



Laguna Hills GENERAL PLAN Land Use Element

July 14, 2009





Laguna Hills GENERAL PLAN

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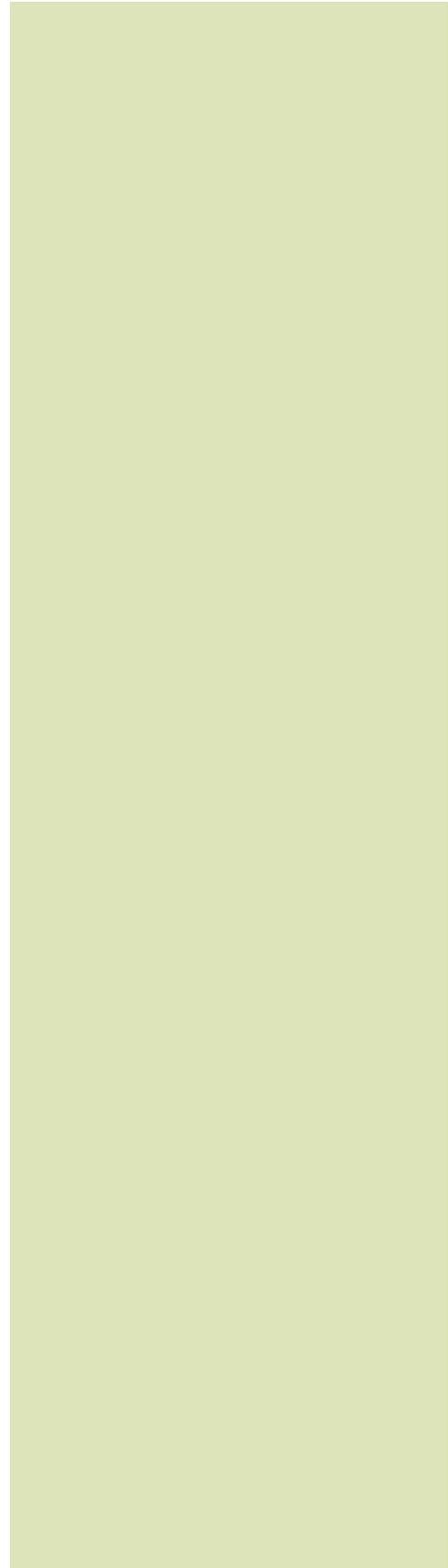
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Land Use



Introduction

The citizens of Laguna Hills take great pride in their City. Residents value the small town atmosphere and the qualities and characteristics that make Laguna Hills such a desirable place to live. Preserving the high standard of living that gives Laguna Hills its appeal is important to the City's residents. At the same time, opportunities exist to strengthen and improve the City and its quality of life.

The City recognizes that quality of life is dependent on preserving neighborhoods, open spaces, and public spaces that already enrich community life, and on creating a compatible and complementary mix of new housing and shopping choices, jobs, and services that can sustain a vibrant economy, a healthy environment, and a vital social life.

The Land Use Element focuses on how land is used in Laguna Hills. The arrangement and use of land helps determine community identity and character, how and where people interact, and how much they enjoy living and working in the community. Policies in this Land Use Element will protect and enhance established neighborhoods while helping the City

evolve into a more integrated, walkable, sustainable, and cohesive community with an identifiable center. The underlying form of the City established by the original planning and development of the community is well suited to accomplishing these objectives.

Some of the factors that must be addressed in achieving the desired community character are preserving environmental resources and open spaces, maintaining and improving the City's residential neighborhoods, creating lively public places, providing quality public services and facilities, integrating and connecting different land uses, maintaining and expanding thriving businesses, and maintaining a strong tax base. Policies addressing land use in this Element promote a pattern of future development that advances the City's desire for a higher quality of life and a more sustainable future.

Purpose and Scope of the Land Use Element

The Land Use Element is the foundation of the General Plan and serves as a compass that guides citizens, planners, and decision makers on the



desired pattern of growth, development, and change in Laguna Hills. This Element describes both existing and future land use activities and unifies the other elements of the General Plan by providing an overall policy context. The Land Use Element deals with the central issues of development and growth, and the quality of the community, and helps define the desired balance among the social, environmental, and economic costs and benefits associated with growth. Most of the Guiding Themes that were described in the Introduction section of the General Plan are manifested in this Element.

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

Background

The City of Laguna Hills has a variety of land uses, including residential, commercial, office, mixed use, public and institutional, open space and recreational, as well as planned community areas. The predominate land use in Laguna Hills is moderate to low density single-family homes. This contributes to the small-town character many residents identify with Laguna Hills. The City contains a range of housing types, including single-family detached and attached homes, apartments, condominiums, and mobile homes located throughout the City.

Nonresidential uses in the City, such as commercial and office, provide valuable revenue to the City and provide jobs and services for the community and region. Most commercial uses in the City are concentrated along Interstate 5 (I-5) and the major roadways. The City is almost entirely built out, although there are a few undeveloped large lot residential parcels scattered throughout the southern portion of the City.

Several patterns of development exist throughout the City of Laguna Hills. The next section more fully describes how land is used in the northern, central, and southern portions of the City. Surrounding land uses in adjacent communities are also described. Figure LU-1 depicts the location of the northern, central, and southern portions of Laguna Hills.

NORTHERN LAND USES

The northern portion of the City is generally located between Ridge Route Drive and Lake Forest Drive. A variety of uses are located here, including a mobile home park designated as High Density Residential, open space and park areas, neighborhood and freeway commercial centers, and a designated Mixed Use area. The Mixed Use area provides

the City with various goods and services needed to support the local community, including administrative and professional offices, institutional and government uses, business support uses, restaurants, personal services, and retail stores.

CENTRAL LAND USES

The central portion of Laguna Hills is generally located north of La Paz Road and south of Ridge Route Drive. This area of the City contains the City's downtown Urban Village, low, medium-low, and medium density residential neighborhoods. The medium density neighborhoods contain multi-family housing such as apartments and condominiums.

Pockets of this area also contain apartments and condominiums primarily southwest of Moulton Parkway. This area is designated as High Density Residential. Two apartment communities in this area, Rancho Moulton and Rancho Niguel, provide government-assisted affordable housing opportunities to Laguna Hills residents.

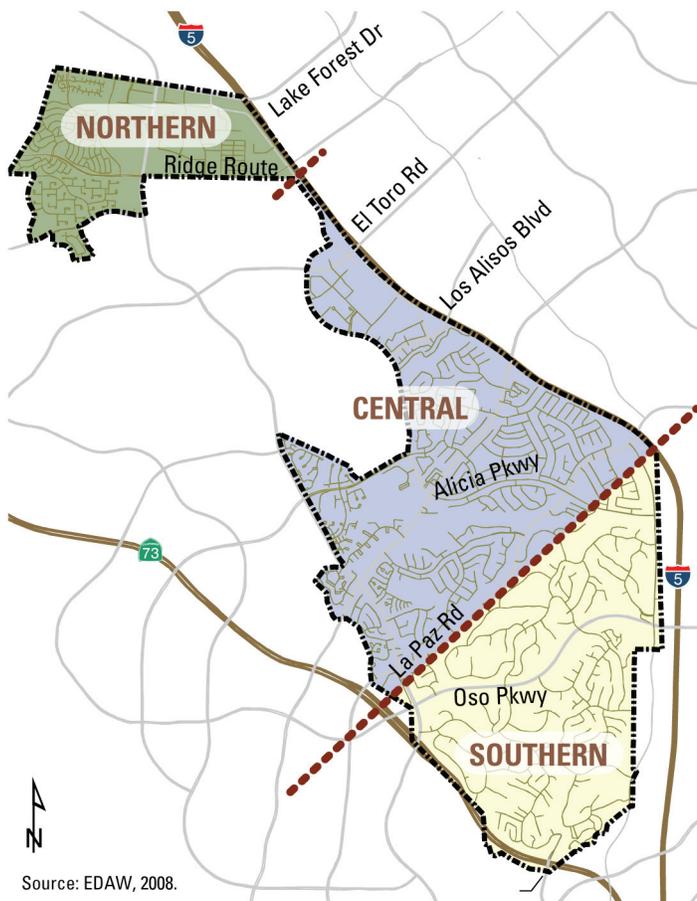


Figure LU-1
North, Central, and Southern
Areas of Laguna Hills

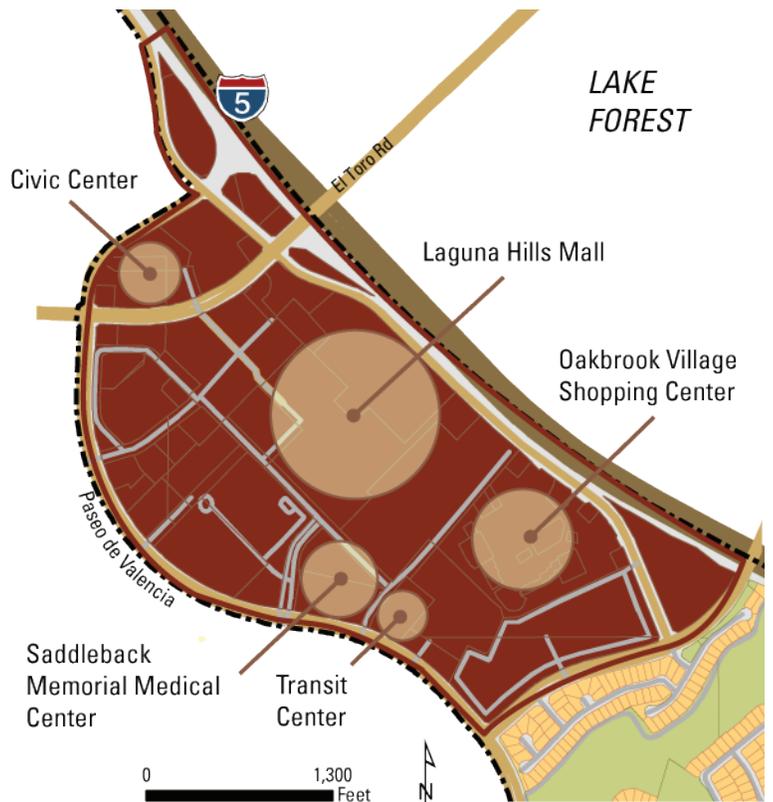
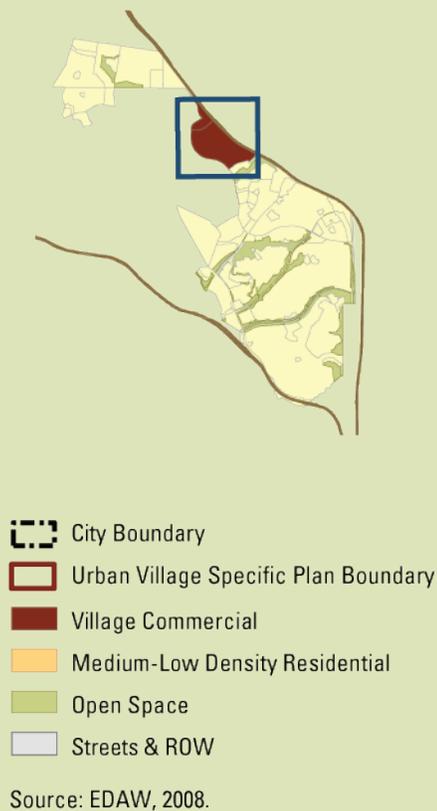
Land designated as Community Commercial is also integrated throughout this area, which provides valuable services to the surrounding neighborhoods. These sites provide retail, markets, commercial services, restaurants, commercial recreation, professional and business offices, financial institutions, and automotive sales. There are medium-intensity commercial sites along I-5 serving the needs of the motoring public both in Laguna Hills and surrounding areas.

