



City of Laguna Hills
City Council/Planning Agency
Staff Report

DATE: June 24, 2021

TO: Mayor/Chair and Council/Agency Members

FROM: David Chantarangsu
Community Development Director

ISSUE: The Village at Laguna Hills – a Request by MGP Fund X Laguna Hills, LLC to Modify the Previously Approved Five Lagunas Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24155 Laguna Hills Mall, Including Adoption of the Fifth Addendum to the City of Laguna Hills General Plan Program Environmental Impact Report as Previously Addended (State Clearinghouse No. 20080811100) and Approval of Site Development Permit, Master Sign Program, Conditional Use Permits, Parking Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019

RECOMMENDATION: That the City Council and Planning Agency take the following actions:

- 1) Resume the Joint Public Hearing;
- 2) That the Planning Agency and City Council:
 - a) Independently consider the City of Laguna Hills General Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 20080811100) as previously addended for the Five Lagunas Project along with the Fifth Addendum to the PEIR;
 - b) Adopt a Resolution entitled: “A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, adopting the Fifth Addendum to the 2009 General Plan Program Environmental Impact Report as previously addended for the Five Lagunas Project and a Mitigation Monitoring and Reporting Program for the Village at Laguna Hills Project pursuant to the

California Environmental Quality Act”;

3) Adopt a Resolution entitled: “A Joint Resolution of the Planning Agency and City Council of the City of Laguna Hills, California, approving Site Development Permit, Master Sign Program, Conditional Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019, a request by MGP Fund X Laguna Hills, LLC, to modify the previously approved Five Lagunas Project to continue to redevelop the former Laguna Hills Mall site located at 24155 Laguna Hills Mall, and making certain findings in connection therewith”;

4) That the City Council introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: “An Ordinance of the City Council of the City of Laguna Hills, California, approving and adopting a Development Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC for the Village at Laguna Hills Project.”

SUMMARY:

On April 27, 2021, the City Council and Planning Agency conducted a joint public hearing (the Hearing) to consider approval of proposed resolutions and an ordinance approving and adopting a proposed Development Agreement pertaining to the redevelopment of the former Laguna Hills Mall for the Village at Laguna Hills (the Project). The proposed Project is a modification to the previously approved Five Lagunas project. No action was taken on the Project at that Hearing, and the City Council voted to keep the public hearing open and to continue the item to June 24, 2021 at 5:00p.m., in the Laguna Hills Community Center Heritage Room.

For the April 27 Hearing, the City Clerk documented 318 contacts from individuals, business owners, and organizations who commented on the Project. 43 persons spoke during public comment at the Hearing. In summary, of the persons that addressed the City Council/Planning Agency, 13 persons expressed support for the Project as presented, 22 persons expressed support with modifications to the Project and 6 persons spoke in opposition to the Project. Two commenters were neutral. Minutes of the April 27, 2021 meeting are included as Attachment 1.

BACKGROUND:

During and after the April 27, 2021 Hearing, staff noted public comments and other information requests to further clarify details about the Project. Some clarifications were relatively minor with information readily available, such as requests for data on demographics or traffic, or further explanation of the Project staff report, plans, or technical studies. Other requests required additional research and evaluation and responses are also provided herein.

All hearing materials from the April 27, 2021, meeting are included in Attachment 2 and are incorporated herein by reference. The following clarifications and general information are provided as a supplement to Attachment 2. Attachment 2a includes the Supplemental Memo and attachments dated April 26, 2021, issued prior to the meeting of April 27, 2021 and Attachment 2b includes additional public comments received prior to 5:00 p.m. on April 27, 2021.

1. Architectural Plan Sheets Errata

The Applicant provided six (6) updated sheets (Attachment 3) to address errata that was identified after the April 27, 2021 Hearing. Changes include:

- Updated plan set table of contents to identify sheets that were removed.
- Elimination of the project phasing sheets, which conflicted with the District Sequencing Plan (SD1.04 – SD 1.08). These pages are now identified as “NOT USED”.
- Updated Project Summary Sheet with corrected building areas, and a layout that is simpler to follow.
- Updated parking summary sheet with parking totals only – incorrect parking code ratios were removed.
- Updated land area in the Phase Summary table. The changes were due to CalTrans modifications along Avenida de la Carlota that occur over a portion of the Property.

