



Housing Policy Department
Received on:

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CITY OF LAGUNA HILLS

Community Development

April 10, 2012

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: 2011 General Plan Annual Progress Report (APR) (including the
Housing Element APR) – City of Laguna Hills

Dear Sir or Madam:

In accordance with Government Code Section 65400, the City of Laguna Hills is pleased to provide you with the attached 2011 Annual Progress Report summarizing the City's progress in implementing its adopted General Plan (including the housing element).

If you should you have any questions or comments on the attached City of Laguna Hills General Plan Annual Report, please feel free to contact me at (949) 707-2600.

Sincerely,

Julie A. Molloy
Senior Planner

Attachment — City of Laguna Hills 2011 General Plan Annual Report

Cc: David Chantarangsu, Community Development Director

ATTACHMENT 1

CITY OF LAGUNA HILLS

General Plan Annual Report

Calendar Year 2011

Background

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

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

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

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

The focus of the Annual Report should be on implementation of the General Plan's goals, policies and implementation measures. It can provide information to identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation. Since there is no specific form

provided by OPR, the Annual Report can vary in format and approach from jurisdiction to jurisdiction.

City of Laguna Hills General Plan Implementation

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

The Laguna Hills General Plan is organized into 10 sections. The sections include an introduction, seven General Plan elements, a general Plan Implementation Program, description of related plans and programs, and a glossary of terms used throughout the General Plan.

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

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

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

within Laguna Hills; 3) Glossary - This section provides definitions for technical terms used throughout the General Plan.

Land Use Element

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

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

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

The City's current Land Use Element was adopted in July 2009 with the City's comprehensive update of the General Plan. .

The following Land Use goals and programs were implemented in 2011:

- Urban Village Plan

Circuit City closed its doors in April of 2009. At the time, the owner of the property had made it clear that there was strong retail interest in the site, including Best Buy and Ashley Furniture. Ultimately, Ashley Furniture purchased the site in January 2010 for \$11.4 million. Staff worked very closely with the new owners to ensure a desirable remodel of the existing building. Additionally, staff encouraged the new owners to build out the site with additional retail/restaurant uses. Consequently, the site is currently under development to add an additional 5,949 square feet of retail space that will serve as the new home to an Ashley Furniture, Total Wine and More, and Chick-fil-A. Construction on the site is anticipated to be complete in the Spring of 2012.

Staff continues to proactively encourage the Simon Group to move forward with a major capital investment in the renovation of the Mall that will serve as a catalyst for the entire Urban Village area. Simon Properties has developed a conceptual mixed-use development plan and will continue to systematically de-lease existing tenant space in anticipation of their upcoming renovations. It is anticipated that Simon Properties will submit a development application in 2012.

The owner of Oakbrook Village (Fritz Duda Company) continues to work with staff on a redevelopment plan that will create a mixed-use development concept with new retail over 400 dwelling units.

- Taj Mahal Renovations

The Taj Mahal Office Complex was initially constructed in 1967 and, at the time, was considered new and cutting edge. Earlier in 2011, the Muller Company obtained approval to perform a number of major improvements at the Taj Mahal Office Complex. The Taj Mahal renovations will include expanding the complex by 6,000 square feet, completing interior improvements that include a second elevator, constructing a 6,300 square foot plaza at the facility's east entrance, redesigning the parking lot to improve circulation, adding 100 new parking stalls, and re-landscaping the entire site and the median island located in Calle de la Plata. In conjunction with the renovations, the Taj Mahal is effectively converting its office space to medical office use and is changing its name to the Taj Mahal Medical Center. Construction is anticipated to be completed by July.

- Moulton and La Paz

This 11.3 acre area located on the north side of La Paz Road between Moulton Parkway to the west and Alameda to the east was identified as an Opportunity Area in the City's General Plan. Following the rezoning of this parcel from open space to commercial retail, staff processed a tentative parcel map essentially creating an approximate 3 acre lot with a 50-foot-wide open space/trail easement along La Paz Road. Staff continues its negotiations with the owner of the Moulton-La Paz Center. This past year, the City Council authorized staff to file a quiet title action in court. The property will be ready for sale to the owner of the Moulton-La Paz property for approximately 30,000 square feet of new commercial space.

