

AGENDA

LAND USE AND DESIGN REVIEW COMMITTEE

April 12, 2012
9:00 A.M.

**Laguna Woods City Hall
Council Chambers
24264 El Toro Road
Laguna Woods, CA 92637122**

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed. Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the Public Comment section of the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. COMMITTEE BUSINESS

A. 2011 General Plan Annual Progress Report

RECOMMENDED ACTION:

1. Discuss the General Plan purpose, requirements and history.
2. Review the 2011 General Plan Annual Progress Report and recommend approval to the Laguna Woods City Council (Attachment).

IV. PENDING PROJECT UPDATE

- A. Modifications to sign regulations
- B. Moulton Parkway and Aliso Creek/El Toro Road improvements

C. Urban Activity Center Specific Plan

V. COMMITTEE MEMBER COMMENTS

VI. PUBLIC COMMENTS

VII. ADJOURN

The next regularly scheduled meeting is May 10, 2012; meetings may be cancelled if there is a lack of agenda items.

RECAP

LAND USE AND DESIGN REVIEW COMMITTEE

February 9, 2012
9:00 A.M.

Laguna Woods City Hall
Council Chambers
24264 El Toro Road
Laguna Woods, CA 92637122

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed. Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the Public Comment section of the meeting.

I. CALL TO ORDER

II. ROLL CALL

Present: Glick, Hamm, Heilbronner, Joss, Lindstrom, Preli, Sortino
Absent: Doran, Hatch, Loveder, Schneider

III. COMMITTEE BUSINESS

A. Modifications to Sign Regulations: Real Estate and Open House Signs

The Committee discussed signs that do not require permits and the proposed regulations, which add real estate signs. The Committee recommended that real estate signs be allowed on gates and walls and that the sign pole height for real estate, yard estate sale and open houses be decreased from five (5) feet to four (4) feet. Upon a motion, the Committee voted 6-1 to approve the proposed regulations as revised. Member Heilbronner, who opposed the regulations, expressed concerns about the number of signs that would be allowed and the negative effect on the aesthetics of residential areas in the City.

B. Urban Activity Center Specific Plan Process

Staff presented a power point presentation on the history of the urban activity center specific plan and an update on the application submitted by the Golden Rain Foundation.

IV. PENDING PROJECT UPDATE

Staff answered questions about the Moulton parkway improvements.

V. COMMITTEE MEMBER COMMENTS

None

VI. PUBLIC COMMENTS

None

VII. ADJOURN

The next regularly scheduled meeting is March 8, 2012; meetings may be cancelled if there is a lack of agenda items.

City of Laguna Woods

Agenda Report

FOR: April 12, 2012 Land Use and Design Review Committee

TO: Chairman and Members of the Land Use and Design Review Committee

FROM: Deborah Drasler, City Planner *DD*

AGENDA ITEM: 2011 General Plan Annual Progress Report

Recommendation

Review the 2011 General Plan Annual Progress Report and recommend approval to the Laguna Woods City Council.

Background

Government Code Section 65400 mandates that general law cities and all 58 counties in California submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the California 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 long-term physical development of the community. The progress report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and programs described in the general plan.

Providing a copy of the progress report to OPR allows them to monitor local planning activities and to identify trends in land use planning and decision making throughout California. This information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the state with the information necessary to support modifications to the *General Plan Guidelines* or other statewide community development policies.

Providing a copy of this report to HCD fulfills a statutory requirements 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 constrains (as defined in Government Code Sections 65584 and 65583 (c)(3)).

Discussion

In fulfillment of this state mandate, the City of Laguna Woods has prepared its annual progress report for the period of 2011. Below is a brief summary of the General Plan Annual Progress report's contents.

Circulation Element

The city is required to adopt a resolution every year informing the Orange County Transportation Authority (OCTA) that the City Circulation Element is in conformance with the Master Plan of Arterial Highways (MPAH) and whether any changes to any arterial highways with the Circulation Element have been adopted by the City during the Fiscal Year 2010-2011. Per Resolution No. 11-14 adopted by the City Council on June 29, 2011, the City attests that the arterial highway portion of the Circulation Element of the City of Laguna Woods is in conformance with the Master Plan of Arterial Highways and that no unilateral reduction in through lanes has been made on any MPAH arterials during the Fiscal Years 2010-2011.

Regional Housing Needs Assessment (RHNA) Allocation

Government Code 65583 and 65584 states that the provision of affordable housing is of statewide importance, and local governments need to take proactive measures to meet local housing needs. Under this statute, regional governments, such as the Southern California Association of Governments, are responsible for forecasting regional housing needs and allocating shares among local governments. Referred to as the Regional Housing Needs Assessment (RHNA), cities and counties throughout California are required to develop concrete measures that will facilitate the development of enough affordable housing to meet their local allocation. For 2006 – 2014 the City of Laguna Woods is required to facilitate the development of 135 total units at various levels of affordability. Out of the 135 housing units, nearly one third must be sold or leased at very-low or low income affordability levels.

Table A
Total Construction Need by Income for Planning Period 2006-2014

Very Low	Low	Moderate	Above Moderate	Total
25	23	27	60	135
19%	17%	20%	44%	100%

Source: Southern California Association of Governments

The City has not processed new residential development or residential conversions during the 2011 calendar year. The City will, however, continue to identify

opportunities that will allow for adequate affordable housing. Progress towards the City's 2014 allocation for affordable housing is outlined in the table below.

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	25	15	0	0	2	0	0				17	8
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	23	0	0	0	0	0	0					23
	Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted	27	0	0	0	0	0	0					27
	Non-deed restricted		0	0	0	0	0	0					
Above Moderate		60	119	0	0	-2	0	0				117	0
Total RHNA by COG. Enter allocation number:		135	134	0	0	0	0	0				134	58
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Significant Programs and Approvals

Significant programs and approvals during the reporting year are also included in the General Plan Annual Progress report. The purpose of including these programs is to provide a more detailed discussion of actions the City has taken that further general plan goals. Notable programs include the on-going Green Home Certification program, Environmental Improvement Pilot program, the on-going Household Hazardous Waste, Electronic Waste and Bulky Item Collection programs, Community Services Organization grants, Battery Recycling ordinance, City's various taxi subsidy programs, Park In-Lieu Fee Ordinance, and the Energy Grant program. Also included in the progress report is a brief summary of all general plan amendments processed during the reporting year.

General Plan Implementation Status Table

Lastly, the General Plan Annual Progress Report breaks down all programs and implementation measures found in the seven elements of the General Plan. Each program and implementation measure is assigned one of the following status designations: "Implemented," "Ongoing," "Partially Implemented" or "Not yet

Implemented.” Brief comments regarding implementation status are also included to provide details on the specific measures taken to achieve each policy goal. The comments are not intended to be comprehensive, but provide examples of City efforts in implementing policies for the specific subject area. The table below provides an overall view of the implementation status of the Laguna Woods general plan.

Table C
General Plan Implementation Status

Ongoing:	90	63%
Implemented:	32	22%
Partially Implemented:	9	6%
Not Yet Implemented:	13	9%

As illustrated by the chart, 85% of general plan implementation measures are either listed as “Ongoing” or “Implemented.” This means that the City has either adopted a specific policy or it regularly engages in programs that fulfill general plan implementation measures. The remaining 15% of implementation measures have not reached completion. This is due to a variety of factors including a lack of financial resources, limited staff capabilities and constraints associated with external agency cooperation.

Environmental Review

This report is categorically exempt from the requirements for the preparation of environmental documents under Section 15301 “Existing Facilities” of the California Environmental Quality Act.

Conclusion

The General Plan Annual Progress report is a reoccurring process for local governments to evaluate advancement towards the general plan’s policy goals. As part of this process, the City is required to submit a copy of its progress report to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research. These organizations use the General Plan Annual Progress report to provide information to State decision makers and to ensure that the City of Laguna Woods is meeting State mandated affordable housing requirements.

The City of Laguna Woods has advanced significantly since incorporation in achieving its general plan goals. During the reporting year the City amended the General Plan Land Use Element and Land Use Map to describe and account for the new “Residential Community” and “Community Facilities” land use designations, as well as adopted chapter 13.23 establishing Emergency and Transitional Housing Shelter Regulations within the City’s Municipal Code which became effective in 2011. Additionally, the City constructed golf cart trail/paths to help facilitate alternative vehicle movement between commercial, institutional, and residential areas in the City of Laguna Woods. Lastly, the City completed several capital improvement programs and continued to provide important ongoing programs. The attached General Plan Annual Progress Report is a brief summary of the accomplishments and shortcomings of the City of Laguna Woods. It will serve as a valuable tool for staff to gain perspective on the effectiveness of general plan implementation measures, and allow them to recognize areas that might require a different approach.

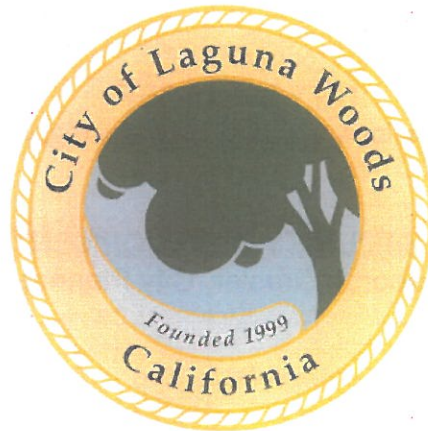
Attached

1. General Plan Annual Progress Report 2011
2. HCD Housing Element Implementation Tables

City of Laguna Woods

**General Plan Annual Report
2011**

Community Development Department



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April 2012

CITY COUNCIL

Cynthia Conners - Mayor

Bob Ring - Mayor Pro Tem

Bert Hack - Councilmember

Marty Rhodes - Councilmember

Milt Robbins - Councilmember

CITY MANAGER

Leslie A. Keane, City Manager

COMMUNITY DEVELOPMENT

Deborah Drasler, City Planner

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1. Introduction

California Government Code Section 65300 requires that each City adopt a General Plan to guide the long-term physical development of the City. The General Plan encompasses seven elements, including the: Land Use Element; Housing Element; Circulation Element; Open Space Element; Conservation Element; Safety Element; and Noise Element. Future physical development of the City, as well as the formulation of municipal programs and services needed to support such development, will be guided through Objectives, Policies, and Implementation Measures set forth in each general plan element. Adopted in 2003, the Laguna Woods General Plan provides the foundation for the City to function as a distinct and unique community. The policies, programs and other measures discussed in this document serve as a blueprint for development in the community. Primary among the City General Plan's objectives is the development of a self-sustaining community that provides for goods, services, housing, employment and recreational opportunities.

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the California Housing and Community Development (HCD) Department. This report has been prepared to summarize the status of the Laguna Woods General Plan and the progress in its implementation for the year 2011. Significant programs and policy measures that were developed or adopted over the reporting period are included in this report to provide concrete examples of the City's progress towards general plan implementation. Also included in this report are figures, tables and information requested by the HCD. Prepared in accordance with state law, these serve to illustrate the City's progress towards meeting its share of regional housing needs. This is discussed in greater detail in chapter five, titled "Regional Housing Needs Assessment."

The preparation of this report is not only a statutory measure developed to meet state law. The General Plan Annual report provides a clear systematic look at the City's progress in meeting its general plan goals. This process serves as a valuable tool for staff to gain perspective on the effectiveness of general plan implementation measures, and areas that might require a different approach. Lastly, the results of this report will serve as a guide for decision makers (i.e., City Council) in prioritizing future policy revisions, resource allocations and other projects.

2. Background

The City

The City of Laguna Woods was incorporated in March 1999 and encompasses approximately 2,270 acres. Laguna Woods is located in south Orange County between the San Joaquin Foothills and the Santa Ana Mountains. The City is bordered on the north, east and southeast by the City of Laguna Hills, on the south by the City of Aliso Viejo, on the southwest by the City of Laguna Beach, on the northwest by the City of Irvine and on the west by unincorporated County of Orange. The City has approximately 18,000 residents, the majority of which live within the gated senior community of Laguna Woods Village (formerly Leisure World). The City has five commercial centers and several other community facilities and commercial properties. The City is approaching build out with limited

vacant land available for new or infill development. The majority of vacant land within the City has been included in the Urban Activities Center (UAC) Specific Plan area for planning purposes. A Specific Plan application (SP-697) has been submitted by the Golden Rain Foundation, to develop nine parcels that cover approximately 72 acres of land outside the Laguna Woods Village Community walls and gates. As of this writing, the specific plan application is deemed incomplete. The City will consider land use, housing, traffic, infrastructure and fiscal balance in its analysis of the Specific Plan proposal.

