGUNA HILLS, LLC, a Delaware limited liability company (hereinafter referred to as “Owner”). City and Owner are sometimes hereinafter individually referred to as “Party” and are hereinafter collectively referred to as the “Parties.”

RECITALS

A. City and Owner are parties to that certain Subdivision Improvement Agreement, dated April 11, 2017, for the construction of certain public improvements along and within Avenida de la Carlotta (the “2017 Subdivision Improvement Agreement”), which was entered into in connection with Owner’s planned redevelopment of the former Laguna Hills Mall site pursuant to land use approvals approved by the City on March 16, 2016, pursuant to Resolution No. PA2016-03-22-1 (referred to as the “Five Lagunas Project”). In connection with the 2017 Subdivision Improvement Agreement, Owner furnished City with certain security instruments (the “2017 Security Instruments”).

B. On March 8, 2022, pursuant to Resolution No. PA2022-03-08-2, the City approved land use approvals for the Village at Laguna Hills Project, modifying and superseding the land use approvals for the Five Lagunas Project in order to facilitate the continued redevelopment of the former Laguna Hills Mall site, including Vesting Tentative Tract Map No. 19123 (the “Project”), subject to certain conditions of approval (the “Conditions of Approval”). The Parties also entered into that certain Development Agreement for the Project, dated April 22, 2022, and recorded in the Official Records of Orange County on April 25, 2022, at document number 2022000155625 (the “Development Agreement”). The Development Agreement and Conditions of Approval require Owner to construct certain public improvements on a schedule described in the Development Agreement and Conditions of Approval, which include, but are not limited to, the construction of certain enhanced parkway and sidewalk improvements along the west side of Avenida de la Carlota, the repaving of a portion of Avenida de la Carlota, and traffic signal improvements at the intersection of Avenida de la Carlota and Plaza Lane / Plaza Drive.

C. Condition of Approval No. 61 provides that, all public improvements shall be constructed and completed to the reasonable satisfaction of the Public Works Director prior to the recordation of the first Final Map, or on a schedule as otherwise described in the Conditions of Approval, or the Owner shall enter into the City’s form Subdivision Improvement Agreement, including the posting of securities to guarantee the completion of public improvements on a schedule as approved by the Public Works Director, and all as approved by the City Attorney and Public Works Director.

D. Owner has filed an application for approval of the first Final Map for the Project, designated as Final Tract Map No. 19625.

E. In order to comply with Condition of Approval No. 61 and to obtain City's release of the 2017 Security Instruments, Owner has agreed to complete certain required public improvements along and within Avenida de la Carlota and post security in accordance with the Conditions of Approval, Laguna Hills Municipal Code Chapter 9-86 (the "City's Subdivision Ordinance"), the terms and conditions of this Agreement, and the California Subdivision Map Act (Govt. Code Sections 66410 *et seq.*). This Agreement addresses the construction of specified public improvements along and within Avenida de la Carlota defined herein as the "Works of Improvement" and does not specifically address the construction of any other public improvements required by the Conditions of Approval and the Development Agreement, which other public improvements, shall be constructed and completed in accordance with the provisions and schedule set forth in the Development Agreement and the Conditions of Approval.

F. Owner has delivered to City and City is in the process of approving plans and specifications and other construction related documents for the "Works of Improvement," as hereinafter defined, which are required to be constructed and installed by Owner in order to accommodate the development of the Project. Based upon the foregoing Recitals, and in consideration of City releasing the 2017 Security Instruments and permitting development of the Project to proceed, Owner agrees to timely perform all of its obligations as set forth herein.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Construction Obligations.

1.1 Works of Improvement. Owner agrees to construct or install, or cause to be constructed or installed, the public improvements, hereinafter collectively referred to as the "Works of Improvement," as identified and described in Exhibit "A" attached hereto, and in accordance with the plans and specifications and other construction related documents identified in Exhibit "A", as the same may be supplemented and revised from time to time as set forth herein, and which upon final approval by the City shall be incorporated herein by reference. The estimated costs for the Works of Improvement are set forth in Exhibit "B" attached hereto. Both Exhibit "A" and Exhibit "B" are attached hereto and are incorporated herein by reference.

1.2 Obligations in Conditions of Tentative Map Approval. Owner shall satisfy all of the conditions of approval for Tentative Map 19123 for the Project.

1.3 Monuments. Owner shall also set sufficient durable monuments in accordance with the approved Final Maps for the Project and the relevant provisions of the City's Municipal Code and the Subdivision Map Act, and Certificates of Occupancy shall not be issued until such monuments have been set.

1.4 Purpose and Intent of Plans and Specifications. The purpose and intent of the plans and specifications referenced in Paragraph 1.1 above is to prescribe a complete work of improvement which Owner shall perform or cause to be performed in a manner acceptable to the Director of Public Works, or his/her designee, and in full compliance with all applicable codes and the terms and conditions of this Agreement. Owner shall complete a functional and operable improvement or facility, even though the plans and specifications may not specifically call out all items of work required for the contractor to complete its tasks, incidental appurtenances, materials and the like. If any omissions are made of information necessary to carry out the full intent and meaning of the plans and specifications, Owner or its contractor shall immediately notify its design engineer who will seek approval of the Director of Public Works for furnishing of detailed instructions. In the event of any doubt or question arising regarding the true meaning of any of the plans, specifications or other construction related documents, reference shall be made to the Director of Public Works whose decision thereon shall be final.

Owner recognizes that the plans consist of general drawings. All authorized alterations affecting the requirements and information given on the plans shall be in writing and approved by the Director of Public Works. The plans shall be supplemented by such working or shop drawings as are necessary to adequately control the work. Without the Director of Public Works's prior written approval, no change shall be made by Owner or Owner's contractor to any plan, specification, or working or shop drawing after it has been stamped by the City as approved.

1.5 Performance of Work. Owner shall furnish or cause to be furnished all materials, labor, tools, equipment, utilities, transportation and incidentals required to perform Owner's construction obligations under this Agreement.

1.6 Changes in the Work. The Director of Public Works, without invalidating this Agreement and without notification to any of the sureties referenced in Paragraph 4 below, may order extra work or may make changes by altering or deleting any portion of the Works of Improvement, as specified herein, or as deemed necessary or desirable by the Director of Public Works as determined reasonably necessary to accomplish the purpose and intent of this Agreement and to protect the public health, safety and general welfare. It is mutually understood and agreed that it is inherent in the nature of the work contemplated by this Agreement that some changes in the plans and specifications and other construction related documents attached hereto as Exhibit "A" may be necessary during the course of construction to adjust them to field conditions and to assure the protection of the public health, safety and general welfare. The Director of Public Works shall notify Owner or Owner's contractor in writing (by Correction Notice) at the time a determination has been made to require changes in the work. No field changes performed or proposed by Owner or its contractor shall be approved, authorized or binding unless and until approved in writing in advance by the Director of Public Works.

1.7 Defective Work. Owner shall cause its contractor to repair, reconstruct, replace, or otherwise make acceptable any work performed under this Agreement that is found by the Director of Public Works to be defective, at no cost to the City.

1.8 No Warranty by City. The plans and specifications and other construction related documents for the Works of Improvement have been prepared by or on behalf of Owner or its consultants or contractors, and City makes no representation or warranty whatsoever, express or

implied, to Owner or to any other person or third-party regarding the adequacy of the plans or specifications or other construction related documents.

1.9 Authority of the Director of Public Works. In addition to the authority granted to the Director of Public Works elsewhere in this Agreement, the Director of Public Works shall have the authority to decide all questions which may arise as to the quality and acceptability of materials furnished and work performed under this Agreement, and all questions as to the satisfactory and acceptable performance of the terms and conditions of this Agreement by Owner and Owner's contractor.

1.10 Documents Available at the Site. Owner shall cause its contractor to keep a copy of all approved plans and specifications and other construction related documents for the Works of Improvement at the job site and shall give access thereto to the City's inspectors and engineers at all times.

1.11 Inspection. Owner shall have an authorized representative on the job site at all times during which work is being done who has full authority to act for Owner, or its design engineer, and Owner's contractor(s) regarding the Works of Improvement. Owner shall cause its contractor to furnish the City with every reasonable facility for ascertaining whether or not the Works of Improvement as performed are in accordance with the terms and conditions of this Agreement, including the plans and specifications and other construction related documents, including but not limited to, geotechnical compaction and material testing reports. If the City inspector requests it, the contractor, at any time before acceptance of the Works of Improvement, shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the contractor shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City shall not be considered as direct control or supervision of the individual workmen on the job site. City's inspector shall have the authority to stop any and all work that is determined by the City to not be in accordance with the requirements set forth in this Agreement.

The inspection of the work by City shall not relieve Owner or the contractor of any obligations to fulfill its performance obligations under this Agreement as herein provided, and any unsuitable materials or work may be rejected by the City in its sole discretion notwithstanding that such materials or work may have been previously overlooked or accepted.

1.12 Compliance with Law. In addition to the express provisions of this Agreement and the plans and specifications and other construction related documents, as the same may be supplemented and amended from time to time, Owner shall cause construction of the Works of Improvement to be completed in accordance with all other applicable federal, State and local laws, ordinances, rules and regulations, including without limitation the applicable requirements of the most recently adopted editions of the Uniform Building, Mechanical, Plumbing, Electrical, Fire and other State and local codes, including all local amendments thereto, the City's Grading and Excavation Code, and the most recent edition of the "Standard Specifications for Public Works Construction." Owner shall not be responsible for complying with any changes to such laws, ordinances, rules and regulations adopted after the commencement of construction of the Works of Improvement to which such change relates.

1.13 Suspension of Work. In case of suspension of work for any cause whatsoever, Owner and its contractor shall be responsible for all materials and shall store them properly, if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

1.14 Erosion and Dust Control and Environmental Mitigation. All grading, landscaping and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The Director of Public Works shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner and time of grading, landscaping and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash and refuse, securing the job site to prevent injury, and similar matters. All grading activities shall be performed and completed in accordance with the City's Grading and Excavation Code and the City of Laguna Hills Grading Manual.

1.15 Final Acceptance of Works of Improvement. After Owner's contractor has completed all of the Works of Improvement, the Owner shall then request a final inspection of the work. If items are found by the inspector to be incomplete or not in compliance with this Agreement or any of the requirements contained or referenced herein, City will inform the contractor of such items. After the contractor has completed these items, the procedure shall then be the same as specified above for the contractor's initial request for final inspection. If items are found by the City's inspector to be incomplete or not in compliance after two "final" inspections, City may require the contractor, as a condition to performing further field inspections, to submit in writing a detailed written statement of the work performed subsequent to the date of the previous inspection which was found to be incomplete or not in compliance at that time.

Prior to final approval of the Work of Improvement, Owner must submit to City copies of any and all relevant certifications and as-built plans for the Project. Such final certifications and as-built plans must be signed and stamped by the project engineer(s) prior to submission.

No inspection or acceptance pertaining to specific portions or parts of the Works of Improvement shall be construed as final acceptance of any part until the overall final acceptance of all Works of Improvements by City is made. Final acceptance shall not constitute a waiver by City of defective work subsequently discovered.

The date on which the Works of Improvement will be considered as complete shall be that date on which the City Council accepts the Works of Improvements and authorizes the City Clerk to file a Notice of Completion with respect thereto.

2. Time for Performance.

2.1. Outside Completion Date. Subject to Paragraphs 2.2 and 2.3 below, Owner shall complete or cause to be completed each of the specific Works of Improvement no later than the dates set forth in the Development Agreement and Conditions of Approval, provided, however that all of the Works of Improvement shall be completed by no later than April 29, 2029.

2.2. Phasing Requirements. Notwithstanding Paragraph 2.1, City reserves the right to control and regulate the phasing of completion of specific Works of Improvement as required to

comply with applicable City ordinances, regulations and rules relating to the timely provision of public services and facilities. In addition to whatever other remedies City may have for Owner's failure to satisfy such phasing requirements, as the same now exist or may be amended from time to time, Owner acknowledges City's right to withhold the issuance of further building permits on the Project until such phasing requirements are satisfied. Prior to issuance of building permits, Owner shall provide satisfactory evidence that all applicable requirements that are a condition to issuance of building permits have been satisfied. Such requirements may include the payment of fees, construction of improvements, or both.

2.3. Force Majeure. Notwithstanding the provisions of Paragraph 2.1 herein, Owner's time for completion of the Works of Improvement shall be extended for the period of any forced delay caused due to circumstances beyond the control and without the fault of Owner, including to the extent applicable adverse weather conditions, flood, earthquakes, strikes, lockouts, acts or failures to act of a public agency, including City, required changes to the Works of Improvement required by City, and similar causes; provided, however, that the period of any forced delay hereunder shall not include any period longer than thirty (30) days prior to City's receipt of a written notice from Owner or its Contractor detailing the grounds for Owner's claim to a right to extend its time for performance hereunder.

2.4. Continuous Work. After commencement of construction of the Works of Improvement, or any separable portion thereof, Owner shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period of more than thirty (30) days, events of force majeure excepted. Erosion and storm water quality measures shall be kept in working order at all times.

2.5. Reversion to Acreage. In addition to whatever other rights City may have due to Owner's failure to timely perform its obligations hereunder, Owner recognizes that City reserves the right to revert the property covered by the Project to acreage subject to the limitations and requirements set forth in California Government Code Sections 66499.11 through 66499.20.3. In this regard, Owner agrees that if none of the Works of Improvement referenced herein has been made within the time allowed herein, and if City thereafter initiates proceedings to revert the property covered by the Project to acreage, any improvements made by or on behalf of Owner after the date City initiates such action shall not be considered in determining City's authority to revert the property covered by the Project to acreage.

2.6. Time of the Essence. Time is of the essence of Owner's performance of all of its obligations under this Agreement.

3. Labor.

3.1. Labor Standards. Owner shall be responsible for causing all contractors and subcontractors performing any of the Works of Improvement to comply with all applicable federal and State labor standards, including all applicable federal and State labor laws and requirements and shall investigate the applicability of and, if and to the extent applicable, pay prevailing wages meeting the requirements of State law or Davis-Bacon Act wages required by federal law, or if both are applicable, meeting the higher of the foregoing requirements. The Owner hereby agrees that with respect to the Works of Improvement, Owner shall be fully responsible for determining

whether the foregoing wage requirements are applicable and agrees to indemnify, defend and hold the City and its elected and appointed officials, employees, agents, attorneys, affiliates, representatives, contractors, successors and assigns free and harmless from and against any and all claims arising from or related to compliance by the Owner or the Owner's officers, directors, employees, agents, representatives, consultants and/or contractors, at every tier in construction of the Works of Improvement, with the applicable prevailing wage requirements imposed by State law and/or the Davis-Bacon Act requirements imposed by federal law.

3.2. Nondiscrimination. Owner agrees that no contractor or subcontractor performing any of the Works of Improvement shall discriminate against any employee or prospective employee with respect to such work in hiring, promotion, seniority, or any other terms and conditions of employment on the grounds of race, creed, color, national origin, ancestry, religion, sex or marital status.

3.3. Licensed Contractors. Owner shall cause all of the Works of Improvement to be constructed by contractors and subcontractors with valid California contractors' licenses for the type of work being performed.

3.4. Workers' Compensation. Owner shall cause every contractor and subcontractor performing any of the Works of Improvement to carry Workers' Compensation Insurance as required by the Labor Code of the State of California and shall cause each such contractor and subcontractor to submit to City a Certificate of Insurance verifying such coverage prior to such contractor or subcontractor entering onto the job site.

4. Security.

4.1. Security to Guarantee Performance, Payment, and Warranty. At the time Owner executes this Agreement, Owner shall furnish to City bonds, letters of credit, or other security acceptable to City in its sole and absolute discretion (hereinafter "Security Instruments") as follows:

- 4.1.1. Security Instrument(s) securing Owner's faithful performance of all of the Works of Improvement (Faithfull Performance Bond), in the amount of one hundred percent (100%) of the estimated construction costs identified in Exhibit "B".
- 4.1.2. Security Instrument(s) securing payment to labor and materialmen for the Works of Improvement, in the amount of one hundred percent (100%) of the estimated construction costs identified in Exhibit "B".
- 4.1.3. Security Instrument(s) guaranteeing the Works of Improvement for a period of one (1) year following the City's acceptance of the Works of Improvement, in the amount of one hundred percent (100%) of the estimated construction costs identified in Exhibit "B" and such bonds shall be kept in full force and effect during this one-year warranty period.

This Agreement shall not be effective for any purpose until such Security Instruments are supplied to and approved by City in accordance herewith. The form of said securities shall be to the satisfaction of the Director of Public Works and City Attorney.

4.2. Security Instrument for Monuments: In addition to the Security Instruments referenced in Paragraph 4.1 above, Owner shall deliver a Security Instrument in the form of a surety bond to the City prior to Final Map approval guaranteeing the payment of all qualified engineer(s) and/or surveyors(s) for their work in setting the final monuments required by the Final Map for the property covered by the Project and the relevant provisions of the City's Municipal Code and the Subdivision Map Act (the "Monumentation Bond").

4.3. Release of Security Instruments. Upon acceptance of the Works of Improvement by the City Council, the City will release the Faithful Performance Security Instrument within thirty (30) days of acceptance if no liens or stop notices have been filed or if all releases have been secured. The Security Instrument guaranteeing the Works of Improvement will be released in one year after acceptance of the improvements if no liens or stop notices have been filed or if all releases have been secured. If lien or stop notice claims have been timely filed, City shall hold the Security Instrument until such claim(s) have been resolved, Owner has provided a statutory bond, or otherwise as required by applicable law. In the event that all or part of the work is subject to the approval of another agency, the City shall not release the Security Instruments until the work is performed to the satisfaction of the other agency pursuant to Government Code section 66499.8. City shall release the Monumentation Bond upon the Owner's written request, provided that Owner is able to demonstrate that all engineers and/or surveyors have been paid in full for their work relating to the setting of the final monuments. Security for Labor and Materialmen shall be released concurrently with the Faithful Performance Security Instrument.

4.4. Form of Security Instruments. All Security Instruments shall meet the following minimum requirements of the Subdivision Map Act and otherwise shall be in a form acceptable to the Director of Public Works and City Attorney:

4.4.1. Bonds are to be submitted and approved as follows:

4.4.1.1. Ensure that the proposed surety is authorized to transact surety insurance in the State of California;

4.4.1.2. Verify that the bond amount will not exceed the difference between the proposed sureties' assets and liabilities;

4.4.1.3. Ensure that the bonds reference specific improvements that are based upon a City-approved cost estimate and are duly executed.

4.4.2. Payments under the Security Instrument shall be required to be made (and, with respect to bonds, litigation shall be required to be instituted and maintained) in the County of Orange, State of California.

4.5. Release of 2017 Subdivision Improvement Agreement and Security Instruments. Upon City's receipt of acceptable Security Instruments pursuant to Sections 4.1 and 4.2, City shall release the 2017 Subdivision Improvement Agreement and 2017 Security Instruments.

5. Cost of Construction and Provision of Inspection Services.

5.1. Owner Responsible for All Costs of Construction. Owner shall be responsible for payment of all costs incurred for construction and installation of the Works of Improvement.

5.2. Payment to City for Cost of Related Inspection and Engineering Services. Owner shall compensate City for all of City's costs reasonably incurred in having its authorized representative make the usual and customary inspections of the Works of Improvement. In addition, Owner shall compensate City for all design, plan check and engineering costs reasonably incurred by City in evaluating any proposed or agreed-upon changes in the work. The procedures for deposit and payment of such fees shall be as established by the City Council or, in the absence of such procedures, upon invoice by the Public Works or Community Development Department. In no event shall Owner be entitled to additional inspections or a final inspection and acceptance of any of the Works of Improvement unless and until all City fees and charges have been fully paid, including without limitation charges for applicable penalties and additional required inspections. As described in Section 1.15, two final inspections shall be deemed sufficient to complete the inspection procedure; however, if after the initial inspection and follow up inspection to review the punch-list items subsequent inspections are required, Owner agrees to pay the cost of the additional inspection.

6. Acceptance of Offers of Dedication.

The City Council shall, by order, accept all offers of dedication shown on Final Tract Map No. 19625, with acceptance to become effective upon completion and acceptance of the Works of Improvement by City. Such acceptance shall authorize the City Clerk to execute the Certificate made a part of the final map regarding said acceptance of the offer of dedication.