- Implementation of the General Plan

Following the recent approval of the City's major General Plan Update since 1994, staff has been working diligently to address many of the implementation plans identified in the General Plan. Specifically, the

Urban Village Specific Plan was amended in 2011 to recognize new development authorized by the updated General Plan. In addition, the City's Development Code will be updated to comply with the new General Plan as well as any new pertinent State laws.

Mobility Element

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

The City's Mobility Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

During 2011, the following projects were substantially completed:

- La Paz Widening at Interstate 5

The La Paz Widening at Interstate 5 project received final approval from the City Council in September 2010. This \$7.6 million project includes a number of safety and traffic improvements, such as the widening and addition of off- and on-ramp lanes, modifying traffic signals, and landscape improvements. The City has successfully acquired \$4.7 million in Federal funding for the project, in addition to \$1.15 million of Measure M funds. The remaining \$1.75 million in funding was acquired from various special revenue fund sources, resulting in no General Fund impact for this project. Construction on the project began in April 2011 and is scheduled for completion in June 2012.

- Avenida de la Carlota Widening

In order to accommodate the redevelopment of the former Circuit City site and in anticipation of the future mixed-use development plans for Oakbrook Village and the Laguna Hills Mall, construction began to widen Avenida de la Carlota to allow for better traffic flow.

- Senior Transportation

Utilizing funds provided by OCTA's Senior Mobility Program, the City continues to provide transportation for seniors through the Dial-A-Taxi program. This program represents a joint venture with the City of Mission Viejo and includes a service area of both Mission Viejo and Laguna Hills

with several satellite locations including the Laguna Niguel and Irvine Metrolink stations.

Housing Element

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

The 2008-2014 Housing Element was adopted in December 2009. The City received State Certification for its 2008-2014 Housing Element in February 2010.

The following Housing goals and programs were implemented in 2011:

- **Affordable Housing Initiatives**

In 2011, the City of Laguna Hills was awarded \$166,540 in Community Development Block Grant (CDBG) funds, which are being used to renovate 10 homes in the 248-unit Aliso Meadows Condominium Association. Over the past eight (8) years, the City has been awarded CDBG funds totaling over \$2,000,000, which has resulted in the complete or partial rehabilitation of more than 150 affordable housing units for very low, low, and moderate income households in the City.

- **Regional Housing Needs Assessment**

The City was assigned an “eight” RHNA number for planning period 2008-2014. The RHNA for the 2008-2014 Housing Element period in the SCAG region used January 1, 2006, as the baseline for projecting housing needs. As such, housing units that have been constructed, issued building permits, or approved since January 1, 2006, can be credited toward the RHNA. During this time period, one (1) new affordable unit has been created.

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

Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to identify natural, cultural, and open space resources, ensuring a high-quality living environment for residents of Laguna Hills. This Element provides goals, policies, and programs related to open space and conservation as well as a wide range of other topics

that together comprise the natural setting of Laguna Hills, including biological, scenic, cultural, and historical resources. The goals and policies contained in this element also address global climate change and sustainable practices related to water conservation, energy conservation, air quality, and water quality.

The City's Conservation Element and Open Space Element were adopted in July 2009 with the Comprehensive General Plan Update. The following Conservation and Open Space goals and programs were implemented in 2011:

- Food Waste

In 2010, the City participated in a regional pilot food waste program, funded by an Orange County Waste and Recycle grant. The grant expired in November 2011. Consequently, on November 22, 2011, the City Council accepted and approved CR&R's proposal to continue the commercial food waste program by charging businesses that elect to use the service at a rate already established in the franchise agreement. Since the inception of the regional program in March 2010, 1,881 tons of food waste has been collectively diverted from local landfills from the cities that participate in the program. Within the City of Laguna Hills, it is estimated that 220 tons of food waste have been collected through participation in the program. The waste is used to create compost and other soil amendments and helps the City achieve its waste diversion goals.