Laguna Woods General Plan

Preparation of the General Plan began with a series of community workshops held in early 2001. Perspectives and issues presented by members of the community set the course for the new General Plan. The General Plan Coordinating Committee, appointed by the City Council, considered each draft component of the new General Plan and provided input at monthly meetings from February 2001 through June 2002. The City of Laguna Woods Community Services Committee provided input on the draft document at public meetings in March and August 2002. In September 2002, the City of Laguna Woods Planning Advisory Committee recommended that the City Council certify the Environmental Impact Report prepared in conjunction with the General Plan and adopt the draft General Plan. The Laguna Woods City Council held a public hearing, certified the Environmental Impact Report and adopted the City of Laguna Woods General Plan on October 16, 2002. The General Plan Housing Element was subsequently certified by the HCD, Division of Housing Policy Development on April 7, 2003.

3. General Plan Amendments 2011

The City of Laguna Woods did not process any general plan amendments during the 2011 reporting period.

However, in 2010, the City of Laguna Woods processed a general plan amendment which modified the City's land use element and land use map, identifying new "Residential Community" and "Community Facilities" land use designation. Additionally, the general plan amendment modified the City's land use element to reflect the name change from Leisure World to Laguna Woods Village (Formerly; known as Leisure World) as well as amend all tables of the Land Use Element to account for the new land use designation. Because State law requires that the zoning code be consistent with the City's general plan, staff processed concurrently a city-wide zoning code modification that included an update of the land use designations and zoning districts in the City's zoning code. The goal was to simplify language, land use designations, policy guidelines and standards in order to improve consistency between the documents and make their implementation more effective. Additionally, staff included in the zoning code modification, reference to "emergency and transitional housing shelters" in conformance to State law to ensure that the development of these uses is compatible with surrounding uses and the unique development characteristics of the community. The ordinance allows emergency and transitional housing shelters in Community Commercial (CC) zoning districts by right and in the Community Facility Public/Institutional ((CF-P/I) and Community Facility Private (CF-P) zoning districts subject to a Conditional Use Permit.

While the general plan and zoning code amendment was approved at the December 15, 2010 City Council public hearing, the second reading of the ordinances for the zoning code amendments was

presented at the January 19, 2011 City Council public hearing and became effective on February 19, 2011

While no general plan amendments were approved during this most recent reporting period, the City continues its commitment to promoting housing element goals and meeting the City's Regional Housing Needs Assessment (RHNA) allocation. A brief summary of amendments and their recent developments are included.

Past General Plan Amendments

Date	Action	Description
October 2002	Current General Plan adoption	Adoption of the Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise Elements.
October 2005	General Plan Amendment (GPA 05-01)	General Plan Amendment to change a property from Commercial to High Density Residential.
July 2007	General Plan Amendment (GPA 07-01)	General Plan Amendment for the annexation of 170 acres of land from neighboring cities for Open Space.
January 2009	General Plan Housing Element Update (GPA 09-01)	Housing Element Update
December 2010	General Plan Land Use Element and Map Amendment	General Plan Amendment incorporating new "Residential Community" and "Community Facilities" land use designation, and reflecting the name change from Leisure World to Laguna Woods Village.

4. Significant Projects and Program Approvals

The City Council is the decision making body for the City of Laguna Woods. The Council serves as the Planning Commission for land use decisions and has established a committee structure to make recommendations on proposed projects and programs. Each committee is comprised of eleven residents and/or business people that are appointed by City Council members for two year terms. The committees have designated areas of interest and include the following:

- Community Services Committee
- Land Use and Design Review Committee
- Public Safety Committee

The purpose of this section is to highlight City activities, programs and public services within the 2011 reporting period. These activities and programs are instrumental to the ongoing implementation of the general plan.

Water Quality Ordinance Revisions: In November 2010, the City modified several ordinances related to water quality, including trash and debris, grading, and water quality. These modifications were made to ensure continued compliance with State law and to reduce water pollution.

Ongoing Programs:

City Hall Services: Laguna Woods City Hall hosts a library branch of the County of Orange. With hours from 10 a.m. to 4:30 p.m. Monday through Friday, residents can request books and other library resources located in other branches via the internet and have them sent to the City Hall branch for checkout. In addition, City Hall housed a satellite office for the Department of Fish and Wildlife and providing meeting space for the Service Corp of Retired Executives (SCORE), State Assemblyman Donald P. Wagner and U.S. Congressman John Campbell.

Laguna Woods Green Home Certification Program: The City of Laguna Woods continued the voluntary green home certification program established in March of 2009. The purpose of the program is to encourage residents to incorporate sustainable appliances and building practices into their homes to promote the environmental health of the community. The Laguna Woods Green Homes Program is available for all residential units, existing or new. Homeowners may apply for proposed certification at three levels — Green, Star Green and Star Green Plus — based on points for particular environmental improvements.

Household Hazardous Waste, Electronic Waste and Bulky Item Collection Program: Under the Household Hazardous Waste (HHW) and Electronic Waste (E-Waste) collection program residents contact City Hall to schedule collections at their homes of either type of waste. E-Waste just requires a call to City Hall to request a pickup. HHW collection requires that residents obtain a box or heavy plastic bag from City Hall to fill with their waste, such as pesticides, paint, paint thinners and more, and sign up for a pickup. A state-licensed contractor picks up the box at the residence and disposes of the HHW contained inside properly. Each is provided on a monthly basis. As part of the HHW collection program, the City also funds a mail-in “Sharps” program for medical needles and maintains an old cell phone, battery, fluorescent bulb, photo copier ink jets and dry medication drop-off at City Hall. In 2009, the City added an in-home bulky item collection program for items too large or heavy to be moved by a resident. In 2010, with the renewal of the City’s waste hauler franchise, bulky and other types of items were collected monthly at no charge to residents. During the 2011 reporting period the City collected 10,907 lbs of HHW, 12,508 lbs of E-Waste, 171 tons of bulky items, 141 gallon containers of sharps, 2,210 lbs of batteries, 469 compact fluorescent bulbs and 2,016 feet of straight fluorescent tubes, and 453 lbs of non-controlled medicines.

Integrated Waste Management Franchise – In 2010, the City Council extended the integrated waste management franchise initially awarded to Ware Disposal, Inc. in 2005 for five years. The extension continued services at current rates—except for the annual increase in tipping fees paid to the County of Orange that was the subject of a separate agreement—which allows a one-time service fee increase based on labor rates paid under a new contract to be negotiated in 2012, sharing California beverage container redemption revenues with the City, and free monthly collection of bulky and other items left in designated areas throughout the City.

Environmental Improvement Pilot Program: In 2011, the City continued to implement the Environmental Improvement Pilot Program which began in October 2009 to reduce building permit fees for residents that install water and energy efficient products. The program reduced fees by an

average of 15% for products including nail-in windows, hot water recirculation systems, photo-voltaic systems, energy efficient central heat and a/c systems and tankless water heaters.

Community Services Organization Grants: The City of Laguna Woods annually awards community services grants to non-profit organizations that provide services that benefit residents or workers through specific programs or projects. The City awarded \$130,000 in grants in the 2011 reporting period and will continue this program as future budgets allow.

Battery Recycling Ordinance: The City continued to enforce an ordinance adopted in February 2006 which corresponds with state law making it illegal to dispose of household and rechargeable batteries in regular trash. The ordinance requires retail businesses with \$1 million or more in sales of batteries in the City to maintain an on-site battery recycling program that is convenient, safe and environmentally friendly.

Taxi Voucher Program: The City's very popular taxi voucher program allows residents 60 years and older to travel anywhere in Orange County. The program subsidizes the cost of a taxi trip by up to 90%. There are three types of taxi voucher services: general travel, special destination trips and non-emergency medical trips. Special destination vouchers for senior residents allow travel to John Wayne Airport, the regional airport, and the Irvine Transportation Center, which includes rail and bus services. In 2011, the City Council raised the special destination voucher to John Wayne Airport to bring costs within the budget for FY 2011/2012. In 2010, the City Council had already increased the age for residents purchasing special destination vouchers to John Wayne Airport to 70, and limited general travel vouchers to not include the airport.

Park In-Lieu Fee Ordinance: In 2011, the City continued to allocate and spend park in-lieu fees collected in prior years, including phase II of the Ridge Route Linear Park project, the design and construction of City Centre Park and improvements at Woods End Park. No fees were collected during the 2011 reporting period, but the City has collected \$425,628 since adoption of its park in-lieu fee ordinance.

Energy Grant Program: The City continued a program that provides for the purchase and installation of additional insulation, new dual pane windows with low "E" glass, doors, heat pumps, ceiling fans and other similar energy efficient improvements for qualified low income seniors who own their residential unit. The program is funded through a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City expects to spend between \$125,000 and \$200,000 each fiscal year through FY 2012.

Capital Improvement Program: The following capital improvement projects are proposed, underway or have been completed in the 2011 calendar year:

#	PROJECT NAME	Status
1	City Hall Acquisition	Complete
2	City Hall Renovation	Underway
3	Moulton Parkway Widening/Smart Street Project	
	Segment 3, Phase I – Hardscape	Complete
	Segment 3, Phase I – Landscape	Underway
	Segment 3, Phase II	Underway

4	El Toro Road/Aliso Creek Road Intersection Widening and Landscape Improvements Phase I Phase II	Complete Future
5	Moulton Parkway Landscaping – South City limit to Via Campo Verde	Future
6	Ridge Route Linear Park Project Phase I Phase II	Complete Underway
7	City Centre Park	Complete
8	El Toro Road/Avenida Sevilla Storm Drain Project	Complete
9	Santa Maria Ave Pavement Resurfacing – Moulton Pkwy to Avenida Sosiega	Complete
10	Slurry Seal Program	Future
11	El Toro Road Resurfacing – Aliso Creek Road to Calle Sorona	Complete
12	Reconstruct Santa Maria Ave to provide multimodal trail on south side of street	Complete
13	El Toro Road Landscaping – Calle Sonora to Moulton Parkway	Future
14	Traffic Signal Right Turn Arrows	Underway
15	Aliso Creek Watershed Flood Control Design Study Phase I Phase II	Underway Future

5. Regional Housing Needs Assessment Allocation

In accordance with State Housing law, the Southern California Association of Governments (SCAG) has prepared a Regional Housing Needs Assessment (RHNA) that quantifies the need for housing in each jurisdiction in the SCAG region between 2006 and 2014. The RHNA provides estimates of existing and future housing needs for each municipality and regional government. Local governments are mandated by State Law to implement this plan by providing concrete measures that will work to meet their local affordable housing allocation.

The existing need is determined from information about current residents including the number of low-income families paying more than 30% of income for housing. Future need is based on projected growth in the number of households and the number of units needed to maintain a target vacancy rate. State law requiring that new, affordable housing not be concentrated in existing low income neighborhoods also guides the geographic distribution of RHNA dwelling units. The RHNA can include replacement housing, as well as new construction. The allocation for new construction units by income category is indicated in the following table:

Total Construction Need by Income for Planning Period 2006-2014

Very Low	Low	Moderate	Above Moderate	Total
25	23	27	60	135
19%	17%	20%	44%	100%

Source: Southern California Association of Governments

The City of Laguna Woods is still in the process of meeting its affordable housing allocation for the period of 2006 – 2014. No new residential units have been proposed or constructed, and no residential units have been permanently lost during this reporting period. In rare cases, occupancy of existing units has been restricted on a temporary basis due to fire or other construction deficiencies. In no case have these units been lost, or unable to be occupied once repairs have been completed.

6. Implementation of General Plan Elements

To better assess the progress toward full implementation of the General Plan, the following section provides a detailed look at all the goals and policies established in each General Plan Element. Each goal and policy is assigned one of the following status designations: “Implemented,” “Ongoing,” “Partially Implemented,” “Started,” “Not Yet Implemented” or “Abandoned.” Brief comments regarding implementation are also provided to give a better assessment of the City’s implementation status. The comments are not intended to be comprehensive, but provide examples of City efforts in implementing policies for the specific subject area.