7. Warranty of Work.

Owner shall guarantee all Works of Improvement against defective materials and workmanship for a period of one (1) year from the date of final acceptance by the City. If any of the Works of Improvement should fail or prove defective within said one (1) year warranty period due to any reason other than improper maintenance, or if any settlement of fill or backfill occurs, or should any portion of the Works of Improvement fail to fulfill any requirements of the plans or specifications or other construction related documents, Owner, within fifteen (15) days after written notice of such defects, or within such shorter time as may reasonably be determined by the City in the event of emergency, shall commence to repair or replace the same together with any other work which may be damaged or displaced in so doing. Should Owner fail to remedy any and all defective material and/or workmanship or make replacements or repairs within the period of time set forth above, City may make such repairs and replacements and the actual cost of the required labor and materials shall be chargeable to and payable by Owner. The warranty provided herein shall not be in lieu of, but shall be in addition to, any warranties or other obligations otherwise imposed by law.

8. Default.

8.1. Remedies Not Exclusive. In any case where this Agreement provides a specific remedy to City for a default by Owner hereunder, such remedy shall be in addition to, and not exclusive of, City's right to pursue any other administrative, legal or equitable remedy to which it may be entitled.

8.2. City's Right to Perform Work. Whenever the Director of Public Works finds or determines that a default has occurred in the performance of the Works of Improvement, written notice thereof shall be given to the Owner and, when applicable, to the surety on the bond or other security. Such notice shall specify the work to be done, the estimated cost thereof and the period of time deemed by the Director of Public Works to be reasonably necessary for the completion. After receipt of such notice, the Owner and, if applicable, surety, shall within the time specified, cause or require the work to be performed. If the work is not performed, the estimated cost of performing the work shall be demanded from the surety or, if there is no surety, obtained from the security, and the Director of Public Works shall cause such work to be performed and completed.

8.3. Attorneys' Fees and Costs. In the event of any litigation arising out of Owner's performance of its obligations under this Agreement or under any of the Security Instruments referenced herein, the prevailing party in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorneys' fees and costs. Such attorneys' fees and costs shall include fees and costs on any appeal. In addition, a party entitled to attorneys' fees and costs shall be entitled to all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to the litigation. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

9. Indemnification. To the fullest extent permitted by law, Owner agrees to protect, defend, and hold harmless City and its elected and appointed officials, officers, employees and agents from any and all claims, liabilities, expenses or damages of any nature, including attorneys' fees, for injury to or death of any person, damage to property, interference with use of property, and monetary damages of any nature resulting from, arising out of, or in any way connected with performance of this Agreement by Owner and its agents, officers, employees, subcontractors, or independent contractors hired by Owner. The only exception to Owner's responsibility to protect, defend, indemnify and hold harmless City, is due to the negligence or willful misconduct of City, or any of its elected or appointed officials, officers, employees or agents. City does not, and shall not waive any rights against Owner which it may have by reason of this hold harmless agreement. This hold harmless agreement shall apply to all liability regardless of whether or not any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Owner in the event of loss, claim, damage, or expense. The indemnification obligations of Owner shall survive the termination of this Agreement until all such obligations are fully and finally resolved.

10. Insurance Requirements.

10.1 Compliance with Insurance Requirements. Owner shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required under this section. Owner shall not commence any work or services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Owner's existing insurance policies do not meet the insurance requirements set forth herein, Owner agrees to amend, supplement or endorse the policies to do so.

10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Owner shall

obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

- 10.2.1. Commercial General Liability Insurance. Owner shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance (Insurance Services Office form CG 00 01) written on an occurrence basis with limits of at least two million dollars (\$2,000,000.00) per occurrence, four million dollars (\$4,000,000.00) in the general aggregate, and four million dollars (\$4,000,000.00) for completed operations aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.
- 10.2.2. Automobile Liability Insurance. Owner shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance (Insurance Services Office form CA 001) written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.
- 10.2.3. Workers' Compensation Insurance. Owner shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Owner agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies. Owner shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) per accident for bodily injury or disease.
- 10.2.4. Course of Construction/Builder's Risk Insurance. Owner shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Course of Construction/Builders Risk Insurance utilizing an "All Risk" (Special Perils) coverage from, with limits equal to the completed value of the Project and no coinsurance penalty provisions.

10.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the State by the Department of Insurance for

the State of California with a current rating of A-:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Line Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Owner agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Owner shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

10.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Owner shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

10.4.1. The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

(a) Additional Insured: The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

(b) Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of Owner, or (4) contain any other exclusions contrary to the Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

(c) Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Owner's failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

10.4.2. For all policies of Commercial General Liability Insurance, Owner shall provide endorsements for completed operations to effectuate this requirement.

10.5 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City in advance and shall protect the City, its officials, officers, employees, agents and volunteers, in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

10.6 Primary and Non-Contributing Insurance. All policies of Commercial General Liability Insurance, Automobile Liability Insurance and Course of Construction/Builders Risk Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents or volunteers, shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

10.7 Waiver of Subrogation. All policies of Commercial General Liability, Automobile Liability Insurance and Course of Construction/Builders Risk Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Owner or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Owner hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Owner hereby agrees to require similar written express waivers and insurance clauses from each of its subcontractors.

10.8 Evidence of Coverage. Concurrently with the execution of the Agreement, Owner shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Owner shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Owner shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

10.9 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Owner may be held responsible for payments of damages to persons or property.

10.10 Enforcement of Agreement (Non-Estoppel). Owner acknowledges and agrees that actual or alleged failure on the part of the City to inform Owner of any non-compliance with any

of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

10.11 Insurance for Subcontractors. Owner shall either: (1) include all subcontractors engaged in any work or services for Owner relating to this Agreement as additional named insureds under the Owner's insurance policies; or (2) Owner shall be responsible for causing its subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Owner's subcontractors performing any work or services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Owner shall not allow any subcontractor to commence any work or services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subcontractor has secured all insurance required under this section.

10.12 Other Insurance Requirements. The following terms and conditions shall apply to the insurance policies required of Owner pursuant to this Agreement:

- 10.12.1. Owner shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.
- 10.12.2. All insurance coverage and limits provided by Owner and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.
- 10.12.3. None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.
- 10.12.4. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Owner's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.
- 10.12.5. Owner agrees to ensure that subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project

by Owner, provide the same minimum insurance coverage required of Owner. Owner agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Owner agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

- 10.12.6. Owner agrees to provide immediate written notice to City of any claim, demand or loss against Owner arising out of the work or services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

11. General Provisions.

11.1. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of all successors and assigns to Owner's right, title and interest in and to the property covered by the Project and any portion thereof.

11.2 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such County, and Owner covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

11.3 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

11.4 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) five (5) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Notices or other communications shall be addressed as follows:

To City: City of Laguna Hills
 Attention: City Manager
 24035 El Toro Road
 Laguna Hills, California 92653
 Telephone: (949) 707-2611
 Facsimile: (949) 707-2614

To Owner: MGP Fund X Laguna Hills, LLC
 Attn.: Bradley A. Geier, Chairman
 4365 Executive Drive, Suite 1400
 San Diego, California 92121
 Telephone: (858) 259-9909
 Facsimile: (858) 259-8886

11.5 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, arrangements, agreements, representations, and understandings, if any, made by or among the Parties with respect to the subject matter hereof. No amendments or other modifications of this Agreement shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

11.6 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be determined to be invalid by a final judgment or decree of a court of competent jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

11.7 Third Party Beneficiary. Nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

11.8 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

11.9 Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he/she is executing this Agreement is duly authorized and existing, (ii) he/she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he/she is signing, (iii) by so executing this Agreement, the Party for which he/she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not

violate any provision of any other Agreement to which the Party for which he/she is signing is bound.

11.10 Prevailing Wages. Owner is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”). Owner agrees to fully comply with all applicable federal and State labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the work provided pursuant to this Agreement, Owner shall bear all risks of payment or non-payment of prevailing wages under California law, and Owner hereby agrees to defend, indemnify, and hold the City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed and entered into this Agreement as of the date first written above.

“CITY”

City of Laguna Hills,
a California municipal corporation

JARAD L. HILDENBRAND,
City Manager

ATTEST:

(SEAL)

JENNIFER LEE,
City Clerk

APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

“OWNER”

MGP Fund X Laguna Hills, LLC,
a Delaware limited liability company

By: Merlone Geier X, LLC,
a California limited liability company
its Manager

By: _____

BRADLEY A. GEIER,
Chairman

EXHIBIT "A"

WORKS OF IMPROVEMENT

DATED: MARCH 12, 2024

INCLUDING,

PLANS AND SPECIFICATIONS

AND

OTHER CONSTRUCTION RELATED DOCUMENTS

1. ALL WORK SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, THE ORANGE COUNTY PUBLIC WORKS STANDARD PLANS LATEST EDITION AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS & SPECIFICATIONS 2010. ALL WORK WITHIN STATE RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SPREADING AND COMPACTION, SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATION.
2. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, & ASPHALT CONCRETE, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT AND CAPPING. REGARDING SAWCUTTING, PAVEMENT TO BE REMOVED SHALL BE SAWCUT TO A MINIMUM DEPTH OF 4" (100mm) TO PROVIDE A NEAT AND STRAIGHT PAVEMENT BREAK ALONG BOTH SIDES OF THE TRENCH (DOUGOUT AREAS). AC PAVEMENT SHALL BE SAWCUT TO FULL DEPTH.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY ENGINEER AT (949) 707-2600, 48 HOURS PRIOR TO STARTING EACH PHASE OF CONSTRUCTION AND PRIOR TO REQUIRING INSPECTION.
4. TRAFFIC CONTROL AND SAFETY DEVICES SHALL BE PLACED AND MAINTAINED PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL AND TO THE SATISFACTION OF THE CITY ENGINEER.
5. LOCATIONS OF THE UTILITY LINES AS SHOWN ON THE PLANS ARE BASED ON INFORMATION PROVIDED BY UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THEIR ACTUAL LOCATIONS AND TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES. ANY DAMAGE TO SUCH FACILITIES CAUSED BY THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
6. TRAFFIC STRIPING, PAVEMENT LEGENDS, RAISED PAVEMENT MARKERS AND LOOP DETECTORS SHALL BE PER CALTRANS TRAFFIC MANUAL, MAINTENANCE MANUAL, STANDARD PLANS AND STANDARD SPECIFICATIONS (SECTIONS 84, 85 AND 86, LATEST EDITION). ALL EXISTING STRIPING AND MARKERS SHALL BE RESTORED.
7. PAINTING PROCEDURES FOR STRIPING AND MARKINGS SHALL BE PER STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) REFLECTORIZE ALL STRIPING AND PAVEMENT LEGENDS AND MATCH CITY STENCIL SIZES AND SHAPES UNLESS OTHERWISE NOTED. TRAFFIC STRIPING AND PAVEMENT LEGENDS SHALL BE APPLIED IN TWO COATS - THE SECOND COAT SHALL BE APPLIED SEVEN DAYS AFTER THE FIRST COAT. MATCH CITY STENCIL SIZES.
8. TYPE DB 2-WAY BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ADJACENT TO EXISTING FIRE HYDRANTS WITHIN THE LIMITS OF THIS PROJECT PER STATE AND CITY STANDARDS.
9. ALL CONFLICTING STRIPING, MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE REMOVED BY WET SANDBLASTING OR APPROVED EQUIVALENT.
10. PRIOR TO RESURFACING OF EXISTING PAVEMENTS THE CONTRACTOR SHALL COMPLETELY REMOVE THERMOPLASTIC STRIPES AND RAISED MARKERS.
11. RELATIVE COMPACTION SHALL BE IN ACCORDANCE WITH SECTIONS 19-5.03 AND 19-5.04 OF CALTRANS STANDARD SPECIFICATIONS LATEST EDITION.
12. TEMPORARY STRIPING SHALL IMMEDIATELY BE PAINTED AFTER EACH COLD PLANING/PAVEMENT GRINDING OPERATION EACH DAY TO MATCH THE STRIPING PLAN AND EXISTING CONDITIONS.

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON -SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON -SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET AS "AS GRADED CONDITIONS."

ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATION AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.

WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.

STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.

EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).

SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.

A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:

NAME: _____ (TO BE FILED BY CONTRACTOR)

PHONE NUMBER: _____

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT
2. AT THE LOCATIONS AS DIRECTED BY ENGINEER.

3. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM
4. OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.

5. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE
6. AVAILABLE FOR APPLYING WATER.

7. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.

8. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.

9. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.

10. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULE THESE ACTIVITIES IN PHASE.

X PUBLIC IMPROVEMENT PLAN
SHEET NUMBER

OWNER/DEVELOPER	MGP FUND X LAGUNA HILLS, LLC 4365 EXECUTIVE DRIVE, SUITE 1400 SAN DIEGO, CA 92121
	DAVID GEISER (858) 350-1977
SUBDIVIDER	MGP FUND X LAGUNA HILLS, LLC 4365 EXECUTIVE DRIVE, SUITE 1400 SAN DIEGO, CA 92121
	DAVID GEISER (858) 350-1977
CIVIL ENGINEER	RIK ENGINEERING COMPANY 36 DISCOVERY, SUITE 240 IRVINE, CA 92618
	JOSEPH G. HAMMOND, PE (949) 588-0707
SURVEYOR	RIK ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CA 92110
	BRIAN JAQUESS, LS (619) 291-0707

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6, NAD83 (EPOCH 2017.50) BASED UPON THE GRID BEARING BETWEEN STATION 7701 AND STATION 7731, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON DECEMBER 27, 2018, BOTH STATIONS PER ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL DATA SHEETS.

GRID BEARING STATION 7701 TO STATION 7731: N 2°51'32"E STATION 7701 TO STATION 7731:
N 2°51'32"E

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

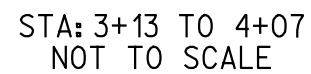
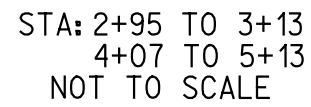
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1988 (NAV88) AND ARE BASED ON BENCH MARK 3F-128-13, BEING A FOUND 3-3/4" OCS ALUMINUM BENCH MARK DISK STAMPED "3F-128-13", SET IN THE NE'LY CORNER OF A 4'X4' CATCH BASIN FLUSH IN CONCRETE. MONUMENT IS LOCATED ALONG THE SE'LY SIDE OF EL TORO RD. UNDER THE 5 Fwy OVERPASS, PER ORANGE COUNTY SURVEYOR "VERTICAL CONTROL DATA SHEET O.C.S. 1955 ADJUSTMENT".

ELEVATION: 359.02, NAVD88 DATUM, "YEAR LEVELED 2014".

	SHEET INDEX
SHEET NO.	TITLE
1	TITLE SHEET
2	DETAILS SHEET
3	AVENIDA DE LA CARLOTA - STA 0+00.00 TO 6+42.50
4	TRAFFIC SIGNING AND STRIPING
5	TRAFFIC SIGNAL MODIFICATION

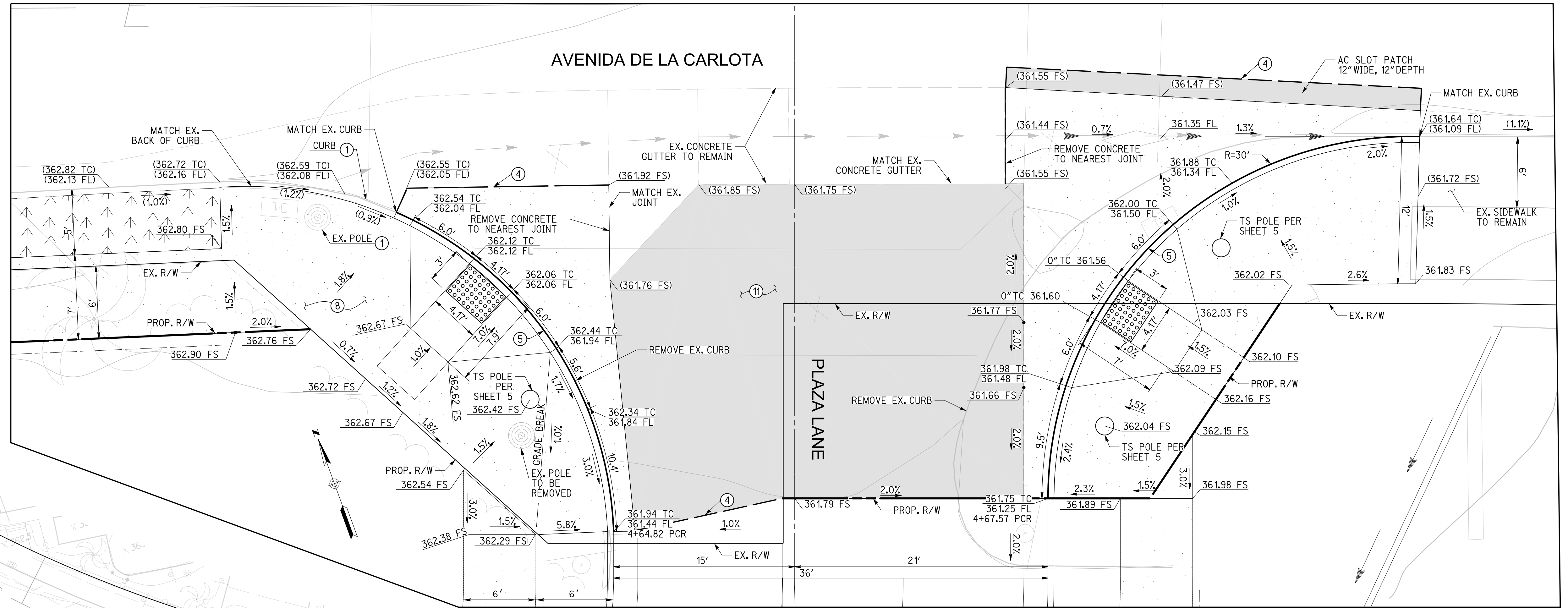
NOT SHOWN ON THE PLANS, THE FOLLOWING SCOPE OF WORK REQUIRED PER CONDITION NO. 97 OF CITY OF LAGUNA HILLS RESOLUTION NO. PA2022-03-08-2 IS ALSO INCORPORATED HEREIN BY REFERENCE:

CONSTRUCT A 0.15" ASPHALT CONCRETE OVERLAY OVER THE ENTIRE WIDTH OF AVENIDA DE LA CARLOTA, FROM EL TORO ROAD TO APPROXIMATELY 2,200 FEET SOUTH OF EL TORO ROAD (THE SOUTHERLY PROJECT BOUNDARY). THE ASPHALT CONCRETE OVERLAY WORK SHALL INCLUDE REMOVAL AND REPLACEMENT OF DETERIORATED PAVEMENT, CRACK SEALING, COLD-PLANING, THE PAVEMENT OVERLAY, STRIPING AND ADVANCE TRAFFIC SIGNAL LOOP DETECTOR REPLACEMENTS TO THE REASONABLE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