This area of the City is also home to Laguna Hills High School, north of La Paz Road, as well as two elementary schools, The Community Center and Sports Complex, and several neighborhood parks. Cultural resources are located along Coastal Street, and a historic adobe structure is located near Aliso Creek.

Urban Village

The civic and retail heart of Laguna Hills, the Urban Village, is also located in the central portion of the City (see Figure LU-2). This area is generally bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and I-5 on the east. This area is anchored by the Laguna Hills Mall and Saddleback Memorial Medical Center and is home to several retail stores as well as medical services and offices. The Laguna Hills Civic Center is also located within this area. The Urban Village Specific Plan (UVSP) guides new development in the Urban Village.

Figure LU-2
Urban Village Area



SOUTHERN LAND USES

The largest residential development in Laguna Hills is the Nellie Gail Ranch community. This community is bounded by I-5 on the east, State Route 73 (SR-73) on the west, and La Paz Road to the north. Located on 1,350 acres, Nellie Gail Ranch consists of 1,407 lots and is a mixture of tract and custom homes on large lots in an equestrian setting, with homes ranging from 1,700 to 17,000 square feet. The land use designation for this area is Estate Residential. Nellie Gail Ranch has an equestrian center, 20 miles of equestrian trails, and several parks and community areas, as well as substantial open space. The majority of Nellie Gail Ranch is developed, but there are a few vacant, buildable sites located throughout the community.

In addition to Nellie Gail Ranch, the southern portion of the City contains a few residential neighborhoods containing single-family detached homes, designated as Low and Medium-Low Density Residential. Community Commercial and Freeway Commercial uses serving local and regional residents are also located in the southern portion of the community.

SURROUNDING LAND USES

The cities of Mission Viejo and Lake Forest border Laguna Hills on the east. These cities are primarily residential, although there are a number of offices and businesses providing shopping and employment opportunities. Immediately north of Laguna Hills is the City of Irvine. Irvine provides much of the employment opportunities in the region, including large business parks, a commercial airport, and a university. To the west and south of Laguna Hills are the cities of Laguna Woods, Aliso Viejo, and Laguna Niguel, which are also predominantly residential communities with areas dedicated to office, business park, and commercial developments.

West of Laguna Hills is the Laguna Coast Wilderness Park. This 6,500-acre regional open space preserve provides Laguna Hills residents with numerous recreation opportunities within a short distance from the City.

Land Use Plan

The Land Use Plan describes the major concepts and land use system that guide future growth and development of Laguna Hills. The Land Use Plan for Laguna Hills builds upon the City's strengths by protecting established residential neighborhoods, yet providing opportunities to enhance and beautify the City by sustainable planning, integrating the City through physical and social connections, and strengthening the



City’s identity. Five major issue areas comprise these concepts, which provide the framework for the Land Use Plan. These issue areas are:

- Activity Centers and Community Connections
- Respect for Existing Neighborhoods
- Sustainable and Creative Infill Development
- Enhancing the Community’s Identity
- Fiscal Health and Economic Sustainability

These issue areas frame the direction the City will take in its land use goals, policies, and programs to implement the vision of Laguna Hills as captured in the Guiding Themes. These issues are interrelated and are woven throughout the Land Use Plan instead of being described in distinct sections.

LAND USE DENSITY AND INTENSITY

This element uses certain terminology to describe the 16 land use designations in Laguna Hills. The term “density” typically applies to residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per acre of land, exclusive of existing or proposed streets and rights-of-way. Typical residential densities found within Laguna Hills are illustrated in Figure LU-3.

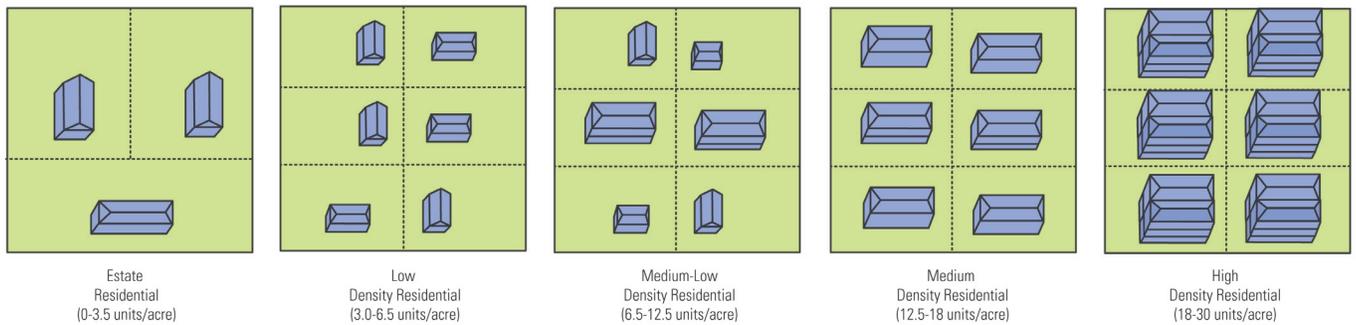
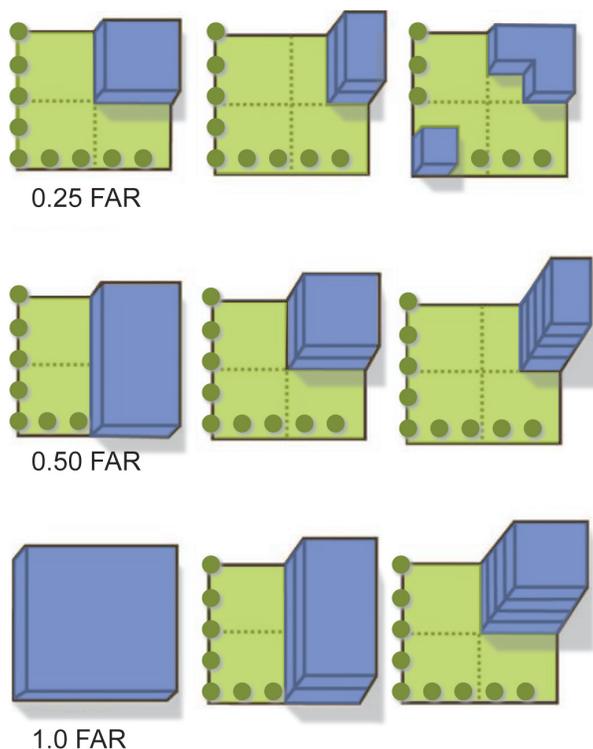


Figure LU-3
Typical Residential Densities

For nonresidential uses, the term “intensity” describes the degree to which a property is or can be developed. The measure of intensity Laguna Hills has adopted is the floor-area ratio. The floor-area ratio, or FAR, describes the relationship between the total square footage of development on a lot and the area of that lot. The FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot (Figure LU-4).



Floor Area Ratio (FAR) = $\frac{\text{Gross Building Area}}{\text{Lot Area}}$

Figure LU-4
Floor-Area Ratio Description

FAR and factors such as building square footage, building height, and the percent of lot coverage are all interrelated. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields a FAR of 0.50. This 0.50 FAR can accommodate a single-story building that covers half the lot or a two-story building with reduced lot coverage. Figure LU-5 illustrates different FAR calculations.

LAND USE CLASSIFICATIONS

The Land Use Plan (Figure LU-6) graphically represents the planned distribution and intensity of land use in Laguna Hills. The colors shown on the map correspond to land use designations that describe the types of uses existing and planned in Laguna Hills. Given the built-out character of the community, only minor land use changes are expected to occur over the long term in Laguna Hills.