2. Home Sizes – A comparison of Condominium home sizes in Laguna Hills as compared to housing unit sizes proposed in the Village at Laguna Hills

Using 2020 County of Orange assessor building data information, Staff compared the existing 2,893 condominium home sizes within the City to housing unit sizes proposed

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for the Project. Staff aggregated the data by unit size ranges to provide a clearer picture of the results as follows:

Condominium unit sizes in Laguna Hills range from 659 Square Feet to 2,570 Square Feet. The average condominium size in Laguna Hills is 1,195 square feet. The number of condominium units by average size in the City is provided in the below table.

Condominium Unit Sizes	No. of Units	Average Unit Size
< 1,000 square feet (s.f.)	1,023	865
1,001-1500 s.f.	1,558	1,270
1,501-2,000 s.f.	222	1,681
>2,001 s.f.	90	2,469

Housing unit sizes in Village at Laguna Hills are as follows:

Residential Building	No. Units Under 1,000 s.f.	Size Ranges for Units Under 1,000 s.f.	No. Units Over 1,000 s.f.	Size Ranges for Units Over 1,000 s.f.	Average Unit Size (all units)
RES I	248	604-783	110	1,061-1,052	810
RES II	200	604-783	100	1,028-1,431	849
RES III	173	600-777	127	1,028-1,401	882
RES IV	259	600-777	78	1,044-1,401	819
RES V	193	604-777	82	1,028-1,155	838

3. Condominium Type Housing Option at Village at Laguna Hills

The Applicant has the ability to build or convert one or more residential buildings to condominiums by processing a subdivision map subject to the approval of the City Council. Market factors will likely drive the Applicant's decision to pursue condominium development. The City's development standards do not change.

4. Demographics

The U.S. Census website depicts the latest demographic information for Laguna Hills at <https://www.census.gov/quickfacts/lagunahillscitycalifornia>

Laguna Hills Population: 30,344

Persons Under 18 - 20.4% (6,190 persons);

Persons 65 years and over – 17.2% (5,219 persons);

The data implies the Laguna Hills population over 18, but less than 65, is 63.4% (18,935 persons).

5. Development Agreement Timeframes

Pages 57-62 of the April 27, 2021 staff report include a summary of the proposed development agreement. Attachment 4 depicts the Development Agreement milestones as presented by the Kosmont Companies at the April 27, 2021 public hearing.

6. Fiscal Impact Study Clarifications

- Residential Equivalency

For the purpose of revenue estimation for Project Franchise Taxes (utility franchise fees and waste disposal / recycling fees), estimated revenues related to both resident and employee populations were used. The industry-standard is one employee equivalent to 0.5 residents (the “equivalency factor”) to arrive at a number of equivalent residents to be considered, along with actual City residents, as the service population for this revenue category. Kosmont used a prorated service population of 3,500 in the analysis: the sum of an estimated ~2,020 residents at the Project (residential population of 2,130 reduced by a 5% vacancy factor) and 0.5 equivalency of the ~2,960 employees at the Project to calculate Franchise Taxes.

It should be noted that the service population of 4,330 referenced in section 4.2.7 of the Fiscal Analysis is a typographical error and was not used in the underlying analysis for revenue estimation.

- Scaled Fiscal Impact

Included in Attachment 5 is a projected Project revenue and expense scenario relying on a reasonable build-out of the Project over time. The scenario estimates that revenue will be generated by the Project to enable the City to add two (2) Sheriff’s Deputies with the construction of 140,000 square feet of retail space, two residential buildings (600 units or 40% of the residential use), and 155,000 SF of office (representing one-third of the office area). The scenario uses 2025 as a starting point resulting in just over \$1 million in revenue from the Project components described above. The scenario assumes full build out by 2032 as an illustrative example of on-going revenues and expenditures. As the Project builds out and revenue increases, the City would have the ability to increase the Police Services budget to account for the staffing positions anticipated to be filled, which include

four (4) Sheriff's Deputy positions and two (2) Community Service Officers, and the necessary associated equipment by build out of the Project.

- Hotel Transient Occupancy Tax (TOT)

The Project's Fiscal Impact Study includes a projection of Transient Occupancy Tax (TOT) revenue the City would collect as a result of hotel operations. The discussion can be found in Section 4.2.5 of the study. Transient Occupancy Tax revenues are projected based on estimated average daily room rates (ADR), estimated occupancy, and the City's TOT rate of 10%. With an assumed ADR of \$170 and average occupancy of 72%, the estimated annual TOT is \$670,000. The Scaled Fiscal Impact scenario referenced above assumes TOT revenue would start flowing to the City in 2027. The CEQA analysis assumes a 150-room hotel for environmental purposes only.