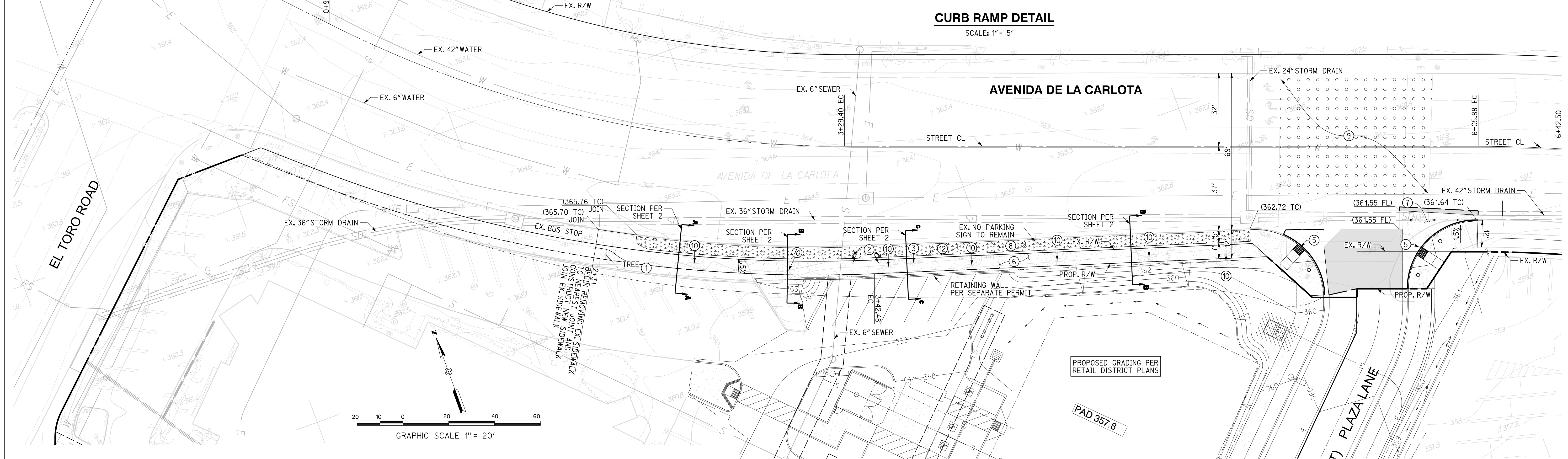


- Packet Pg. 597

- ① PROTECT IN PLACE
- ② RELOCATE SCE AIR VENTS (BY SCE)
- ③ RELOCATE EX CELLULAR EQUIPMENT BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER OF EQUIPMENT.
- ④ SAWCUT AND JOIN EXISTING PAVEMENT
- ⑤ CONSTRUCT CURB RAMP PER OC PUBLIC WORK STD PLANS 1115 (SEE SHEET 2) AND CURB RAMP DETAIL THIS SHEET
- ⑥ CONSTRUCT 4" PCC SIDEWALK (WIDTH PER PLAN) PER COUNTY OF ORANGE STD. 1205 (SEE SHEET 2)
- ⑦ CONSTRUCT CROSS GUTTER PER OCPW STD. PLAN 122-2-OC (SEE SHEET 2)
- ⑧ REMOVE EXISTING SIDEWALK
- ⑨ GRIND AND OVERLAY
- ⑩ REMOVE EX. TREE
- ⑪ CONSTRUCT AC PAVEMENT SECTION PER DETAIL 1 (SEE SHEET 2)
- ⑫ LANDSCAPE AND IRRIGATION PER LANDSCAPE PLANS



SCALE: 1" = 5'



36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707

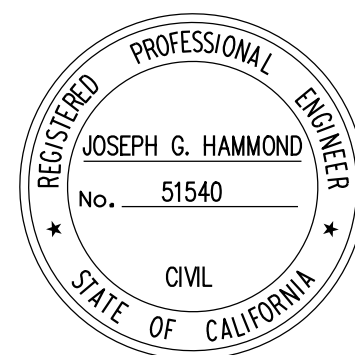
J-18459

rickengineering.com

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MerloneGeier
Partners

4365 Executive Drive, Suite 1400
San Diego, CA 92121

[illegible]

PREPARED UNDER THE SUPERVISION OF
JOSEPH G HAMMOND

R.C.E.No.: 51540

DRAWN BY:	ORN
CHECKED BY:	ORN
DESIGNED BY:	ORN

	DATE
--	------

VILLAGES AT LAGUNA HILLS
PUBLIC IMPROVEMENT PLANS
AVENIDA DE LA CARLOTA AND PLAZA LANE

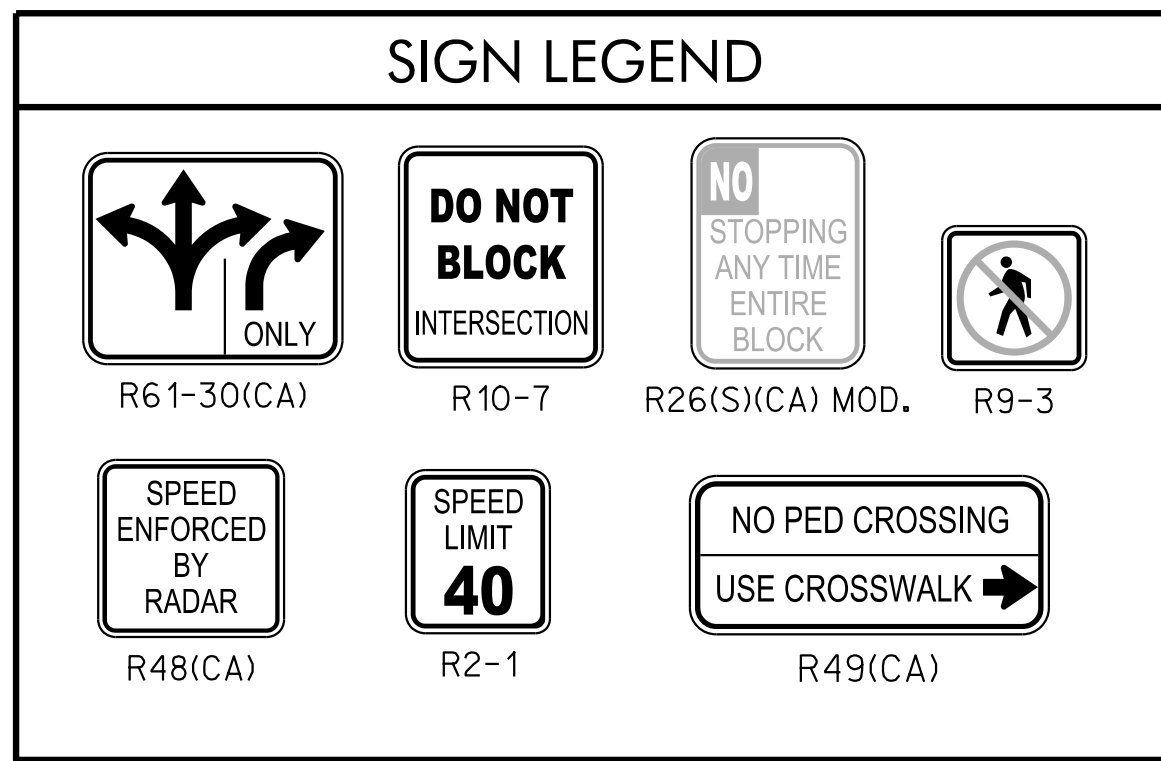
CITY OF LAGUNA HILLS

SHEET 3 OF 5

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SIGNING AND STRIPING.
2. ALL SIGNING, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST VERSION), THE CALTRANS STANDARD PLANS AND SPECIFICATIONS (LATEST VERSION), THESE PLANS AND THE SPECIAL PROVISIONS.
3. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION.
4. ANY DEVIATION FROM THESE SIGNING AND STRIPING PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY CHANGE IN THE FIELD.
5. EXACT LOCATION OF STRIPING AND STOP LIMIT LINES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAINTED LINES, MARKINGS AND PAVEMENT LEGENDS BY GRINDING. DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. ALL PAVEMENT LEGENDS SHALL BE THE LATEST VERSION OF THE CALTRANS STENCILS.
8. LIMIT LINES AND CROSSWALKS SHALL BE FIELD LOCATED. CROSSWALKS SHALL HAVE 10' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED.
9. ALL CROSSWALKS, LIMIT LINES, STOP BARS, PAVEMENT ARROWS AND PAVEMENT LEGENDS INCLUDING BIKE LANE LEGENDS AND ARROWS SHALL BE PAINT (TWO COATS) UNLESS OTHERWISE SPECIFIED.
10. SIZE OF SIGNS SHALL BE BASED UPON THE RECOMMENDED SIGN SIZES FOUND IN THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES UNLESS OTHERWISE SPECIFIED.
11. ALL SIGNS SHOWN ON THESE PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR EXCEPT THOSE SIGNS SPECIFICALLY SHOWN AS EXISTING TO BE RELOCATED OR TO REMAIN.

TRAFFIC SIGNAL	
SIGN LOCATION	
SIGN DETAIL NO.	R1-1
EXISTING SIGN	(R1-1)
RIGHT-OF-WAY	

- ① CONTRACTOR TO INSTALL 4"YELLOW STRIPING PER CALTRANS STANDARD PLAN A20A, DETAIL 21.
- ② CONTRACTOR TO INSTALL 8" SOLID WHITE LANE STRIPING PER CALTRANS STANDARD PLAN A20D, DETAIL 38.
- ③ CONTRACTOR TO INSTALL TYPE IV (L) ARROW PER CALTRANS STANDARD PLAN RSP A24A.
- ④ CONTRACTOR TO INSTALL TYPE VIII ARROW PER CALTRANS STANDARD PLAN RSP A24A.
- ⑤ CONTRACTOR TO REMOVE AND RELOCATE EXISTING SIGNS.
- ⑥ CONTRACTOR TO INSTALL 6"BROKEN YELLOW CENTER LINE STRIPING PER CALTRANS STANDARD PLAN A20D, DETAIL 41.
- ⑦ CONTRACTOR TO INSTALL 6"BROKEN WHITE EXTENSION LANE LINE STRIPING PER CALTRANS STANDARD PLAN A20D, DETAIL 40.
- ⑧ CONTRACTOR TO REMOVE CONFLICTING STRIPING, PER GENERAL NOTE 6 THIS SHEET.
- ⑨ CONTRACTOR TO INSTALL 12"SOLID WHITE CROSS WALK STRIPING.



BOLD = NEW

- R,Y,G
- R,Y,G,GA (DETAIL "A")
- RA,YA,GA (DETAIL "B")

IISNS = INTERNALLY ILLUMINATED STREET NAME SIGNS



1. ALL WORK, MATERIALS AND EQUIPMENT SHALL CONFORM TO THIS PLAN, THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST VERSION), THE CONTRACT SPECIFICATIONS AND THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS (DATED MAY 2010 NON-REVISED) AND THE TECHNICAL PROVISIONS FOR THIS PROJECT.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND VERIFY ALL CONDITIONS ON THE JOB SITE, HAND DIG FOUNDATION UNTIL CLEAR OF OBSTRUCTIONS, PHONE UNDERGROUND SERVICE ALERT AT 811 OR (800) 227-2600. POT HOLING REQUIRED FOR UTILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND COST FOR SAME SHALL BE INCLUDED IN THE CONTRACT BID PRICE.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL AFFECTED AGENCIES AND UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION WITH ALL AFFECTED AGENCIES AND UTILITY COMPANIES.
4. THE ENGINEER SHALL APPROVE THE EXACT LOCATION OF ALL TRAFFIC SIGNAL EQUIPMENT AND APPURTENANCES.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF ELECTRICAL WORK PRIOR TO REQUIRED INSPECTIONS.
6. COORDINATE ELECTRICAL SERVICE DETAILS AND SCHEDULING WITH SOUTHERN CALIFORNIA EDISON (SCE) WELL IN ADVANCE OF NEED.
7. ALL VEHICLES/HEADS SHALL BE 12" ALL VEHICLE INDICATIONS SHALL BE LIGHT EMITTING DIODE (LED) MODULES (R, Y, & G). ALL PEDESTRIAN DISPLAYS SHALL BE COMBINATION HAND/MAN DOWN/LED MODULES, ALL SIGNAL HEADS AND HARDWARE SHALL BE METAL AND SHALL BE FULL CIRCLE.
8. ALL PULL BOXES SHALL BE NO. 6 AND CONDUIT 2" SCHEDULE 80 PVC EXCEPT AS SHOWN. INSTALL BELL RING TYPE BUSHINGS ON ALL PVC CONDUITS. DIRECTIONAL BORING ONLY, OPEN-CUT TRENCHING WILL NOT BE PERMITTED. PULL BOX LIDS SHALL READ "TRAFFIC SIGNAL".
9. ALL SIGNS SHALL BE "TEMPLE CUT LIT RAZOR LED".
10. ALL SIDEWALK REPAIRS SHALL REQUIRE JOINT TO JOINT FULL PANEL REPLACEMENT AS DIRECTED BY THE INSPECTOR.

R61-30(CA) R26(SXCA) MOD. R48(CA)

R2-1 R49(CA)



BOLD = NEW

WAVETRONIX CLICK
650 RADAR UNIT

BOLD = NEW

- ① CONTRACTOR TO REMOVE AND SALVAGE EXISTING SIGNAL POLE, FOUNDATION, MAST ARM, LUMINAIRE AND ASSOCIATED EQUIPMENT.
- ② CONTRACTOR TO REMOVE AND RELOCATE EXISTING SIGNS.
- ③ CONTRACTOR TO FURNISH AND INSTALL *6 PULLBOX AS SHOWN ON PLAN.
- ④ REMOVE EXISTING ASC/3-2100 CONTROLLER AND TYPE "P" CABINET. CONTRACTOR TO FURNISH AND INSTALL ALL EQUIPMENT AS NECESSARY FOR THE PHASING SHOWN AS PLAN.

FURNISH AND INSTALL NEW TS 2 TYPE 2 P44 CABINET ASSEMBLY COMPLETE WITH NEW ECONOLITE COBALT CONTROLLER. REUSE EXISTING ATCELIS ML 688 ETHERNET SWITCH.
- ⑤ EXISTING 120 /240 V METERED SERVICE IN TYPE III-BF SERVICE EQUIPMENT ENCLOSURE TO REMAIN AND PROTECTED IN PLACE.
- ⑥ EXISTING SIGN TO REMAIN AND PROTECTED IN PLACE.
- ⑦ CONTRACTOR TO REMOVE AND SALVAGE EXISTING 3-SECTION SIGNAL HEAD AND REPLACE WITH NEW 4-SECTION SIGNAL HEAD AS SHOWN IN DETAIL "A".
- ⑧ CONTRACTOR TO REMOVE AND SALVAGE EXISTING 3-SECTION SIGNAL HEAD AND REPLACE WITH NEW RED ARROW, YELLOW ARROW, GREEN ARROW SIGNAL HEAD AS SHOWN IN DETAIL "B".
- ⑨ CONTRACTOR TO INSTALL WAVETRONIX SMART SENSOR MATRIX RADAR DETECTION SYSTEM AND MOUNTING HARDWARE PER MANUFACTURERS RECOMMENDATIONS.



PROPOSED PHASE DIAGRAM							
GROUP A				GROUP B			
RING 1							
	PHASE 1	PHASE 2	PHASE 3	PHASE 4			
RING 2			NOT USED	NOT USED			
	PHASE 5	PHASE 6	PHASE 7	PHASE 8			

DIGALERT



DIAL TOLL FREE
1-800-227-2600

**AT LEAST TWO DAYS
BEFORE YOU DIG**

RICKTM
ENGINEERING COMPANY

36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707

J-18459A

rickengineering.com

Orange San Diego • Riverside • Sacramento • San Luis Obispo • Phoenix • Tucson • Denver

PLANS PREPARED FOR/OWNER:

MerloneGeier
Partners

4365 Executive Drive, Suite 1400
San Diego, CA 92121

[illegible]

PREPARED UNDER THE SUPERVISION OF		DATE
R.C.E.No.: 69471		
DRAWN BY:	AE/JC	
CHECKED BY:	AE/BRS	
DESIGNED BY:	AE/JC	

VILLAGES AT LAGUNA HILLS
TRAFFIC SIGNAL MODIFICATION PLAN
AVENIDA DE LA CARLOTA AND PLAZA LANE
CITY OF LAGUNA HILLS

SHEET 5 OF 5

EXHIBIT “B”

COST ESTIMATES

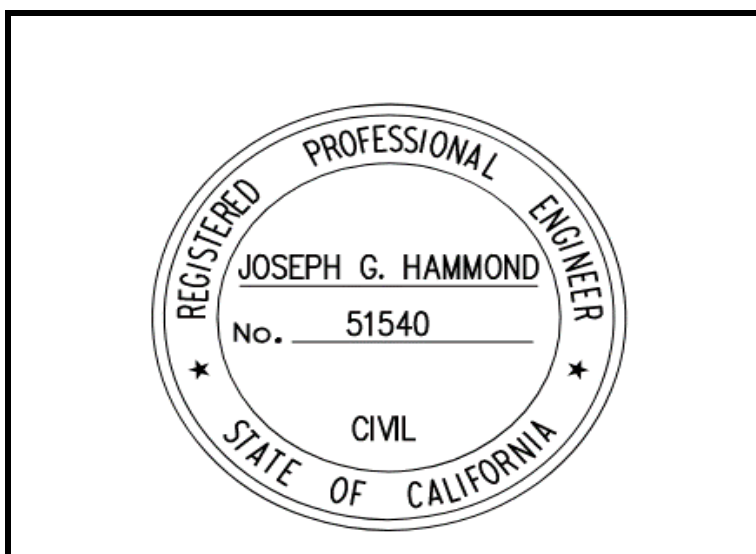
FOR

WORKS OF IMPROVEMENT

CONSTRUCTION COST ESTIMATE
COVER SHEET

Date: 3/4/2024
 Project Number: 18549A
 Location: Village at Laguna Hills
 Computed By: Rick Engineering
 Contact Phone No: (949) 588-0707

Prepared by: Joseph Hammond
 Date: 3/4/2024
 Signature: *Joseph Hammond*



Engineers Stamp

RETAIL PHASE:

PUBLIC IMPROVEMENT PLAN SUBTOTAL: \$ 631,784

TOTAL \$ 631,784

FINAL TOTAL: \$ 631,784

PROJECT OR TRACT NUMBER OR ADDRESS	DESCRIPTION:			
Village at Laguna Hills	Public Improvement Plans (Carlota)			
ENGINEER CALCULATED BY:				
Rick Engineering Company (I-18459A)				
DATE	OWNER/DEVELOPER			
March 4, 2024	Merlone Geier Partners			
ENGINEERING COST ESTIMATE				
PUBLIC IMPROVEMENT PLAN	QUANTITY	UNIT	UNIT PRICE	
PAVEMENT (AC, AB, PRIME AND SEAL)	864	SF	\$ 7.08	\$ 6,117
CONCRETE SIDEWALK	3478	SF	\$ 6	\$ 20,868
CROSS GUTTER	123	SF	\$ 13.2	\$ 1,624
SAWCUT AND JOIN	64	LF	\$ 8	\$ 510
REMOVE EX TREE	7	EA	\$ 500	\$ 3,500
REMOVE SIDEWALK	1525	SF	\$ 3.5	\$ 5,338
REMOVE EX AC PAVEMENT	573	SF	\$ 7.5	\$ 4,298
REMOVE EX CURB	509	LF	\$ 7	\$ 3,563
CURB RAMP	2	EA	\$ 8,000	\$ 16,000
GRIND AND OVERLAY	3233	SF	\$ 6	\$ 19,398
TRAFFIC SIGNAL MODIFICATION	1	LS	\$ 92,000	\$ 92,000
TRAFFIC SIGNAL -STRIPING	1	LS	\$ 6,000	\$ 6,000
LANDSCAPE AND IRRIGATION	1457	SF	\$ 16.75	\$ 24,405
2" GRIND AND OVERLAY (AVENIDA DE LA CARLOTA FROM EL TORO ROAD TO PROJECT BOUNDARY)	134388	SF	\$ 3	\$ 403,164
STRIPING (AVENIDA DE LA CARLOTA FROM EL TORO ROAD TO PROJECT BOUNDARY)	1	LS	\$ 25,000	\$ 25,000

PUBLIC IMPROVEMENT PLAN SUBTOTAL: \$ 631,784

SHEET 1 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY
RECORD TITLE INTEREST IN THE LAND COVERED BY THIS
MAP, DO HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF SAID MAP, AS SHOWN WITHIN THE
DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE
CITY OF LAGUNA HILLS AN EASEMENT FOR SIDEWALK
PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.

OWNER:

MGP FUND X LAGUNA HILLS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: MERLONE GEIER X, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: BRADLEY A. GEIER,
ITS CHAIRMAN

SIGNATURE

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF LAGUNA HILLS)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL
TO THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS AT A
REGULAR MEETING THEREOF HELD ON THE DAY OF
, 20 , AND THAT THEREUPON SAID
COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED,
APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE PUBLIC THE IRREVOCABLE
OFFER OF DEDICATION OF THE EASEMENT FOR SIDEWALK
PURPOSES AS SHOWN ON SAID MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE
PROVISIONS OF SECTION 66436(a)(3)(A) OF THE
SUBDIVISION MAP ACT.