- Landfill Diversion

The 2010 Annual Disposal Report using the per capita disposal figures was submitted to the State Department of Resource Recycling and Recovery (CalRecycle) on July 31, 2011. The City achieved a per capita disposal rate (pounds/person/day) of 3.5 which is well below the per capita disposal target of 5.8 pounds per day. A site visit by the CalRecycle representative occurred in October 2011 and the representative expressed great interest in the City's food waste program. Consequently, staff coordinated a tour of the Saddleback Memorial Medical Center to view its internal recycling programs including the newly added food waste recycling program.

- Energy Efficiency Improvements

The City successfully acquired \$174,000 from the state to implement energy efficiency improvements at the Civic Center. These improvements primarily involve the replacement of two large, old and inefficient air conditioning units at the Civic Center, installation of occupancy sensors, and installation of energy saving pump controls. In addition, the improvements also consisted of the change out of all light bulbs and

pedestrian indications at traffic signals to low energy use LED based lights. This project was completed in November 2011.

- Water Quality

The City began implementation of the newly adopted Fourth Term NPDES permits issued by both the Santa Ana Regional Water Quality Control Board and the San Diego Regional Water Quality Control Board.

The City participated in the 15th Annual Inner Coastal Watershed Cleanup Day on September 27, 2011. This was the eighth time the City has participated in this even where volunteers worked together and cleaned parts of the Aliso Hills Channel. The event was a great success as 46 volunteers collected 140 pounds of trash and 230 pounds of recyclable material.

The City received a grant from the Orange County Transportation Authority to install “debris gates”, or trash screens, on 69 catch basins throughout the City. Implementation has begun on this project and is expected to be completed in the next year.

- Volunteer Connection Day

The City held the annual Volunteer Connection Day and Arbor Day celebration on April 16, 2011. Some 49 volunteers performed trail and open space clean ups collecting over 1,410 pounds of debris and recyclables. The day included the planting of 15 trees along Alicia Parkway. As part of this event, the City re-qualified for its designation as a Tree City USA by the national Arbor Day Foundation.

Noise Element

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

The City’s Noise Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following goals and programs were implemented in 2011:

- Noise Standards and Acoustical Studies

The City reviewed development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element were met.

Safety Element

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

The City's Safety Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following safety goals and programs were implemented in 2011:

- Development Programs

The City continued to implement a number of goals and policies that result in safe development for the community. The City continues to require new development to provide geotechnical investigations where appropriate to avoid placing development on unstable soil conditions, the Orange County Fire Authority is involved in the review of development applications to ensure adequate fire safety is provided in new projects, and the City ensures new development includes adequate storm water quality and flood control protection improvements as needed.

- Public Safety

The Part I crime rate experienced a slight increase in the second and third quarters of this year when compared to last year. These increases occurred in the Larceny and Burglary categories and can largely be attributed to a significant increase in reported thefts at the Laguna Hills Mall due to an aggressive loss prevention campaign conducted by the major vendors located within the Mall. The City also experienced an increase in residential burglaries during the second quarter of the year. With respect to the increase in residential burglaries throughout the City, most were concentrated in the Nellie Gail Ranch neighborhoods. Aggressive investigation efforts have resulted in the identification and arrest of the suspects.

Part II crimes are generally considered proactive, deputy initiated activities carried out while a deputy is on patrol and not responding to a call. Part II crimes, which include driving under the influence (DUI), narcotics, and

vandalism incidents, have decreased approximately 7% on a year over year basis, with the biggest decreases seen in narcotics violations.

- Response Times Improve

Response times continue to remain within the expected parameters for all four levels of priority calls. The average response time for the first three quarters of 2011 were 4:50 for Priority 1 calls, 7:29 for Priority 2 calls, 11:29 for Priority 3 calls, and 18:41 for Priority 4 calls. It remains the goal of Laguna Hills Police Services to respond to all Priority 1 calls within 5 minutes from the time of dispatch to arrival, twelve minutes for Priority 2 calls, and twenty minutes for Priority 3 calls.