7. Geotechnical Study

The proposed Fifth Addendum acknowledges a potential minor geotechnical hazard identified in previous environmental documents that evaluated the future redevelopment of the former Laguna Hills Mall site.

According to the General Plan, Figure S-1, portions of the Project site are located in a liquefaction hazard zone. According to the Fifth Addendum's Geotechnical Study contained in Appendix D, because of the depth to groundwater and soil types encountered during the geotechnical investigation, the potential for liquefaction at the Project site exists in subsurface layers of medium dense sandy silt and silty sand. However, the Geotechnical Study also found that although the potential for localized liquefaction cannot be ruled out, the potential for larger-scale widespread liquefaction affecting the proposed structures is considered low. If localized sandy layers were to liquefy, the resulting minor settlements should not induce substantial property damage, because the layers are isolated and not continuous.

Commonly available building foundation types and construction methods, however, will address any issues based on anticipated soil conditions. Specifically, the Geotechnical Study recommends that the Project's multi-level structures (including any new attached retail space) be supported on a pile foundation system, or, in the alternative, on ground improved by deep soil mixing. The proposed light, one-story structures (new shops and building pads) may be supported on a conventional shallow foundation system, though,

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the footings may need to be tied together with grade beams. The Geotechnical Study's detailed recommendations can be found in full in Appendix D to the Fifth Addendum.

Consistent with Mitigation Measure GS-5 of the General Plan Environmental Impact Report, proposed Condition 71 requires the Applicant to provide a Final Geotechnical report prepared by a State of California registered/ licensed Engineering Geologist for approval by the Public Services Director prior to the issuance of any grading or building permits. The report must include an evaluation of area geology, onsite soils, earthquake potential and liquefaction potential and provide recommendations on building foundations, among other things. The project structural engineer and geotechnical engineer will design the buildings to address all recommendations in the Final Geotechnical report.

8. Hotel Conference Space

The Applicant advises the hotel floor plan template included with the Project plans assumed an allocation of approximately 2,500 - 5,000 square feet of business meeting space. However, whether or not the hotel includes smaller or larger meeting space will depend on the hotel owner, their operational plan, marketing plan, available building space, and market conditions. Hotels with 100-150 rooms typically allocate about 1,000 square feet for meeting space but can vary depending on economic conditions and community needs.

9. Housing Tenure

Attachment 6 depicts housing tenure data for the City, and was obtained from the Southern California Association of Governments (SCAG) as published in 2020. SCAG reported Laguna Hills' housing stock consists of 10,555 total units, 7,567 (72%) of which are owner-occupied and 2,988 (28%) of which are renter-occupied. In comparison to all of Orange County, the City has a lower percentage of rental units. According to 2019 U.S. Census data, 57 percent of the dwelling units in Orange County are owner occupied resulting in rental occupied housing at 43 percent.

10. Native American Heritage Commission (NAHC) Contacts

The California Environmental Quality Act often requires consultations with the Native American Heritage Commission (NAHC). On October 3, 2019, Dudek (on behalf of the City) requested a Sacred Lands File (SLF) search from the NAHC. On October 21, 2019, the NAHC responded to the request indicating the result of the SLF search was negative.

In other words, there are no Native American sacred lands on the site. (See Appendix C of the proposed Fifth Addendum). CEQA does not require individual tribes to be notified as part of this Project's CEQA process.

11. Noise Study Assumptions

Potential noise effects from vehicular traffic were assessed using the Federal Highway Administration (FHWA) Traffic Noise Model Version 2.5. Information used in the model included data from the Project's Traffic Impact Analysis (Appendix G), including peak hour volumes for the local arterials. Traffic volumes for I-5 were obtained from Caltrans (Caltrans 2017). Noise levels were modeled at representative noise-sensitive receivers.

The Project is not anticipated to result in significant noise increases or cause an exceedance of applicable noise standards at any of the off-site noise-sensitive receptors. These results are slightly lower, in general, than those calculated for the noise analysis conducted previously for Five Lagunas, which determined resultant project-related traffic noise increases of between 0.0 and 0.3 dB. The lower operational noise levels are due to the reduced traffic levels for the Project compared to Five Lagunas. It is noted, as stated in the Fifth Addendum, that a 3dB change is barely perceptible to the average human listener in the context of community noise (i.e., outside of listening laboratory or other controlled environment) and a change of 1 dB or less would not be perceptible at all.