DATED THIS DAY OF , 2023

JENNIFER LEE BY:
CITY CLERK OF THE
CITY OF LAGUNA HILLS

TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 5, LOTS 7 THROUGH 11, INCLUSIVE, A PORTION OF LOT 6, A PORTION OF
LOT A, AND ALL OF LOT B OF TRACT NO. 18115 AS SHOWN ON A MAP AS FILED IN BOOK 978, PAGES 1 THROUGH
25 OF MISCELLANEOUS MAPS, TOGETHER WITH A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT LLA 0004-2022
RECORDED APRIL 24, 2023 AS INSTRUMENT NO. 2023000092625 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES
ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS
CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF
THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
ON BEFORE ME, , NOTARY PUBLIC
PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR IS IN COUNTY
SAID STATE
(NAME PRINTED) MY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES
ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS
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STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
ON BEFORE ME, , NOTARY PUBLIC
PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
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THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR IS IN
SAID STATE
(NAME PRINTED) MY COMMISSION EXPIRES

SEE SHEET NO. 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENT AND SIGNATURE OMISSIONS.

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY
DATE
TIME FEE \$
INSTRUMENT NO.
BOOK PAGE
HUGH NGUYEN
COUNTY CLERK-RECORDER

BY: DEPUTY

COUNTY TREASURER-TAX COLLECTOR'S
CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE,
THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR
ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES
OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE
PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED
WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND
COVERED BY THIS MAP.

DATED THIS DAY OF , 2023

SHARI L. FREIDENRICH BY: TREASURER-TAX COLLECTOR
COUNTY TREASURER-TAX COLLECTOR

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND
THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE
BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY
CORRECT.

DATED THIS DAY OF , 2023

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

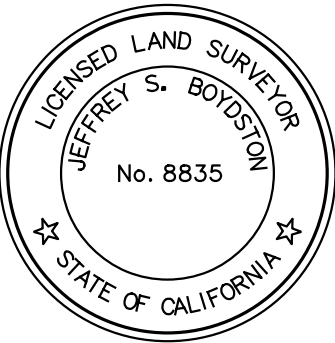
BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION
AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF, MGP FUND X LAGUNA
HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN
SEPTEMBER 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE
OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT
THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER
ACCEPTANCE OF IMPROVEMENTS, AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY
STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE
APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

JEFFREY S. BOYDSTON, P.L.S. 8835 DATE:
EXPIRATION DATE: 12-31-25



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE
FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE
TENTATIVE MAP, IF REQUIRED AS FILED WITH, AMENDED AND
APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL
PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION
REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS DAY OF , 2023

JOSEPH J. AMES
PUBLIC WORKS DIRECTORY/CITY ENGINEER
CITY OF LAGUNA HILLS
R.C.E. NO. 66999
EXPIRATION DATE: 09-30-2026



SHEET 2 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

TRACT NO. 19265

RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON _____ BEFORE ME, _____, NOTARY PUBLIC

PERSONALLY APPEARED _____

_____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____	MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR	IS IN _____
SAID STATE	
_____	MY COMMISSION EXPIRES _____
(NAME PRINTED)	

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (d)(3)(C) OF THE
SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN
OMITTED:

1. FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION,
HOLDER OF ONE-HALF OF ALL GAS, OIL HYDROCARBONS,
MINERALS AND OTHER SUBSTANCES AS RESERVED IN DOCUMENT
RECORDED DECEMBER 4, 1961, BOOK 5931, PAGE 586 AND
DECEMBER 11, 1961, BOOK 5939, PAGE 534, ALL OF OFFICIAL RECORDS.
2. ROSSMOOR CORPORATION, A CORPORATION, HOLDER OF ONE-
HALF OF ALL GAS, OIL HYDROCARBONS, MINERALS AND OTHER
SUBSTANCES AS RESERVED IN DOCUMENT RECORDED JUNE 14,
1972, BOOK 10171, PAGE 601 OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436 (d)(3)(A) OF THE
SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
OMITTED:

1. ROSSMOOR WATER COMPANY, A CALIFORNIA CORPORATION, HOLDER
OF AN EASEMENT FOR WATER LINE PURPOSES PER DOCUMENT RECORDED
JANUARY 15, 1964 AS BOOK 6885, PAGES 70 AND 71; AUGUST 13, 1965 AS
BOOK 7630, PAGE 541, ALL OF OFFICIAL RECORDS.
2. ROSSMOOR SANITATION, INC., A CALIFORNIA CORPORATION, HOLDER OF
AN EASEMENT FOR SANITARY SEWER PURPOSES AND APPURTENANCES PER
DOCUMENT RECORDED JANUARY 15, 1964 AS BOOK 6885, PAGES 72 AND 73,
OF OFFICIAL RECORDS.
3. ROSSMOOR CORPORATION, A CORPORATION, HOLDER OF AN EASEMENT
FOR DRAINAGE AND INCIDENTAL PURPOSES AS RESERVED ON TRACT NO.
5061 ON FILE IN BOOK 183, PAGES 4 THROUGH 10 OF MISCELLANEOUS MAPS
AND PARCEL MAP NO. 13686 ON FILE IN PARCEL MAP BOOK 74, PAGES 4
THROUGH 10.
4. ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN
EASEMENT FOR INSTALLATION AND MAINTENANCE OF SEWERS, UTILITIES
AND DRAINAGE FACILITIES PER DOCUMENT RECORDED FEBRUARY 28, 1964
AS BOOK 6944, PAGE 449, OF OFFICIAL RECORDS.
5. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION,
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT
RECORDED SEPTEMBER 16, 1964 AS BOOK 7221, PAGE 727, OF OFFICIAL
RECORDS.
6. ROSSMOOR SANITATION, INC., A CALIFORNIA CORPORATION, HOLDER OF AN
EASEMENT FOR SEWER PIPELINES AND APPURTENANCES PER DOCUMENT
RECORDED JUNE 14, 1965 IN BOOK 7555, PAGE 16 AND DECEMBER 04, 1975 IN
BOOK 11586, PAGE 817, ALL OF OFFICIAL RECORDS.
7. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN
EASEMENT FOR POLE LINES AND OTHER PURPOSES PER DOCUMENT RECORDED
MARCH 10, 1971 IN BOOK 9566, PAGE 948; NOVEMBER 15, 1972 IN
BOOK 10427, PAGE 579; MAY 22, 1973 IN BOOK 10708, PAGE 932;
MAY 26, 1976 IN BOOK 11750, PAGE 1017; MAY 26, 1976 IN BOOK 11750,
PAGE 1020; MAY 26, 1976 IN BOOK 11750, PAGE 1023; MAY 26, 1976 IN
BOOK 11750, PAGE 1026; MAY 26, 1976 IN BOOK 11750, PAGE 1029;
MAY 26, 1976 IN BOOK 11750, PAGE 1033; JUNE 08, 2016 AS INSTRUMENT
NO. 2016000258340; APRIL 12, 2017 AS INSTRUMENT NO. 2017000147471;
JULY 19, 2017 AS INSTRUMENT NO. 2017000296341, ALL OF OFFICIAL RECORDS.
8. ROSS W. CORTESE AND M.E. WARD, DOING BUSINESS AS C & W COMPANY,
HOLDER OF EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED
AUGUST, 17, 1966 AS BOOK 8021, PAGE 185, OF OFFICIAL RECORDS.
9. THE GENERAL PUBLIC, HOLDER OF AN EASEMENT FOR INGRESS AND
EGRESS AND PARKING FOR ADJACENT FACILITIES PER DOCUMENT
RECORDED SEPTEMBER 19, 1967 AS BOOK 8378, PAGE 171 OF OFFICIAL
RECORDS.
10. GOLDEN RAIN FOUNDATION OF LAGUNA HILLS, A CALIFORNIA CORPORATION,
HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT
RECORDED SEPTEMBER 11, 1968 AS BOOK 8717, PAGE 812 OF OFFICIAL
RECORDS.
11. SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF
AN EASEMENT FOR GAS PIPELINES AND INCIDENTAL PURPOSES PER
DOCUMENT RECORDED MAY 25, 1977 AS BOOK 12211, PAGE 1290, OF
OFFICIAL RECORDS.
12. J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION AND
MACY'S WEST STORES, INC., AN OHIO CORPORATION AND OTHERS,
HOLDER OF A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR PUBLIC
UTILITIES, CONSTRUCTION AND INCIDENTAL PURPOSES PER DOCUMENT
RECORDED 2-29-1972 AS BOOK 10018, PAGE 325, OF OFFICIAL RECORDS.

SIGNATURE OMISSIONS CONTINUED

13. BROADWAY-HALE STORES, INC., A CORPORATION AND OTHERS,
HOLDER OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
PURPOSES PER DOCUMENT RECORDED 2-29-1972 AS BOOK 10018,
PAGE 496, OF OFFICIAL RECORD.

14. ROSSMOOR CORPORATION AND LAGUNA HILLS ASSOCIATES, A GENERAL
PARTNERSHIP, HOLDERS OF A RECIPROCAL EASEMENT AGREEMENT
RECORDED FEBRUARY 29, 1972 AS BOOK 10018, PAGE 325, AND MODIFIED
FEBRUARY 7, 2017 AS INSTRUMENT NO. 2017000053900; PER DOCUMENT
RECORDED FEBRUARY 29, 1972 AS BOOK 10018, PAGE 496 AND MODIFIED
APRIL 18, 1972 AS BOOK 11122, PAGE 312, ALL OF OFFICIAL RECORDS.

15. THE CITY OF LAGUNA HILLS AS SUCCESSOR IN INTEREST TO THE COUNTY
OF ORANGE, HOLDER OF AN EASEMENT FOR TRAFFIC SIGNALIZATION
SYSTEM AND APPURTENANCES PER DOCUMENT RECORDED JANUARY 21, 1974
AS BOOK 11060, PAGE 1142, OF OFFICIAL RECORDS.

16. EL TORO WATER DISTRICT, A PUBLIC AGENCY, HOLDER OF EASEMENT FOR
UNDERGROUND UTILITIES PER DOCUMENT RECORDED JANUARY 31, 1986
AS INSTRUMENT NO. 86-045266, OF OFFICIAL RECORDS.

17. THE CITY OF LAGUNA HILLS, A CALIFORNIA MUNICIPAL CORPORATION,
HOLDER OF AN EASEMENT FOR LANDSCAPING AND RELATED IMPROVEMENTS
PER DOCUMENT RECORDED AUGUST 18, 2006 AS INSTRUMENT
NO. 2006000554766 AND INSTRUMENT NO. 2017000522350 RECORDED
DECEMBER 5, 2017, ALL OF OFFICIAL RECORDS.

18. ORANGE COUNTY TRANSIT DISTRICT, A CALIFORNIA PUBLIC TRANSIT
DISTRICT, HOLDER OF AN EASEMENT FOR VEHICULAR ACCESS AND
INCIDENTAL PURPOSES PER DOCUMENT RECORDED NOVEMBER 17, 1989 AS
INSTRUMENT NO. 89-620610, OF OFFICIAL RECORDS.

19. EL TORO WATER DISTRICT, A PUBLIC CORPORATION, HOLDER OF AN
EASEMENT FOR WATER AND SANITARY SEWER PIPELINES AND APPURTENANCES
PER DOCUMENT RECORDED SEPTEMBER 3, 1996 AS INSTRUMENT NO. 19960448198;
SEPTEMBER 3, 1996 AS INSTRUMENT NO. 19960448199; INSTRUMENT NO. 19970444433
RECORDED SEPTEMBER 11, 1997; INSTRUMENT NO. 19980173326 RECORDED
MARCH 26, 1998; NOVEMBER 14, 2007 AS INSTRUMENT NO. 2007000682176,
ALL OF OFFICIAL RECORDS.

SHEET 3 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING COMPANY

JEFFREY S. BOYDSTON, P.L.S. 8835

SEPTEMBER 2021

GPS & SHEET INDEX MAP

NOTES

1. SHEET NO. 2-ADDITIONAL NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

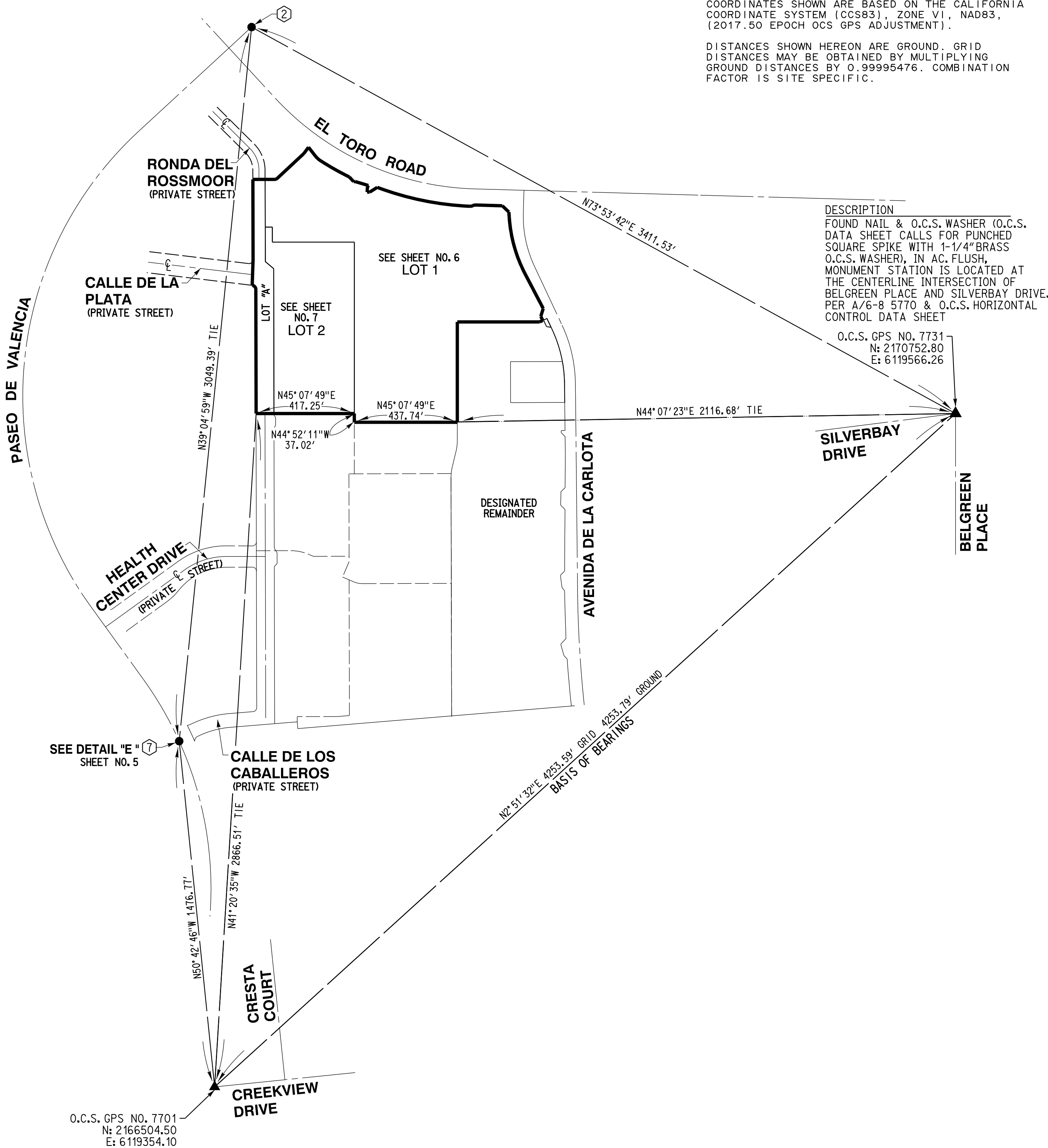
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS 7701 AND GPS STATION 7731 BEING NORTH 2°51'32" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

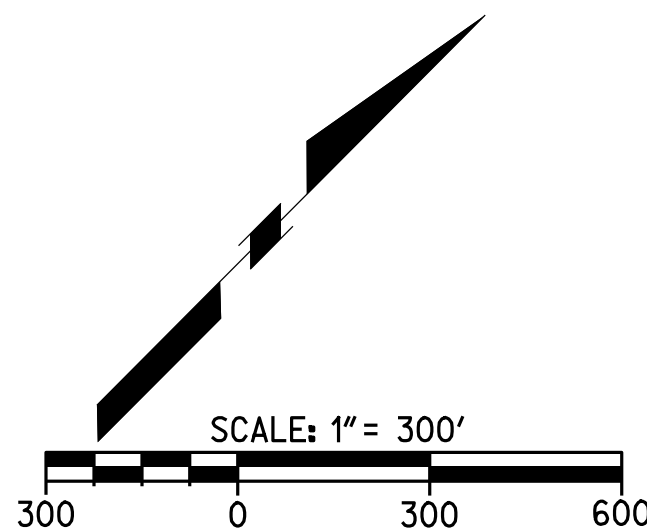
DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.99995476. COMBINATION FACTOR IS SITE SPECIFIC.



DESCRIPTION
FOUND NAIL & TAG (ILLEGIBLE), (O.C.S. DATA SHEET CALLS FOR TAG STAMPED 'RCE 11932') IN CONC. DOWN 1.5' IN O.C.S. WELL MONUMENT, STATION IS LOCATED AT THE OF CENTERLINE OF CREEKVIEW DRIVE CUL-DE-SAC, 117.60' SW'LY FROM ITS CENTERLINE INTERSECTION WITH CRESTA COURT PER TRACT 8962, MM 439/25-28.



SHEET 4 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

SURVEYOR'S
BOUNDARY NOTE:

THERE ARE NO CONFLICTS
WITH EXISTING VISIBLE
IMPROVEMENTS AND THE
EXTERIOR BOUNDARY LINE
(DISTINCTIVE BORDER) OF
THIS MAP AS ESTABLISHED
HEREON.

TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

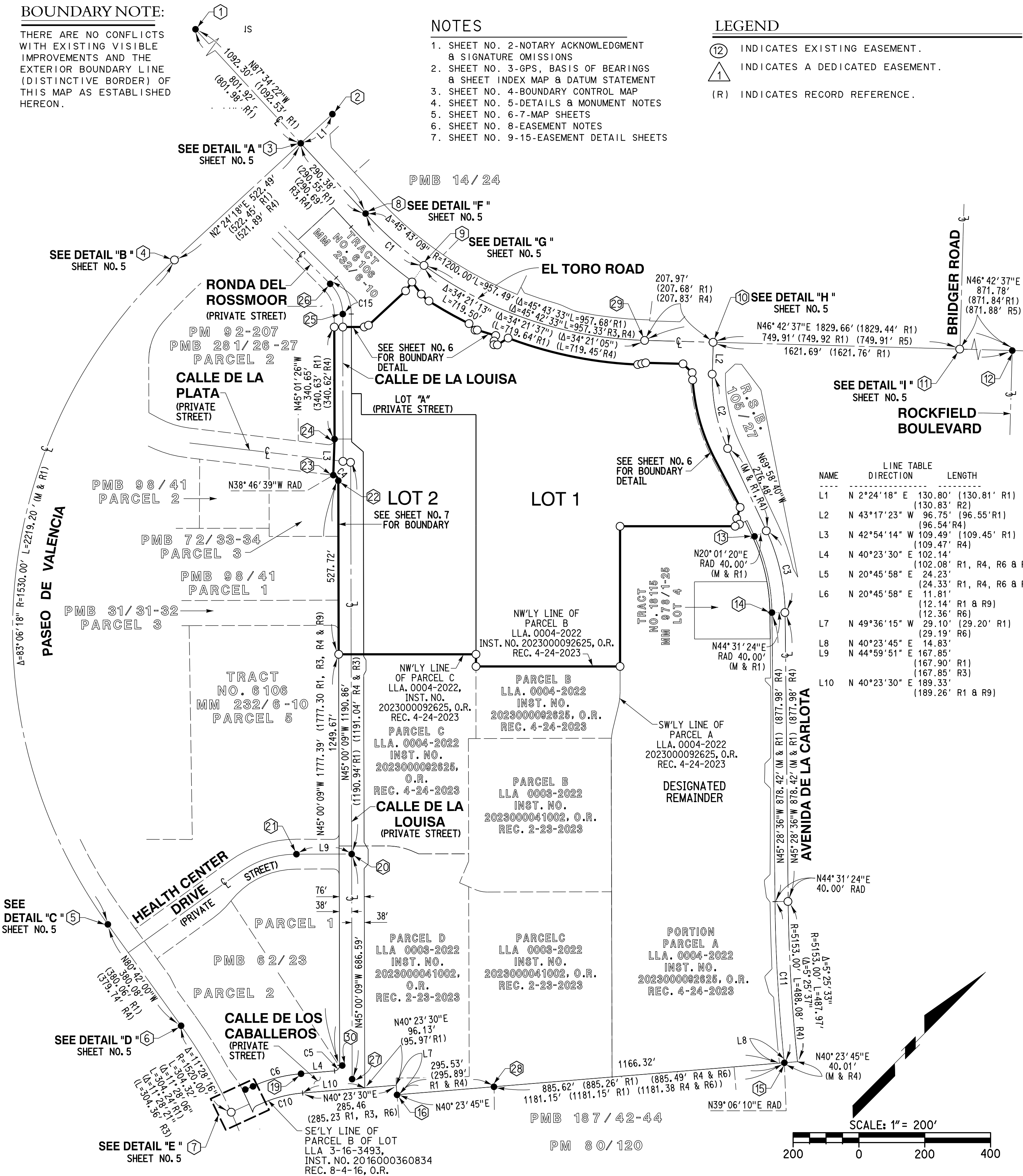
BOUNDARY CONTROL

NOTES

1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT
& SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS
& SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-DETAILS & MONUMENT NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

LEGEND

- ⑫ INDICATES EXISTING EASEMENT.
① INDICATES A DEDICATED EASEMENT.
(R) INDICATES RECORD REFERENCE.