Land Use Element: The Land Use Element serves as a guide to community leaders for deciding upon future development of the City. The Land Use Element is central to development of the other elements of the General Plan. The subject matter of each of the General Plan Elements (e.g. Housing, Circulation, Open Space, etc.) is inextricably linked to the Land Use Element. The Land Use Element was originally adopted in 2002 and was amended in 2003 to add additional implementation measures, 2005 to change the land use designation of a 3.054 acre commercial parcel to “High Density Residential”, 2007 to apply the “Open Space” land use designation to approximately 178.55 acres to annexed land, and amended in 2010 to account for the new “Residential Community” and “Community Facilities” land use designations, and to reflect the name change from “Leisure World” to “Laguna Woods Village”.

The following is a summary of the Land Use Element objectives, policies and implementation measures:

Land Use Element	Implementation Status
Objective I:	
Promote land uses that accommodate the diverse needs of City of Laguna Woods residents.	
Policy I.A: Facilitate development of a variety	

Land Use Element	Implementation Status
of housing types that appeal to a broad spectrum of prospective new residents.	
I.A.1 Accommodate rezoning of properties consistent with Residential designations shown on the General Plan Land Use Map and with Housing Element goals for new dwelling unit construction.	Implemented: In 2010 staff amended the General Plan Land use Element and Land Use Map to describe and account for the new “Residential Community” and “Community Facilities” land use designations. Additionally, the City Council adopted chapter 13.23 establishing Emergency and Transitional Housing Shelter Regulations within the City’s Municipal Code which became effective in 2011. City staff will continue to identify opportunities that will allow for adequate affordable housing.
I.A.2 Approve rezoning of Open Space land to non-residential use consistent with the General Plan Land Use Map only after sufficient land is zoned for Residential use consistent with Housing Element goals for new dwelling unit construction.	Implemented: The majority of previously zoned Open Space land within the City has been designated as Urban Activities Center specific plan. The specific plan has not yet been developed, but must be consistent with general plan policies. In 2007 the City annexed 178.55 acres “Laguna Laurel” from the County of Orange and designated the land Open Space.
I.A.3 Adopt a Zoning Ordinance provision requiring that replacement, redevelopment, and/or relocation of any Leisure World [Laguna Woods Village] Clubhouse facility will not result in a net loss of land area reserved and maintained for recreational uses.	Implemented: Section 13.08.030 (e) of the City of Laguna Woods Zoning Code adopted April 16, 2003.
Policy I.B: Actively participate with property owners and their representatives to expand the range of retail goods and services.	
I.B.1 Prepare a City marketing brochure to supplement broker and property owner offerings to prospective commercial tenants and prospective residents.	Ongoing: The City has prepared a City Map / Guide to promote City services and businesses within the City. The City will continue to promote Laguna Woods to new residents and businesses.
I.B.2 Adopt Zoning Ordinance procedures for site-specific parking studies reflecting demand based on existing or proposed commercial tenant mix.	Implemented: Section 13.18.070 of the City of Laguna Woods Zoning Code adopted April 16, 2003.

Land Use Element	Implementation Status
I.B.3 Accommodate requests of property owners for zone changes consistent with land use designations on the General Plan Land Use Map.	Ongoing: In 2005 an application to rezone a commercial office property to multifamily residential use was approved. As part of the approved 2010-2011 zoning code modification project, staff reviewed each property's zoning district, general plan designation, and land use. Additionally, a survey request was sent to all property owners and their representatives in order to solicit input for this project. As a result, ten properties were rezoned.
<p>Objective II: Enhance the value and desirability of properties.</p>	
<p>Policy II.A: Develop a strategy for promoting excellence in property maintenance and building design.</p>	
II.A.1 Adopt Zoning Ordinance standards for design review that include architectural guidelines for new and renovated commercial projects.	Ongoing: The City of Laguna Woods Zoning Code was adopted April 16, 2003. The City development standards continue to evolve to respond to changes in land use.
II.A.2 Include noise, view, light and glare, and traffic generation considerations in developing buffer zone requirements in the Zoning Ordinance to ensure compatibility of non-residential development with nearby residential uses.	Implemented: Section 13.16. of the City of Laguna Woods Zoning Code was adopted April 16, 2003.
II.A.3 Continue to implement the scenic highway provisions of the Zoning Ordinance.	Ongoing: There have been no revisions to the scenic highway provisions within the City.
II.A.4 Continue to include maintenance and periodic upgrading of landscaped medians in the City's annual budget.	Ongoing: Median maintenance is part of the current public works budget. Median upgrades have been included in the City's Capital Improvement Plan.
II.A.5 Continue the current Code Enforcement program including inspection and compliance provisions associated with the City's Stormwater Program.	Ongoing: Land use, building department and stormwater program compliance programs are ongoing.

Land Use Element	Implementation Status
<p>II.A.6 Adopt a Zoning Ordinance provision requiring preparation of a Specific Plan for the “Urban Activities Center” designated on the Land Use Plan prior to approval of development on any of the subject parcels and including performance and development standards consistent with Section II.C.2, <i>Specific Plan Concept</i>.</p>	<p>Implemented: Section 13.14.040 of the City of Laguna Woods Zoning Code adopted April 16, 2003.</p>
<p>II.A.7 Incorporate stormwater design considerations or Standard Urban Stormwater Mitigation Plans (SUSMP’s) and the implementation of Best Management Practices (BMP’s), to the maximum extent practicable, in new development and significant redevelopment projects to improve water quality and ensure compliance with the City Local Implementation Plan (LIP).</p>	<p>Ongoing: New projects are reviewed for compliance with the City Stormwater Local Implementation Plan and Water Quality Ordinance adopted January 2003 and revised in 2010. Specific design considerations are addressed as part of the Water Quality Management Plan review. In 2010, the City modified several ordinances related to water quality, including trash and debris, grading, and water quality. These modifications were made to ensure continued compliance with State law and reduce water pollution.</p>
<p>Policy II.B: Monitor land use decisions and legislation of other units of government that may affect the quality and value of properties in the City of Laguna Woods.</p>	
<p>II.B.1 Actively participate as a City in area-wide and regional forums in opposing a commercial airport at the former Marine Corps Air Station at El Toro.</p>	<p>Implemented: The Great Park concept was approved for the former Marine Corps Air Station at El Toro. Land was sold to private developer in 2005 and early construction has begun.</p>
<p>II.B.2: Monitor legislative updates provided by the California League of Cities.</p>	<p>Ongoing: The City continues to monitor legislative updates provided by the California League of Cities.</p>
<p>II.B.3 Work with nearby cities and special districts on issues of mutual benefit or interest.</p>	<p>Ongoing: The City has partnered with the City of Laguna Hills on several road improvement issues and continues to work with El Toro Water District on wastewater, water conservation and stormwater issues.</p>
<p>Objective III: Promote innovation in design and development of properties that reflects the unique needs of the City of Laguna Woods market.</p>	

Land Use Element	Implementation Status
Policy III.A: Identify opportunities in new construction and re-use projects for optimizing accessibility for people with special needs.	
III.A.1 Consider adopting zoning and subdivision requirements for connecting sidewalks and multi-purpose trails between new and existing commercial, institutional and residential destinations.	Partially Implemented: The City has constructed a multipurpose trail linking existing commercial, institutional, and residential uses. Requirements have not yet been adopted as part of the Zoning and Subdivision Codes.
III.A.2 Consider adopting Zoning Ordinance standards for alternative modes of transportation in commercial, institutional, and multiple family residential developments.	Partially Implemented: The City has pursued golf cart linkages between existing commercial, institutional, and residential uses. Section 13.18.090 of the Zoning Code “Transportation Demand Management” includes provisions for alternative modes of transportation. Additionally in 2011, the City designated several public right-of-way areas as multimodal trails on which golf carts are allowed to travel.
Objective IV: Maintain and enhance revenues to the City.	
Policy IV.A: Consider the fiscal impacts of land use decisions.	
IV.A.1 Require applicants for new uses, to be defined by project size or type, to submit fiscal impact analyses including projected revenues to the City and costs of municipal services.	Ongoing: A fiscal analysis is part of the standard review process for significant land use projects.

Housing Element: The Housing Element is intended to guide City decision-making through an action program including policies, procedures, and incentives for maintaining and expanding the housing supply in the City of Laguna Woods for all income groups. The Housing Element identifies specific actions that will be taken to implement objectives and policies to ensure that there are adequate sites to achieve housing diversity, facilitate the development of affordable housing, improve the existing affordable housing stock and promote equal housing opportunity. The Housing Element was amended in January 2009.

The following is a summary of the Housing Element objectives, policies and implementation measures:

Housing Element	Implementation Status
<p>Objective 1: Maintain and improve residential neighborhoods and support quality housing for all residents.</p>	
<p>Policy 1.A: Work towards full implementation of the 2006-2014 Housing Element objectives, policies, and programs in the Housing element</p>	
<p>Program 1.A.1 Provide a progress report on the 2006-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.</p>	<p>Ongoing: The annual general plan progress report for past years has been submitted to the Governor’s Office of Planning and Research and the Department of Housing and Community Development. City staff will continue to submit progress reports in future years.</p>
<p>Policy 1.B: Promote, encourage, and facilitate efforts to preserve the City’s housing stock.</p>	
<p>Program 1.B.1 Continue to promote on-going building maintenance activities. To promote building maintenance, the City will:</p> <ul style="list-style-type: none"> • Identify available funds for building maintenance activities and energy efficiency upgrades. • Disseminate public information on available housing programs, such as the energy efficient equipment retrofit program (CDBG) at public counters and the City’s website. • Assist property owners and property managers in their efforts to identify and mitigate housing maintenance issues. 	<p>Ongoing: The City receives money in the form of Community Development Block Grants (CDBG), for use in an energy efficient equipment retrofit program. The City continues to apply for CDBG funds, and will continue to implement the program each year as funds allow.</p>
<p>Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.</p>	
<p>Policy 2.A: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</p>	
<p>Program 2.A.1 Work with property owners in the development of Specific Plans to guide the development of Urban Activities Center parcels to</p>	<p>Not yet Implemented: In December 2011, the property owners submitted a Specific Plan and General Plan amendment to develop nine parcels</p>

Housing Element	Implementation Status
include residential development.	that cover approximately 72 acres of Urban Activities Center land. The City is currently reviewing the Specific Plan application.
Policy 2.B: Mitigate governmental constraints to the accommodation of special needs residents.	
<p>Program 2.B.1 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations, particularly extremely and very low income persons. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the Resource Guide for Orange County Homeless and other publications that support the program goals will be distributed from City Hall.</p>	<p>Partially Implemented: The City of Laguna Woods participated in the development of the County of Orange Consolidated Plan drafted for the years of 2010 – 2015. While the City provides numerous information pamphlets on an array of resources, they are yet to distribute a resource guide for Orange County homeless.</p>
<p>Program 2.B.2 Revise the Laguna Woods Zoning Ordinance to identify zones that will allow the development of transitional housing facilitate transitional housing and supportive housing developments that serve extremely and very low income households, consistent with Government Code Section 65583(c)(1). Because transitional and supportive housing can be configured in different ways – either as regular multi-family housing or as group quarters the Zoning Ordinance amendment will ensure that transitional and supportive housing that function as a residential use will be treated as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Implemented: As part of a larger Zoning Code Update that occurred in 2010 and adopted in 2011, the City added Chapter 13.23 to the Laguna Woods Municipal Code establishing Emergency and Transitional Housing Shelter regulations.</p>
<p>Program 2.B.3 Review and revise the Laguna Woods Zoning Ordinance to provide for emergency homeless shelters that serve extremely and very low income households as a by-right use and develop objective standards to regulate emergency shelters as provided for under Government Code Section 65583(a)(4). Evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use.</p>	<p>Implemented: As part of a larger Zoning Code Update that occurred in 2010 and adopted in 2011, the City added Chapter 13.23 to the Laguna Woods Municipal Code establishing Emergency and Transitional Housing Shelter regulations.</p>

