



MEMO

DATE: August 10, 2010

TO: Leslie A. Keane, City Clerk

SUBJECT: Call for Special Land Use and Design Review
Committee Meeting

In accordance with California Government Code Section 54956, I am hereby calling a special committee meeting for Thursday, August 19, 2010 at 9:00 a.m.

The meeting is being called for the sole purpose of receiving information and discussing the citywide zoning and general plan modification project.

A handwritten signature in cursive script, appearing to read "Ed Miller", is written over a horizontal line.

Ed Miller, Chair
Land Use and Design Review Committee

AGENDA
Special Meeting of the
LAND USE AND DESIGN REVIEW COMMITTEE

August 19, 2010
9:00 A.M.

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

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

I. CALL TO ORDER

II. ROLL CALL

III. COMMITTEE BUSINESS

A. Citywide General Plan and Zoning Modification Project

RECOMMENDED ACTION: Discuss preliminary recommendations and timeline for modifications to land use designations in the City's General Plan and Zoning Code.

IV. COMMITTEE MEMBER COMMENTS

V. PUBLIC COMMENTS

VI. ADJOURN: The next regular meeting is scheduled for 9:00 a.m., Thursday, September 9, 2010. Regular meetings may be cancelled due to a lack of agenda items.

AGENDA RECAP

LAND USE AND DESIGN REVIEW COMMITTEE

May 13, 2010
9:00 A.M.

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

I. CALL TO ORDER

The meeting was called to order by Chair Miller at 9:00 a.m.

II. ROLL CALL

Present: DeBelles, Lindstrom, Miller, Muennichow, Sortino and Strom; member Preli arrived at 9:30 a.m.

Absent: Heilbronner and Joss

III. COMMITTEE BUSINESS

- A. Site Development Permit SP-602 and Conditional Use Permit CUP-603 for a new Golf Starter Building at Laguna Woods Village Golf Course located at 24122 Moulton Parkway.

City Planner Drasler presented the project and summarized the proposed conditions of approval. City Manager Keane discussed the condition requiring additional parking and the two conditions related to land dedication for the Moulton Parkway Smart Street project. The applicant's representatives noted their agreement with all the proposed the conditions. Upon a motion, the Committee voted 6-0-0 in favor of the project.

B. 2009 General Plan Update

Planning Assistant Emery discussed the requirement for the annual update and notes the highlights in the current year report. Upon a motion, the Committee voted 6-0-1 in favor of recommending approval and submission of the report, with member Sortino abstaining due to the length and complexity of the report.

C. Landscape Subcommittee

Committee member Strom was appointed as a member of the Landscape Advisory Committee.

IV. PENDING PROJECTS UPDATE

- A. Saddleback Golf Cars
- B. Roadway Construction
- C. Moulton Parkway Landscaping
- D. Citywide Rezoning Project

The City Manager provided a brief update on the above issues and answered questions.

V. COMMITTEE MEMBER COMMENTS

None

VI. PUBLIC COMMENTS


None

VII. The meeting was adjourned until the next regularly scheduled meeting on June 10, 2010.

City of Laguna Woods Agenda Report

FOR: August 19, 2010 Land Use and Design Review Committee Meeting

TO: Chair and Committee Members

FROM: Leslie A. Keane, City Manager 

AGENDA ITEM: Citywide General Plan and Zoning Modification Project

Recommendation

Discuss preliminary recommendations and timeline for modifications to land use designations in the City's General Plan and Zoning Code.

Background

As reported at your February meeting, the General Plan includes land use designations – commercial, residential, open space and urban activity center for land within the City's boundaries. The Zoning Code includes more specific distinctions called zoning districts as well as standards for development in each district. As an example, in the Laguna Woods General Plan, the land use designation "commercial" is defined in the Zoning Code by the districts neighborhood commercial, highway commercial and professional/administrative office. The current zoning districts were adopted in 2003 and in most cases reflect a transfer of regulations in place prior to the city's incorporation.