NAME	CURVE	TABLE	RADIUS	ARC
C1	11°21'48"	1200.00'	237.99'	
	(11°21'56"	1200.00'	237.04' R1)	
	(11°21'28"	1200.00'	237.88' R4)	
C2	26°41'17"	500.00'	232.90'	
	(26°40'56"	500.00'	232.85' R1,R4)	
	(24°30'04"	600.00'	256.57'	
C3	(24°29'53"	600.00'	256.54' R1)	
	(24°30'12"	600.00'	256.60' R4)	
	83°46'30"	17.00'	24.86'	
C4	(83°01'39"	17.00'	24.63' R1)	
	(83°02'39"	17.00'	24.63' R4 R3)	
	85°23'39"	17.00'	25.34'	
C5	(85°23'56"	17.00'	25.34' R1, R3, R4, R6 & R9)	
	19°37'32"	445.00'	152.43'	
	(19°37'49"	445.00'	152.46' R1, R3, R4, R6 & R9)	
C6	30°04'26"	17.00'	8.92'	
	(30°43'23"	17.00'	9.12' R1 & R9)	
	(29°59'24"	17.00'	8.90' R4 & R6)	
C7	2°43'01"	1580.00'	74.92' (M & R9)	
	(2°41'32"	1580.00'	74.24' R6)	
	(2°43'01"	1580.00'	74.93' R1 & R9))	
C8	68°00'49"	22.10'	26.23'	
	(66°58'31"	22.10'	25.83' R1 & R9)	
	(66°08'01"	22.10'	25.51' R4 & R6)	

NAME	CURVE	TABLE	RADIUS	ARC
C10	19°37'32"	386.20'	132.29'	
	(19°37'49"	386.20'	132.32' R1, & R6)	
	(19°37'50"	386.20'	132.32' R9)	
C11	5°24'57"	5193.00'	490.85'	
	(5°24'59"	5193.00'	490.91' R1)	
	(5°25'01"	5193.00'	490.96' R4)	
C12	1°00'30"	1580.00'	27.81' (M & R1)	
	13°31'47"	200.00'	47.23'	
	13°31'47"	200.00'	47.23'	
C13	44°59'51"	130.00'	102.10'	
	(46°00'00"	130.00'	102.10' R3)	
	1°42'31"	1580.00'	47.11'	

MAP REFERENCES

- R1 INDICATES RECORD DATA PER TRACT NO. 18115, MM 978/1-25. UNLESS OTHERWISE NOTED.
R2 INDICATES RECORD DATA PER TRACT NO. 5061, MM 183/4-8.
R3 INDICATES RECORD DATA PER TRACT NO 6106, MM 232/6-10.
R4 INDICATES RECORD DATA PER PMB 74/4-10.
R5 INDICATES RECORD DATA PER R.S. 91-116, RSB 136/32-36.
R6 INDICATES RECORD DATA PER LOT LINE ADJUSTMENT, LLA 3-16-3493, INST. NO. 2016000360834, RECORDED 8-4-16, O.R.
R7 INDICATES RECORD DATA PER GRANT DEED INST. NO. 2006000554765, O.R.
R8 INDICATES RECORD DATA PER LOT LINE ADJUSTMENT, LLA 0004-2022, INST. NO. 2023000092625, RECORDED 4-24-23, O.R.
R9 INDICATES RECORD DATA PER LOT LINE ADJUSTMENT, LLA 0003-2022, INST. NO. 2023000041002, RECORDED 2-23-23, O.R.

SHEET 5 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

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IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

NOTES

1. SHEET NO. 2-ADDITIONAL NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

MONUMENT AND TIE NOTES

- INDICATES FOUND MONUMENT AS NOTED.
 - ▲ INDICATES GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
 - INDICATES 2" I.P. TAGGED "LS 8835" TO BE SET, OR 8" GEAR SPIKE AND WASHER STAMPED "LS 8835" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "LS 8835" TO BE SET IN CONCRETE AND IN BLOCK WALLS, AT ALL TRACT BOUNDARY (DISTINCTIVE BORDER) CORNERS, UNLESS OTHERWISE NOTED.
- INDICATES 1" I.P. TAGGED "LS 8835" TO BE SET, OR SPIKE AND WASHER STAMPED "LS 8835" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "LS 8835" TO BE SET IN CONCRETE AND IN BLOCK WALLS, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 1 FD. MAG NAIL & WASHER IN AC, FLUSH TAG ILLEGIBLE. ACCEPTED AS S&W "LS 5411" ON CENTERLINE OF EL TORO ROAD PER R1.
 - 2 FD. GEAR SPIKE & WASHER "LS 5778 PER R1 & CR 2007-0391. ACCEPTED AS POINT ON CENTERLINE OF PASEO DE VALENCIA.

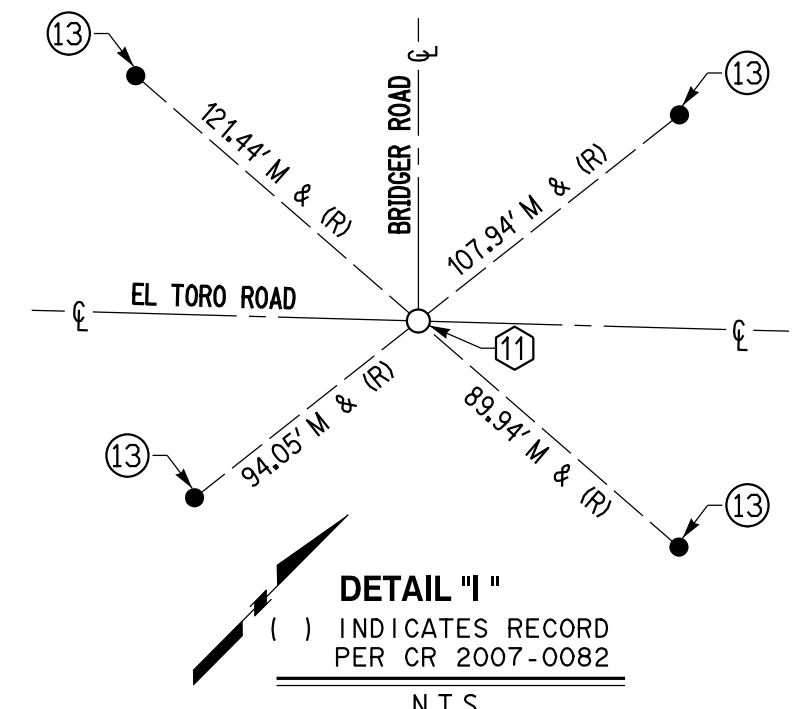
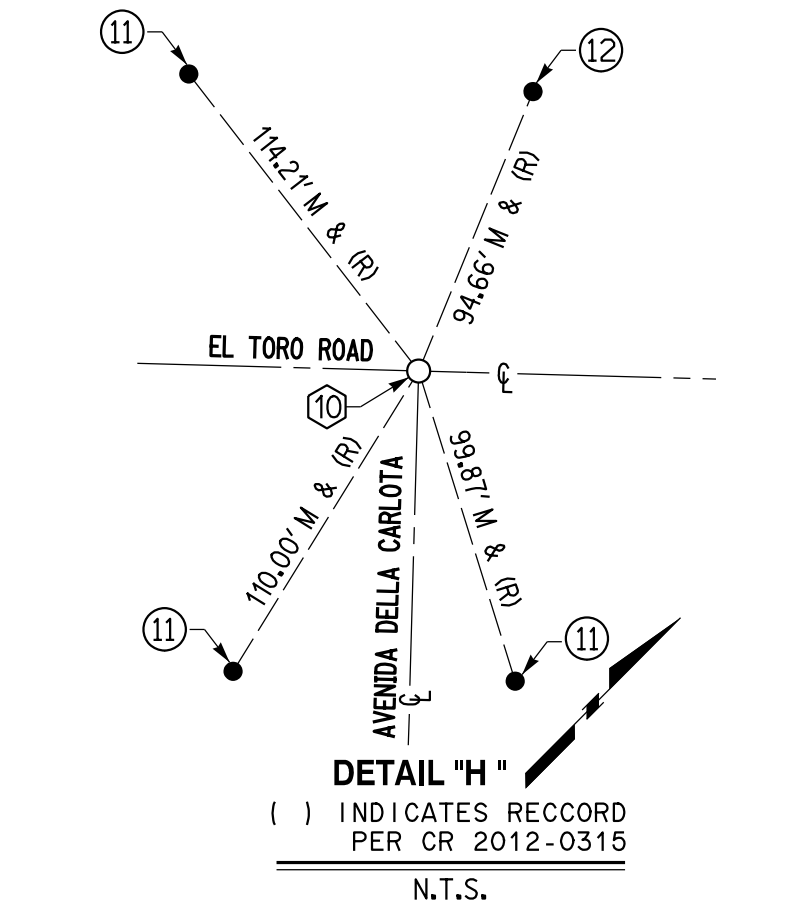
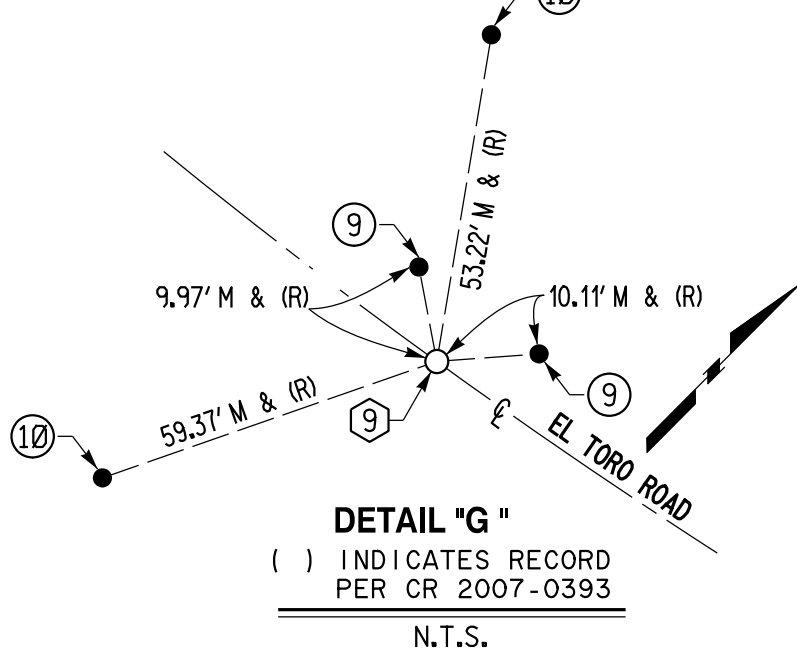
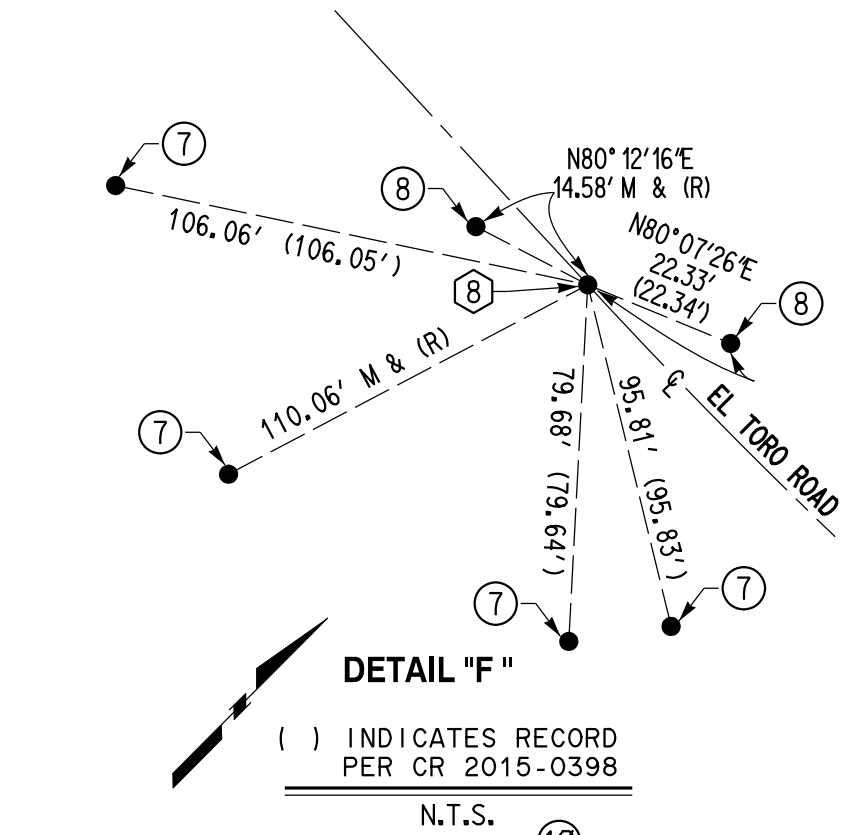
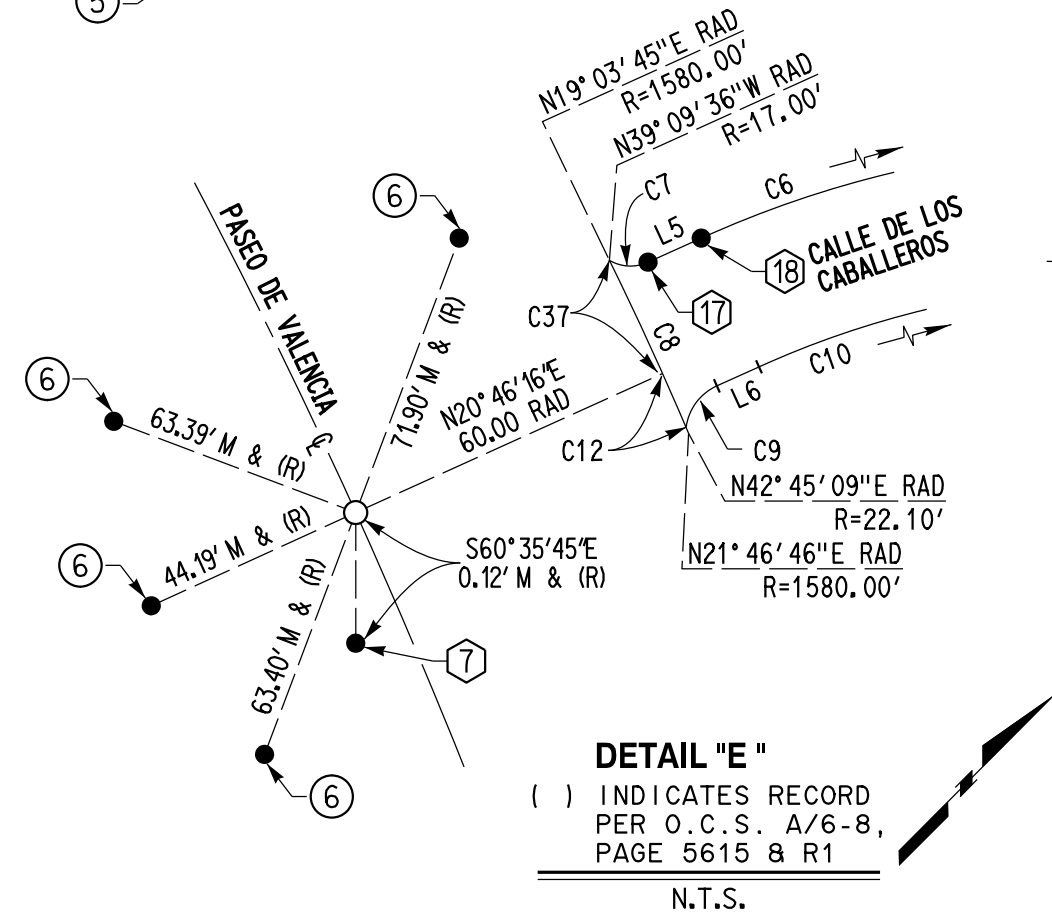
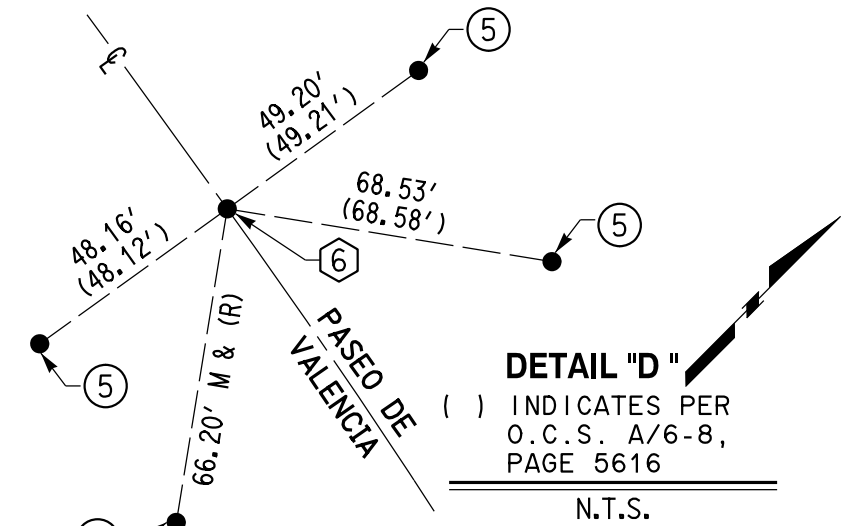
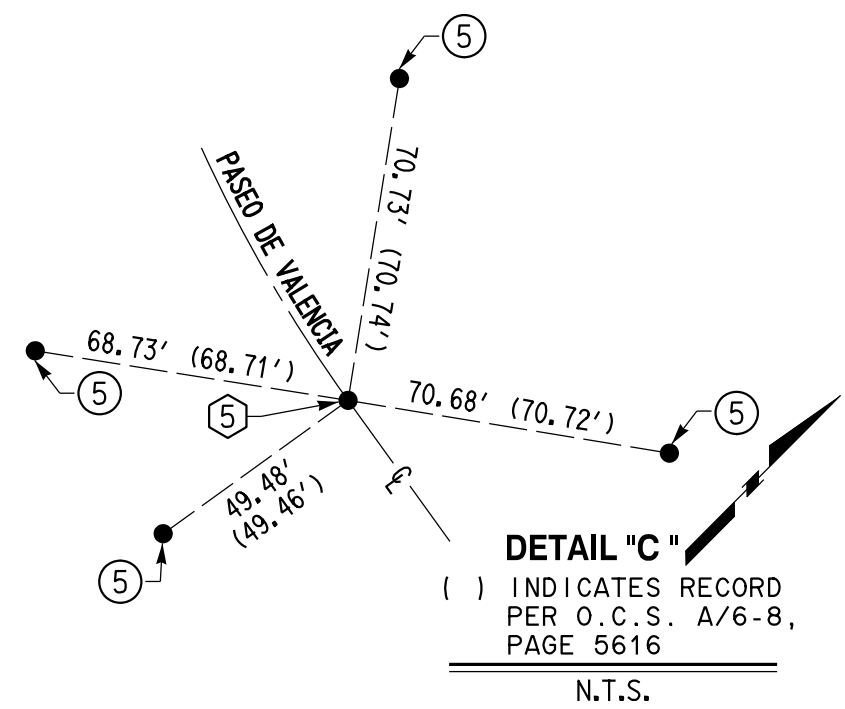
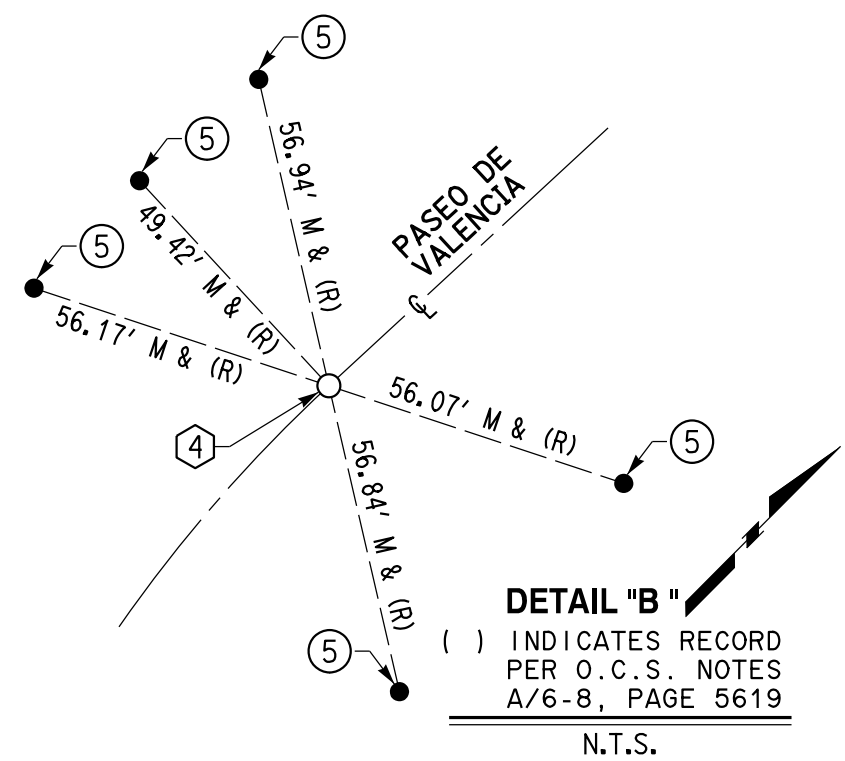
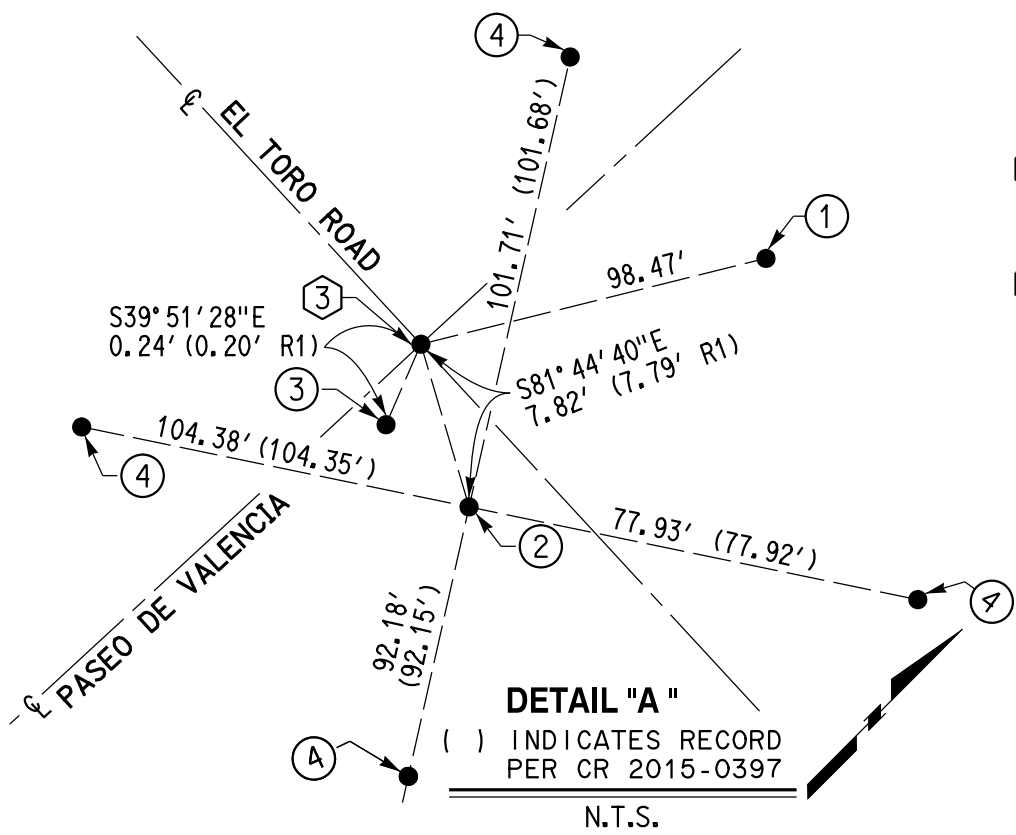
- 3 FD. GEAR SPIKE & WASHER (TOP BROKEN OFF) AT THE CL INTERSECTION OF EL TORO ROAD & PASEO DE VALENCIA. ACCEPTED AS THE SPIKE & WASHER "LS 5301" PER R1.
- 4 SEARCHED FD. NOTHING, ESTABLISHED BY TIES PER O.C.S. NOTES A/6-8, PAGE 5619. SET SPIKE AND WASHER, TAGGED LS 8835.
- 5 FD. SPIKE AND WASHER ILLEGIBLE, PER R1, FITS TIES PER O.C.S. NOTES A/6-8, PAGE 5616, DN. 0.2'.
- 6 FD. SPIKE AND WASHER ILLEGIBLE, PER R1, FITS TIES PER O.C.S. NOTES A/6-8, PAGE 5616, DN. 0.2'.
- 7 FD. MAG NAIL, NO REFERENCE ESTABLISHED POINT BY TIES PER O.C.S. NOTES A/6-8, PAGE 5615. S60°35'45"E 0.12' FROM ESTABLISHED POINT.
- 8 FD. MAG SPIKE AND WASHER "LS 5301" PER CR 2015-0398 FITS TIES PER CR 2015-0398 AND CR 2007-0392, FLUSH.
- 9 SEARCHED FD. NOTHING. ESTABLISHED POINT BY TIES PER CR 2007-0393. SET SPIKE AND WASHER, TAGGED LS 8835.
- 10 SEARCHED FD. NOTHING. ESTABLISHED POINT BY TIES PER CR 2012-0315. SET SPIKE AND WASHER, TAGGED LS 8835.
- 11 SEARCHED FD. NOTHING. ESTABLISHED POINT BY TIES PER CR 2007-0082. SET SPIKE AND WASHER, TAGGED LS 8835.
- 12 FD. WELL MONUMENT W/PUNCHED HEX BOLT, DN. 1.6' PER CR 2007-83
- 13 FD. 2" IP TAGGED "LS 3258" PER R1 AND R4 DN 0.2'. ACCEPTED AS POINT ON THE NORTHEASTERLY LINE OF PARCEL 3 PER R4.
- 14 FD. 2" IP TAGGED "LS 3258" PER R1 AND R4 DN 0.4'. ACCEPTED AS POINT ON THE NORTHEASTERLY LINE OF PARCEL 3 PER R4.
- 15 FD. 2" IP TAGGED "LS 3258" PER R1 AND R4 DN. 0.5'. ACCEPTED AS EASTERLY CORNER OF PARCEL 4 PER R4.
- 16 FD. 2" IP TAGGED "LS 3258" PER R4. ACCEPTED AS EASTERLY CORNER OF PARCEL 5 PER R4, DN 0.2'.
- 17 FD. 3/4" IP W/P TAGGED "LS 3258" PER R4, DN. 0.3'.
- 18 FD. 2" IP TAGGED "LS 3258" PER R4, DN. 0.3'.
- 19 FD. 2" IP TAGGED "LS 3258" PER R4, DN. 0.3'.
- 20 FD. 2" IP W/CONC CORE AND NAIL IN AC, DN. 0.6'. ACCEPTED AS 2" IP TAGGED "RCE 10363" PER R3.
- 21 FD. 2" IP TAGGED "RCE 10363 PER R3, DN. 0.5'.
- 22 FD. 2" IP TAGGED "RCE 10363 PER R3, DN. 0.4'.
- 23 FD. 2" IP TAGGED "RCE 10363 PER R3, DN. 0.5'.
- 24 FD. LEAD AND TAG "LS 2955 PER R1 AND PARCEL MAP 92-207, PMB 281/26-27, FLUSH.
- 25 FD. 2" IP W/CONC. CORE AND NAIL (NO TAG) IN AC ACCEPTED AS 2" IP "LS 5490" PER R1, DN. 0.3'.
- 26 FD. 2" IP WITH ILLEGIBLE TAG IN AC, DN. 0.4'. ACCEPTED AS 2" IP TAGGED "RCE 10363 PER TRACT NO. 6106, MM 232/6-10.
- 27 FD. PK NAIL IN AC, FLUSH. NO REFERENCE, ACCEPTED AS BEING ON THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF CALLE DE LA LOUISA.
- 28 FD. 2" IP, ILLEGIBLE TAG, DN 0.4'. ACCEPTED AS 1" IP "LS 3258" AND THE SOUTHEASTERLY LINE OF PARCEL 4 PER R3.
- 29 SEARCHED FD. NOTHING. ESTABLISHED BY RECORD RADIUS AND HELD TANGENT PER R1.
- 30 FD. LEAD AND NAIL IN TOP OF CURB, NO REFERENCE.