Housing Element	Implementation Status
<p>Policy 2.C Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.</p>	
<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	
<p>Policy 3.A: Recognize the City's leadership role in the maintenance, preservation, improvement, and development of affordable housing.</p>	
<p>Program 3.A.1 Encourage and facilitate the development of affordable housing by:</p> <ul style="list-style-type: none"> • Supporting non-profit organizations that address housing issues. • Serving as an intermediary between non-profit organizations and interested residential developers. • Assisting in application preparation and other efforts to secure funding sources for development of housing for extremely low-, very low-, low- and moderate-income residents. • Making available regional and local housing program information to residents, and assisting residents in contacting housing assistance organizations. • Inform interested developers about the range of housing allowed in areas outside of Laguna Woods Village, including housing for families. • Inform interested developers about the State density bonus program incentives available for development of affordable housing program. • Program incentives available for development of affordable housing. 	<p>Ongoing: The City is continuing to work with past and present residential developers to promote affordable housing. In the 2009 reporting period, two additional deed restricted affordable unit were created through modifications to a property's Conditional Use Permit. The City will continue to work with future residential developers and to create zoning code ordinances that promote affordable housing.</p>

Housing Element	Implementation Status
<p>Program 3.A.2 Continue to encourage and facilitate the use of the City’s density bonus provisions to provide affordable housing opportunities. Revise the density bonus provisions in the City’s Municipal Code to be consistent with State density bonus law.</p>	<p>Ongoing: The City’s density bonus requirement provisions are current with the income range of low and very-low income households. The development incentives vary from a case by case basis in order to adapt to different development proposals.</p>
<p>Program 3.A.3 Develop an inclusionary ordinance that requires new development to contribute toward provision of affordable housing. Standards will address minimum project size, percentage of units to be dedicated as inclusionary housing, definition of affordability required, exceptions to the ordinance, timeframe of affordability, and alternative opportunities for satisfying the inclusionary requirement.</p>	<p>Implemented: In January 21, 2009 the City adopted Section 13.25 titled Inclusionary Housing to the Laguna Woods Zoning Code.</p>
<p>Program 3.A.4 Encourage residents to apply, when available, for the Section 8 rental assistance program (through County of Orange Housing Authority) for extremely and very low-income rental households. Inform local rental property owners and eligible residents of Section 8 assistance and Section 8 waitlist openings through flyers and the City’s website. Provide technical assistance during the application process to interested residents. While the City endeavors to maintain the current level of assistance through the Section 8 (72 vouchers) program, the City has no jurisdiction over the funding and operation of the Section 8 voucher program.</p>	<p>Ongoing: The City provides Section 8 housing information and application forms. The City receives information for Section 8 housing through the County of Orange.</p>
<p>Program 3.A.5 Continue to use CDBG funds to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. While the City endeavors to maintain the current level of assistance through the CDBG program, the City has no jurisdiction over the funding and operation of CDBG program.</p>	<p>Ongoing: The City continues to use CDBG funds to fund energy efficiency programs. The city will continue to fund the energy efficient program as CDBG funds allow.</p>

Housing Element	Implementation Status
<p>Program 3.A.6 The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. The City Manager is responsible for addressing and/or referring fair housing complaints and questions to the Fair Housing Council of Orange and/or HUD. The City will provide information on fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. The City will disseminate fair housing information at City Hall and throughout Laguna Woods in a variety of community places.</p>	<p>Ongoing: The City provides information about fair housing laws and procedures on request.</p>
<p>Objective 4: Facilitate housing, transportation and physical accommodations to aid persons with disabilities.</p>	
<p>Policy 4.A: Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.</p>	
<p>Program 4.A.1 Establish reasonable accommodation procedures in the Zoning Ordinance and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.</p>	<p>Not yet Implemented: The City will consider measures that will encourage residential modifications that promote increased mobility and accessibility.</p>
<p>Program 4.A.2 Partner with property owners to identify and accomplish the retrofit of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutual's and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.</p>	<p>Not yet Implemented: While City officials often meet with the representatives of major property owners, a mutual approach to promoting retrofitting within the community is yet to be developed.</p>

Circulation Element: The purpose of the Circulation Element is to guide development of the transportation system to support existing development and planned growth in response to community needs. The Circulation Element addresses the street and highway network, railroads, transit services, and bicycle and pedestrian facilities within the community. The Circulation Plan and supporting

objectives, policies, and implementation measures are consistent with the land use and other provisions and standards of the City’s General Plan.

The following is a summary of the Circulation Element objectives, policies and implementation measures:

Circulation Element	Implementation Status
<p>Objective I: Improve and expand transportation options within the City and to destinations outside the City.</p>	
<p>Policy I.A: Maintain and enhance an integrated vehicular circulation network to accommodate local needs and land uses.</p>	
<p>I.A.1 Monitor arterial roadways and intersections within the City with the goal of maintaining Level of Service (LOS) D on roadway segments and at intersections.</p>	<p>Ongoing: The City reviews intersection performance as part of its regular public works function and as part of the CEQA project review for City and surrounding jurisdictions.</p>
<p>I.A.2 The City shall develop a Traffic Impact Analysis Procedures Manual to guide the conduct of traffic studies. The Manual shall define procedures for analyzing proposed development traffic impacts on roadways both within and outside the City, for determining appropriate and effective mitigation measures, and for establishing procedures ensuring that new development pays at least its fair and proportionate share of required mitigation measures. The Manual shall identify the types and sizes of projects requiring a traffic impact analysis, and a process for preparing the analysis, including analysis methodologies, and development of significance criteria consistent with level of service performance criteria identified in the Circulation Element. The Manual shall also identify procedures for analyzing land development within the Urban Activities Center to ensure that overall trip generation totals identified in the General Plan are not exceeded, and that General Plan roadway standards continue to be met. The Manual shall include methods to ensure consistency with the requirements of the County of Orange Congestion Management Plan and the Growth Management Plan.</p>	<p>Not yet Implemented: The process started in 2010 for the drafting, review and adoption of a City Traffic Impact Analysis Procedures Manual. The City continues to conduct both project specific and regional analysis to better understand roadway segments in the community. Under the current program, traffic analysis is conducted at a project level as part of the environmental review. Work continued in 2011 to standardize the traffic review process, which staff expects to complete in 2012.</p>

Circulation Element	Implementation Status
I.A.3 Define on-site and off-site circulation infrastructure improvements necessary to mitigate impacts of new development.	Ongoing: A thorough review of circulation impacts for new developments is part of the project and environmental review process.
I.A.4 Work with the Orange County Transportation Authority and the County of Orange in phased implementation of Master Plan of Arterial Highways to meet the particular needs of the City.	Ongoing: The City continues to comply with Master Plan of Existing Arterial Highways (MPAH) implementation, a requirement to qualify for Measure M and the new Measure M2 (effective April 1, 2011) funds.
Policy I.B: Develop strong working relationships with management and staff of the Orange County Transportation Authority (OCTA), Laguna Woods Village Transportation, South County Senior Services, and other appropriate agencies to highlight the transit needs of the City of Laguna Woods residents, including the special needs of seniors, and to enhance and coordinate transit services in the City.	
I.B.1 Support the provision of safe and efficient intercity and intracity public transportation for residents and workers in the City of Laguna Woods.	Ongoing: The City continually works with the OCTA on a regular basis to discuss ways and methods to improve the quality of public transportation. In 2011, City staff and a councilmember representative participated in a Countywide transit study of OCTA bus services.
I.B.2 Encourage the use of public transportation.	Ongoing: The City distributes maps/guides with information about private and public bus, taxi and other public transportation.
I.B.3 Explore funding sources for the operation, maintenance and improvement of local transit services, including bus shelter and transfer point amenities.	Ongoing: The City continues to comply with Master Plan of Existing Arterial Highways (MPAH) implementation, a requirement to qualify for Measure M and the new Measure M2 funds. Staff identified additional funding sources during the 2011 reporting period, gaining agreement from the OCTA Board of Directors and the Orange County Board of Supervisors to provide funding \$6.9 million for the completion of the Moulton Smart Street Project, Segment 3, Phase II, and \$500,000 in federal funds for completion of the El Toro Road/Aliso Creek Road intersection improvements, Phase II. Staff will continue to pursue funding opportunities in

Circulation Element	Implementation Status
	future years.
I.B.4 Increase staff involvement in oversight of fixed route bus and paratransit services.	Ongoing: Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service. City staff and a councilmember representative participated in a Countywide transit study of OCTA bus services in 2011. City staff also participated in review of the proposed Countywide transit study implementation measures as a member of the OCTA Technical Advisory Committee to the OCTA Board of Directors.
I.B.5 Work with the Orange County Transportation Authority (OCTA) and Laguna Woods Village Transportation to coordinate bus service schedules to minimize wait time for fixed route service.	Ongoing: Laguna Woods Village Transportation services have full access to OCTA bus stops to facilitate transfers. City staff serves as the liaison between the organizations for future discussion.
I.B.6 Promote future service extensions to popular destinations outside the City.	Ongoing: The City continues to promote service extensions through alternative transportation options such as the City's Taxi Voucher Program.
I.B.7 Promote driver sensitivity training that extends to operation of wheelchair lifts and tie-downs, bus stop announcements, and understanding the needs of individuals with mobility impairments.	Ongoing: OCTA and Laguna Woods Village have regular driver sensitivity training sessions for their bus drivers. The City also requires such driver training as part of contract with private operator of taxi voucher services.
I.B.8 Provide fixed route bus information in a format easily readable by seniors.	Ongoing: The City distributes maps/guides with information in an easy-to-read format about private and public bus, taxi and other public transportation, and show major transit routes on the map.
I.B.9 Arrange training programs to provide on-site assistance to Laguna Woods' residents to familiarize them with OCTA and Laguna Woods Village ridership options and traveling tips.	Ongoing: The City helped establish an assistance group to help residents in qualifying for OCTA ACCESS bus service. The City also participates in sponsoring transportation fairs and workshops that highlight transportation services and programs available to residents.
I.B.10 Require the dedication and improvement of rights-of-way for bus turnouts as a condition of development approval, when appropriate.	Ongoing: In 2011, the City required the dedication of right of way from Laguna Woods Village as part of the conditional use permit that

Circulation Element	Implementation Status
	approved a new golf starter building at the Village golf course. The irrevocable offer to dedicate and associated agreement was to provide right of way for the major capital improvement project – Moulton Smart Street, Segment 3, Phase II project – which is planned for construction in 2013.
I.B.11 Encourage maintenance of deep discounts for seniors using OCTA bus services and adoption of other inducements to use fixed route services, such as restaurant and merchant coupons.	Ongoing: The City continues to participate in Measure M2 reauthorization planning; including strong support for senior/disabled discounts for OCTA fixed route and ACCESS services.
I.B.12 Continually review the network of transit services to determine and encourage adoption of methods to increase ridership and respond to changing demands of the community.	Ongoing: The City regularly participates and will continue to participate in local and regional transportation needs assessments. The last of these assessments occurred in 2009.
I.B.13 Support the efforts of appropriate agencies to provide additional local and express bus services to the City of Laguna Woods, such as intercity rail station feeder service.	Ongoing: In 2008 and 2009, the City conducted the Laguna Woods Go Local Study and Transportation Needs Assessment Update. A component of this project was to evaluate potential services to improve access to regional rail systems. The OCTA is conducting further analysis regarding these potential services, but is seeking City contributions for the ongoing operations of any services to train stations and/or local shopping centers. The City has no funds available for such contributions.
I.B.14 Provide opportunities for residents to give input on current and future fixed route and para-transit services.	Ongoing: The City has several advisory committees, including the Public Safety Committee, Community Services Committee and Land Use and Design Review Committee. These committees focus citizen input on specific issues, which often include transportation and traffic. These monthly meetings provide formal opportunities for public input.
Policy I.C: Coordinate the efforts of all transit service providers to plan for and implement a package of improved services for residents and workers.	
I.C.1 Coordinate with and support transit service providers as appropriate in developing and	Ongoing: The City regularly conducts transportation needs assessments for residents of

Circulation Element	Implementation Status
implementing plans for improving transportation services, coordination, and marketing.	Laguna Woods. The City also regularly submits requests for new transportation service funding as part of the Measure M2 reauthorization effort. Lastly, the City has a map/guide that provides extensive transportation service information and routes.
I.C.2 Provide input for development of service schedules that minimizes wait time for transfers between Laguna Woods Village Transportation and OCTA fixed route bus services.	Ongoing: Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service.
I.C.3 Continue to implement a bus shelter program with comfortable and convenient amenities.	Ongoing: In conjunction with local and regional transportation providers and support firms, the City provides bus shelters that support transit riders with amenities, including transfer points for Laguna Woods Village bus services.
Policy I.D: Explore opportunities to contract for new transit services based upon the needs of the community.	
I.D.1 Update the transit service needs of City of Laguna Woods residents on a regular basis to determine new destinations and changes in service demands.	Ongoing: The City conducts transportation needs assessments on a regular basis. These assessments occurred in 2001 and 2008-09. The City will continue to evaluate transportation needs in future assessments. City staff and a councilmember representative participated in a Countywide transit study of OCTA bus services in 2011. City staff also participated in review of the proposed Countywide transit study implementation measures as a member of the OCTA Technical Advisory Committee to the OCTA Board of Directors.
I.D.2 Devise transit services to meet changing community service needs.	Ongoing: As funds become available City staff will continue to identify transit services that can meet the unique needs of Laguna Woods' residents. Programs such as the popular taxi voucher program and non-emergency medical transportation taxi voucher service are examples of ongoing programs.
I.D.3 Implement new services, as appropriate, based upon budget and operation considerations.	Ongoing: As illustrated by the City's multiple taxi subsidy programs, the City looks to locate new funding sources for new programs on an