12. Nordstrom Rack Existing Floor Area

City records indicate that Nordstrom Rack occupies approximately 32,000 square feet of floor area.

13. Office Building Height

The proposed office buildings vary in height between 60-70 feet. In several instances rooftop mechanical screening brings the total building height to 72 feet. The maximum building height allowed in the UVSP is 75 feet. The proposed office building heights will screen Avenida de la Carlota motorists and I-5 motorist from seeing beyond these buildings and into the site. The Applicant indicates the building designs, heights, architecture, layout and orientation have been carefully prepared to match the expected and desired office tenants in a campus setting.

14. Open Space

Project open space is primarily provided by the 2.6-acre Village Park, landscaping and a linear park adjacent to the office buildings. “Pocket parks” can also be found around the residential buildings. These open space areas, while accessible to the public, will be privately owned and maintained. Private open space will be provided for residents living on-site in individual residential buildings. Sheet 5.2 of the Project Plans depicts the location of project landscape areas, including open space. No publicly owned open space is provided within the Project.

Consistent with the State’s Quimby Act (Government Code Section 664770), Chapter 8-06 of the Laguna Hills Municipal Code requires developers of residential subdivisions to either dedicate property to the City for park and recreation facilities to serve the residents of the new subdivision or to pay the City an in-lieu fee of \$15,636 per residential unit. In this instance, because the proposed Project contains fewer than 50 parcels (16 parcels) and does not involve a condominium project, stock cooperative, or community apartment project (which are defined by state law as ownership forms of housing projects), the City can only require the payment of in-lieu fees and cannot require the Applicant to dedicate property to the City for the development of open space.

A copy of LHMC Chapter 8-06 is included as Attachment 7.

15. Parking

- Sheet SD 1.02 was updated to remove parking code ratios that were incorrect. This sheet now depicts parking provided for each use for reference.
- Parking Lot Design Accommodation of festival events such as Pumpkin City, Christmas tree purchases and farmer’s market.

Staff and the Applicant evaluated the landscaping layouts with Pumpkin City representatives for the southeast corner of the site to accommodate Pumpkin City. Interior tree wells were removed and the perimeter landscape areas will accommodate the required trees. Other weekly and seasonal uses will also benefit from having the open area. Staff has included as Attachment 8, a conceptual layout of the revised parking area for reference. Condition 30 has been revised to require the Applicant to work with staff to incorporate the changes reflected in Attachment 8 into the final Project landscape plan.

- Parking Restrictions

Staff has modified parking Conditions 28 and 29 to require reasonable and effective parking enforcement measures to ensure the required parking spaces intended to serve the non-residential uses on the Property remain available to employees, patrons, and guests of the approved retail, restaurant, hotel, health club, cinema, and office uses on the Property, and that such parking spaces are not utilized as either (1) additional residential parking by residents or guests of the residential buildings on the Property, or (2) additional parking for employees, patrons, patients, or visitors of adjacent medical use buildings.

The Applicant has agreed to further modify Conditions 28 and 29 to require installation of signage in compliance with California Vehicle Code Section 22658 notifying the public that public parking is prohibited, and that vehicles parked in violation of the posted parking requirements will be towed at the vehicle owner's expense.

Additionally, Condition 29 has been modified to require the Project's Parking Management Plan to require posted signage advising that owners and visitors of residential buildings are prohibited from parking in commercial spaces and to specify that parking is free of charge to retail customers, with the exception of valet parking.

The Parking Management Plan was further modified to specify that parking is free of charge to retail customers, with the exception of valet parking.

16. Population

The anticipated population to be added to the City as a result of the Village at Laguna Hills is estimated to be 2,130 residents. The total estimate of 2,130 residents includes 1,403 residents assumed for the approved Five Lagunas Project, for a proposed net increase of 727 residents. This estimate is based on a population of 1.42 persons per household, which is the ratio the City previously used to determine population in higher density housing areas. This ratio is based on 2010 Census data that supported an update of the City's Quimby fees in 2015 - a fee levied on new residential development to pay for park improvements, park enhancements or new park facilities. The ratio is more accurate than a City-wide average, which simply divides the City's population by the number of housing units, or 2.66 persons per household based on data released by the State of California Department of Finance in May 2021.