TIE NOTES

- 1 FD LEAD, TACK AND TAG "LS 5778" IN CURB NO REFERENCE, FLUSH.
- 2 FD GEAR SPIKE (TOP BROKEN OFF) S81°44'40"E 7.82' (7.79' R1) FROM CL INTERSECTION, PER CR 2015-0397 AND R1.
- 3 FD MAG NAIL, S39°51'28"E 0.24' (0.20' R1) FROM CL INTERSECTION PER R1, FLUSH.
- 4 FD LEAD, TACK AND TAG "LS 5301" IN CURB PER CR 2015-0397, FLUSH.
- 5 FD LEAD, TACK AND O.C.S. TAG IN CURB PER R1 AND O.C.S. A/6-8, PAGE 5616 AND PAGE 5619, FLUSH.
- 6 FD LEAD, BRASS NAIL AND O.C.S. TAG IN CURB PER R1 AND O.C.S. A/6-8, PAGE 5615, FLUSH.
- 7 FD. LEAD, TACK AND TAG "LS 5778" IN CURB PER R1, CR 2006-1095 AND CR 2014-1993 FLUSH.
- 8 FD. SCRIBED "X" IN CURB, NO REFERENCE. FITS TIES PER CR 2015-0398.
- 9 FD. SCRIBED "X" IN CURB, NO REFERENCE FITS TIES PER CR 2007-0393.
- 10 FD. LEAD, TACK AND TAG "LS 5778" IN CURB PER R1 AND CR 2007-0393 FLUSH.
- 11 FD. LEAD AND TAG "LS 7076" PER R1 AND CR 2012-0315.
- 12 FD. LEAD AND TAG "LS 5778" PER R1 AND CR 2012-0315.
- 13 FD. LEAD, DISK AND TAG "LS 5411" IN CURB PER CR 2007-0082.

NOTE

SEE SHEET NO. 4 FOR CURVE AND LINE TABLES.



TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING COMPANY

JEFFREY S. BOYDSTON, P.L.S. 8835

SEPTEMBER 2021

 EASEMENTS DEDICATED HEREON

1 AN IRREVOCABLE OFFER TO THE CITY OF LAGUNA
HILLS, AN EASEMENT FOR SIDEWALK PURPOSES AS
DEDICATED HEREON.

RELINQUISHMENT NOTE:

ALL VEHICULAR ACCESS RIGHTS
TO AVENIDA DE LA CARLOTA
WERE RELEASED AND RELINQUISHED
TO THE COUNTY OF ORANGE,
EXCEPT AT STREET INTERSECTIONS
AND APPROVED ACCESS LOCATIONS,
PER DOCUMENT RECORDED 07-22-97
AS INST. NO. 19970346524 OF
OFFICIAL RECORDS.

SHEET 6 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

NOTES

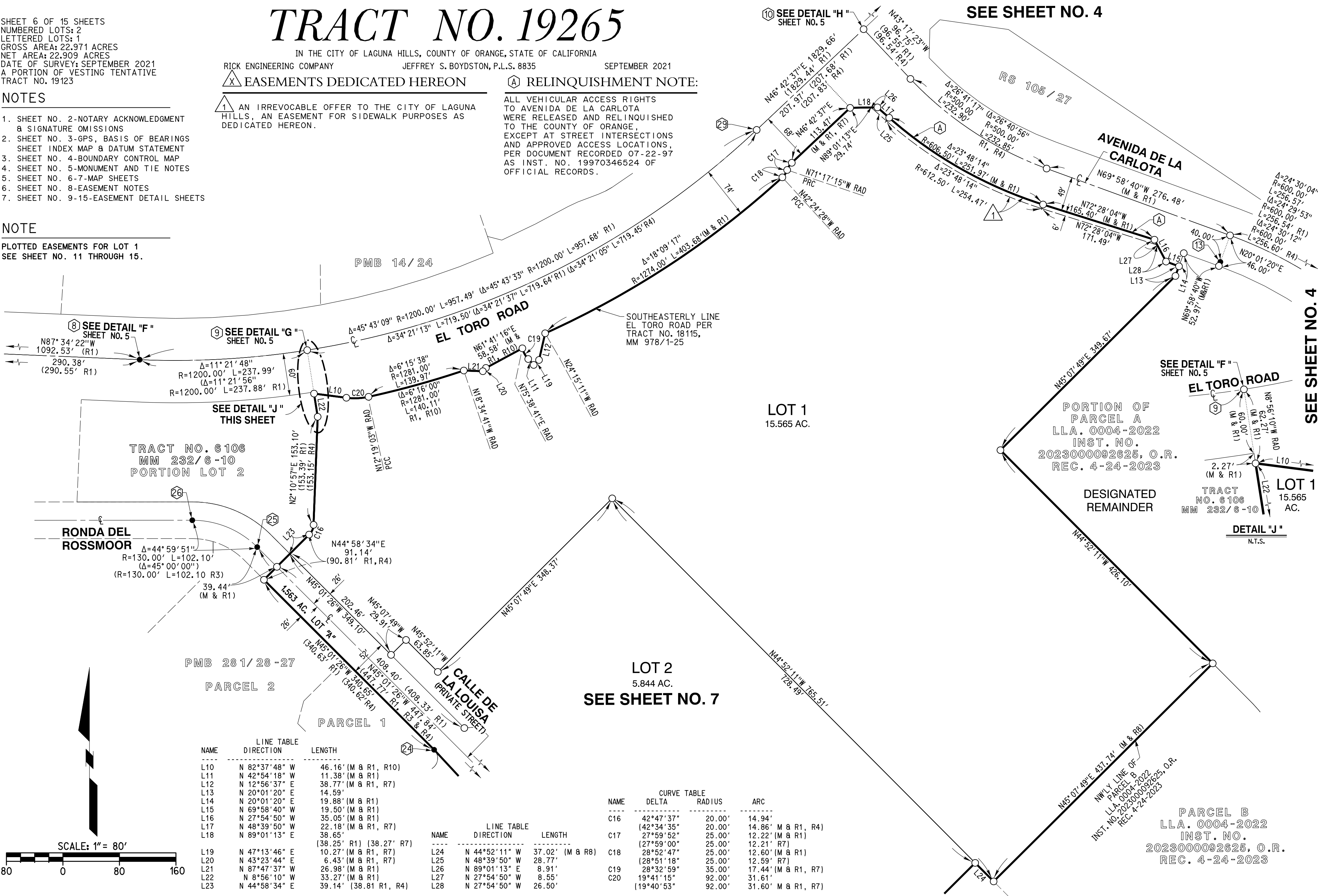
1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT
- 8 SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS
- SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

NOTE

PLOTTED EASEMENTS FOR LOT 1
SEE SHEET NO. 11 THROUGH 15.

SEE SHEET NO. 4

SEE SHEET NO. 4



SHEET 7 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22,971 ACRES
NET AREA: 22,909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

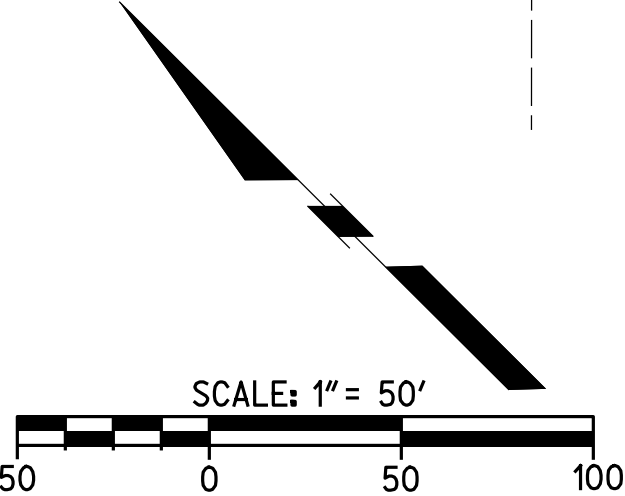
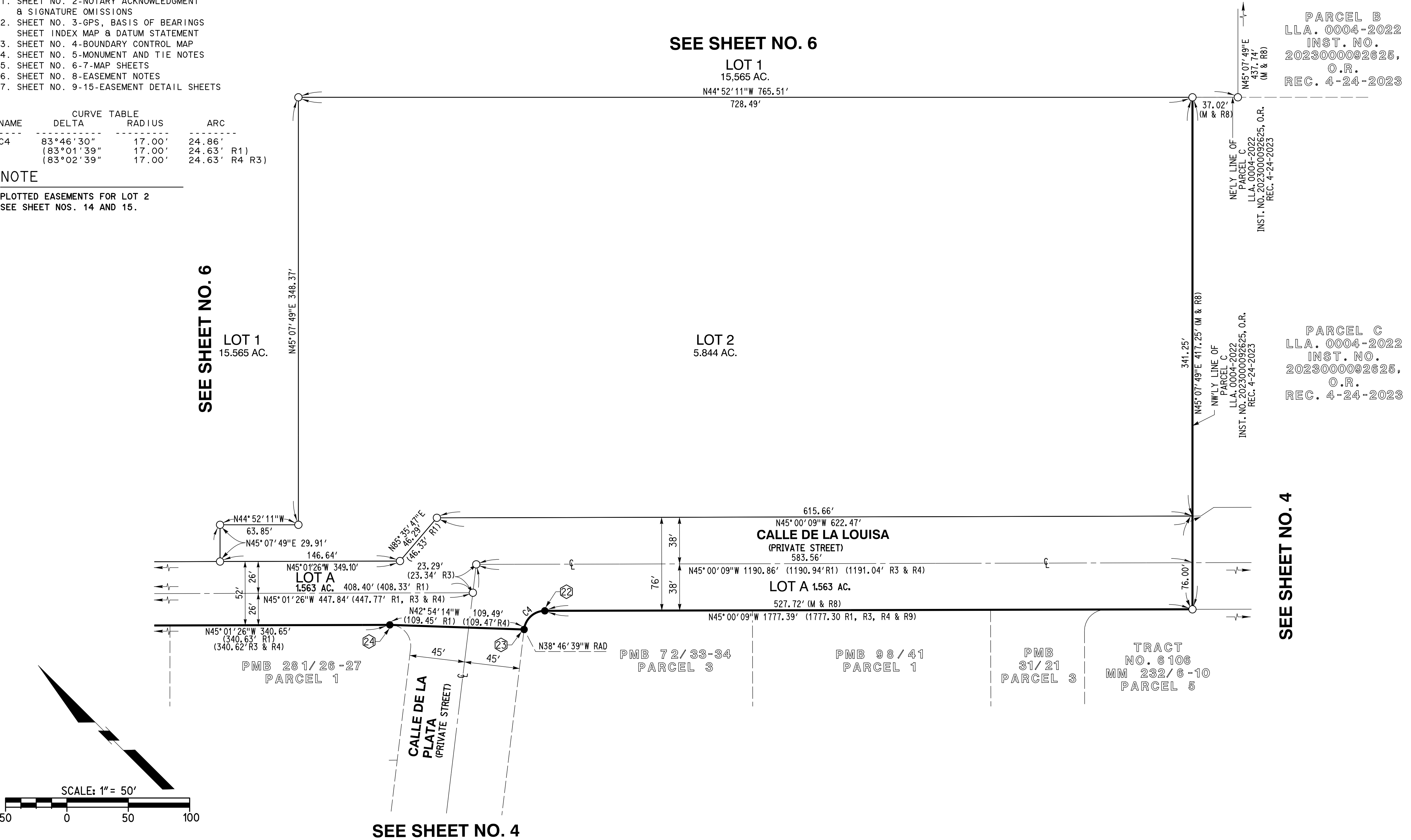
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

- NOTES
- 1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
 - 2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
 - 3. SHEET NO. 4-BOUNDARY CONTROL MAP
 - 4. SHEET NO. 5-MONUMENT AND TIE NOTES
 - 5. SHEET NO. 6-7-MAP SHEETS
 - 6. SHEET NO. 8-EASEMENT NOTES
 - 7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

NAME	CURVE TABLE DELTA	RADIUS	ARC
C4	83°46'30"	17.00'	24.86'
	(83°01'39"	17.00'	24.63' R1)
	(83°02'39"	17.00'	24.63' R4 R3)

NOTE

PLOTTED EASEMENTS FOR LOT 2
SEE SHEET NOS. 14 AND 15.