Circulation Element	Implementation Status
	ongoing basis.
<p>Objective II: Provide innovative alternatives for maintaining independence and mobility of residents.</p>	
<p>Policy II.A: Consider implementation of local demand response and shuttle service.</p>	
<p>II.A.1 Implement a demand responsive taxi voucher service to serve all residents.</p>	<p>Implemented: Contingent on available funds, the City operates a taxi voucher service and non-emergency medical transportation taxi voucher service.</p>
<p>II.A.2 Explore the feasibility of establishing a City operated or contracted shuttle service using rotating destinations and routes.</p>	<p>Partially Implemented: The OCTA conducted a study in 2010, in cooperation with the cities of Laguna Woods, Laguna Hills and Lake Forest, to assess the potential cost and ridership of shuttle service to the Irvine Transportation Center and a circulator to shopping centers along El Toro Road in the three cities. Staff worked with OCTA staff in the evaluation process and coordinated with other cities to determine the feasibility and potential benefits of both of these services. OCTA determined that City contributions would be needed for the ongoing operations of any services to train stations and/or local shopping centers. The City has no funds available for such contributions.</p>
<p>II.A.3 Accommodate and support innovative vehicles and services that meet the transit needs of the community while reducing air pollution and fossil fuel energy consumption as practicable.</p>	<p>Ongoing: The City works in conjunction with private land owners to encourage the availability of trails for golf carts, many of which are now powered by electric batteries. In 2011, the City constructed a multimodal trail (wide sidewalk) on the eastbound side of Santa Maria Avenue from Via Vista to Moulton Parkway, and a trail on the westbound side into a local shopping center, to provide for safe use of golf carts, the vast majority of which are electric-powered. The City Council also approved the use of golf carts along the length of El Toro Road from the main entrance to the Willow Tree Center on the west, to the first entrance to the Valencia Center on the</p>

Circulation Element	Implementation Status
	east.
Policy II.B: Help residents understand transit services and options.	
II.B.1 Work with transportation service providers to develop clear, readable transit maps and guides.	Ongoing: The City designed and produced a map/guide with information in an easy-to-read format about private and public bus, taxi and other public transportation.
II.B.2 Publish improved transit rider information maps and guides.	Implemented: The City distributes maps/guides with information in an easy-to-read format about private and public bus, taxi and other public transportation.
II.B.3 Post City transit maps at bus stops and transfer points throughout the City to help people travel throughout the County.	Not yet Implemented: While the map/guide is available at City Hall, staff has yet to develop a map for use at bus stops and transfer points throughout the City.
II.B.4 Distribute transit maps and guides throughout the City.	Not yet Implemented: The City's map/guide listing information about transportation options is only currently available at City Hall.
II.B.5 Develop a Travel Training Program providing orientation on available transportation services and options.	Ongoing: The City works with volunteers and Laguna Woods Village Transportation services to provide on-site training for transit users. The City also provides a map/guide to using private taxis and other services as modes of transportation.
II.B.6 Develop a Rider Information Hotline and Referral System that provides personalized, step-by-step instructions in the use of fixed route bus, train, demand response and other transportation services.	Not yet Implemented: Transit information is provided in a general format by contacting City Hall. The City coordinates with OCTA to improve its online information related to use of local and regional transportation services.
Objective III: Maintain and improve existing circulation infrastructure.	
Policy III.A: Provide and maintain a bicycle circulation system that connects to adjacent jurisdictions consistent with the regional bicycle network.	
III.A.1 Provide Class II on-street bicycle lanes on arterial roadways consistent with the County of	Ongoing: The Moulton Smart Street project, Segment 3, Phase I, was completed in 2011 and

Circulation Element	Implementation Status
Orange Commuter Bicycle Plan.	includes Class II bike trails consistent with the County of Orange Commuter Bicycle Plan.
III.A.2 Investigate the feasibility of including a Class I bicycle path as part of a multi-purpose trail along the south side of El Toro Road between Calle Sonora and Paseo de Valencia.	Implemented: Class I trail included as part of multi-modal sidewalk/trail along El Toro Road, from Moulton Parkway to Paseo de Valencia, and on Santa Maria Avenue, from Via Vista to Moulton Parkway.
Policy III.B: Accommodate the unique needs of residents in the design and construction of pedestrian facilities.	
III.B.1 Construct sidewalks of adequate width along El Toro Road between Moulton Parkway and Paseo de Valencia, possibly as part of a multi-purpose trail, and along Moulton Parkway between El Toro Road and Calle Aragon.	Implemented: A fourteen foot wide sidewalk (ten foot wide near intersections) has been constructed on El Toro Road from just east of Moulton Parkway to Paseo de Valencia. Planning was also started on widening the sidewalk adjacent to southbound Moulton Parkway, from just south of Via Campo Verde to the entrance to the Calvary Chapel Church parking lot.
III.B.2 Determine the feasibility of providing secured, direct pedestrian and alternative vehicle access between residential communities and commercial and institutional uses.	Ongoing: The City has established 7 official golf cart crossings, constructed a golf cart path and is planning an additional golf cart path to help facilitate alternative vehicle movement between sections of Laguna Woods Village and the surrounding commercial or institutional land uses. In addition, in 2011, staff worked with a local church and new tenant in the Willow Tree Center to provide additional Americans with Disabilities (ADA) access to City sidewalks and nearby bus stops.
III.B.3 Maintain adequate time intervals for the pedestrian crosswalk phase at signalized street intersections.	Implemented: The City has installed count-down pedestrian signals at all signalized intersections and maintained crosswalk timing to ensure safe pedestrian crossings.
III.B.4 Consider enhancements for crosswalks such as easy to operate crosswalk buttons, audio warning indicators, and curb cuts at key signalized street intersections near commercial areas and Leisure World [Laguna Woods Village] gates.	Implemented: The City installed count-down pedestrian signals and touch-buttons at all signalized intersections, audio warning equipment at two signalized intersections, and modified curb ramps as needed.
Policy III.C: Maintain and enhance infrastructure	

Circulation Element	Implementation Status
to promote alternative vehicle access where feasible.	
<p>III.C.1 Determine the feasibility of including alternative vehicle access to a multi-purpose trail along the south side of El Toro Road between Calle Sonora and Paseo de Valencia.</p>	<p>Partially Implemented: The City has constructed a golf cart trail on El Toro Road near the Lutheran Church and St. Nicholas Church. This extends access to legal golf cart crossings that connect to institutional uses and an adjacent commercial center to residential areas. The City Council also approved the use of golf carts along the length of El Toro Road from the main entrance to the Willow Tree Center on the west, to the first entrance to the Valencia Center on the east.</p>
<p>III.C.2 Investigate the feasibility of developing secure, direct access points for alternative vehicles between residential communities and commercial and institutional uses.</p>	<p>Ongoing: The City has seven official golf cart crossings and constructed a golf cart path to help facilitate alternative vehicle movement between commercial, institutional and residential areas of Laguna Woods. Another multimodal path was built in 2011 on Santa Maria Avenue, from Via Vista to Moulton Parkway, to provide access to the Moulton Plaza Center. The City Council also approved the use of golf carts along the length of El Toro Road from the main entrance to the Willow Tree Center on the west, across Laguna Woods Village gates 1 and 5, to the first entrance to the Valencia Center on the east, which is adjacent to the San Sebastian apartments and condominiums.</p>
<p>III.C.3 Work with the City of Laguna Hills to determine the feasibility of providing off-street alternative vehicles connections to the Laguna Hills Mall and Saddleback Medical Center.</p>	<p>Not Yet Implemented: City officials have met with representatives from the City of Laguna Hills to discuss plans for creating golf cart crossings between Laguna Hills Mall, Saddleback Medical Center and nearby residential areas. Concerns surrounding liability and safety have prevented this issue from moving forward, however, neighborhood electric vehicles or what are more commonly called “golf cars,” which require license plates and a driver’s license to operate, can legally cross Paseo de Valencia to gain access to those locations.</p>
<p>III.C.4 Provide alternative vehicles parking areas at key commercial locations, churches, and main</p>	<p>Partially Implemented: Golf cart parking areas are currently provided at Town Centre and the</p>

Circulation Element	Implementation Status
transit stops, where feasible.	Laguna Woods Community Center.
III.C.5 Consider adopting zoning and subdivision requirements for connecting alternative vehicle trails between new and existing commercial, institutional, and residential destinations.	Not Yet Implemented: While the City has standards that promote and protect sidewalks and traditional pedestrian trails, staff has yet to develop standards that mandate the inclusion of alternative vehicle trails.
III.C.6 Consider adopting zoning ordinance standards for accommodating alternative vehicles in commercial, institutional, and multiple family residential developments.	Partially Implemented: The City has adopted zoning provisions that allow a small number of alternative vehicle parking (i.e., golf carts) in lieu of traditional vehicle spaces.
<p>Objective IV:</p> <p>Identify potential impacts on the City of Laguna Woods of land use and transportation decisions of other governmental entities.</p>	
<p>Policy IV.A: Coordinate with neighboring jurisdictions and with agencies responsible for projects affecting the City of Laguna Woods.</p>	
<p>IV.A.1 Participate with the County of Orange, the Orange County Transportation Authority, Transportation Corridor Agencies, and the Southern California Association of Governments to represent the City’s position and to facilitate implementation of an integrated circulation system that meets the needs of the City of Laguna Woods.</p>	<p>Ongoing: Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service. Representatives from the City are also active in participating in meetings and providing input to the Orange County Council of Governments, County of Orange, Transportation Corridor Agencies and the Southern California Association of Governments.</p>
<p>IV.A.2 Monitor local development activity and transportation improvements in adjacent jurisdictions as well as regional transportation projects to determine benefits and impacts to the City.</p>	<p>Ongoing: Representatives from the City regularly meet with and/or provide input to surrounding local and regional governments to ensure that development activity in nearby jurisdictions does not impact infrastructure or the quality of life of residents of Laguna Woods.</p>
<p>IV.A.3 Continue working with the El Toro Reuse Planning Authority in supporting development of the former Marine Corps Air Station that is compatible with the land use objectives of the City.</p>	<p>Implemented: The former El Toro Marine Corps Air Station has been annexed into the City of Irvine and the property is being developed as the Orange County Great Park surrounded by residential and mixed use development.</p>

Conservation Element: The Conservation Element sets forth a strategy for the protection, conservation, and management of natural resources including water, soils, wildlife, and minerals to the extent possible at the local level. For an urbanized area such as the City of Laguna Woods, the scope of the Conservation Element has been modified to include air quality, water quality, energy conservation, and waste management issues.