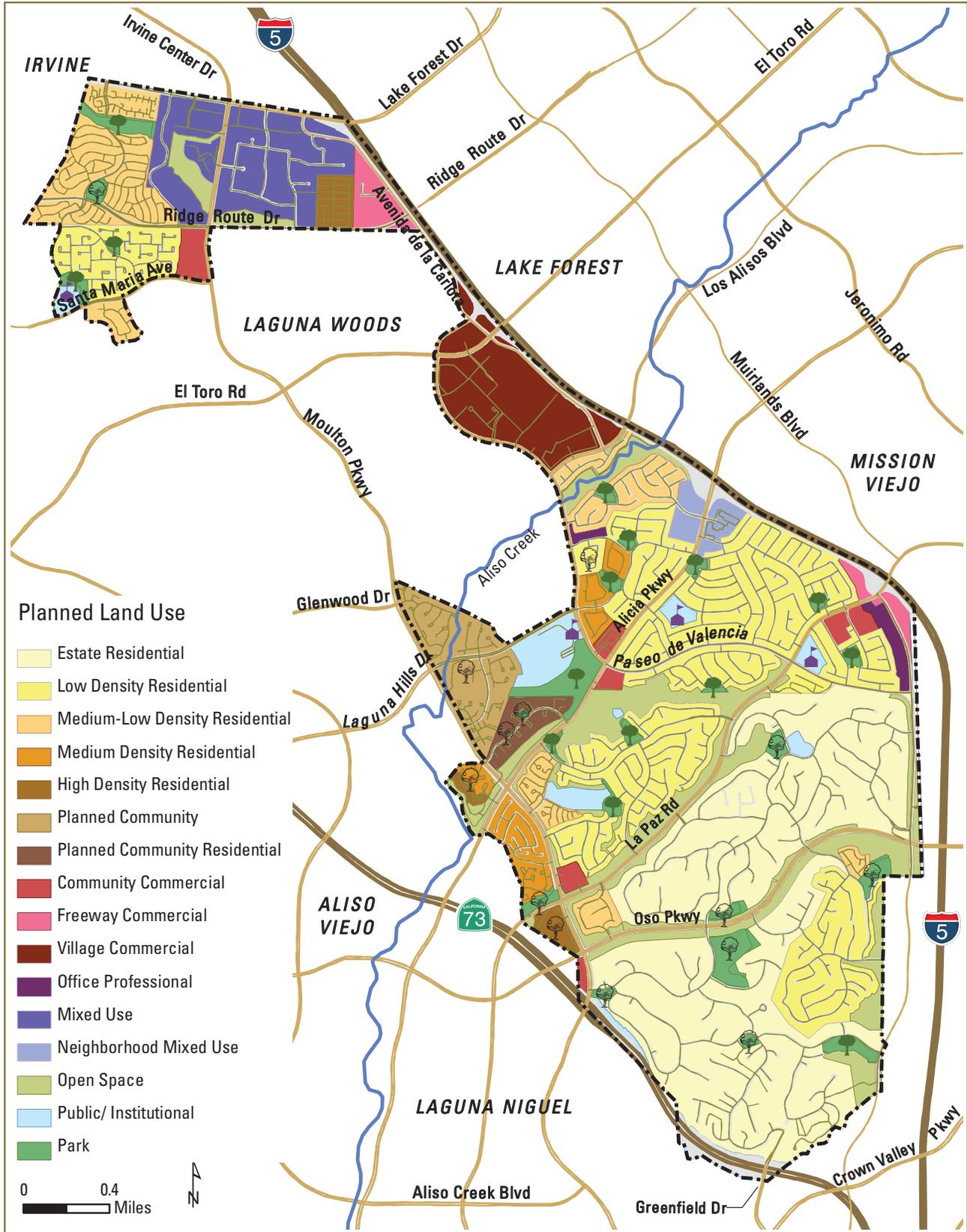


Building Floor Area = 160,000 SF
Lot Area = 800,000 SF
FAR = 0.20



Building Floor Area = 60,000 SF
Lot Area = 150,000 SF
FAR = 0.40

Figure LU-5
Typical Floor-Area Ratio
Calculations



Source: EDAW, 2008.

Figure LU - 6
Land Use

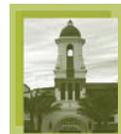


Table LU-1 provides a description of each General Plan land use designation within Laguna Hills and the range of density or intensity of development allowed within each category.

Table LU-1 Land Use Designations ¹			
	Land Use Designation	Density or Intensity	Description
Residential Land Uses			
	Estate Residential (ER)	0-3.5 dwelling units per acre	Estate Residential provides for low density, rural and equestrian-oriented, single-family residential neighborhoods in hillside areas. This designation is typified by large lot single-family homes that permit the keeping of large animals.
	Low Density Residential (LD)	3.0-6.5 dwelling units per acre	Low Density Residential provides for low density single-family detached residential neighborhoods. This designation is typified by medium to large lot single-family homes.
	Medium-Low Density Residential (MLD)	6.5-12.5 dwelling units per acre	Medium-Low Density Residential provides for medium-low density attached or detached residential neighborhoods. This designation is typified by small lot single-family homes, patio homes, duplexes, condominiums, and townhomes.
	Medium Density Residential (MD)	12.5-18.0 dwelling units per acre	Medium Density Residential provides for medium density multi-family residential neighborhoods. This designation is typified by condominiums and apartments.
	High Density Residential (HD)	18.0-30.0 dwelling units per acre	High Density Residential provides for intensive residential development compatible with surrounding urban development. This designation is typified by apartments and residential condominiums.

Table LU-1 Land Use Designations			
	Land Use Designation	Density or Intensity	Description
Planned Community Land Use			
	Planned Community (PC)	0.5-18.0 dwelling units per acre; 0.75 maximum FAR	Planned Community provides for a wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements). This category permits the greatest flexibility for residential development. It also provides for high-intensity mixed use development. Appropriate land uses include but are not limited to residential, commercial, office, industrial park, civic, cultural, educational facility, and childcare facilities. This category is intended to facilitate a more efficient use of existing and future transportation systems, conserve energy resources, and develop residential densities that enhance the availability to provide affordable housing. The designation is characterized by a diversity of housing opportunities. The Planned Community district is located adjacent to major transportation corridors and is accessible to public transit facilities. A goal of this category is to foster around-the-clock activity by encouraging the mixing of activities thereby reducing the impacts on the transportation system.
	Planned Community Residential (PCR)	Maximum 600 dwelling units	Planned Community Residential provides for a wide range of medium-low density to high density multi-family housing types, which include apartments, attached townhomes, condominiums, and clustered multi-family arrangements. Appropriate land uses include residential and 10 to 13 acres of recreational land uses such as parks and open space.

**Table LU-1
Land Use Designations**

	Land Use Designation	Density or Intensity	Description
Commercial Land Uses			
	Village Commercial (VC)	No maximum FAR restrictions	The Village Commercial designation is envisioned as a master planned area (Urban Village Specific Plan area) containing specific design standards and policies that enhance pedestrian and vehicle circulation within the currently developed area. The intent of this designation is to establish a community core where commercial, civic, and high density residential uses would be appropriate. The area will contain enhanced pedestrian areas that conveniently link commercial, residential, and civic activity areas. Typical uses include those associated with large regional malls, as well as a medical center, financial institutions, institutional and government uses, auto-related services, community facilities, professional offices, and high density residential uses.
	Freeway Commercial (FC)	Maximum 0.40 FAR	The Freeway Commercial designation provides for the development and maintenance of medium intensity commercial uses that serve the needs of the motoring public in the local community and the regional area. This designation is intended to provide an environment that takes advantage of the superior access and visibility provided by I-5. Typical uses include those uses allowed under the Community Commercial designation, restaurants, discount warehouse outlets, service stations, and hotels and motels.
	Community Commercial (CC)	Maximum 0.35 FAR	The Community Commercial designation provides appropriately located areas for the general shopping and commercial service needs of area residents. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, commercial recreation, professional and business offices, financial institutions, and automotive sales.

**Table LU-1
Land Use Designations**

Office Land Uses	Land Use Designation	Density or Intensity	Description
	Office Professional (OP)	Maximum 0.50 FAR	The Office Professional designation provides for the establishment of office-based working environments for administrative and professional offices, as well as necessary support uses. Typical uses include administrative and professional offices, business-related retail and service functions, health care facilities, and vocational and trade schools.
Mixed Use Land Uses			
	Mixed Use (MU)	Maximum 0.38 FAR	The Mixed Use designation provides for areas where a variety of goods and services can be obtained within an overall planned environment. Within the Mixed Use designation, appropriate land uses include limited industrial and manufacturing uses, administrative and professional uses, institutional and government uses, business support uses, auto-related uses, eating and drinking establishments, personal services, and retail sales of durable goods and general retail sales.
	Neighborhood Mixed Use (NMU)	Maximum 0.38 FAR of .30 non-residential FAR and 0.08 residential FAR	The Neighborhood Mixed Use designation provides areas for a variety of different, compatible land uses to exist in proximity. The intent of the Neighborhood Mixed Use designation is to create attractive neighborhood-level centers that promote a more active, vibrant street life; increase pedestrian activity and reduce vehicular traffic; provide storefront style shopping streets; that provide a variety of compact, multi-family housing types close to jobs and services; and/or encourage walking and social interaction. Within the Neighborhood Mixed Use designation, appropriate land uses include mid-box anchors; administrative and professional uses; grocery and specialty stores; business support uses; eating and drinking establishments; cinemas; personal services; residential condos, apartments, and townhomes; and mixed use structures.

**Table LU-1
Land Use Designations**

	Land Use Designation	Density or Intensity	Description
Public/Institutional Land Uses			
	Public/Institutional (P/I)	Maximum 1.0 FAR	The Public/Institutional designation provides areas to conduct public and institution activities, including local, State, and federal agencies; special districts; public and private utilities; and regional institutions. Appropriate uses include City facilities; public and private schools; fire and sheriff stations; hospitals; libraries; post offices; and other public, quasi-public, and institutional uses.
Recreation Land Uses			
	Parks (P)	No maximum FAR restrictions	The Park designation provides for recreational facilities, as well as to protect public health and safety. Park designations consist of active and passive parks. Active parks generally contain ball fields, play equipment, restrooms; and biking, hiking, and equestrian trails. Community gardens may also be considered for some parks.
	Open Space (OS)	Not intended for development	The Open Space designation provides for the preservation of environmental resources, aesthetic attributes, outdoor recreation, buffering of incompatible land uses, and the protection of public health and safety. No density or intensity standard is applied to this designation. Areas designated as Open Space include creek corridors, utility corridors, publicly maintained open space, and open space reserves and preserves.

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



CONCEPTS OF THE CITY'S LAND USE PLAN

This section describes planning concepts that have been incorporated into the development of the Laguna Hills Land Use Plan. The concepts reflect extensive community input as articulated in the Guiding Themes as well as subsequent input by the community, City staff, and City officials. Several current planning concepts or trends are also described that are relevant to the community.