SHEET 8 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.309 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

RICK ENGINEERING COMPANY

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

JEFFREY S. BOYDSTON, P.L.S. 8835

SEPTEMBER 2021

TRACT NO. 19265

EASEMENTS

NOTES

1. SHEET NO. 2-ADDITIONAL NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS
3. SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

ⓧ EASEMENTS NOTES

1 AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR WATER COMPANY, A CALIFORNIA CORPORATION RECORDED 1-15-1964, BK. 6885, PGS. 70-71, O.R. EASEMENT IS BLANKET IN NATURE.

2 AN EASEMENT FOR GAS LINES AND APPURTENANCES IN FAVOR OF SOUTHERN COUNTIES GAS CO. OF CAL. RECORDED 09-16-1964, BK. 7221, PG. 727, O.R.

3 AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR SANITATION INC. RECORDED 06-14-1965, BK. 7555, PG. 16, O.R.

4 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR WATER COMPANY RECORDED 08-13-1965, BK. 7630, PG. 541, O.R.

5 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS SHOWN ON TRACT NO. 5061 FILED AS BK. 183, PGS. 4-8, INCLUSIVE OF MISCELLANEOUS MAPS AND PARCEL MAP 13686 FILED IN BK. 74, PGS. 4-10, INCLUSIVE OF PARCEL MAPS.

6 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF ROSS W. CORTESE ARD DOING BUSINESS AS C & W COMPANY RECORDED 08-17-1966, BK. 8021, PG 185, O.R.

7 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF GOLDEN RAIN FOUNDATION OF LAGUNA HILLS RECORDED 09-11-1968, BK. 8717, PG. 812, O.R.

8 AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 03-10-1971, BK. 9566, PG. 948, O.R.

9 AN EASEMENT FOR INGRESS AND EGRESS PURPOSES IN FAVOR OF BROADWAY-HALE STORES, INC., A CORPORATION AND OTHERS RECORDED 2-29-1972 AS BK. 10018, PAGE 496, O.R. IS NOT PLOTTABLE FROM RECORD.

10 AN EASEMENT FOR TRAFFIC SIGNALIZATION SYSTEM AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF LAGUNA HILLS RECORDED 01-21-1974, BK. 11060, PG.1142, O.R.

11 AN EASEMENT FOR ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG.1017, O.R.

12 AN EASEMENT FOR ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG. 1020, O.R.

13 AN EASEMENT FOR ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG.1023, O.R.

14 AN EASEMENT FOR ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG.1026, O.R.

15 AN EASEMENT FOR ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG.1029, O.R.

16 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-26-1976, BK. 11750, PG.1033, O.R.

17 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 05-25-1977, BK. 12211, PG.1290, O.R.

18 AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 01-31-1986, INST. NO. 86-045266, O.R.

19 AN EASEMENT FOR VEHICULAR ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ORANGE COUNTY TRANSIT DISTRICT RECORDED 11-17-1989, INST. NO. 89-620610, O.R.

20 AN EASEMENT FOR WATER OR SANITARY SEWER TRANSMISSION, DISTRIBUTION AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 09-11-1997, INST. NO. 1997044433, O.R.

21 AN EASEMENT FOR WATER OR SANITARY SEWER TRANSMISSION, DISTRIBUTION AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 03-26-1998, INST. NO. 19980173326, O.R.

22 AN EASEMENT FOR LANDSCAPING AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF LAGUNA HILLS RECORDED 08-18, 2006, INST. NO. 2006000554766, O.R.

23 AN EASEMENT FOR WATER OR SANITARY SEWER TRANSMISSION, DISTRIBUTION AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 11-14-2007, INST. NO. 2007000682176, O.R.

24 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SO. CAL. EDISON CO. RECORDED 06-08-2016, INST. NO. 2016000298340, O.R.

25 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SO. CAL. EDISON CO. RECORDED 04-12-2017 INST. NO. 2017000147471, O.R.

26 AN EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SO. CAL. EDISON CO. RECORDED 07-19-2017, INST. NO. 2017000296341, O.R.

27 AN EASEMENT FOR LANDSCAPING AND RELATED IMPROVEMENTS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF LAGUNA HILLS RECORDED 12-05-2017, INST. NO. 2017000522350, O.R.

28 RECIPROCAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND CONSTRUCTION PURPOSES IN FAVOR OF J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION AND MACY'S WEST STORES, INC., AN OHIO CORPORATION RECORDED 2-29-1972, BK. 10018, PG. 325, O.R. NOT PLOTTABLE FROM RECORD.

29 AN EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR ADJACENT FACILITIES IN FAVOR OF PUBLIC RECORDED 9-19-1967, BK. 8378, PG. 171, O.R. NOT PLOTTABLE FROM RECORD.

30 AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR SANITATION, INC. RECORDED 12-04-1975, BK. 11586, PG. 817, O.R.

31 AN EASEMENT FOR WATER AND SEWER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 09-03-1996, INST. NO.19960448199, O.R. AND MODIFIED BY DOCUMENT RECORDED 7-27-2010 AS INSTRUMENT NO. 2010000357159, O.R.

32 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SO. CAL. EDISON CO. RECORDED 11-15-1972, BK. 10427, PG. 579, O.R. NOT PLOTTABLE FROM RECORD.

33 AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN FAVOR OF SO. CAL. EDISON CO. RECORDED 5-22-1973, BK. 10708, PG. 932, O.R. NOT PLOTTABLE FROM RECORD.

34 AN EASEMENT FOR WATER AND SANITARY SEWER PIPELINES AND APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF EL TORO WATER DISTRICT RECORDED 09-03-1996, INST. NO.19960448198, O.R.

35 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION RECORDED 2-28-1964, BK 6944, PG. 449, O.R. NOT PLOTTABLE FROM RECORD.

36 AN EASEMENT FOR SANITARY SEWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF ROSSMOOR SANITATION, INC., A CALIFORNIA CORPORATION RECORDED 1-15-1964, BK. 6885, PGS. 72-73, O.R.EASEMENT IS BLANKET IN NATURE.

SHEET 9 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22,971 ACRES
NET AREA: 22,909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

NOTES

- 1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
- 2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
- 3. SHEET NO. 4-BOUNDARY CONTROL MAP
- 4. SHEET NO. 5-MONUMENT AND TIE NOTES
- 5. SHEET NO. 6-7-MAP SHEETS
- 6. SHEET NO. 8-EASEMENT NOTES
- 7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

TRACT NO. 19265

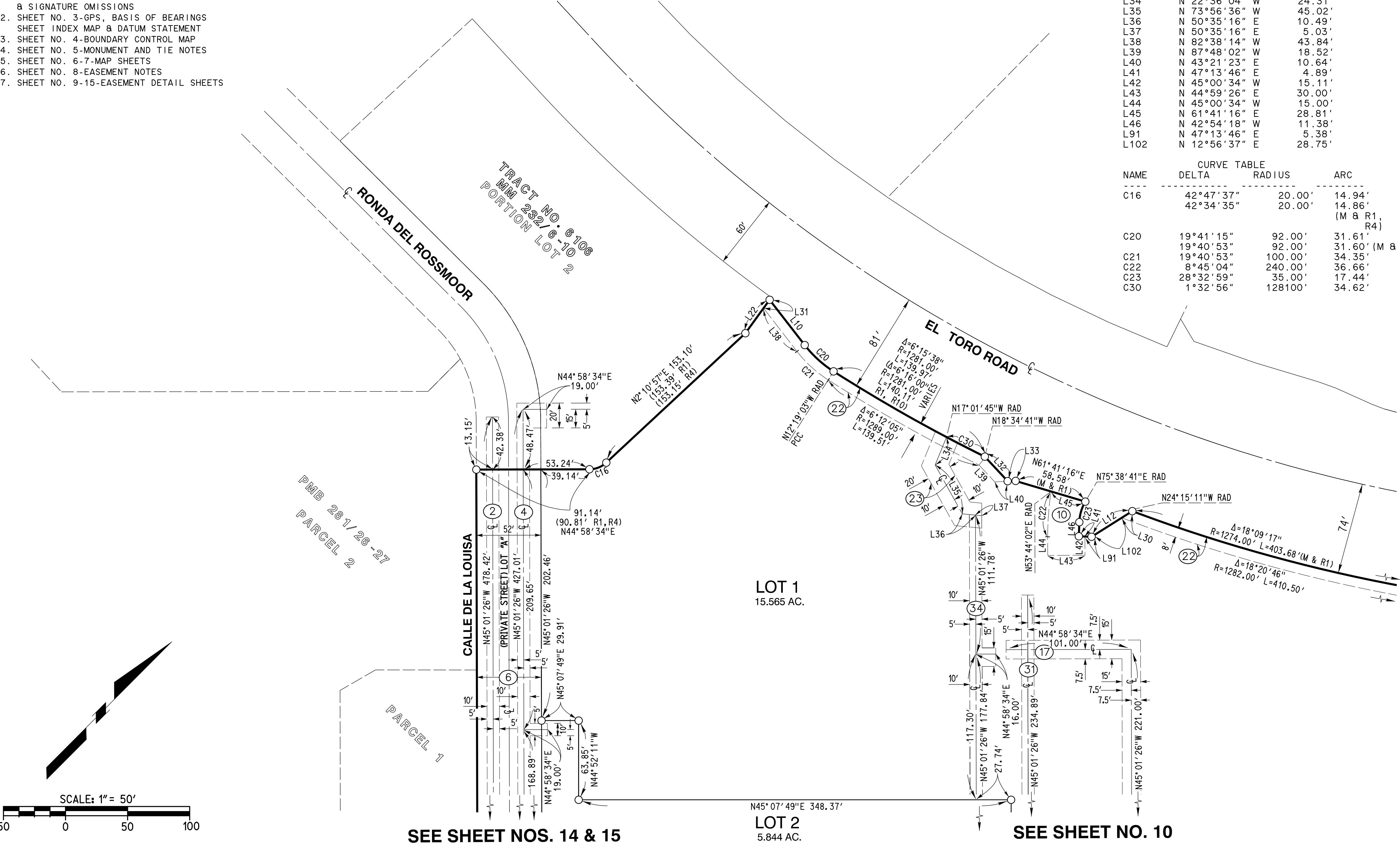
IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

EASEMENT DETAIL SHEET

NAME	LINE TABLE	LENGTH
	DIRECTION	
L10	N 82°37'48" W	46.16' (M & R1, R10)
L12	N 12°56'37" E	38.77' (M & R1)
L22	N 8°56'10" W	33.27' (M & R1)
L30	N 12°56'37" E	10.02'
L31	N 8°56'10" W	8.39'
L32	N 87°47'37" W	26.98' (M & R1)
L33	N 43°23'44" E	6.43' (M & R1)
L34	N 22°36'04" W	24.31'
L35	N 73°56'36" W	45.02'
L36	N 50°35'16" E	10.49'
L37	N 50°35'16" E	5.03'
L38	N 82°38'14" W	43.84'
L39	N 87°48'02" W	18.52'
L40	N 43°21'23" E	10.64'
L41	N 47°13'46" E	4.89'
L42	N 45°00'34" W	15.11'
L43	N 44°59'26" E	30.00'
L44	N 45°00'34" W	15.00'
L45	N 61°41'16" E	28.81'
L46	N 42°54'18" W	11.38'
L91	N 47°13'46" E	5.38'
L102	N 12°56'37" E	28.75'

NAME	CURVE TABLE	RADIUS	ARC
	DELTA		
C16	42°47'37"	20.00'	14.94'
	42°34'35"	20.00'	14.86' (M & R1, R4)
C20	19°41'15"	92.00'	31.61'
C21	19°40'53"	92.00'	31.60' (M & R1, R7)
C22	19°40'53"	100.00'	34.35'
C23	8°45'04"	240.00'	36.66'
C30	28°32'59"	35.00'	17.44'
	1°32'56"	128100'	34.62'



SEE SHEET NO. 10

SHEET 10 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

TRACT NO. 19265

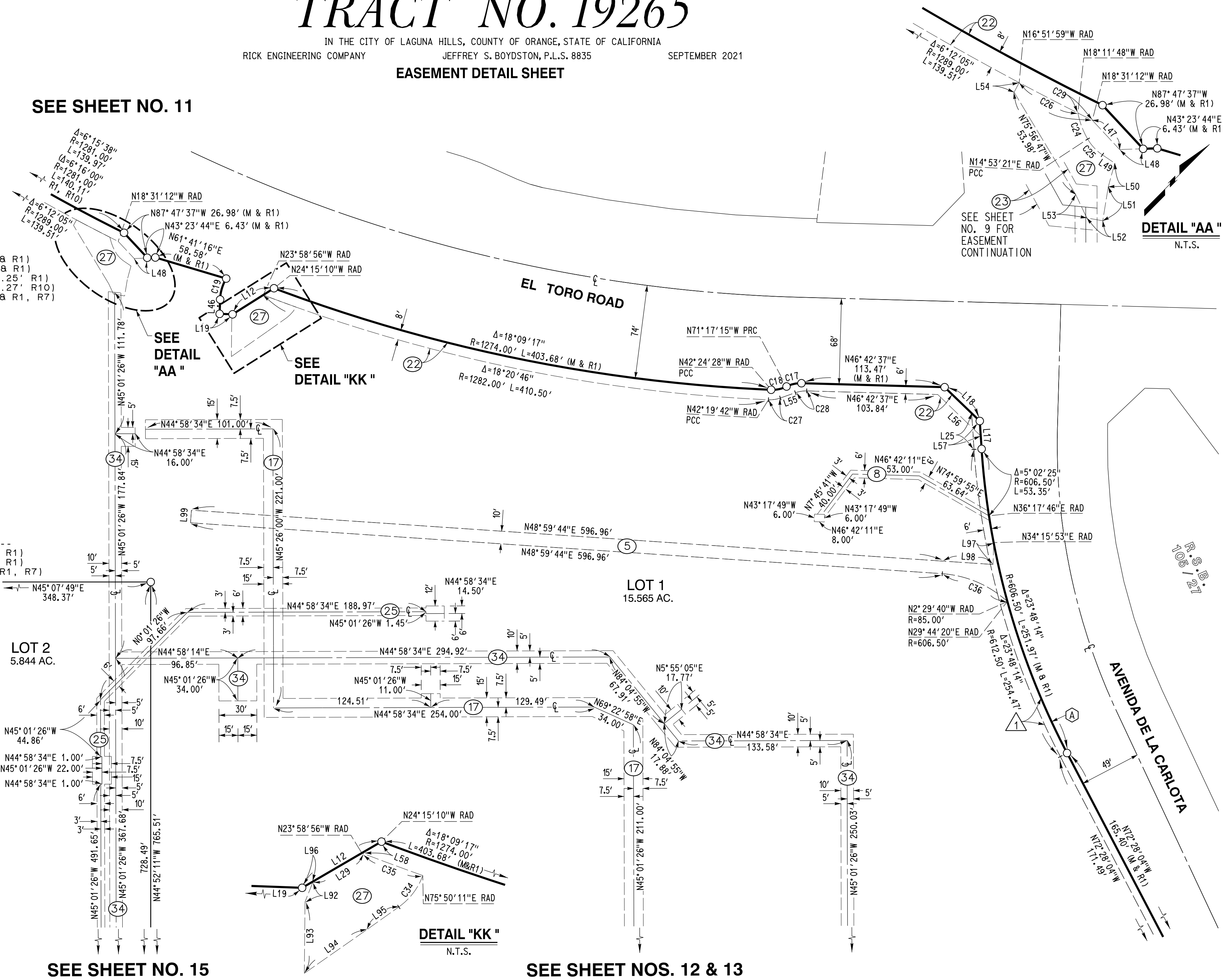
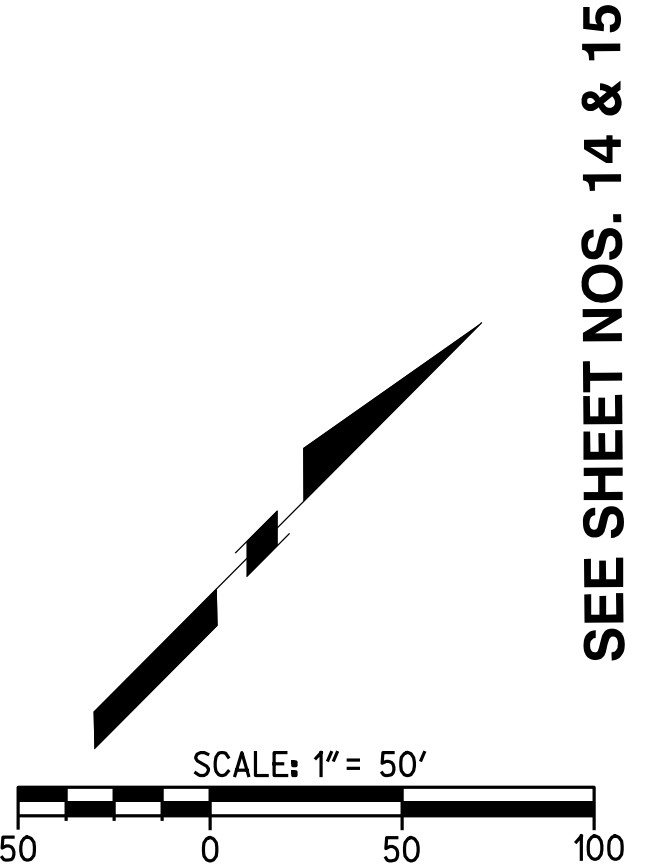
IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

EASEMENT DETAIL SHEET

- NOTES
- SHEET NO. 2-NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
 - SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
 - SHEET NO. 4-BOUNDARY CONTROL MAP
 - SHEET NO. 5-MONUMENT AND TIE NOTES
 - SHEET NO. 6-7-MAP SHEETS
 - SHEET NO. 8-EASEMENT NOTES
 - SHEET NO. 9-15-EASEMENT DETAIL SHEETS

NAME	LINE	DIRECTION	TABLE	LENGTH
L12	N 12°56'37" E		38.77' (M & R1)	
L17	N 48°39'50" W		22.18' (M & R1)	
L18	N 89°01'13" E		38.65' (38.25' R1)	
			(38.27' R10)	
L19	N 47°13'46" E		10.27' (M & R1, R7)	
L25	N 48°39'50" W		28.77'	
L29	N 12°56'37" E		27.27'	
L47	N 87°48'02" W		18.52'	
L48	N 43°21'23" E		10.64'	
L49	N 79°13'48" E		6.74'	
L50	N 29°29'01" W		11.08'	
L51	N 35°36'03" W		13.24'	
L52	N 55°19'48" E		8.94'	
L53	N 70°09'40" W		8.93'	
L54	N 16°51'59" W		4.91'	
L55	N 25°45'23" E		12.63'	
L56	N 89°01'52" E		46.91'	
L57	N 48°39'50" W		11.88'	
L58	N 12°56'37" E		10.02'	
L92	N 23°17'53" W		5.15'	
L93	N 44°15'43" W		29.46'	
L94	N 10°13'36" E		34.96'	
L95	N 9°48'22" E		17.33'	
L96	N 12°56'37" E		1.48'	
L97	N 43°18'15" W		17.30'	
L98	N 48°59'44" E		39.61'	
L99	N 41°00'16" W		10.00'	

NAME	CURVE	DELTA	RADIUS	ARC
C17	27°59'52"	25.00'	12.22' (M & R1)	
C18	28°52'47"	25.00'	12.60' (M & R1)	
C19	28°32'59"	35.00'	17.44' (M & R1, R7)	
C24	19°30'13"	37.20'	12.66'	
C25	25°39'33"	22.00'	9.85'	
C26	1°19'49"	1289.00'	29.93'	
C27	21°54'55"	25.00'	9.56'	
C28	20°57'14"	25.00'	9.14'	
C29	0°19'24"	1289.00'	7.27'	
C34	23°58'11"	30.00'	12.55'	
C35	1°14'15"	1282.00'	27.69'	
C36	38°30'10"	85.00'	57.12'	



IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA
RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
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6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

$\Delta = 18^\circ 09' 17''$
 $R = 1274.00'$
 $L = 403.68'$
 $(M \text{ \& } R1)$

$N42^\circ 24' 28'' W \text{ RAD}$
 PCC

$C18$
 $L70$
 $N47^\circ 50' 12'' W \text{ RAD}$

$C31$
 $N45^\circ 42' 33'' W$
 $106.72'$

$10'$
DETAIL "BB"
 N.T.S.