The following is a summary of the Conservation Element objectives, policies and implementation measures:

Conservation Element	Implementation Status
<p>Objective I: Preserve and enhance the environment.</p>	
<p>Policy I.A: Protect existing riparian and wildlife habitats.</p>	
<p>I.A.1 Revise the Zoning Ordinance as required to preclude establishment of land uses and construction of buildings within the flood plain of Aliso Creek that would disturb its natural state.</p>	<p>Implemented: The City of Laguna Woods Zoning Map was adopted April 16, 2003. The Aliso Creek Corridor is zoned as an Open Space Passive District which is the most restrictive district in relation to construction of permanent structures.</p>
<p>I.A.2 Work with the Orange County Flood Control District to employ flood control devices that will maintain Aliso Creek and its flood plain in a natural state.</p>	<p>Ongoing: The City continues to work with other cities, Orange County and the Flood Control District in the watershed management of Aliso Creek. Included in the management objectives are flood control and creek restoration. In 2011, the City received funding and hired a consultant to perform the Aliso Creek Watershed Flood Control Design Study, Phase I, focused on the area at the confluence of the borders of Laguna Woods, Laguna Hills and Aliso Viejo.</p>
<p>I.A.3 Revise the Zoning Ordinance to require preservation of wildlife and riparian habitats.</p>	<p>Not yet Implemented: While not a part of the Zoning Code, the stormwater Local Implementation Plan has provision to address preservation of riparian areas for hydrologic purposes. This will indirectly lead to the preservation of wildlife and riparian habitats.</p>
<p>Policy I.B: Cooperate with other cities, governmental units, and private organizations in protecting natural resources of area-wide or regional significance.</p>	

Conservation Element	Implementation Status
<p>I.B.1 Enlist the participation of neighboring cities in developing a strategy for ensuring that the Laguna Laurel property is preserved as permanent open space and wildlife habitat.</p>	<p>Implemented: In July 2007 the City annexed Laguna Laurel into the City boundaries and designated the land Open Space – Passive.</p>
<p>I.B.2 Evaluate the feasibility of annexing the Laguna Laurel property into the City of Laguna Woods.</p>	<p>Implemented: In July 2007 the City annexed Laguna Laurel into the City boundaries and designated the land Open Space – Passive.</p>
<p>I.B.3 Actively participate with other cities, governmental entities, and organizations to establish a wildlife corridor from the mountains to the ocean, including the former Marine Corps Air Station – El Toro.</p>	<p>Ongoing: Council members of the City of Laguna Woods have historically sat on the board of directors for the Laguna Canyon and Great Park Foundations. These organizations are integral in establishing a contiguous wildlife corridor including the former Marine Corps Air Station at El Toro. In 2011, the City joined the Coastal Greenbelt Authority as a voting member, who also serves as vice chair, to provide input to OC Parks and involved city councils on planning and future park development of Laguna Coast Wilderness Park and the Aliso and Woods Canyons Park.</p>
<p>I.B.4 Revise the Zoning Ordinance to retain the Southern California Edison right-of-way at the southwesterly boundaries of the City as open space and include prohibitions on commercial uses of open space.</p>	<p>Implemented: The Southern California Edison right-of-way is listed as Open Space – Passive in the City of Laguna Woods Zoning Code. This was adopted April 16, 2003.</p>
<p>I.B.5 Encourage efforts to conserve water as a resource and reduce non-stormwater and pollution from entering the storm drain system and downstream receiving waters.</p>	<p>Ongoing: The City is supportive of the El Toro Water District’s water conservation efforts and refers conservation-related inquiries and complaints to the District. The City also enforces a Water Efficient Landscapes ordinance that reduces water consumption. The City has a Water Quality Ordinance and Local Implementation Plan to aid in the reduction of non-stormwater and pollution from entering the storm drain system and downstream receiving waters. Both conform to the requirements of the City’s National Pollutant Discharge Elimination System (NPDES) Permits, Total Maximum Daily Loads (TMDLs), and 13225 Directive. NPDES regulations often have an effect on water conservation and vice versa.</p>

Conservation Element	Implementation Status
<p>Objective II: Reduce air pollution.</p>	
<p>Policy II.A Cooperate with governmental agencies at the local, County, and State level in attaining established goals for air quality.</p>	
<p>II.A.1 Adopt Zoning and Subdivision Ordinance provisions requiring that new development and reuse projects accommodate and promote transportation alternatives to the private automobile.</p>	<p>Implemented: Section 13.18.090 of the Zoning Code “Transportation Demand Management” includes provisions for alternative modes of transportation.</p>
<p>II.A.2 Work with local bus service providers to increase ridership by accommodating construction of bus turnouts, transfer stations, and bus shelters.</p>	<p>Ongoing: The City contracted for the installation of new bus shelters citywide in 2003 and will evaluate the possibility of incorporating new bus facilities into future public works projects. In 2011, a new bus turnout was built on northbound Moulton Parkway, just north of El Toro Road, as part of the Moulton Smart Street Project, Segment 3, Phase I.</p>
<p>II.A.3 Actively participate with bus service providers to make bus travel convenient and user-friendly through installation of readily visible identification signs at bus stops and transfer stations, publication and dissemination of understandable schedules, and operation of a passenger help line.</p>	<p>Ongoing: The City continues to work with OCTA on local ridership issues and makes bus schedules and maps available at City Hall.</p>
<p>II.A.4 Implement mitigation measures in the Air Quality Management Plan of the South Coast Air Quality Management District.</p>	<p>Ongoing: The City continues to implement Air Quality Management Plan mitigation measures under requirements for new grading permit operations and as CEQA mitigation measures for new projects.</p>
<p>Objective III. Reduce water pollution.</p>	
<p>Policy III.A Cooperate with governmental agencies at the local, County, and State level in attaining established goals for surface and receiving water quality.</p>	

Conservation Element	Implementation Status
<p>III.A.1 Actively participate with surrounding cities and resource agencies in developing and implementing watershed studies and management plans to reduce pollutant levels in Aliso Creek.</p>	<p>Ongoing: The City is a member of the Aliso Creek Watershed Management Committee and a cost share partner in the water quality and compliance efforts associated with the 13225 Directive issued from the San Diego Regional Water Quality Control Board. In 2011, the City received funding and hired a consultant to perform the Aliso Creek Watershed Flood Control Design Study, Phase I, focused on the area at the confluence of the borders of Laguna Woods, Laguna Hills and Aliso Viejo.</p>
<p>III.A.2 Enforce provisions of the National Pollutant Discharge Elimination System to reduce pollutant run-off into natural and storm drain systems.</p>	<p>Ongoing: The City's Stormwater Local Implementation Plan and Water Quality Ordinance were adopted in 2002-03 and revised in 2010. Other revisions have occurred overtime, concerning Best Management Practices and other measures to reduce pollution discharge into waterways.</p>
<p>III.A.3 Develop and implement Best Management Practices (BMP's) as specified by the City Local Implementation Plan (LIP) to minimize, to the maximum extent practicable, non-stormwater runoff and pollution from entering Aliso Creek, the Laguna Lakes and other sensitive receiving waters.</p>	<p>Ongoing: The City's Stormwater Local Implementation Plan was adopted in 2003 and revised in 2010, and Laguna Lakes BMP fact sheet was developed in 2004. A Landscape Irrigation Runoff BMP Fact Sheet was developed in 2010.</p>
<p>III.A.4 Actively participate and pursue educational opportunities to inform City residents and businesses about stormwater and water quality issues.</p>	<p>Ongoing: Education is an essential component of the Stormwater Local Implementation Plan. Information flyers and other literature are available for review at City Hall. Code enforcement and inspection programs act as another mechanism for informing interested parties.</p>
<p>Objective IV: Encourage energy conservation and promote alternative sources of energy.</p>	
<p>Policy IV.A Identify opportunities available at the local level for reducing consumption of non-renewable energy resources.</p>	
<p>IV.A.1 Pursue funding for local energy conservation education programs.</p>	<p>Ongoing: The City continues to apply for Community Development Block Grant (CDBG)</p>

Conservation Element	Implementation Status
	money to implement the Energy Grant Program.
Policy IV.B Identify opportunities for securing a reliable supply of energy at reasonable cost.	
IV.B.1 Consider alternative electric power sources and their respective costs to determine the feasibility of localized generation.	Partially implemented: The City has done some initial research into local cogeneration, however, this approach does not appear to be financially feasible at this time. In 2011, the City’s Greening the Woods Committee, advisory to the City Manager, examined alternative energy sources that could be used by residents and businesses to reduce traditional energy demand and related greenhouse gases and financial costs, including solar and fuel cell technologies.
IV.B.2 Pursue funding for developing alternative energy sources.	Not yet Implemented: The City continues to monitor grant programs and other funding sources, however, none have been identified during the current reporting period. In 2010 and 2011, the City has actively participated in a County of Orange project to develop a funding program for installation of solar panels on homes and commercial properties.
Objective V: Reduce the amount of solid waste being sent to landfills.	
Policy V.A Promote solid waste recycling so as to exceed source reduction and recovery requirements mandated by Assembly Bill 939.	
V.A.1 Provide information on recycling programs to residents and businesses on a regular basis.	Implemented: The City provides information at City Hall, on the City website, and through flyers and the quarterly newsletter.
V.A.2 Work with waste hauling operators to ensure compliance with local requirements for state-mandated waste reduction.	Ongoing: The City mandates that waste haulers in the City use approved waste management facilities that meet state-mandated requirements.
V.A.3 Work with solid waste generators to reduce waste at the source and to increase recovery of recyclable materials.	Ongoing: The City works with the Laguna Woods Village community home owners association to increase recycling efforts. The City conditions new developments to minimize and reduce construction waste and in 2006 the City adopted an ordinance regulation construction

Conservation Element	Implementation Status
	and demolition waste. In 2010, the City conducted a pilot source-separated waste collection program with the cooperation of residential communities in the City. In 2011, all of the City's residential properties have implemented comprehensive source-separated waste collection programs with the support of the City and its franchised waste hauler, Ware Disposal.
V.A.4 Provide adequate means and opportunities for collection and disposal of household hazardous materials.	Ongoing: The City currently operates a door-to-door household hazardous waste collection program, including a separate program to collect Sharps, provides for drop-off of old cell phones and small appliances, fluorescent tubes, batteries and dry medications at City Hall, holds an annual or semi-annual free goods exchange and recycling/safe disposal drop-off event at City Hall, and provides the locations of regional collection centers.

Open Space Element: Open Space is defined as: lands for the preservation of natural resources; lands for the managed production of resources; lands for outdoor recreation; and lands for public health and safety. The City of Laguna Woods Open Space Element provides for maintenance of lands for scenic beauty and wildlife habitat to meet the needs of the community.

The following is a summary of the Open Space Element objectives, policies and implementation measures:

Open space Element	Implementation Status
<p>Objective I:</p> <p>Provide access to recreational opportunities for the unique population of the City of Laguna Woods.</p>	
<p>Policy I.A: As part of the annual budget adoption process, identify City funding and staffing available for recreation programs.</p>	
<p>I.A.1 Work with staff of each of the residential communities in the City of Laguna Woods to develop programs for pooling resources to meet recreational needs of residents.</p>	<p>Ongoing: The City and local residential community associations often share meeting and recreational facilities for various recreational programs.</p>

Open space Element	Implementation Status
<p>I.A.2 Coordinate with surrounding cities, the County of Orange, and with public and private Not-for-Profit organizations to expand affordable recreation and cultural opportunities for residents.</p>	<p>Ongoing: In the past the City has subsidized beach park passes, tickets for the Laguna Playhouse shows and continues to provide subsidized bus trips to various cultural or recreational destinations. These programs are subject to ongoing budget considerations.</p>
<p>I.A.3 Organize annual City events to bring people together as residents of the City of Laguna Woods.</p>	<p>Ongoing: The City, through the Community Services Committee, sponsors several events each year. Examples of events include an annual or semi-annual goods exchange and movie nights.</p>
<p>Objective II.</p> <p>Include recreation and open space needs of the community in planning for development of currently undeveloped properties.</p>	
<p>Policy II.A. Actively pursue opportunities for additional local and regional public open space appropriate to the needs of the community.</p>	
<p>II.A.1 Consider adopting a parkland dedication ordinance and in-lieu fee ordinance applicable to new commercial development, and to new residential development not subject to the City's Quimby Act Ordinance.</p>	<p>Implemented: Ordinance 05-01 was adopted January 2005 and Park Fee Resolution was adopted February 2005.</p>
<p>I.A.2 Actively support the development of a regional park and cultural and recreation facilities at the former Marine Corps Air Station – El Toro.</p>	<p>Implemented: The Orange County Great Park was approved by Orange County voters to replace the former Marine Corps Air Station at El Toro. Some adjacent land was sold to private developers in early 2005 and as of 2011, construction of some elements of the park have begun, delayed by the recent poor economy, and design of other park elements continue, with construction expected to follow in 2012 through at least 2020 or later.</p>
<p>II.A.3 Identify the long-term need for municipal facilities including those for recreation uses.</p>	<p>Ongoing: The City has purchased the City Hall building and has a capital improvement planned for new and existing parks. Ridge Route Linear Park was completed in 2009 and City Centre Park was completed in 2011. In addition, a lease of the City's Woods End Wilderness Park to OC Parks was completed as an addition to the Laguna Coast Wilderness Park was completed in 2011.</p>