Neighborhood Preservation

Laguna Hills' residents value the secure and small town atmosphere in the City and enjoy knowing their neighbors and their neighborhoods. Many residents attribute the unique feel of Laguna Hills to the City's established neighborhoods and feel strongly connected to their neighborhoods. The Land Use Plan provides goals and policies that serve to protect, preserve, and enhance existing residential neighborhoods in the City. Where new development is proposed in proximity to established neighborhoods, landscaping, buffering, and design techniques will be incorporated to protect the neighborhoods from the effects of nearby growth.

Preserving the City's residential neighborhoods and maintaining the City's housing stock are essential steps to retaining Laguna Hills' character, livability, and quality of life that so many residents enjoy.

Current Planning Trends

Since the City adopted its first General Plan in 1994, several practices and trends have emerged in the urban planning and design fields. The underlying purpose of these planning concepts is to improve the quality of life in communities by providing greater housing choices, providing alternatives to driving, protecting environmental resources, creating a greater sense of community, and reducing environmental impacts. The Laguna Hills Guiding Themes, crafted by the community, encompass many of these planning concepts.

Smart Growth

One of the most prominent planning concepts is smart growth. Principles of smart growth include creating a range of housing opportunities and choices; creating walkable neighborhoods linking to key activity centers and shopping centers; mixing land uses; providing a variety of transportation choices; fostering distinctive, attractive communities with a strong sense of place; encouraging community and stakeholder collaboration; and preserving open space and environmental resources.

Many of the principles of smart growth have been incorporated into the Laguna Hills General Plan. The overall goal of the City in embracing smart growth is to enhance the quality of life for the residents of Laguna Hills while embracing change in a positive, proactive sustainable manner. Some of the principles related to smart growth are more fully developed in the sections below.

Mixed Use Development

Mixed use refers to the mixing of compatible land uses such as residential, commercial, and office in a vertical and/or horizontal configuration, which increases the balance of land uses within a given area. By integrating or mixing these compatible uses in proximity to one another, the City will create desirable places for people to live, work, shop, and play. The City has two mixed use designations—Mixed Use and Neighborhood Mixed Use. The Mixed Use designation allows a variety of office, public, light industrial, residential, and commercial establishments such as retail and restaurants in proximity. The goal of the Neighborhood Mixed Use designation is to create vital urban areas that accommodate housing opportunities, employment, retail, and amenities within walking distance, and will also create more vibrant areas of Laguna Hills at different times of the day. The Neighborhood Mixed Use designation excludes light industrial uses.

Mixed use buildings can be vertically mixed, with commercial space on the first floor and housing or office space above. Horizontal mixed use is also desirable at some locations, where commercial uses may be adjacent to offices or residences. Key to successful mixed use centers is creating pedestrian friendly environments within the centers and connections to neighboring uses through the use of trails, pathways, bikeways, and safe crosswalks.

Infill Development

Redeveloping or reconstructing existing structures or buildings on underutilized parcels is generally referred to as infill development. Laguna Hills has several areas, including aging commercial properties, that present opportunities for quality infill development.

Infill development enhances community character, optimizes City investments in infrastructure and community facilities, supports increased transit use, promotes more walking- and bike-friendly neighborhoods, reduces vehicle trips and resulting air pollution, increases housing diversity, and enhances retail viability.

Careful planning for the integration of these uses into the fabric of the City's existing built-up areas and/or along existing commercial corridors will help provide housing opportunities and maintain the character in Laguna Hills.



The term “green” used in an environmental context describes environmental practices that are highly energy efficient and have a minimal impact on the environment.

Sustainability

The most widely used definition of sustainability is “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” For Laguna Hills, sustainability encompasses the concepts of community, environmental, and economic sustainability. Integrating goals, policies, and programs throughout the General Plan that promote sustainability will enhance the City’s natural resources, economic interests, and quality of life for present and future generations.

Laguna Hills embraces community or social sustainability by fostering community participation in civic and community events, improving the physical connections between neighborhoods and activity centers, providing access to a variety of housing opportunities, and creating vibrant places for people to connect and interact.

For environmental sustainability, Laguna Hills has crafted goals and policies that will promote energy conservation, reduce waste, incorporate smart growth and green building practices, and protect the City’s natural resources.

Economic sustainability encompasses sustaining economic growth in the City, expanding jobs and markets, relying on local businesses, and promoting an economically thriving city.

Green Buildings

Green or sustainable buildings use resources such as energy, water, and materials much more efficiently than traditional buildings. Green buildings reduce impacts to human health and the environment during the building’s lifecycle, through better siting, design, construction, operation, maintenance, and removal.

Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Using energy, water, and other resources efficiently;
- Protecting occupant health and improving employee productivity; and
- Reducing waste, pollution, and environmental degradation.

Numerous green building programs and rating systems currently exist, and more programs are under development all the time. The following section describes two such green building rating systems. The City will promote the use of green buildings and landscaping techniques using Leadership in Energy and Environmental Design (LEED), Green Point Rated, or other green building standards and rating systems that may be appropriate for Laguna Hills.

Leadership in Energy and Environmental Design. LEED is a building rating system, developed by the U.S. Green Building Council (USGBC). The LEED green building rating system is a nationally accepted voluntary benchmark for the design, construction, and operation of high performance green buildings. Though largely focused on energy efficiency, LEED promotes a whole-building approach to sustainability that also considers sustainable site development, water savings, materials selection, and indoor environmental quality. Projects are certified at one of four levels (standard, silver, gold, platinum) based on the total number of points.

LEED-certified buildings use key resources more efficiently compared to conventional buildings. LEED-certified buildings are healthier work and living environments, which contributes to higher productivity and improved employee health and comfort.

GreenPoint Rated. GreenPoint Rated is a program of Build It Green, a professional nonprofit membership organization that promotes healthy, energy- and resource-efficient buildings in California. GreenPoint rated is a third-party rating system for single-family and multi-family homes based on a set of green building measures. A GreenPoint Rated home is graded on five categories:

- Energy Efficiency
- Resource Conservation
- Indoor Air Quality
- Water Conservation
- Community

If a home meets minimum point requirements in each category and scores at least 50 total points, then it earns the right to bear the GreenPoint Rated label. GreenPoint Rated homes are verified to exceed State building and energy code requirements for health and environmental performance. Currently, standards have only been developed for newly constructed single-family homes and multi-family homes in California. GreenPoint Rated for remodeling and existing homes is under development.

Urban Design

A wide variety of built and natural features contributes to the rich character of Laguna Hills. The Laguna Hills Mall area, the Civic Center, attractive residential neighborhoods, commercial corridors, neighborhood-serving shopping areas, employment centers, and open space areas all contribute to the mosaic of places and experiences that makes Laguna Hills unique. Careful urban design techniques can provide direction and guidance for development that enhances community character and natural beauty.

Incorporating urban design techniques that combine elements of urban planning, architecture, and landscape architecture in the Land Use Plan will:

- Enhance the City's unique identity and character and contribute to a positive City image;
- Stimulate investment and strengthen the economic vitality of the City;
- Contribute to a positive physical image and identity of the City;
- Maintain and protect the value of property; and
- Maintain a high quality of life without causing unnecessary high public or private costs for development or unduly restricting private enterprise, initiative, or innovation in design.

Economic Development

Sustainable economic development and fiscal health are important goals for the City of Laguna Hills. Proactively pursuing economic development will provide more job opportunities for the City's residents and will produce more revenue, allowing the City to provide higher levels of service and provide community amenities and facilities. Economic development also increases opportunities for local businesses and property owners. Laguna Hills will also promote economic development as a way to improve the City's regional desirability, revitalize existing commercial areas, and enhance quality of life for all City residents.

The City has several strengths that make Laguna Hills a competitive and desirable business environment. The City's location within south Orange County and access to I-5 and SR-73 are significant assets for Laguna Hills. The City also has a strong job market with large office, professional, retail, and service employment centers. The City's jobs-to-housing ratio is 2.4, which is significantly higher than surrounding jurisdictions and Orange County as a whole. The Urban Village Specific Plan area, Alicia Gateway, and North Business Park areas provide multiple opportunities for residential development, mixed use, and commercial development. The City also has existing infrastructure in place to serve new development. Upgrading or expanding infrastructure may be necessary to facilitate additional growth.

The City recognizes that businesses are an important source of the City's economic well-being. Sales tax is the largest General Fund revenue source to the City (36 percent), and a significant contributor to the economic vitality of the City. Property taxes and motor vehicle in lieu fees also contribute significantly to the City's General Fund revenues at approximately 30 and 13 percent, respectively. Per capita retail sales remain consistently strong and are the second highest in the City's market area.

Retaining existing jobs and expanding and attracting new businesses are critically important to the City. The City will promote public-private partnerships, incentives, and a supportive business climate to retain and expand existing and attract new businesses.

New development or redevelopment in key areas will provide local opportunities and attract visitors and residents from the region, contributing to the financial base of Laguna Hills. The City will pursue additional shopping, entertainment, cultural activities, and performing arts venues in Laguna Hills to meet more needs locally, while benefiting the City and residents. Mixed use development will support small business enterprises and entrepreneurship as well as provide a variety of housing opportunities to the community. These development opportunities are available in the Urban Village Specific Plan area, Alicia Gateway, North Business Park, and Via Lomas areas. The City's aging commercial centers will also be redeveloped over time, providing additional economic opportunities.

The City will actively market suitable areas and sites with adequate infrastructure for new and expanding businesses and will collaborate with local and regional organizations to promote the City and advertise local events. As part of its economic development strategy, the City will also prioritize capital infrastructure requirements and pursue innovative financing mechanisms to enable timely implementation of such improvements.

