

NOTICE OF PUBLIC HEARING BY THE
CITY OF LAGUNA WOODS
CITY COUNCIL

SUBJECT: Laguna Woods General Plan and Zoning Code Update, State Clearinghouse Number 2022080022

PROPOSAL: The City is proposing to take the following actions related to the Laguna Woods General Plan and Zoning Code Update (State Clearinghouse Number 2022080022) (“Proposed Project”): certification of the Program Environmental Impact Report (“PEIR”) for the Proposed Project (including adoption of a Statement of Overriding Considerations per California Code of Regulations, Title 14, Section 15093, and adoption of a mitigation monitoring and reporting program per California Code of Regulations, Title 14, Section 15091); approval of amendments to the Laguna Woods General Plan Circulation Element; approval of amendments to the Laguna Woods General Plan Land Use Element; approval of amendments to the Laguna Woods General Plan Noise Element; and, approval of amendments to the Laguna Woods Zoning Code.

The Proposed Project would:

- Create the following four new overlay zoning districts that allow housing development:
 - Residential High Density Overlay (would allow 30 to 50 dwelling units per acre [“du/ac”])
 - Residential Medium Density Overlay (would allow 20 to 30 du/ac)
 - Residential Medium-Low Density Overlay (would allow 15 to 20 du/ac)
 - Residential Low Density Overlay (would allow 8 to 10 du/ac)

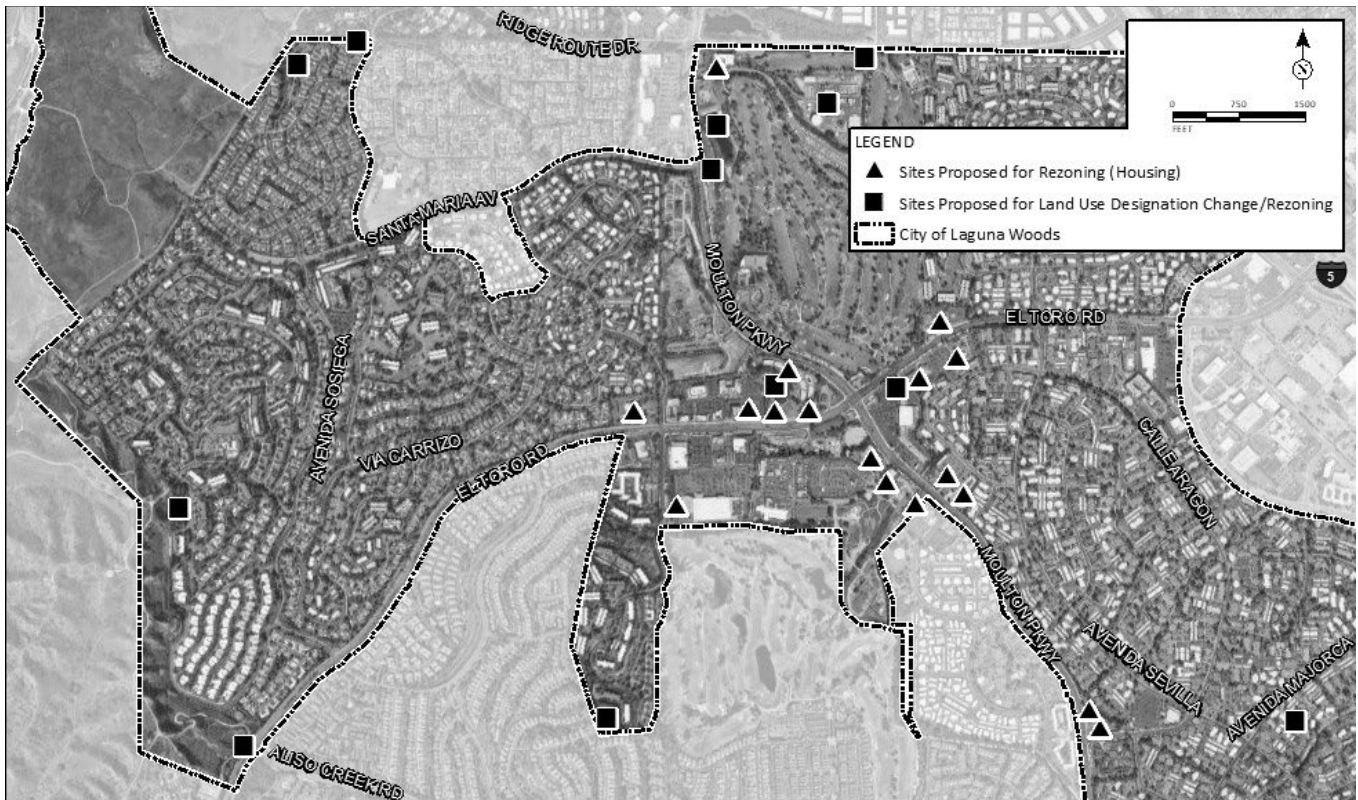
Creation of the new overlay zoning districts also includes the creation of development standards for each.

- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. The City plans to apply one of the four new overlay zoning districts to each parcel; no change in General Plan land use designation is proposed. These sites are referred to as the Potential Housing Sites in the PEIR.
- Update the General Plan Land Use Element to change the land use designations of 12 properties (a total of 14 parcels), and undertake a corresponding rezone of the 12 properties, to better represent their existing uses. These locations are referred to in the PEIR as the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses.
- Update the City’s General Plan Circulation Element, Land Use Element, and Noise Element to ensure internal consistency with the City’s General Plan Housing Element, update background and existing condition information, update the identification of priority issues, update goals and policy objectives, and make other changes intended to modernize the documents while also promoting clarity and ease of use. Change the name of the Circulation Element to “Mobility Element.”

LEAD AGENCY: City of Laguna Woods, 24264 El Toro Road, Laguna Woods, CA 92637

APPLICANT: City of Laguna Woods, 24264 El Toro Road, Laguna Woods, CA 92637

PROJECT LOCATION: The City of Laguna Woods is located in southern Orange County, California. The City of Laguna Woods is bordered on the north, east, and southeast by the City of Laguna Hills, on the northwest by the City of Irvine, on the west by Unincorporated Orange County and the City of Laguna Beach, and on the south by the City of Aliso Viejo.



For additional information on the real property that is the subject of this hearing, please contact the City at (949) 639-0500 or planning@cityoflagunawoods.org, or visit City Hall during normal working hours.

HEARING DATE: August 21, 2024

HEARING TIME: 2:00 P.M.

HEARING LOCATION: City Council Chambers, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637

ENVIRONMENTAL DOCUMENTATION: The City Council will be asked to certify the PEIR for the Proposed Project (including adoption of a Statement of Overriding Considerations per California Code of Regulations Title 14, Section 15093, and adoption of a mitigation monitoring and reporting program per California Code of Regulations, Title 14, Section 15091). The PEIR examines potential environmental impacts generated by the Proposed Project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Based on findings presented in Chapter 2 of the PEIR, environmental impacts related to the following topics would not be significant or potentially significant: Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Tribal Cultural Resources, and Wildfire, and are therefore not analyzed further in the PEIR. Impacts related to Greenhouse Gas Emissions are significant

and unavoidable even with implementation of mitigation. All other impacts are less than significant. The PEIR also identifies appropriate and feasible mitigation measures, if necessary, for each potential environmental impact.

DOCUMENTS AVAILABLE FOR REVIEW: Related documents – including the PEIR, proposed amendments to the Laguna Woods General Plan Circulation Element, proposed amendments to the Laguna Woods General Plan Land Use Element, proposed amendments to the Laguna Woods General Plan Noise Element, and proposed amendments to the Laguna Woods Zoning Code – are available for public review at or from City Hall during normal working hours. The aforementioned documents are also available for review at www.cityoflagunawoods.org/projects.

INVITATION TO BE HEARD: All persons either favoring or opposing this proposal are invited to present their views at this hearing. For clarity and accuracy of the record, written testimony is encouraged in conjunction with, or in lieu of, oral testimony provided during the public hearing. It is requested that any written response and all supporting documents be submitted to the City Hall office a minimum of 24 hours prior to the hearing date. If you challenge the action taken on this proposal in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk's Office by the end of the public hearing.

Contact: Christopher Macon, City Manager, at (949) 639-0500

Yolie Trippy, CMC, City Clerk

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