- School Resource Officer

For the fourth year, Police Services allocated personnel to provide for a full-time School Resource Officer (SRO) to the schools of Laguna Hills. The objective of the SRO program is to create a greater respect for law and order and an understanding of law enforcement by bringing together Police Services personnel, school personnel, and students together in a favorable atmosphere. Additionally, the program strives for a reduction in juvenile crime and the promotion of responsible behavior. The presence of a deputy sheriff on campus reduces the opportunity to commit crimes on or near school property. The SRO continues to work towards developing new community education programs for students and parents alike.

- Neighborhood Watch

The City's Neighborhood Watch Program continued to flourish in 2011 with the addition of four new groups and over 100 new members. In addition, Police Services participated in community events such as the Laguna Hills Little League Closing Day ceremonies, National Night Out, and National Take Back Day.

- Community Emergency Preparedness Academy

Police Services one again conducted the Community Emergency Preparedness Academy (CEPA) where 35 residents completed eight weeks of disaster preparedness training. The training included information on fire safety, search and rescue, utility and water safety procedures, disaster/terrorism overview, and CPR, first aid and AED certification. The final class consisted of a mock disaster drill spanning five different scenarios allowing the participants to practice the disaster training skills learned over the course of the Academy.

Community Services and Facilities Element

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

The City's Community Services and Facilities Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following goals and programs were implemented in 2011:

- Capital Projects Completed

The City continues to be committed to job-creating infrastructure projects for two reasons: 1) local public investment functions as local economic stimulus; and 2) construction costs have gone down significantly. Over the past year, the City completed the following projects:

- The Costeau Park Playground Renovation, which included installing new subsurface drainage, park benches, rubberized playground surfacing and new playground equipment.
- The Community Center Playground renovation, which included refurbishing and restoring the existing security lights, removing the old surfacing of the play area and adding a new base layer, and adding new rubberized playground surfacing.

- Special Events

The City successfully hosted our two signature events. The 2011 Memorial Day Half Marathon and 5K Event was held on May 30, 2011, with 2,924 runners participating. It is estimated that 11,000 people attended the City of Laguna Hills 2011 Fourth of July event.

- Senior Center Facility Grant

For the fourth year in a row, the City submitted an application to the County for Community Development Block Grant (CDBG) funding for Public Facilities and Improvement monies to be used at the Florence Sylvester Senior Center. Grant monies totaling \$62,453 were requested to complete energy efficiency upgrades that include the installation of a solar panel system. This past year, the City utilized \$50,029 in grant monies to fund the following improvements at the Florence Sylvester Senior Center: framing and installing portable walls to establish a storage area, removing and replacing the carpet throughout the Center, and painting the interior of the Center. The construction was completed in May 2011.

- Animal Services

This past June 30th marked the competing of the 13-week dog license canvassing campaign. The dog licensing canvassing campaign was held following an 18-month public education effort and a 45-day license amnesty period. In terms of the number of licenses sold, the campaign was successful, resulting in an increase of 22% in the total dog licenses in the City over a two-year period. This surpassed the City's goal of increasing the number of licensed dogs in the City by 15%. After the two-year campaign, the City's compliance rate has increased by 10% to 58%. Consequently, this is now the second highest compliance rate amongst cities that contract with OC Animal Care. Staff is looking to continue its public education efforts and conduct another 13-week dog license canvassing campaign in the near future.

- Coyote Response Efforts

In response to an increased number of coyote sightings and aggressive behavior in the region, staff conducted two successful trapping operations this past year. Additionally, staff has developed an outreach campaign focusing on public education and coordination with the various homeowner's associations throughout the City. The City enacted a featured link on its home page entitled "Living with Coyotes" that details the City's reporting procedures, public information and links those interested to other organizations. The City also sent out letters to all the homeowner's associations informing them of the City's efforts and willingness to partner in future trapping operations.