OPPORTUNITY AREAS

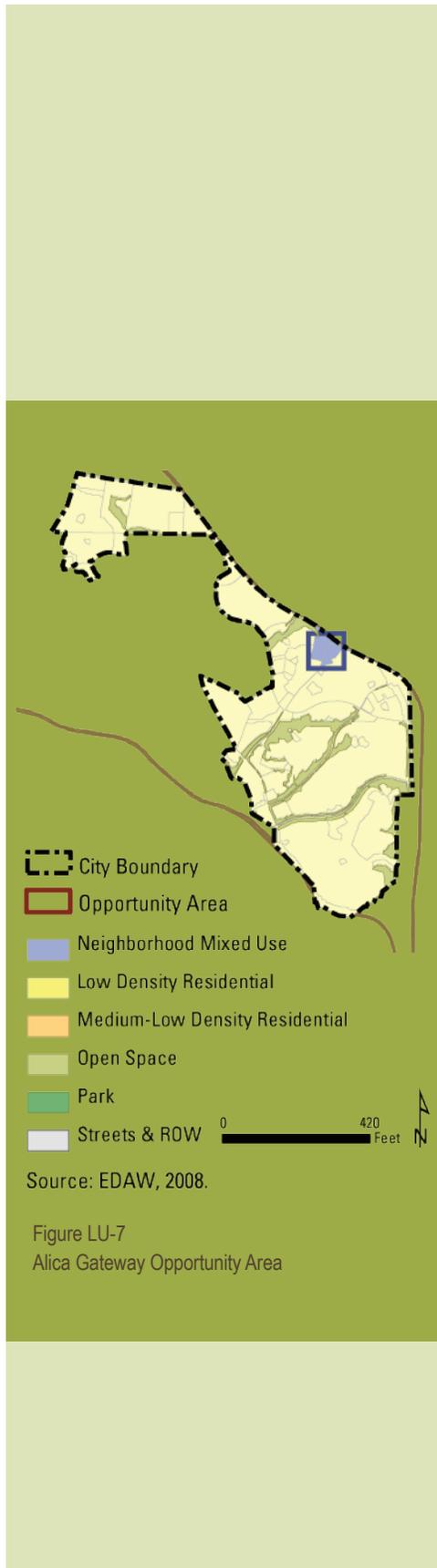
Opportunity areas represent sites within the City of Laguna Hills where future land use change is very likely to occur throughout the planning horizon of the General Plan. Each opportunity area has unique characteristics, opportunities, and constraints. The selection of the land use opportunity areas was the result of several months of collaboration and conversation between the public, City officials, City staff, and property owners. The selected opportunity areas represent sites in Laguna Hills that offer centrality and favorable market conditions and fulfill current needs for the City's commercial and housing markets in a changing economy. Finally, these sites offer the best potential for fulfilling the community's vision for Laguna Hills as described in the Guiding Themes.

As described in the following sections, this General Plan adjusts the land use designations in the opportunity areas. Outside of the opportunity areas, no major land use changes are anticipated to occur. The opportunity areas include Alicia Gateway, Via Lomas, and Moulton and La Paz.

Alicia Gateway

The Alicia Gateway opportunity area is 40.4 acres located just west of I-5. Alicia Parkway bisects the opportunity area from north to south, while Hon Avenue and Paseo de Alicia split the area from east to west. Figure LU-7 depicts the location of the Alicia Gateway opportunity area.

Alicia Gateway currently contains a variety of office and retail uses, including retail stores, restaurants, local services, fast-food establishments, and two gas stations. The area also contains a business park, a used car lot, and a public storage facility. Single-family homes border the area on the north, south, and west. No residential development is currently located within the boundaries of Alicia Gateway.



Alicia Gateway is a prime point of entry for the City of Laguna Hills. The plan for this area offers the opportunity to redesign the site in a way that welcomes visitors and residents into the community. Residential units located above retail on upper stories could take advantage of excellent views created by the natural topography of the City.

The General Plan features a Neighborhood Mixed Use designation for the entire Alicia Gateway area. The Neighborhood Mixed Use designation will create a moderate density center and gathering place by promoting a mix of retail, housing, and office uses; walkable connections, plazas, and green space for community gatherings; high-quality design and

architecture; orientation of buildings toward the street and pedestrians; and accessibility to transit. The Neighborhood Mixed Use designation promotes the development of vertical and horizontal mixed use. Allowed uses include commercial, retail, office, and residential. Standalone residential is prohibited. The maximum height is three stories, and the expected housing density range is between 10 and 20 dwelling units per acre with a maximum of 110 dwelling units on this site.

The Land Use Plan for this opportunity area is based upon development objectives established in the goals and policies of the Land Use Element and is consistent with the vision established in the Guiding Themes. Figure LU-8 illustrates planning concepts for the Alicia Gateway opportunity area. Redevelopment in Alicia Gateway will provide new housing, shopping, and business opportunities for the residents of Laguna Hills. Quality urban design using sustainable principles will improve the character of the area and enhance the identity of the City. Gathering places will enrich the community and provide social opportunities. Existing residential neighborhoods will be preserved and respected, while greater connectivity will promote walking from nearby neighborhoods to Alicia Gateway.

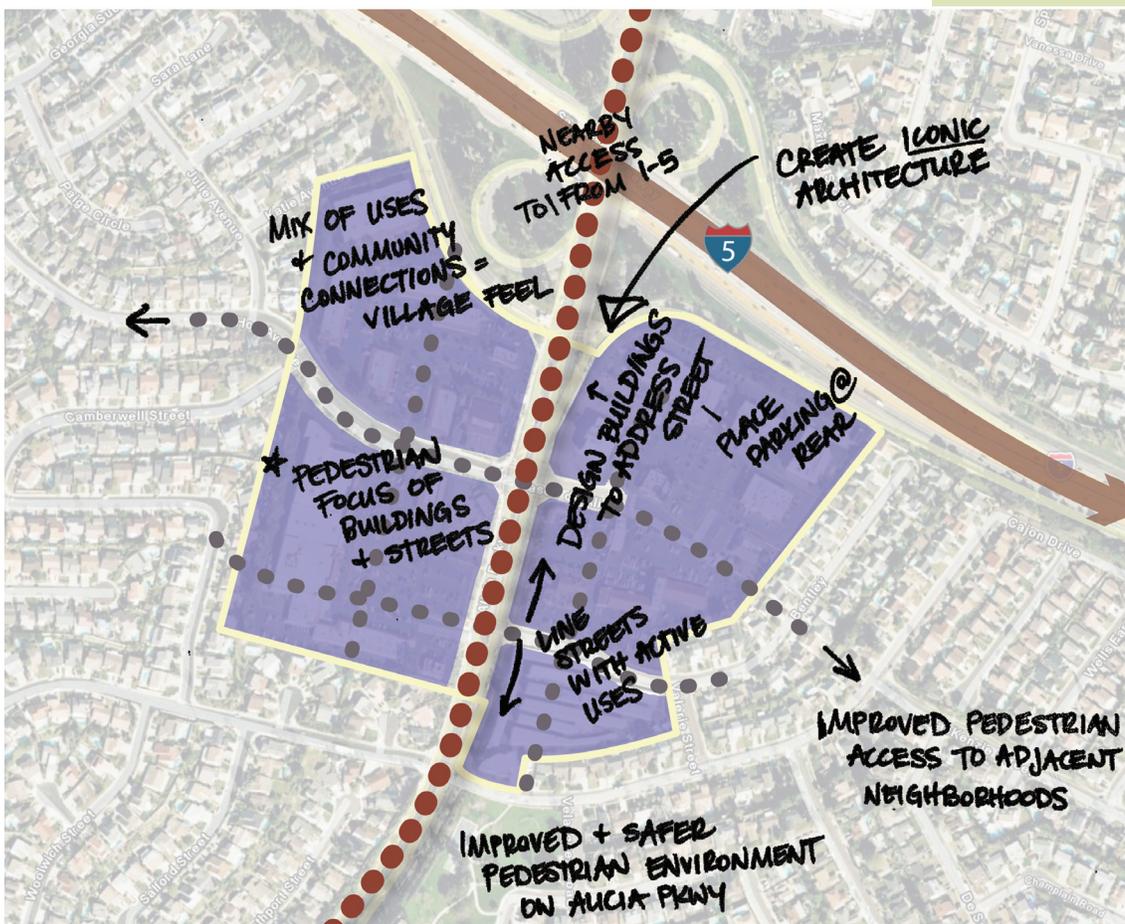
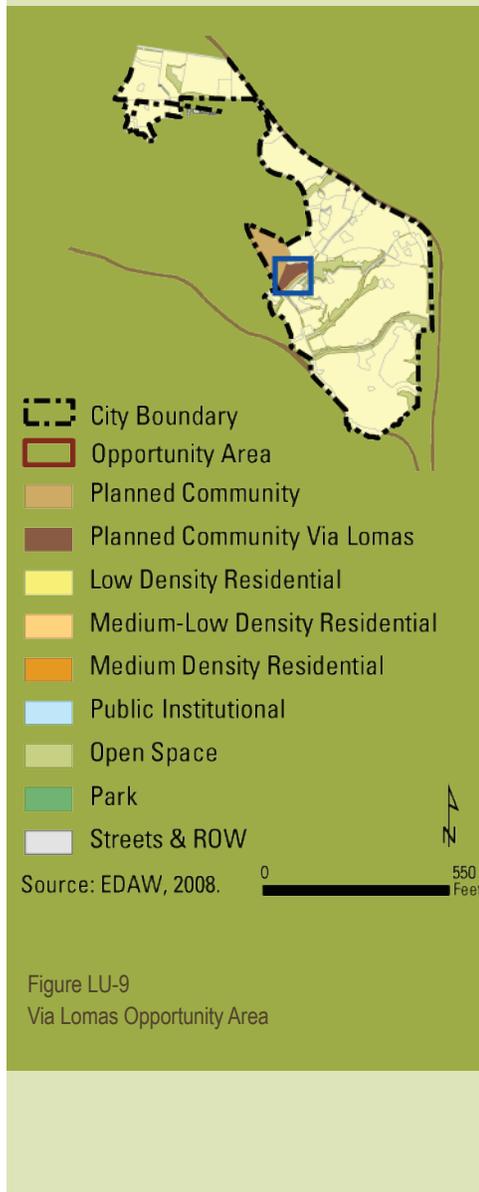


Figure LU-8
Alicia Gateway
Opportunity Area
Planning Concepts

Via Lomas

The Via Lomas opportunity area is located along Via Lomas in the west-central portion of the City and consists of 39 acres. Figure LU-9 depicts the location of the Via Lomas opportunity area.

The area is currently developed with 350 apartments and condominiums, consisting of one-story cluster condos and two-story apartments. A total of 102 units are within the Rancho Moulton and Rancho Niguel apartment complexes (51 units each). Both Rancho Moulton and Rancho Niguel were built in the early 1980s with Section 8 construction funds and provide affordable housing to low and moderate income residents. The Aliso Meadows condominiums have 248 units and provide an affordable home ownership opportunity for low and moderate income households.