Open space Element	Implementation Status
<p>II.A.4 Work with the Laguna Canyon Foundation to include the Laguna Laurel and “Rossmoor Partners” properties as part of the Laguna Coast Wilderness Park.</p>	<p>Ongoing: The City has acquired the former Rossmoor Partners property and developed the Woods End Wilderness Park, incorporation into the Laguna Coast Wilderness Park in 2011.</p>
<p>II.A.5 Adopt Zoning Ordinance provisions to protect and preserve the wildlife habitats on portions of the 45-acre Southern California Edison right-of-way, on the 23-acre property between Via Campo Verde and the Aliso Viejo golf course, and on the 10-acre Woods End Nature Reserve property at El Toro Road at the terminus of Aliso Creek Road.</p>	<p>Partially Implemented: The City of Laguna Woods Zoning Map adopted April 16, 2003 designates the SCE right of way and Woods End Wilderness Park as Open Space - Passive. The 23 acre parcel located between Via Campo Verde and Aliso Viejo Golf Course is part of the UAC Specific Plan area. While this property is yet to be developed, a comprehensive specific plan will determine the use of this property.</p>
<p>II.A.6 Adopt Zoning Ordinance definitions for permissible uses in Open Space zones.</p>	<p>Implemented: The City of Laguna Woods Zoning Code was adopted April 16, 2003.</p>
<p>II.A.7 Adopt Zoning Ordinance provisions requiring that replacement, redevelopment, and/or relocation of any Leisure World [Laguna Woods Village] Clubhouse facility not result in a net loss of land area reserved and maintained for recreational uses.</p>	<p>Implemented: Section 13.08.030 (e) of the City of Laguna Woods Zoning Code was adopted April 16, 2003.</p>
<p>II.A.8. Encourage the inclusion of unpaved open space areas and recreational amenities within new developments, both public and private.</p>	<p>Ongoing: New projects are reviewed for compliance with the City Stormwater Local Implementation Plan. The inclusion of unpaved open space areas and recreational amenities are considered a standard Best Management Practice for reducing site runoff.</p>
<p>II.A.9. Encourage the creation, acquisition and protection of open space lands (environmentally sensitive areas, riparian corridors, wetlands, and buffer zones, etc.) that have a benefit for habitat, recreation, water quality, and the environment.</p>	<p>Ongoing: The Woods End Wilderness Park and Laguna Laurel acquisition is an example of this policy and the City continues to look for opportunities to provide public open spaces and protect sensitive habitats.</p>
<p>II.A.10. Encourage use of stormwater management principles and the location of compatible water quality treatment control projects on open space lands.</p>	<p>Ongoing: New projects are reviewed for compliance with the City Stormwater Local Implementation Plan. In 2011, water quality management plans were approved for City Centre Park and the Laguna Woods Village Gate 1 Entry.</p>

Noise Element: The development of effective strategies to reduce impacts of excessive noise is an essential part of the land use planning process. The Noise Element requires that noise sources be considered in establishing land use patterns so as to minimize exposure of residents to excessive noise. The Noise Element includes implementation measures and possible solutions that address any existing and foreseeable noise problems. It is intended that the noise exposure information incorporated in the General Plan will serve as a basis for long-range planning and project review process. It is also intended that noise exposure information be used to provide levels and noise source identification for use in the development and enforcement of the City Noise Ordinance.

The following is a summary of the Noise Element objectives, policies and implementation measures:

Noise Element	Implementation Status
<p>Objective I: Protect, to the extent feasible, sensitive noise receptors from the detrimental effects of excessive noise.</p>	
<p>Policy I.A: Use noise mitigation measures to reduce the impact from transportation noise sources.</p>	
<p>I.A.1 Request the inclusion of sound walls, earthen berms, or other acoustical barriers as part of any Caltrans, OCTA or City roadway project, where transportation noise exceeds acceptable standards.</p>	<p>Ongoing: Sound impacts and potential mitigation measures are a part of the CEQA review for roadway projects. The City continues to pursue grants for roadway projects including noise mitigation.</p>
<p>I.A.2. Participate in the planning and environmental review process for any road widening or road extensions to ensure that appropriate noise mitigation measures are included in the design of the project.</p>	<p>Ongoing: The City participates in the review of regional projects that affects Laguna Woods. An example of this is the Moulton Smart Street Project, Segment 3, Phase I, for which the City Council approved construction sound restrictions in 2010. The City also considers noise impacts for City sponsored roadway projects during CEQA reviews.</p>
<p>I.A.3. Investigate funding opportunities to reduce transportation noise impacts on residential areas that are presently exposed to noise levels exceeding the City’s noise standards.</p>	<p>Ongoing: The City continues to pursue grants for roadway projects including noise mitigation.</p>
<p>I.A.4. Request added enforcement of the State’s Vehicle Code Noise Standards by the Sheriff’s Department.</p>	<p>Ongoing: On an as needed basis, the City has increased the police presence for traffic patrol on the two major arterials within the City. In addition to speed control, officers enforce vehicle code standards for noise.</p>
<p>I.A.5. Minimize risks and noise impacts resulting</p>	<p>Implemented: The Orange County Great Park</p>

Noise Element	Implementation Status
<p>from aircraft operations by opposing reuse of MCAS—El Toro for commercial or general aviation air operations and participating in and monitoring the planning process for reuse at MCAS—El Toro.</p>	<p>was approved by Orange County voters on the former Marine Corps Air Station at El Toro. Some adjacent land was sold to private developers in early 2005 and as of 2011, construction of some elements of the park have begun, delayed by the recent poor economy, and design of other park elements continue, with construction expected to follow in 2012 through at least 2020 or later.</p>
<p>Objective II: Recognize the potential effects of noise early in the land use planning process to minimize or avoid detrimental impacts.</p>	
<p>Policy II.B: Incorporate noise considerations into land use planning decisions.</p>	
<p>II.B.1 Review proposed projects to ensure noise/land use compatibility (Table N-1) with the projected noise environment as a guide for future planning and development.</p>	<p>Ongoing: Projects and their related noise issues are reviewed as part of the CEQA process. The General Plan noise/land use compatibility standards (Table N - 1) serve as a guide for assessing potential noise impacts and the need for mitigation measures. Additional noise studies may be required depending on potential impact to existing or proposed land uses.</p>
<p>II.B.2. Utilize planning guidelines that establish acceptable noise standards for various land uses throughout the City, as indicated in Table N-2.</p>	<p>Ongoing: The Planning Guidelines in General Plan Noise Element Table N-2 serve as a tool to assess potential noise impacts and the need for mitigation measures. Additional noise studies may be required depending on the potential for a negative impact to existing or proposed land uses.</p>
<p>II.B.3. Require new residential developments located in proximity to existing roadways and commercial operations to control residential interior noise levels as a condition of approval through mitigation measures such as double-paned windows, noise walls and barriers, etc.</p>	<p>Ongoing: The standard conditions of approval for new residential projects require an acoustical report that demonstrates that new residential units meet City interior and exterior noise standards and are sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter, and railroad noise sources.</p>
<p>II.B.4. Design mixed-use structures to prevent transfer of noise from commercial to residential uses.</p>	<p>Not yet Implemented: The City has yet to receive an application for a mixed use project for which the implementation measure would apply</p>

Noise Element	Implementation Status
<p>II.B.5. Require new commercial operations located in proximity to existing or proposed residential areas to incorporate noise mitigation into the project's design.</p>	<p>Not yet Implemented: The City has issued an approval during the 2010 reporting period for a new Golf Starter Building. However, the approved project is surrounded by a 27 hole golf course and not adjacent to residential areas. Noise mitigation is part of the standard project conditioning and CEQA review.</p>
<p>Objective III: Control non-transportation noise to avoid exposure to excessive noise levels.</p>	
<p>Policy III.C: Utilize measures to regulate non-transportation noise impacts.</p>	
<p>III.C.1. Adopt and enforce a Noise Ordinance for the City of Laguna Woods.</p>	<p>Ongoing: The City adopted the noise regulation from the County of Orange upon incorporation. The City enforces those standards through the code enforcement program.</p>
<p>III.C.2. Enforce restrictions on permitted hours of construction activity included in the Noise Ordinance.</p>	<p>Ongoing: The City enforces construction noise restrictions through the code enforcement program. In addition, restrictions on hours of construction are included as standard conditions of approval in the land use entitlement process for discretionary permits.</p>
<p>III.C.3. Develop standardized conditions at the project level for the containment of construction noise (e.g., on-site vehicle speeds and vehicle equipment).</p>	<p>Implemented: The City incorporates construction noise restrictions as CEQA mitigation or as conditions of approval for individual development projects.</p>

Safety Element: The Safety Element identifies forces of nature and events resulting from human action that have the potential for causing significant harm to life and property in the City of Laguna Woods. Identification of sources of such threats allows decision makers to take preemptory action to minimize the damage, particularly as it relates to new development projects. In addition to state-mandated components, the Safety Element recognizes a heightened awareness of personal safety issues among many in the City of Laguna Woods community. In response to participants' comments in Community Workshops, the Safety Element includes consideration of personal safety and emergency medical service issues.

The following is a summary of the Safety Element objectives, policies and implementation measures:

Safety Element	Implementation Status
<p>Objective I:</p> <p>Maintain and enhance the existing sense of security of residents.</p>	
<p>Policy I.A Provide the highest levels of police, fire and paramedic services as are available and fiscally feasible.</p>	
<p>I.A.1 Review on an annual basis police, fire, and emergency medical response times in the City of Laguna Woods to ensure that they meet or exceed industry standards.</p>	<p>Ongoing: Police services are provided by the Orange County Sheriff. Response times are reviewed on a regular basis by County oversight bodies. The Laguna Woods City Council has discussed this matter in past meetings and will likely address it as it deems appropriate.</p> <p>Fire services are provided by the Orange County Fire Authority. The City has a councilmember on the Authority's Board of Directors and response times are reviewed annually by the Board.</p>
<p>I.A.2 Work with adjoining cities to achieve economies of scale in deployment of Sheriff's patrol and detective units.</p>	<p>Ongoing: The City currently contracts with the Orange County Sheriff's Department for Police Services. Through this contract, the City shares resources other cities.</p>
<p>I.A.3 Work with the Orange County Sheriff's Department in offering crime prevention and reporting programs including Neighborhood Watch to residents and businesses.</p>	<p>Ongoing: The City continues to work with the Orange County Sheriff's Department to provide educational outreach. Program topics to date include identity theft, preventing fraud and safe driver education. Informational materials are provided at City Hall.</p>
<p>Objective II:</p> <p>Plan for the unique personal safety concerns within the community.</p>	
<p>Policy II.A Consider providing technical and organizational support for seniors' programs promoting a safe and secure environment for independent living.</p>	

Safety Element	Implementation Status
II.A.1 Consider programs such as an information and referral hotline and low-cost emergency alert systems for individuals.	Implemented: City Hall has access to a local cable channel that can be used for emergency notification. The City also participates in a system called “Alert OC” that City staff can activate to call all residents and businesses in the City or within designated areas to provide them with information or emergency instructions.
II.A.2 Involve the Orange County Fire Authority with the community in educational programs about emergency medical response including cardio-pulmonary resuscitation training.	Ongoing: OCFA provides a variety of educational programs within the City. Educational materials are also available at City Hall and on the City’s website.
II.A.3 Consider joint ventures with other organizations to provide social services to residents.	Ongoing: The City provides a variety of social service programs in conjunction with other agencies. An example is the City’s subsidized taxi voucher program, funded in part by OCTA and the County of Orange.
<p>Objective III.</p> <p>Prepare for disasters including earthquakes and flooding.</p>	
<p>Policy III.A. City government will assume the leadership role in preparation for and response to disasters at the local level.</p>	
III.A.1 Prepare an Emergency Operations Plan including provisions for setting up an Emergency Operations Center.	Implemented: The City has established an Emergency Operations Center at City Hall and conducts multiple drills annually. The City updated the City’s Emergency Operations Plan in 2011.
III.A.2 Arrange mutual aid pacts for disaster recovery services including building and infrastructure damage assessment.	Implemented: The City has signed mutual aid agreements throughout the operational area and neighboring communities.
III.A.3 Inform residents and businesses about disaster preparedness and response at the local level.	Ongoing: The City has prepared a number of disaster preparedness brochures and has posted articles on its website.
III.A.4 Inform property owners of the availability of maps showing local areas particularly susceptible to seismic and flooding hazards.	Ongoing: The City has adopted a flood control ordinance and participates in the FEMA flood insurance program. Flood insurance rate maps and maps of seismic and landslide potential is maintained by the City. This information is

Safety Element	Implementation Status
	provided to the public upon request. The City also participates in the Strong Motion Instrumentation and Seismic Hazard Mapping program by collecting standard fees prescribed by the State. In 2011, the City began development of a Local Hazard Mitigation Plan that will address seismic and flooding hazards.
III.A.5 Work with property owners in identifying measures to mitigate potential property damage from seismic and flooding hazards.	Ongoing: Through the enforcement of local building codes the City promotes seismic safety in new construction and redevelopment. Efforts include an ongoing dialog and building department policy regarding seismic strapping of water heaters and similar equipment.
Objective IV. Address transportation-related safety concerns.	
Policy IV.A Identify hazards related to vehicular use and take appropriate corrective actions.	
IV.A.1 Work with the Sheriff’s Department to identify roadway segments and intersections with higher than expected accident rates and implement appropriate preventive measures including radar-assisted speed enforcement and vehicle speed display boards.	Ongoing: The City has installed red light cameras on two high priority intersections to address traffic safety issues.
IV.A.2 Disseminate pertinent California Vehicle Code regulations including drivers’ licensing requirements and restrictions on uses of alternative modes of transportation on public streets.	Ongoing: The City sponsors or co-sponsors periodic traffic and safety fairs.
IV.A.3 Work with the Sheriff’s Department and community organizations in providing refresher courses for senior drivers.	Ongoing: The City provides literature and referrals to organizations providing these services. In addition, traffic safety is included in the public safety lecture series.