Conclusion

This Annual report documents the City's recent progress in updating and implementing the General Plan. The information contained herein will be forwarded to the Governor's Office of Planning and Research and the Department of Housing and Community Development to serve as the City of Laguna Hills' General Plan Annual Report for calendar year 2011.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Laguna Hills
Reporting Period 1/1/2011 - 12/31/2011

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

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity	0	10	0	0	0	The City prepared a bid package and conducted monitoring of CDBG funds to be used to make the necessary site improvements to existing substandard housing to preserve affordable housing
(2) Preservation of Units At-Risk	0	0	0	0	0	Additionally, the City prepared a grant for FY 2012-2013, which has been recommended for funding to continue the preservation of affordable housing in the Via Lomas area
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	10	0	0	0	

* Note: This field is voluntary

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Laguna Hills
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed											
	Restricted Non-deed	0	0	0	0	0	0					2
Low	Deed											
	Restricted Non-deed	0	0	0	0	0	0					1
Moderate	Deed											
	Restricted Non-deed	0	0	0	0	0	0					2
Above Moderate	Deed											
	Restricted Non-deed	0	0	0	0	1	0				1	2
Total RHNA by COG. Enter allocation number:		0	0	0	0	1	0				1	7
Total Units												
Remaining Need for RHNA Period												

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Laguna Hills
Reporting Period 1/1/2011 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Housing Rehabilitation		preserve affordable housing	Ongoing	City awarded \$166,540 in CDBG funds to renovate 10 homes
At-Risk Units		pursue extension of affordability controls	Ongoing	Prepared a Risk Assessment report provided by the California Housing Partnership Corporation (CHPC)
Section 8 Rental Assistance		Cooperate with OCHA	Ongoing	City continues to cooperate with OCHA
Code Enforcement Program		Preserve community housing stock	Ongoing	Code Enforcement continues to assist in preserving the community's housing stock
Urban Village Specific Plan Area for Housing Opportunities		Provide housing opportunities	Ongoing	City Continues to inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area
Alicia Gateway for Housing Opportunities		Provide housing opportunities	Ongoing	City continues to inform prospective developers that housing opportunities are available in the Alicia Gateway area
Fair Housing Program		Further fair housing practices	Ongoing	City continues to advertise the Fair Housing Council's services
Reasonable Accommodation Procedures		Establish procedures for reasonable accommodation requests	2010-2010	Staff has drafted a Zoning Ordinance Amendment to take to the City Council in April 2012
Zoning Ordinance Update		Remove constraints for the development of housing affordable to low and moderate income households with special needs	2010-2010	The City adopted an amendment to the Urban Village Specific Plan in April 2011
Second Units		Provide housing opportunities	Ongoing	City continues to implement the Second Unit provisions of the Zoning Ordinance consistent with State law - City permits second units by right in all residential zones of the City, requiring only ministerial approval
Continuum of Care Funding and Consolidation Plan Participation		Affordable housing and related social services for special needs	Ongoing	City continues to participate in the OC Consolidated Plan Programs and in the OC Continuum of Care local housing process to facilitate obtaining funds for affordable housing and related social services for special needs populations
Universal Design Features in Housing		Equal Housing Opportunity	2010-2010	Staff is evaluating Universal Design Ordinances from other cities and determining if it is appropriate to prepare one for Laguna Hills
Annual Progress reports		Plan for and monitor the long-term affordability of sound, quality housing	Annual	City Council reviewed the 2010 General Plan Annual Report (including the Housing Element) in March 2011 and forwarded it to the State in March 2011

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Laguna Hills		
Reporting Period	1/1/2011 - 12/31/2011		
Housing Issues Monitoring	Plan for and monitor the long-term affordability of sound, quality housing	Ongoing	City continues to monitor existing affordable housing developments in the City and monitors legislation, trends, and policy issues related to the development and maintenance of affordable housing
Local Housing Efforts Coordination	Plan for and monitor the long-term affordability of sound, quality housing	Annual	City coordinated local housing efforts with federal, state, regional, & local government agencies & cooperated in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local & regional housing problems

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Laguna Hills
Reporting Period	1/1/2011 - 12/31/2011

CITY OF LAGUNA HILLS

AGENDA REPORT COMMUNITY DEVELOPMENT

ISSUE: 2011 GENERAL PLAN ANNUAL REPORT

SUMMARY:

State law requires each city to submit an annual report to describe steps it took to implement its General Plan during the previous calendar year. The annual report provides the City Council with a snapshot of the how the City implemented the General Plan and also assists the state in understanding how each jurisdiction is progressing toward meeting its regional housing need.