The opportunity for this area is to redevelop the site, maintain the current number of existing rental opportunities on-site, provide additional homeownership opportunities, improve the quality of the housing stock, and add park and recreation opportunities. Additional development in the Via Lomas area would ensure a buffer area between the Via Lomas area and adjacent residential neighborhoods. Building height limitations would ensure that hillside neighborhoods surrounding the Via Lomas area retain their views and view corridors.

The General Plan designates this site as Planned Community Residential. This designation will allow a maximum of 600 dwelling units through a variety of different densities, which is an increase of 250 dwelling units over existing conditions. Building height will be a combination of two- and three-story structures. Additionally, up to about 13 acres of parks and recreation amenities will be added.

The land use plan for Via Lomas is based upon development objectives established in the goals and policies of the Land Use Element and is consistent with the vision established in the Guiding Themes. Redevelopment in Via Lomas will provide new housing and recreational opportunities as well as improve the overall character of the Via Lomas area. Sustainable building methods and energy efficiency principles will also enhance the environment. Figure LU-10 illustrates planning concepts for the Via Lomas opportunity area.

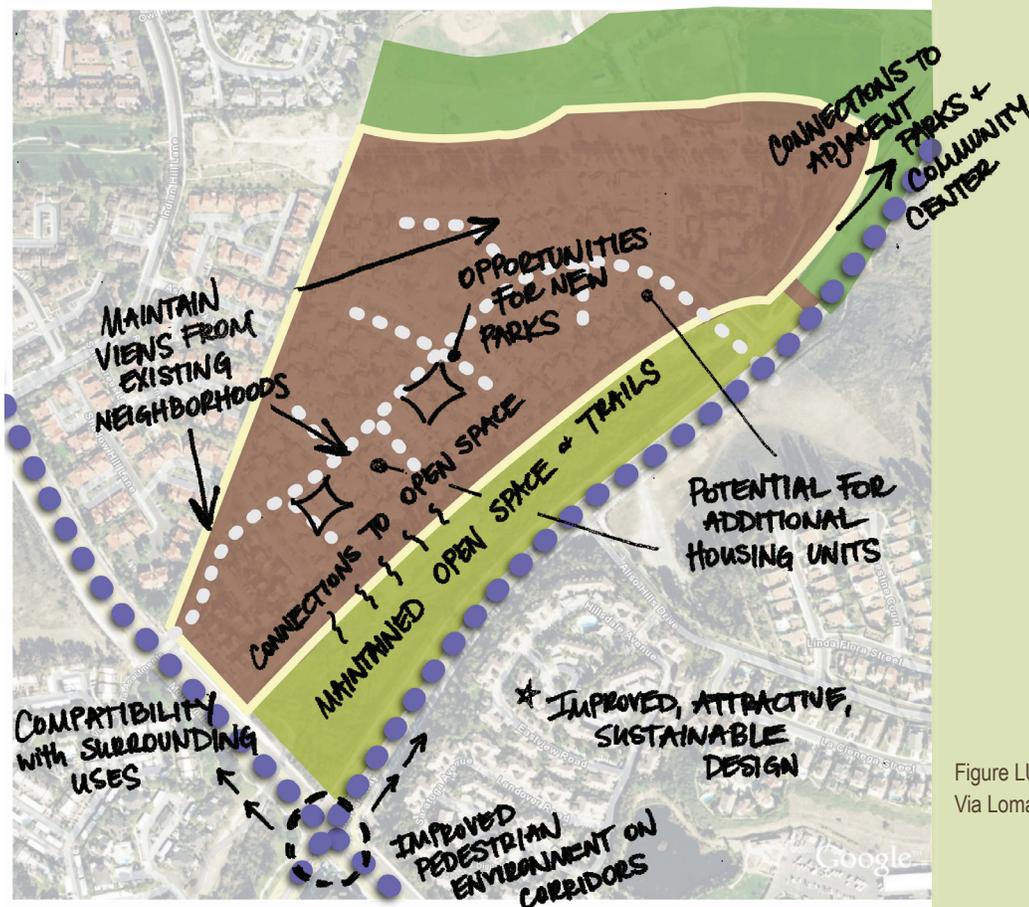
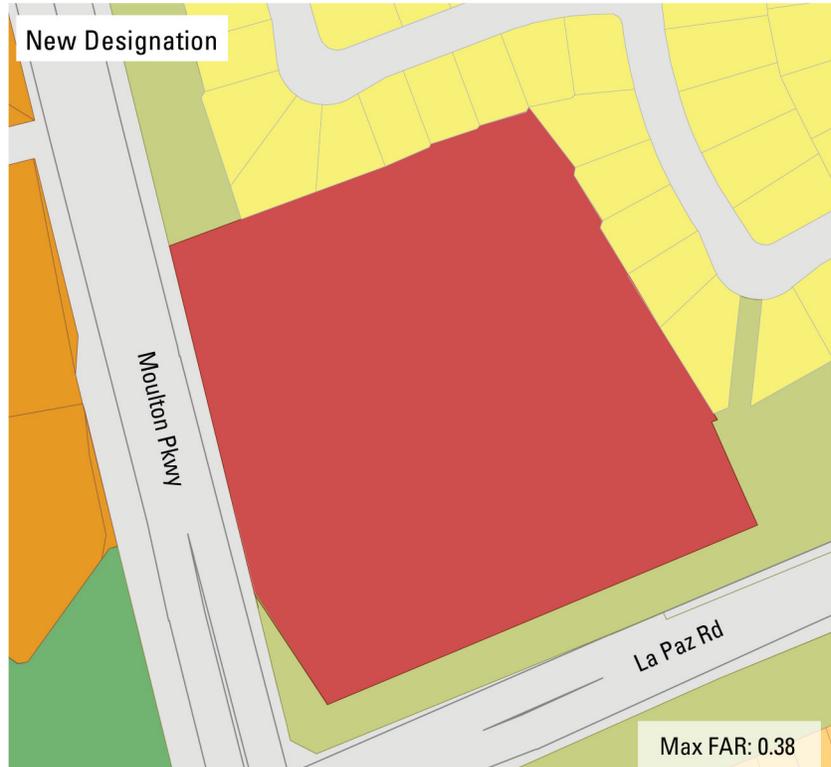


Figure LU-10
Via Lomas Concept Plan

Moulton and La Paz

The Moulton and La Paz opportunity area is located in southwest Laguna Hills and is bounded roughly by Moulton Parkway to the west, La Paz Road to the south, Alameda Avenue to the east, and the Moulton La Paz neighborhood to the north. Figure LU-11 depicts the location of the Moulton and La Paz opportunity area.

The predominant land use within the corridor is open space. Located near the southwest corner of this area is the Moulton/La Paz Center consisting of



commercial land uses, including neighborhood retail stores, restaurants, and professional offices. The General Plan designation for this area is Community Commercial.

The key opportunity in this area is to extend the Community Commercial land use designation about 150 feet south. This would result in the loss of approximately 2.2 acres of unimproved, dedicated open space. This open space primarily consists of dirt and interspersed eucalyptus trees. The extension of the Community Commercial designation could allow redevelopment of the area with a minor expansion of square footage to commercial buildings, and reorient commercial buildings toward the street. Reorientation would improve the pedestrian environment along La Paz Road and create an active presence on the street by placing parking behind buildings away from the street. No residential development is allowed in this opportunity area. Local and regional trails and

adequate drainage facilities at the corner of Moulton Parkway and La Paz Road will be retained and opportunities to enhance the visual appeal of the open space corridor will be explored.

The Land Use Plan for Moulton and La Paz is based upon development objectives established in the goals and policies of the Land Use Element and is consistent with the vision established in the Guiding Themes. Redevelopment may provide some additional square footage for new business opportunities, which would contribute to the City's fiscal health and economic sustainability. This area could also be reconfigured to stimulate pedestrian activity on adjacent streets. Sustainable building methods and energy efficiency principles will also enhance the environment. Figure LU-12 illustrates planning concepts for the Moulton and La Paz opportunity area.

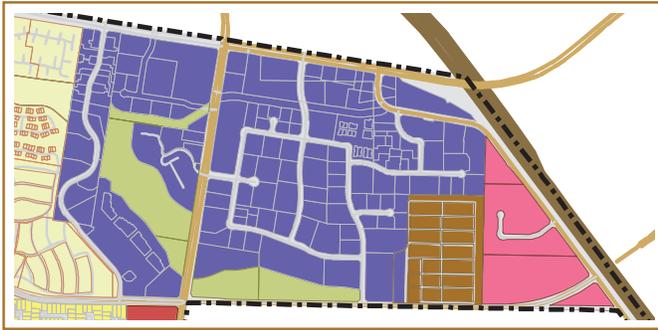


Figure LU-12
Moulton/La Paz Opportunity
Area Planning Concept

FUTURE STUDY AREAS

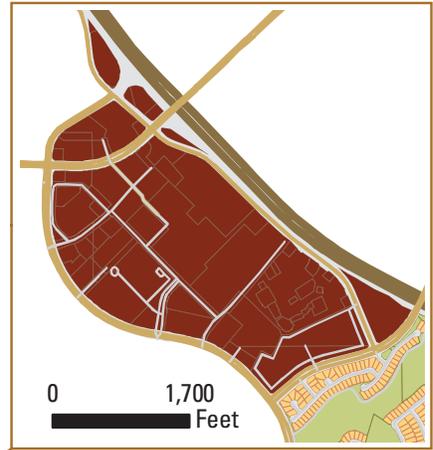
The City of Laguna Hills contains future study areas that have been considered for revitalization in the future. The Land Use Plan does not change any of the land use designations in the areas identified as future study areas. However, opportunities exist to redevelop, improve, or intensify some of the land uses in the future study areas. This section describes the North Business Park, Urban Village, La Paz Gateway, and Alicia Parkway/Aliso Hills Park Triangle future study areas. Figure LU-13 depicts the locations of the future study areas.