The ratio of 1.42 persons per household results from Census data gained by using surveys of households and statistical analysis, as opposed to the simple straight-line calculation.

Updated 2020 Census data isn't expected until May, 2022.

17. Residential Architecture

The Urban Village Specific Plan includes design guidelines for Residential Development which are contained in Section IV. The UVSP lists the following objectives for new residential developments. The UVSP further indicates that these should be closely followed:

- Buildings should be articulated with variations or interruptions of the surface or planes through the use of staggered vertical planes, multiple rooflines, insets such as windows or doorways, balconies, projections or other similar devices.
- All sides of the building should be articulated with the same level of detail as the front of the building.
- The use of balconies, porches, and patios is encouraged for aesthetic value and for useable private open space. Such features should not be repeatedly duplicated along an elevation since this tends to reduce its aesthetic benefit.
- Roofs should incorporate pitches, ridges, rakes, ridgelines and materials that are common to the area. In addition, roof decks and roof gardens can add interest and character to a project.
- Exterior stairways should complement the architecture and be integrated into the overall design of the project. The use of open metal or prefabricated stairways is prohibited.
- Residential structures should incorporate overhangs and insets of fenestration that is consistent with its architectural style.
- On-site parking shall be hidden from view from the street.
- Entryways should provide direct access to the street, either individually or for the entire building. Entryways should be architecturally enhanced to compliment the structure.
- Building massing should respect the surrounding structures and step down at the corners.

UVSP Figure 28 also depicts desirable residential architectural character (Attachment 9).

18. Residential Construction Timing versus Retail Construction Timing

The Applicant has advised Staff that it is the Applicant's intention to construct the residential, retail, and Village Park components in Phase One such that they will be completed around the same time. The benefit of opening these building uses and site amenities together is to promote synergy between the uses. Neither the proposed Conditions of Approval nor the proposed Development Agreement expressly require the Applicant to develop the components of Phase One in a specific order; however, Section 5.4.1 of the proposed Development Agreement does require the Applicant to complete construction of the Village Park, at least 140,000 square foot of retail space, and at least two residential buildings within seven (7) years of the effective date of the Development Agreement.

19. Retail Sales Tax Comparisons

Page 12 of the April 27, 2021, staff report included historical sales tax information from the Laguna Hills Mall covering FY06/07 through FY 19/20. Staff was asked to provide comparative sales tax information to provide additional context. Citywide sales tax collections were relatively stable on an inflation-adjusted basis since 2011, rising slightly from \$5.44 million in 2011 to a peak of \$5.63 million in 2017, and then declining to \$5.01 million in 2019 (and continuing to decline to \$4.24 million in 2020 due to COVID-19). General increases over that time period occurred primarily in the Food / Drug, Building / Construction, and Restaurant / Hotel industry categories, while declines generally occurred in the General Consumer Goods, Fuel / Service Stations, and Autos / Transportation industry categories.

These sales tax trends are related to broader retail trends occurring throughout the market. Retail is not homogenous as an asset class; different shopping centers represent different components of the retail industry. For example, the industry term "neighborhood shopping centers" generally means grocery / pharmacy anchored centers. "Community shopping centers" generally imply larger format stores such as general merchandise and box retail. A "regional mall" generally implies a significant-scale center anchored by department stores with enclosed retail between the anchors. The trend over the past 10 years is strength in neighborhood shopping centers, many of which are located within the City, where retail activity is driven by consumption of necessities. More moderate performers include community shopping centers, which can see mixed performance related to the specific tenant mix and particular market

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conditions. The weakest performances came from regional malls, impacted by the growth of e-commerce and the decline of department stores.

20. School Student Generation Assumptions

Student generation factors for the Project were provided by Saddleback Unified School District (SVUSD). The factors for 2019-2020 can be found in the following SVUSD document:

[https://www.svUSD.org/uploaded/SVUSD Department Files/MOC/Documents/2019-20/Residential and Commercial-Industrial Development School Fee Justification Study.pdf](https://www.svUSD.org/uploaded/SVUSD%20Department%20Files/MOC/Documents/2019-20/Residential%20and%20Commercial-Industrial%20Development%20School%20Fee%20Justification%20Study.pdf)

21. Screening During Construction

Condition 82 provides that the Applicant shall install a visual barrier facing all public streets, or install other comparable perimeter screening materials subject to the reasonable satisfaction of the Community Development Director and Public Services Director. The location of the screening will be refreshed and altered to coincide with the completion of each increment of construction. Condition 82 ensures areas under development or awaiting development activity will be screened from public view, and also includes the ability for staff to have the Applicant add temporary landscape planters to enhance the quality of the screening effect Condition 82 seeks to employ.