Attached is the City's 2011 Annual Report, which provides the status of the City's General Plan implementation efforts, the purpose of each General Plan Element (i.e. Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Fiscal Management, and Municipal Facilities), and steps taken to implement the General Plan accomplished during the past year.

The activities described in the annual report depict the major accomplishments during 2011 and do not reflect every aspect of an adopted goal or policy which may be more routine in nature. A summary of the activities described by the annual report is described by the following:

Land Use Element: The report provides a synopsis of the significant land use processes the City is pursuing such as Moulton and La Paz and Oakbrook Village, and describes projects underway including the Ashley Furniture site and the renovations at Taj Mahal.

Mobility Element: The report describes major capital improvements taking place including the widening of La Paz Road at Interstate 5 and the widening of Avenida de la Carlota at El Toro Road and a description of the City's Dial-A-Taxi program.

Housing Element: The report provides information on the City's on-going efforts to undertake rehabilitation work at the Aliso Meadows condominium complex and progress towards implementation of the City's regional housing need. During the Housing Element cycle which covers 2008-2014, only one unit has been built. Attached to the report is a worksheet identified as the "HCD Form" which lists each of the goals and policies identified by the Housing Element and the status of each. "HCD" is the acronym for the Department of Housing and Community Development which is the state agency that reviews Housing Elements from each city for compliance with state law.

Conservation and Open Space: The report provides a description of programs and events the City participated in or sponsored to promote the conservation of natural resources and promote sustainability of the environment.

Noise Element: The report describes the implementation of routine tasks the City undertook to ensure new or proposed uses would not be exposed to significant noise levels.

Safety Element: The report describes routine tasks the City undertook to maintain the community's safety in evaluating new development and identified a number of programs and services implemented by the Orange County Sheriff's Department on behalf of the community that promote public safety. Response times and crime statistics were also provided.

Community Services and Facilities Element: The report highlights capital expenditures to upgrade park facilities, funding for the Florence Sylvester Senior Center and animal-related programs.

BACKGROUND:

The City's General Plan was adopted in 2009 and included the Housing Element (for the planning period covering 2008-2014).

Government Code Section 65400 requires that all cities and counties submit to their legislative bodies an Annual Report on the status of the General Plan and progress of its implementation. Senate Bill No. 375 requires that the General Plan Annual Report ("Annual Report") include a section describing the actions taken by the local government to complete the programs and meet the deadlines specified in the Housing Element. SB 375 builds on the existing framework of regional planning to tie together the regional allocation of housing needs and regional transportation planning in an effort to reduce greenhouse gas (GHG) emissions.

Previously, there were no consequences if a local government failed to prepare an Annual Report. However, with the enactment of SB 375, failure to comply with the reporting and hearing requirements can now lead to a court injunction and sanctions. The Annual Report must be forwarded to the State Department of Housing and Community Development (HCD) and the Governor's office of Planning and Research by April 1st of each year.

The State of California has created a standardized format (forms and definitions) that each city is expected to use in preparing an Annual Report on the status of the Housing Element and the City's progress in implementing its goals and programs. The forms

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were adopted by the State in March 2010, and are included in the City's General Plan Annual report.

Following the City Council's review and receipt of the 2011 General Plan Annual Report, staff will forward the Annual Report to the State of California.

CEQA:

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

RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE THE REPORT AND DIRECT STAFF TO FORWARD THE 2011 GENERAL PLAN ANNUAL REPORT AND ANNUAL ELEMENT PROGRESS REPORT-HOUSING ELEMENT IMPLEMENTATION TO THE STATE OF CALIFORNIA.

ATTACHMENTS

- Attachment 1 - 2011 Annual Report
- Attachment 2 - HCD Form