North Business Park



0 1,500 Feet

Urban Village



0 1,700 Feet

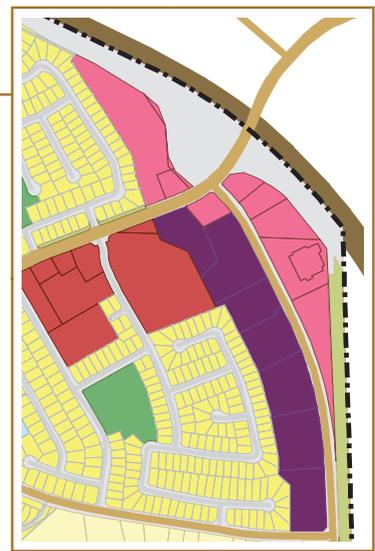


Alicia Parkway/
Aliso Hills Park Triangle



0 450 Feet

La Paz Gateway



0 1,000 Feet

Planned Land Use

- | | |
|--------------------------------|------------------------|
| Estate Residential | Freeway Commercial |
| Low Density Residential | Village Commercial |
| Medium-Low Density Residential | Office Park |
| Medium Density Residential | Mixed Use |
| High Density Residential | Neighborhood Mixed Use |
| Planned Community | Open Space |
| Planned Community Residential | Public/ Institutional |
| Community Commercial | Park |

- City Boundary
- Local Streets
- Major Streets
- Freeway/ Toll Road

Source: EDAW, 2008.

Figure LU - 13
Future Study Areas



North Business Park

The North Business Park future study area is located in the northern part of Laguna Hills and is generally bounded by Lake Forest Drive on the north, Avenida de La Carlota on the east, Ridge Route Drive on the south, and Mill Creek Drive on the west. The area is approximately 380 acres. The majority (262 acres) of this study area is designated as Mixed Use. To the east of this area and adjacent to I-5 is approximately 54 acres designated as Freeway Commercial. A mobile home park is also within the southern portion of the area.

Existing uses within the North Business Park area include offices, retail, restaurants, motels, furniture stores, and industrial businesses. These businesses provide important employment and services for the residents of the City and provide the City with valuable sales tax revenue. No land use designation changes are proposed in this area.

Since many of the facilities within this future study area are one-story tilt-up construction buildings, opportunities for intensification are possible. Larger and better designed buildings could be built, perhaps containing more than one story, subject to the established FAR requirements and other development standards for the area. Additionally, some of the buildings in the southern portion of the study area could be reoriented toward Aliso Creek.

Urban Village

The Urban Village future study area is within the boundaries of the existing Urban Village Specific Plan (UVSP) area, which was adopted in November 2002. The UVSP regulates the development within the Urban Village area. This area consists of 240 acres bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and I-5 on the east.

The Urban Village area is the heart of Laguna Hills providing a mix of retail, office, financial, medical, residential, and transportation uses. The uses within this area provide numerous goods and services to the City's residents and also generate major sales tax revenues for the City. The Laguna Hills Transportation Center is located within this area, which is served by transit.

The General Plan Land Use designation for this area is Village Commercial. The purpose of the Urban Village area is to develop a community core in which a variety of public, regional commercial, recreational, and high density residential uses work in concert to create an urban village. The UVSP, which governs the land uses in this area, provides for a continuing mixture of land uses, including retail, residential hotel, medical offices, and general offices. These uses should be interconnected through safe pedestrian pathways and provide direct access to the transit center, civic center, and regional trails.

Opportunities in this area include intensification and redevelopment as already allowed under the UVSP. Additionally, the General Plan allows the addition of approximately 117,000 square feet of retail space, above and beyond that specified in the UVSP. Table LU-2 depicts the opportunities allowed under the UVSP and with the addition of retail space allowed under the General Plan.

Table LU-2 Urban Village Specific Plan Area			
Development Potential	Urban Village Specific Plan	Future Study Area	Total
Retail (SF)	183,000	117,000	300,000
Residential Dwelling Units	200	No additional proposed	200
Hotel Rooms	250	No additional proposed	250
General Office (SF) (no medical office)	380,000	No additional proposed	380,000
Medical Office (SF) (no general office)	138,000	No additional proposed	138,000

La Paz Gateway

The La Paz Gateway future study area is located immediately west of I-5 primarily south of La Paz Road and adjacent to Cabot Road. The area consists of 49.9 acres and is designated as Community Commercial, Freeway Commercial, and Office Professional.

The La Paz Gateway future study area contains a variety of commercial and office uses. Commercial uses include retail stores, restaurants, gas station, gym, and hotel. Some of the commercial centers within the La Paz Gateway have surplus, vacant leasable space.

Opportunities within the La Paz Gateway area include revitalization and redevelopment. Buildings could be reconstructed and/or enlarged and reoriented to create more vibrant street life and to provide better pedestrian access from adjacent areas. The addition of iconic architecture would also serve to enhance the character of the area and the image of Laguna Hills. The upper portion of the La Paz Gateway future study area has excellent eastward views of hills and mountains that should be enhanced through any redesign and revitalization of the site.

Alicia Parkway/Aliso Hills Park Triangle

The Alicia Parkway/Aliso Hills Park Triangle future study area is located at the southeast corner of the intersection of Alicia Parkway and Aliso Hills Drive. The area consists of a 2-acre flat triangular area along dedicated hillside open space and

recreation paths. The General Plan land use designation is Parks.

This future study area is centrally located within the City. Opportunities for this area include providing additional active parks or recreation facilities or an additional civic use that could connect to the nearby Laguna Hills Community Center. Another option may be community gardens.

Expected Development Capacity

Table LU-3 identifies the development capacity associated with the planned distribution of land uses specified in the Land Use Plan. Over time, as properties transition from one use to another or property owners rebuild in the opportunity areas, land uses and intensities will gradually shift to align with the intent of the Land

Table LU-3 Expected Development Capacity ²						
Land Use Designation	Acreage	Density		Build-Out Capacity		
		du/ acre	FAR	Commercial (square feet)	Office (square feet)	Dwelling Units
Residential						
Estate Residential	1,094.42	5.0	--	--	--	5,472
Low Density	971.51	6.5	--	--	--	6,315
Medium-Low Density	380.08	12.5	--	--	--	4,751
Medium Density	115.46	18.0	--	--	--	2,078
High Density	57.78	30.0	--	--	--	1,733
Planned Community	139.81	18.0	--	--	--	2,517
Planned Community Residential	39.00	fixed	--	--	--	600
Mixed Use						
Mixed Use	262.31	3.5	0.30; 0.08 ¹	3,427,867	--	918
Neighborhood Mixed Use	61.53	3.5	0.30; 0.08 ¹	804,074	--	215
Commercial						
Community Commercial	101.57	--	0.35	1,515,452	--	--
Freeway Commercial	86.42	--	0.40	1,505,782	--	--
Village Commercial	226.17	--	--	375,000	518,000	200
Office Professional	26.03	--	0.50	--	566,933	--
Public/Recreation						
Public/Institutional	157.49	--	1.00	6,860,264	--	--
Parks	133.43	--	--	--	--	--
Open Space	393.22	--	--	--	--	--
Less ROW (subtract from total)	12.23	--	--	--	--	--
TOTAL	4,234	--	--	14,488,439	1,084,933	24,799

¹ Mixed Use designations have a maximum 0.38 FAR of 0.30 nonresidential FAR and 0.08 residential FAR. For this calculation, 0.08 FAR = 3.5 dwelling units per acre as reflected in the "du/acre" column.

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

Use Element. Table LU-3 summarizes the land use distribution, and the resultant residential and nonresidential levels of development that can be expected from full implementation of land use policies established by this General Plan. Given the largely built-out character of Laguna Hills and the good condition of most buildings, significant redevelopment activities may not occur over the life of this General Plan. However, within opportunity areas described in this Element, future land use changes are anticipated.

Goals and Policies

The goals and policies section sets both broad and specific direction for the future of the City based on identified issues, as captured in the Guiding Themes and expressed by the community, City staff, and decision makers.

Five major issue areas are addressed in the goals and policies of the Land Use Element. These major issues are:

- Creating more active centers within the community through better physical and social connections;
- Protecting and enhancing established neighborhoods;
- Providing sustainable development opportunities in specific areas;
- Beautifying and enhancing the character of the community; and
- Promoting responsible economic development.

ACTIVITY CENTERS AND COMMUNITY CONNECTIONS

The residents of the City value the existing character of Laguna Hills and seek to enhance the City's attributes by encouraging pedestrian-friendly design that promotes physical connections between places and neighborhoods, and social connections between residents. Laguna Hills values well-landscaped, secure, clean, and human-scaled neighborhoods and business districts that accommodate walking. It is important to provide linkages that connect neighborhoods to schools, community centers, parks, and commercial services. Areas identified for mixed use development are defined by pedestrian-oriented streetscapes, and frequented as local gathering places (i.e., cafes, restaurants, plazas). These areas support surrounding neighborhoods and contribute to a more compact and consistent pattern of development.

Goal LU-1: Create diverse and vibrant activity centers and events that bring people together as a community.

Policy LU-1.1: Encourage new mixed use developments in the Urban Village, and other strategic locations, that complement and enhance Laguna Hills' existing community character.

Policy LU-1.2: Encourage the compatible integration of residential and service retail uses in proximity to job centers.

Policy LU-1.3: Promote intensified and revitalized land uses in the Urban Village within traffic, parking, and transit capabilities.

Policy LU-1.4: Promote walkability throughout the community through enhanced pedestrian amenities, attractive streetscapes, plazas, and civic gathering areas.

Policy LU-1.5: Bring commercial buildings close to the street, in appropriate areas, to create a livelier pedestrian realm that encourages window shopping and increased interaction.

Policy LU-1.6: Increase opportunities for pedestrian and bicycle connections to activity centers by well-designed and shaded pathways.

Policy LU-1.7: Promote and advertise community events in creative ways that ensure all segments of the community are encouraged to participate.

Policy LU-1.8: Support events and activities that cross area and neighborhood boundaries to bring together all segments of the community.

RESPECT FOR EXISTING NEIGHBORHOODS

Laguna Hills values the character of its existing neighborhoods, as they contribute to the extraordinary quality of life in the City. The goals and policies in this section identify how the City will continue to pursue proactive land use planning while protecting, maintaining, and enhancing existing neighborhoods. These policies ensure that new development complements and reinforces the unique characteristics of existing neighborhoods through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-2: Ensure development is compatible and interdependent with neighboring uses.