State law requires that the City's Zoning Code be consistent with its General Plan. Current zoning districts while in conformance with current General Plan land use designations, are not identical. This is sometimes confusing to property owners and residents. In addition, there are land use districts in the current Zoning Code that may not accurately reflect the current and potential development of the City. At its November 18, 2009 meeting, the City Council directed staff to proceed with a review and update of the land use designations in the City's Zoning Code (Chapters 13.08, 13.10 and 13.12), as well as those in the General Plan land use element, if required.

Discussion

Staff has completed a review of land use designations and has identified the following preliminary revisions:

1. **Laguna Woods Village Third Laguna Hills and United Laguna Hills Mutuals and Clubhouses 1, 3, 4, 5 and 6:**
 - A. General Plan
Current: Low or Medium Density Residential
Proposed: Residential Community
 - B. Zoning Code
Current: Residential Community
Proposed: Residential Community
2. **Laguna Woods Library/Historical Society**
 - A. General Plan
Current: Commercial
Proposed: Residential Community
 - B. Zoning Code
Current: Professional/Administrative Office
Proposed: Residential Community
3. **Religious Organizations: (Geneva Presbyterian, Laguna Country Methodist, Temple Judea, Lutheran Church of the Cross, St. Nicholas Catholic, Calvary Chapel)**
 - A. General Plan
Current: Low or Medium Density Residential or Commercial
Proposed: Community Facilities
 - B. Zoning Code
Current: Residential Community or Commercial
Proposed: Community Facilities- Private

4. Public Facilities (City Hall and Fire Station)**A. General Plan**

Current: Commercial

Proposed: Community Facilities

B. Zoning Code

Current: Neighborhood Commercial or Community Commercial

Proposed: Community Facilities-Public

5. EZ Lube and Moulton Auto Spa:**A. General Plan**

Current: Commercial

Proposed: Commercial

B. Zoning Code

Current: Highway Commercial

Proposed: Community Commercial

5. Urban Activity Center (UAC)

The property owner of record - Golden Rain Foundation - of the properties within the UAC has asked the City to divide the specific plan area into two separate planning areas. Properties north of El Toro Road would be included in UAC North and properties south of El Toro Road in UAC South. The City is not preparing a specific plan for this property - that will be the responsibility of the property owner. The only action proposed at this time is the division of land and reserved average daily trips (ADTs). ADTs have also been adjusted to reflect an estimate of the trips associated with Village Clubhouse 7 and the proposed new golf starter building.

All property owners have been notified in writing of the above proposed changes.

Legal Non-conforming Uses

A legal non-conforming use is a use or structure which was legally established according to the applicable zoning and building laws of the time, but which does not meet current zoning and building regulations. A use or structure can become legal non-conforming due to rezoning, annexation, or revisions to the zoning code. As long as the use is continuously operated and not discontinued or abandoned for more than a six - twelve month period, depending on the particular use and circumstances, it may continue. An example is Village Garden Center 1 which was

initially approved with an open space designation. This property has since been rezoned multifamily residential at the request of the property owner. The existing garden center may stay as it is, but cannot be enlarged or significantly reconstructed, and any future development would need to be consistent with multifamily zoning standards. This situation would apply to any existing uses or buildings that might become non-conforming if changes in the General Plan or Zoning Code are approved. All proposed changes in the above preliminary proposals, however, are consistent with existing uses and standards.

Project Timetable

The following timeline is anticipated for the remainder of this project:

1. Discuss proposed changes with affected property owners (August).
2. Finalize new Zoning Code language and corresponding General Plan Land Use Element modifications (September).
3. Draft Environmental Review documents (August-September).
4. Environmental documents available for public review/comment (November).
5. Land Use and Design Review Committee review of draft ordinance and environmental review (December 9).
6. Public hearing and first reading of ordinance (December 15).
7. Second reading of ordinance (January 17).
8. Ordinance effective (February 17).

Conclusion

Current zoning districts, while in conformance with current General Plan land use designations, are not identical. In addition, there are districts in the current Zoning Code that may not relate to current and potential development in the City. Staff has conducted a review of zoning districts with the intention of assuring uniformity and consistency with the General Plan. Property owners were also given the opportunity to request General Plan and/or Zoning Code modifications. Staff will continue to communicate with property owners and other interested parties as the City proceeds with the environmental review process.