← N45° 07' 49" E 348.37

SEE SHEET NOS. 14 & 15

**SEE SHEET
NO. 13**

DETAIL "DD "
N.T.S.

PORTION OF PARCEL A
LLA. 0004-2022
INST. NO. 2023000092625, O.R.
REC. 4-24-2023

LINE TABLE				
NAME	DIRECTION		LENGTH	
L13	N	20°01'20"	E	14.59'
L14	N	20°01'20"	E	19.88' (M 8 R1)
L15	N	69°58'40"	W	19.50' (M 8 R1)
L16	N	27°54'50"	W	35.05' (M 8 R1)
L17	N	48°39'50"	W	22.18' (M 8 R1)
L18	N	89°01'13"	E	38.65' (38.25' R1) (38.27' R10)
L59	N	46°42'44"	E	5.70'
L60	N	43°17'49"	W	12.00'
L61	N	46°42'11"	E	4.41'
L62	N	46°10'40"	E	10.00'
L63	N	43°17'23"	W	6.65'
L64	N	45°14'12"	E	40.20'
L65	N	44°45'48"	W	10.00'
L66	N	45°14'12"	E	30.08'
L67	N	45°05'25"	E	46.32'
L68	N	33°52'25"	W	5.32'
L69	N	43°16'53"	W	4.78'
L70	N	45°05'25"	E	57.62'
L71	N	43°49'19"	W	76.53'
L72	N	47°48'32"	W	63.71'

NAME	CURVE		TABLE		ARC
	DELTA	RADIUS			
C17	27°59'52"	25.00'	12.22'	(M & R1)	
C18	28°52'47"	25.00'	12.60'	(M & R1)	
C30	90°00'00"	12.50'	19.64'		
C31	5°25'44"	25.00'	2.37'		
C32	52°29'12"	25.00'	22.90'		
C33	23°34'12"	100.00'	41.14'		

Attachment: Tract Map 19265 : Approval of Tract Map No. 19265 and Subdivision Improvement Agreement for Village at Laguna Hills)

SHEET 14 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22,971 ACRES
NET AREA: 22,909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

NOTES

- 1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT & SIGNATURE OMISSIONS
- 2. SHEET NO. 3-GPS, BASIS OF BEARINGS SHEET INDEX MAP & DATUM STATEMENT
- 3. SHEET NO. 4-BOUNDARY CONTROL MAP
- 4. SHEET NO. 5-MONUMENT AND TIE NOTES
- 5. SHEET NO. 6-7-MAP SHEETS
- 6. SHEET NO. 8-EASEMENT NOTES
- 7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

TRACT NO. 19265

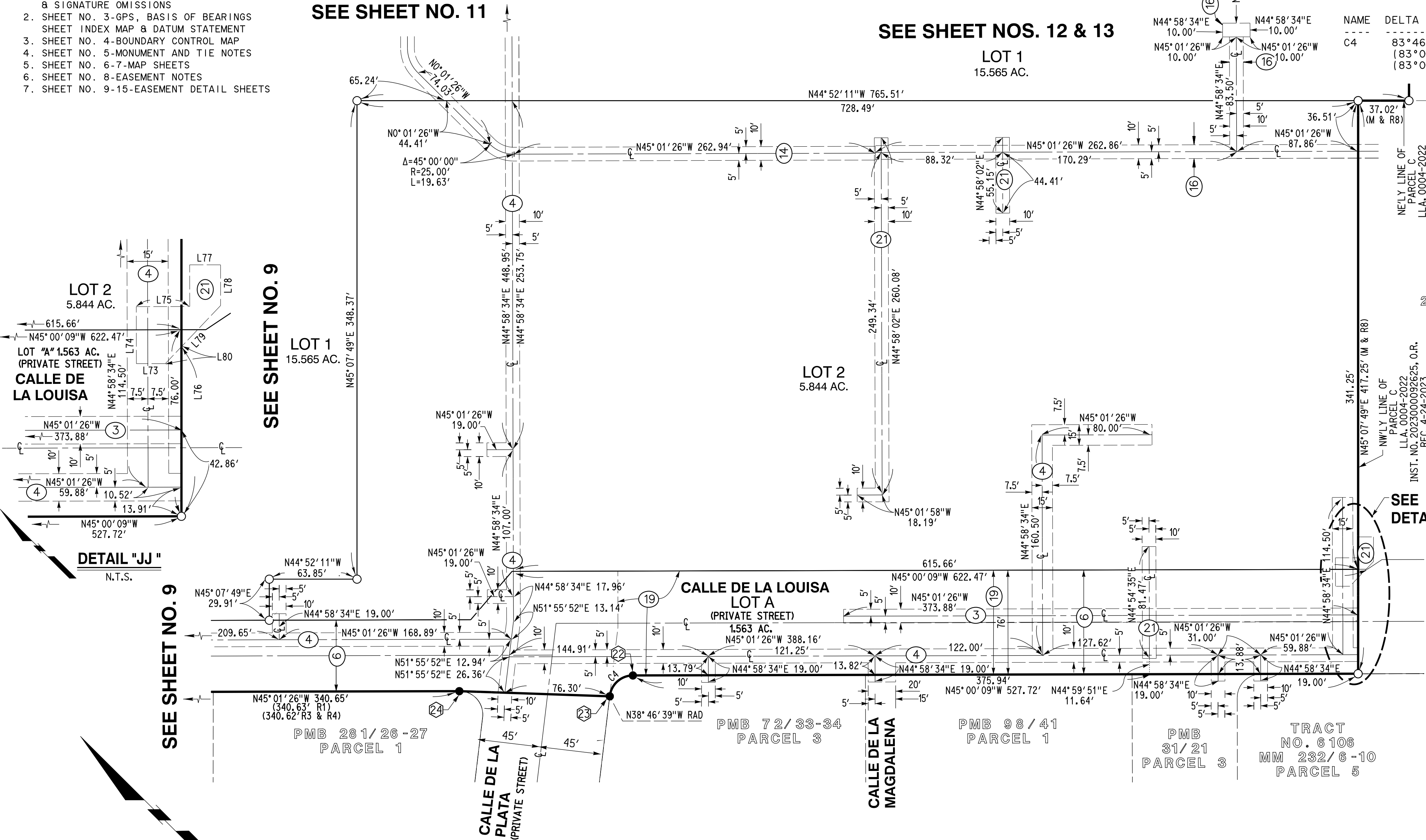
IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING COMPANY JEFFREY S. BOYDSTON, P.L.S. 8835 SEPTEMBER 2021

EASEMENT DETAIL SHEET

NAME	LINE TABLE		LENGTH
	DIRECTION		
L73	N 44°56'58" W		10.51'
L74	N 45°03'02" E		20.73'
L75	N 44°56'58" W		16.46'
L76	N 45°07'49" E		69.38'
L77	N 44°53'52" W		11.24'
L78	N 45°06'08" E		17.90'
L79	N 88°41'47" E		24.90'
L80	N 88°41'47" E		7.84'

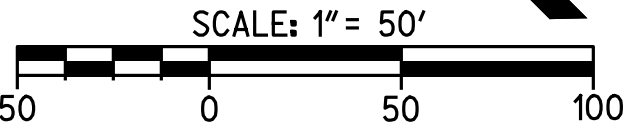
NAME	CURVE TABLE		
	DELTA	RADIUS	ARC
C4	83°46'30"	17.00'	24.86'
	(83°01'39"	17.00'	24.63' R1)
	(83°02'39"	17.00'	24.63' R4 R3)



PARCEL C
LLA. 0004-2022
INST. NO.
2023000092625, O.R.
REC. 4-24-2023

INST. NO. 2023000092625, O.R.
REC. 4-24-2023

SEE DETAIL "JJ"



SHEET 15 OF 15 SHEETS
NUMBERED LOTS: 2
LETTERED LOTS: 1
GROSS AREA: 22.971 ACRES
NET AREA: 22.909 ACRES
DATE OF SURVEY: SEPTEMBER 2021
A PORTION OF VESTING TENTATIVE
TRACT NO. 19123

NOTES

1. SHEET NO. 2-NOTARY ACKNOWLEDGMENT
8 SIGNATURE OMISSIONS
2. SHEET NO. 3-GPS, BASIS OF BEARINGS
SHEET INDEX MAP & DATUM STATEMENT
3. SHEET NO. 4-BOUNDARY CONTROL MAP
4. SHEET NO. 5-MONUMENT AND TIE NOTES
5. SHEET NO. 6-7-MAP SHEETS
6. SHEET NO. 8-EASEMENT NOTES
7. SHEET NO. 9-15-EASEMENT DETAIL SHEETS

SEE SHEET NO. 10

RICK ENGINEERING COMPANY

JEFFREY S. BOYDSTON, P.L.S. 8835

SEPTEMBER 2021

TRACT NO. 19265

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

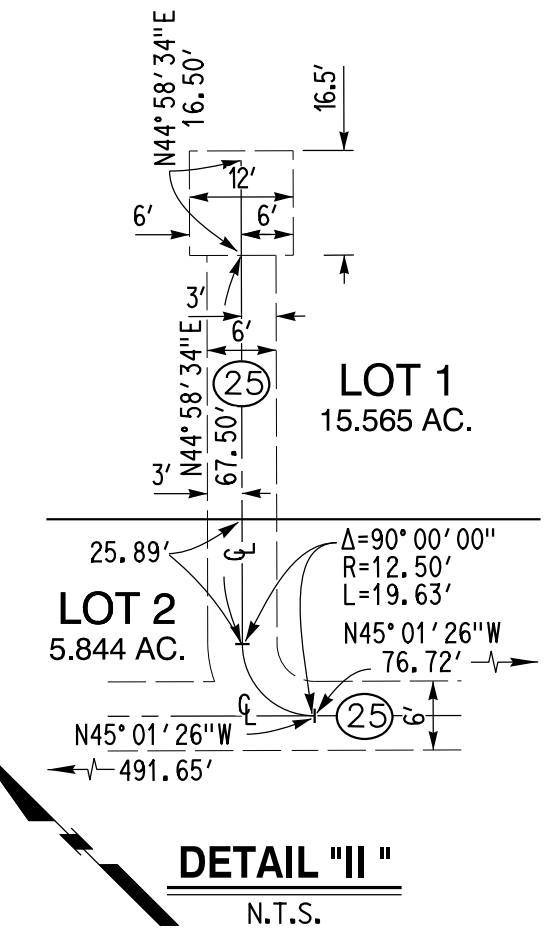
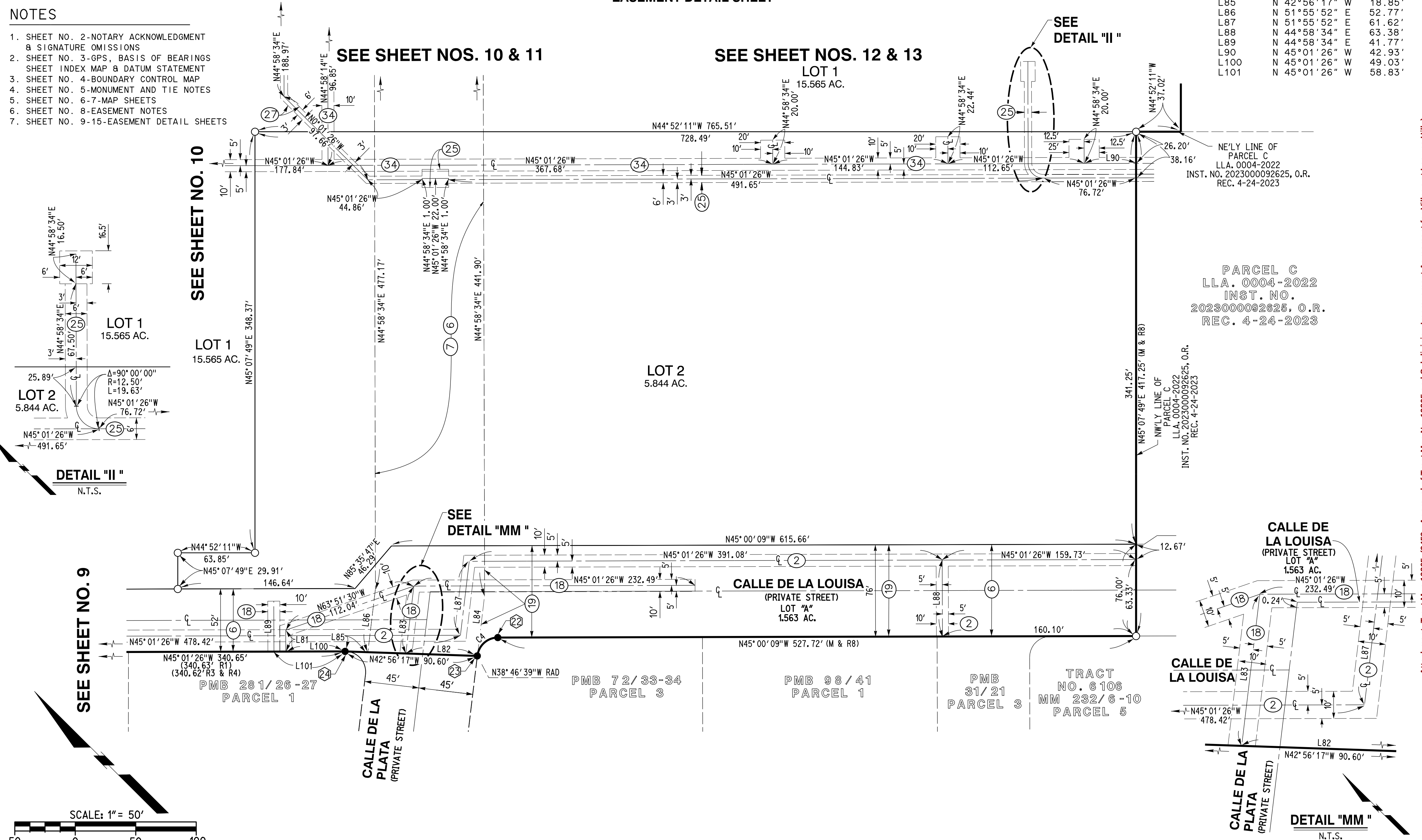
EASEMENT DETAIL SHEET

CURVE TABLE				LINE TABLE		
NAME	DELTA	RADIUS	ARC	NAME	DIRECTION	LENGTH
C4	83°46'30"	17.00'	24.86'	L81	N44°58'34"E	17.77'
	(83°01'39"	17.00'	24.63'	L82	N 42°56'17" W	59.24'
	(83°02'39"	17.00'	24.63'	L83	N 51°55'52" E	56.19'
			R1) R4 R3)	L84	N 51°55'52" E	50.58'
				L85	N 42°56'17" W	18.85'
				L86	N 51°55'52" E	52.77'
				L87	N 51°55'52" E	61.62'
				L88	N 44°58'34" E	63.38'
				L89	N 44°58'34" E	41.77'
				L90	N 45°01'26" W	42.93'
				L100	N 45°01'26" W	49.03'
				L101	N 45°01'26" W	58.83'

SEE SHEET NOS. 10 & 11

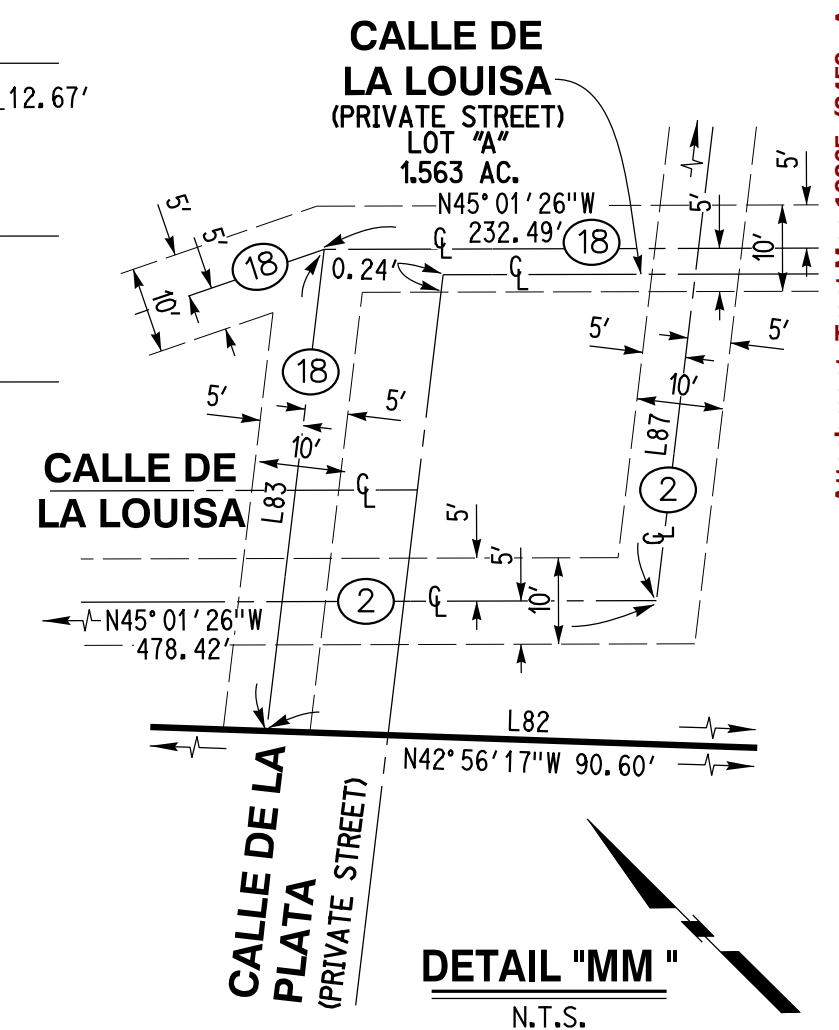
SEE SHEET NOS. 12 & 13

SEE
DETAIL "II"



SEE SHEET NO. 9

SEE
DETAIL "MM"





City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: March 26, 2024
TO: Mayor and Council Members
FROM: Jennifer Lee
City Clerk
ISSUE: Committee Assignment Reports

RECOMMENDATION: That the City Council receive reports from City Council Members on the City Council Committee Assignments listed in the staff report.

SUMMARY:

The following are recent meetings and events attended by the City Council for their City Council Committee Assignments. It is order to receive a report from the Council Members listed below on their Committee Assignment(s).

- 1 Transportation Corridor Agencies (TCA)
Council Member Heft
March 14 Joint Board Meeting
- 2 Orange County Mosquito and Vector Control District (OCMVCD)
Board of Trustees
Council Member Pezold
March 21 Regular Meeting