7. Conclusion

As shown in this report, the City has worked to achieve the general plan’s objectives and policies by pursuing individual implementation measures. Through the certification of the City’s Housing Element and the addition of an inclusionary housing ordinance, the City has demonstrated a commitment to

facilitating quality and affordable housing opportunities. Furthermore, the comprehensive update of the City's zoning code will help to ensure a more effective implementation of the General Plan goals and objectives. While no new residential units within the City were either lost or created during the reporting period, the City is continually working to identify opportunities that promote affordable housing. In late 2009 the City allowed a modification to the Conditional Use Permit of a housing development that restricted two units to a low income affordable housing designation. Lastly, the City's Capital Improvement Program continues to improve the transportation and circulation system, while seeking creative projects that support alternative transportation options.

The General Plan Annual report provides a clear systematic look at the City's progress in meeting its general plan goals. This process serves as a valuable tool for staff to gain perspective on the effectiveness of general plan implementation measure, and areas that might require a different approach. Lastly, the results of this report will serve as a guide for decision makers (i.e. the City Council) in prioritizing future policy revisions, resource allocation and other projects.

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(CCR Title 25 §6202)

Jurisdiction City of Laguna Woods
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Table A

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

1		Housing Development Information				5			6		7		8
		2	3	4			5a	6		7		8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restrictions		Deed Restricted Units		Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions		See Instructions		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
N/A	N/A	N/A	0	0	0	0	0	N/A	N/A		0		0
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	▶	▶	0	0	0	0	0	
(10) Total by income Table A/A3			▶	▶	▶	▶	▶						
(11) Total Extremely Low-Income Units*													0

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity	0	0	0	0	0	N/A
(2) Preservation of Units At-Risk	0	0	0	0	0	N/A
(3) Acquisition of Units	0	0	0	0	0	N/A
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	15	0	0	2	0	0				17	8
	Restricted Non-deed restricted	0	0	0	0	0	0					
Low	Deed	0	0	0	0	0	0					23
	Restricted Non-deed restricted	0	0	0	0	0	0					
Moderate	Deed	0	0	0	0	0	0					27
	Restricted Non-deed restricted	0	0	0	0	0	0					
Above Moderate		119	0	0	-2	0	0				117	0
Total RHNA by COG.												
Enter allocation number:		134	0	0	0	0	0				134	58
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Program 1.A.1 Provide a progress report on the 2006-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.</p> <p>Program 1.B.1 Continue to promote on-going building maintenance activities. To promote building maintenance, the City will:</p> <ul style="list-style-type: none"> • Identify available funds for building maintenance activities and energy efficiency upgrades. • Disseminate public information on available housing programs, such as the energy efficient equipment retrofit program (CDBG) at public counters and the City's website. • Assist property owners and property managers in their efforts to identify and mitigate housing maintenance issues. <p>Program 2.A.1 Work with property owners in the development of Specific Plans to guide the development of Urban Activities Center parcels to include residential development.</p>	<p>Objective 1: Maintain and improve residential neighborhoods and support quality housing for all residents.</p> <p>Objective 1: Maintain and improve residential neighborhoods and support quality housing for all residents.</p> <p>Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.</p>	<p>Ongoing 2008 - 2014</p> <p>Ongoing 2008 - 2014</p> <p>Specific Plan Adoption Before 2010</p>	<p>Housing Programs Progress Report - Government Code Section 65583. 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.</p> <p>Ongoing: The annual general plan annual progress report for past years has been submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development. City staff will continue to send progress reports in future years.</p> <p>Ongoing: The City receives money in the form of Community Development Block Grants (CDBG), for use in an energy efficient equipment retrofit program. The City continues to apply for CDBG funds, and will continue to implement the program each year as funds allow.</p> <p>Not yet Implemented: In December 2011, the property owners submitted a Specific Plan and General Plan amendment to develop nine parcels that cover approximately 72 acres of Urban Activities Center land. The City is currently reviewing the Specific Plan application.</p>	

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<p>Program 2.B.1 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations, particularly extremely and very low income persons. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the Resource Guide for Orange County Homeless and other publications that support the program goals will be distributed from City Hall.</p>	<p>Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.</p>	<p>2008 - 2010</p>	<p>Partially Implemented: The City of Laguna Woods participated in the development of the County of Orange Consolidated Plan drafted for the years of 2010 – 2015. While the City provides numerous information pamphlets on an array of resources, they are yet to distribute a resource guide for Orange County homeless.</p>
<p>Program 2.B.2 Revise the Laguna Woods Zoning Ordinance to identify zones that will allow the development of transitional housing facilitate transitional housing and supportive housing developments that serve extremely and very low income households, consistent with Government Code Section 65583(c)(1). Because transitional and supportive housing can be configured in different ways – either as regular multi-family housing or as group quarters the Zoning Ordinance amendment will ensure that transitional and supportive housing that function as a residential use will be treated as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.</p>	<p>One year from adoption of Housing Element</p>	<p>Implemented: As part of a larger Zoning Code Update that occurred in 2010 and adopted in 2011, the City added Chapter 13.23 to the Laguna Woods Municipal Code establishing Emergency and Transitional Housing Shelter Regulations.</p>
<p>Program 2.B.3 Review and revise the Laguna Woods Zoning Ordinance to provide for emergency homeless shelters that serve extremely and very low income households as a by-right use and develop objective standards to regulate emergency shelters as provided for under Government Code Section 65583(a)(4). Evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use.</p>	<p>Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.</p>	<p>One year from adoption of Housing Element</p>	<p>Implemented: As part of a larger Zoning Code Update that occurred in 2010 and adopted in 2011, the City added Chapter 13.23 of the Laguna Woods Municipal Code establishing Emergency and Transitional Housing Shelter regulations.</p>

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<p>Program 3.A.1 Encourage and facilitate the development of affordable housing by:</p> <ul style="list-style-type: none"> • Supporting non-profit organizations that address housing issues. • Serving as an intermediary between non-profit organizations and interested residential developers. • Assisting in application preparation and other efforts to secure funding sources for development of housing for extremely low-, very low-, low- and moderate-income residents. • Making available regional and local housing program information to residents, and assisting residents in contacting housing assistance organizations. • Inform interested developers about the range of housing allowed in areas outside of Laguna Woods Village, including housing for families. • Inform interested developers about the State density bonus program incentives available for development of affordable housing program. • Program incentives available for development of affordable housing. 	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>2008 - 2014</p>	<p>Ongoing: The City is continuing to work with past and present residential developers to promote affordable housing. In the 2009 reporting period, two additional deed restricted affordable unit were created through modifications to a property's Conditional Use Permit. The City will continue to work with future residential developers and to create zoning code ordinances that promote affordable housing.</p>
<p>Program 3.A.2 Continue to encourage and facilitate the use of the City's density bonus provisions to provide affordable housing opportunities. Revise the density bonus provisions in the City's Municipal Code to be consistent with State density bonus law.</p>	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>Municipal Code Amendment: 2009, Ongoing Use of the Provisions</p>	<p>Ongoing: The City's density bonus requirement provisions are current with the income range of low, and very-low income households. The development incentives vary from a case by case basis in order to adapt to different development proposals.</p>

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<p>Program 3.A.3 Develop an inclusionary ordinance that requires new development to contribute toward provision of affordable housing. Standards will address minimum project size, percentage of units to be dedicated as inclusionary housing, definition of affordability required, exceptions to the ordinance, timeframe of affordability, and alternative opportunities for satisfying the inclusionary requirement.</p>	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>2009</p>	<p>Implemented: In January 21, 2009 the City adopted Section 13.25 titled Inclusionary Housing to the Laguna Woods Zoning Code.</p>
<p>Program 3.A.4 Encourage residents to apply, when available, for the Section 8 rental assistance program (through County of Orange Housing Authority) for extremely and very low-income rental households. Inform local rental property owners and eligible residents of Section 8 assistance and Section 8 waitlist openings through flyers and the City's website. Provide technical assistance during the application process to interested residents. While the City endeavors to maintain the current level of assistance through the Section 8 (72 vouchers) program, the City has no jurisdiction over the funding and operation of the Section 8 voucher program.</p>	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>2008 - 2014: Advertising and technical assistance contingent on Section 8 waitlist openings.</p>	<p>Ongoing: The City provides Section 8 housing information and application forms. The City receives information for Section 8 housing through the County of Orange.</p>
<p>Program 3.A.5 Continue to use CDBG funds to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. While the City endeavors to maintain the current level of assistance through the CDBG program, the City has no jurisdiction over the funding and operation of CDBG program.</p>	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>Ongoing 2008 - 2014</p>	<p>Ongoing: The City continues to use CDBG funds to fund energy efficiency programs. The city will continue to fund the energy efficient program as CDBG funds allow.</p>

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<p>Program 3.A.6 The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. The City Manager is responsible for addressing and/or referring fair housing complaints and questions to the Fair Housing Council of Orange and/or HUD. The City will provide information on fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. The City will disseminate fair housing information at City Hall and throughout Laguna Woods in a variety of community places.</p>	<p>Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>	<p>Ongoing 2008 - 2014</p>	<p>Ongoing: The City provides information packets for fair housing laws and procedures on request.</p>
<p>Program 4.A.1 Establish reasonable accommodation procedures in the Zoning Ordinance and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.</p>	<p>Objective 4: Facilitate housing, transportation and physical accommodations to aid persons with disabilities.</p>	<p>2011</p>	<p>Not yet Implemented: The City will consider measures that will encourage residential modifications that promote increased mobility and accessibility.</p>
<p>Program 4.A.2 Partner with property owners to identify and accomplish the retrofit of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutual's and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.</p>	<p>Objective 4: Facilitate housing, transportation and physical accommodations to aid persons with disabilities.</p>	<p>2008 - 2014</p>	<p>Not yet Implemented: While City officials often meet with the representatives of major property owners, a mutual approach to promoting retrofitting within the community is yet to be developed.</p>

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General Comments:

No new residential development occurred during the 2011 period. As such, the City is still in the process of meeting its Regional Housing Needs Assessment (RHNA) allocation for affordable housing. The last residential units built in Laguna Woods were approved in 2005 and completed construction in the later months of 2009. The project consists of 134 age restricted condominium units, with 15 units restricted to low income affordability status. Soon after construction was completed, the applicant requested a modification to the Conditional Use Permit to allow for temporary leasing of all units. In order to gain this modification, the City conditioned that the project restrict two additional units to a low income affordable unit classification. Furthermore, the period of affordability for all 17 units was increased from 30 to 45 years. Modification to the Conditional Use Permit for this development will bring the City closer to meeting its RHNA allocation and promoting housing opportunities for all income levels. The City will continue to identify opportunities that will allow for adequate affordable housing.