Policy LU-2.1: Preserve the distinctive character of residential neighborhoods by applying adopted design standards to new renovation projects.

Policy LU-2.2: Improve connections with surrounding uses by enhancing landscaping, providing pedestrian connections, incorporating green areas, and planting street trees.

Policy LU-2.3: Pursue code enforcement actions to ensure proper maintenance of homes, buildings, yards, and neighborhoods in all areas of the City.

Policy LU-2.4: Protect existing neighborhoods from the encroachment of incompatible activities and land uses.

Policy LU-2.5: Require the use of buffers and transitional areas, such as increased setbacks and extensive landscaping, between new activities and existing land uses.

Policy LU-2.6: Discourage high traffic-generating uses such as drive-throughs adjacent to sensitive uses such as schools, medical and assisted care facilities, and residential neighborhoods.

Policy LU-2.7: Expand the use of transitional and buffer areas to buffer sensitive uses from freeways, arterials, point sources of water pollution, hazardous materials, and noise.

Policy LU-2.8: Minimize impacts to surrounding neighborhoods and land uses through context-sensitive site design and architecture.

SUSTAINABLE AND CREATIVE INFILL DEVELOPMENT

Strategic growth and change in Laguna Hills will preserve existing viable neighborhoods while targeting new development to aging and underutilized commercial areas. The form of new development will be compact, mixed use and pedestrian oriented that will enhance the quality of life through improved connectivity with other parts of the City, greater access to amenities, enhanced safety, and greater housing and employment choices. New development will contain energy- and resource-efficient buildings and landscapes, access to effective public transit, and attractive pedestrian-friendly streets.

Goal LU-3: Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner.

Policy LU-3.1: Encourage smart growth and sustainability principles as part of new development and redevelopment activities.

Policy LU-3.2: Encourage new development that uses land efficiently and offers flexibility to changing resident and shopping needs, contributing to the long-term vitality of the community.

Policy LU-3.3: Ensure safe, efficient pedestrian connections are made between adjacent neighborhoods, sidewalks, parking areas, and entrances to stores.

Policy LU-3.4: Incorporate open spaces, plazas, and outdoor dining areas into new development and redevelopment to provide visual relief and community gathering spaces.

Policy LU-3.5: Encourage public art and interactive landscape and design features to create interest and a sense of community.

Policy LU-3.6: Promote the design and placement of buildings to provide opportunities for solar and wind energy and passive cooling.

Policy LU-3.7: Support the upgrade of existing buildings and landscapes for energy efficiency, water conservation, and runoff reduction.

Policy LU-3.8: Encourage energy-efficient design features, including appropriate site orientation, use of light-colored or green roofing and building materials to reduce energy consumption related to heating and cooling.

Policy LU-3.9: Promote the use of green building and landscaping techniques consistent with Leadership in Energy and Environmental Design (LEED) and other relevant sustainability principles in both public and private development and redevelopment projects.

Policy LU-3.10: Create safe, inviting, and functional pedestrian and cyclist environments in new public and private development.

Policy LU-3.11: Provide incentives for development that enhance the environment, offer excellent urban design, and provide public amenities.

Policy LU-3.12: Incorporate Crime Prevention through Environmental Design (CPTED) measures and “visible spaces” into new developments as a means of promoting safe environments.

Policy LU-3.13: Use landscaping and urban design techniques to break up large parking areas and long monotonous walls in new development and redevelopment projects.

ENHANCING THE COMMUNITY’S IDENTITY

Bolstering the unique attributes of Laguna Hills is an important goal for the City. The unique character helps retain residents and workers and attracts visitors to the community. Policies in this section strive to enhance the beauty, image, connectivity and character of Laguna Hills and provide more distinction to the City.

Goal LU-4: Place a high priority on design, architecture, and landscaping that reflect the community’s identity and gracious lifestyle.

Policy LU-4.1: Create distinctive gateway architecture, landscaping, and signs at major entries to the community and in community activity centers.

Policy LU-4.2: Create street frontages with architectural and landscape interest to provide visual appeal to the street and enhance the pedestrian experience in new development and redevelopment.

Policy LU-4.3: Expand the City’s way-finding program as needed to direct people to activity centers and distinct destinations.

Policy LU-4.4: Encourage public art, street furniture, and other improvements that communicate the City’s identity.

Policy LU-4.5: Continue to plant and maintain attractive drought-tolerant and native landscaping that enhances the character of Laguna Hills.

Policy LU-4.6: Ensure site design respects natural topography and takes advantage of views of scenic resources such as natural open spaces, creeks, and the hillsides.

Policy LU-4.7: Ensure that civic and cultural structures and activity centers create a clear identity for Laguna Hills.

Policy LU-4.8: Encourage developers to create unique project identities that enhance the overall character of the City.

FISCAL HEALTH AND ECONOMIC SUSTAINABILITY

A strong economic base is essential to the livelihood and livability in Laguna Hills. The City strives to promote fiscally responsible economic development that creates and maintains jobs in the City and increases tax revenues to provide valuable services and facilities to the City’s residents. Replacement of aging infrastructure and revitalization of targeted areas allows the community to evolve, providing residents with new living, working, and shopping choices.

Goal LU-5: Maintain a fiscally viable and livable community that ensures a high quality of life for all Laguna Hills residents and business owners.

Policy LU-5.1: Identify and pursue funding sources to supplement the general fund, and ensure that service levels are maintained.

Policy LU-5.2: Maintain, follow, and periodically review a set of financial policies that are intended to safeguard financial assets, including budget surpluses; maintain the integrity of financial accounting systems; and ensure the long-term fiscal viability of the City.

Policy LU-5.3: Allocate funds to infrastructure improvements in targeted areas.

Policy LU-5.4: Continue to look for ways to streamline processes for revitalization and redevelopment projects.

Policy LU-5.5: Encourage public-private partnerships to improve existing infrastructure to accommodate desired projects.

Goal LU-6: Expand the variety of services, shopping, and entertainment opportunities in the community.

Policy LU-6.1: Encourage and promote the development of attractions desired by the community, such as upscale shopping, entertainment, cultural activities, and performing arts venues so that more needs are met locally.

Policy LU-6.2: Work closely with the private sector to update and expand the Laguna Hills Mall.

Policy LU-6.3: Work with property owners, developers, and local business groups to upgrade, revitalize, and beautify the City's aging commercial centers to attract desired new tenants.

Policy LU-6.4: Consider the needs of specific groups (such as families, teens, and seniors) as future retail, dining, and entertainment venues are proposed.

Goal LU-7: Facilitate the creation and expansion of private sector businesses and associated local career choices for Laguna Hills residents.

Policy LU-7.1: Collaborate with local businesses, the Laguna Hills Mall, merchant associations, the Orange County Business Council, and the Chamber of Commerce to promote and advertise local events.

Policy LU-7.2: Promote attractive employment generating business park uses that support a sound and diversified economic base compatible with the City's overall character.

Policy LU-7.3: Promote economically vital neighborhood commercial areas and mixed use areas that foster small business enterprises and entrepreneurship.

Policy LU-7.4: Encourage private property owners to revitalize, upgrade, and beautify aging and underperforming commercial and business areas.

Policy LU-7.5: Work with the business community to attract high end users to major commercial centers.

Policy LU-7.6: Actively engage the business community with City departments to ensure the needs of the business community are being heard and addressed.

Policy LU-7.7: Work to resolve the complex issues associated with multiple ownerships in commercial and business centers that hinder revitalization.

Policy LU-7.8: Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry level as well as highly trained workers.

Policy LU-7.9: Identify incentives to target and attract businesses that diversify the City's tax and employment bases.

Summary of Approach

The goals, policies, and programs in the Land Use Element will help the City evolve into a more integrated, walkable, beautiful, sustainable, and cohesive community, while protecting and enhancing existing neighborhoods. Table LU-4 identifies the five major issues guiding the Land Use Element. These major issues represent the direction the City will take in its land use goals, policies, and programs to implement the vision of Laguna Hills as captured in the Guiding Themes and expressed in the Land Use Plan.

**Table LU-4
Description of Actions to Address Land Use Issues**

Issues	Element	Section	General Plan Policy			
			Policy	Programs	Figure	Table
Activity Centers and Community Connections	Land Use	Activity Centers And Community Connections	LU-1.1 through LU-1.8	LU-3, LU-10		
	Mobility	Walking and Cycling	M-3.1 through M-3.7	M-4 through M-7	M-3. (Bicycle Network)	Table M-2 (Bikeway Classification Description)
	Conservation and Open Space	Parks and Play	COS-2.1 through 2.5; COS-2.8	COS-6	COS-1 (Parklands) COS-3 (Trails Plan)	COS-3 (Public Parks) COS-4 (Private Parks) COS-5 (Trails)
Respect for Existing Neighborhoods	Land Use	Respect for Existing Neighborhoods	LU-2.1 through LU-2.8	LU-6		
	Housing	Neighborhood and Housing Preservation	H-1.1 through H-1.5	H-1 through H-5		
Sustainable and Creative Infill Development	Land Use	Sustainable and Creative Infill Development	LU-3.1 through LU-3.13	LU-3, LU-4, LU-8, LU-9, LU-10	LU-7 through LU-13 (Opportunity Areas)	LU-1 (Land Use Designation)
Enhancing the Community's Identity	Land Use	Enhancing the Community's Identity	LU-4.1 through LU-4.8	LU-7, LU-11, LU-12	LU-8	
	Mobility	Beautiful Streets	M-4.1 through M-4.3	M-11, M-12		
	Conservation and Open Space	Sustaining our Resources and Parks and Play	COS-1.14; COS-2.1; through COS-2.3	COS-1 through COS-5, COS-7, COS-8	COS-2 (Scenic Resources)	COS-1 (Significant Vista Points)

**Table LU-4
Description of Actions to Address Land Use Issues**

Issues	Element	Section	General Plan Policy	Programs	Figure	Table
Fiscal Health and Economic Sustainability	Land Use	Fiscal Health and Economic Sustainability	LU-5.1 through LU-5.5; LU-6.1 through LU-6.4; LU-7.1 through LU-7.9	LU-13 through LU-15		