22. Small Retail Tenant Breakdown

Project plans anticipate that small retail building areas could be divided into 1,500 square foot shop spaces. If the Shops 1, 2, 4 and Hotel retail space follow this approach, shop space for about 28 individual businesses would be created. Since tenants have individual needs, retail spaces could be smaller or larger than the 1,500 square foot factor depicted on Project plans, resulting in more or fewer tenants.

23. Traffic

As described in the Project Traffic Impact Analysis (Appendix G of the Fifth Addendum), the Project would result in 21,390 daily weekday trips. Comparatively, Five Lagunas was projected to result in 31,360 daily weekday trips. Thus, the Project would result in a net decrease of 9,970 daily trips compared to Five Lagunas. Further, the Project would generate over 15,000 fewer trips on the weekend (based on Saturday traffic), including

in excess of 1,700 fewer trips during weekend midday peak hour. The Project would result in an increase of 119 AM peak hour trips due to the addition of office uses.

A summary of the Project traffic is shown in Table 6 of the Project Traffic Impact Analysis, and is included as Attachment 10.

24. Utility Capacity

The Fifth Addendum includes an analysis of the Project's impacts on utility systems at Section 3.17. The evaluation includes water, wastewater, storm drain systems, and solid waste. The Addendum identifies that adequate facilities exist, or will be built to serve the Project. It should be noted that the Project would be substantially more energy efficient than existing Mall buildings built in the 1970s, and more efficient than Five Lagunas, due to required compliance with the 2019 Building Energy Efficiency Standards and future triennial updates to that code. CEQA does not require an analysis of the capacity of electricity or natural gas to serve the Project. The California Energy Commission routinely evaluates statewide energy demand forecasts. The most current forecast covers up to the year 2030.

<https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2019-integrated-energy-policy-report/2019-iepr>

25. UVSP Consistency

Staff has included Attachment 11, which pulls specific information from the April 27, 2021, staff report to depict the Project's consistency with the UVSP. The Attachment provides a point-by-point analysis, explaining the Project's compliance with the UVSP.

26. Updated Resolutions and Ordinance

Language revising Conditions 28, 29, 30 are included in the attached Resolution of Approval (Attachment 12) updating Attachment B of the April 27, 2021 staff report. Attachments A and C (CEQA Resolution & Development Agreement Ordinance) from the April 27, 2021 staff report have also been updated to reflect the continued public hearing (Attachments 13 and 14 respectively).

27. Public Comments

After the April 27, 2021 joint public hearing, staff continued to receive written public comments concerning the Project. The record of public comments received prior to the

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April 27, 2021 public hearing was included as Attachment I in the April 27, 2021 report. All comments received after 5PM on April 27, 2021 are included as Attachment 15 to this report.

CEQA FINDINGS:

See the April 27, 2021 staff report.

FISCAL IMPACT:

See the April 27, 2021 staff report.

ATTACHMENTS:

- Attachment 1 - April 27, 2021 Minutes
- Attachment 2 - 04-27-21 City Council_Planning Agency Staff Report+Attachments
- Attachment 2a - Supplemental Memo
- Attachment 2b - Additional Public Comments Received Prior to 5:00 p.m. on April 27, 2021
- Attachment 3 - Updated Plan Set Sheets
- Attachment 4 - DA Milestones
- Attachment 5 - Scaled Fiscal Impact Scenario
- Attachment 6 - Laguna Hills Housing Tenure
- Attachment 7 - LHMC Chapter 8-06
- Attachment 8 - Revised Parking Layout Concept
- Attachment 9 - UVSP Figure 28
- Attachment 10 - Traffic Impact Analysis Table 6
- Attachment 11 - UVSP Consistency Summary
- Attachment 12 - Updated Proposed Resolution of Approval
- Attachment 13 - Updated Proposed Resolution of Approval for the Fifth Addendum
- Attachment 14 - Updated Proposed Ordinance Approving the Development Agreement
- Attachment 15 - Public Comments Received April 27, 2021 through June 17, 2021