

NOTICE OF PUBLIC HEARING BY THE
CITY OF LAGUNA WOODS
CITY COUNCIL

SUBJECT: Objective Design Standards for Commercial Development

PROPOSAL: The City is considering the adoption of an ordinance that would add Section 13.22.060 to Chapter 13.22 of Title 13 (Zoning) of the Laguna Woods Municipal Code pertaining to the establishment of objective design standards for commercial development. The objective design standards for commercial development that would be established by the proposed ordinance would apply to the Community Commercial (CC), Neighborhood Commercial (NC), and Professional and Administrative Office (PA) zoning districts. The objective design standards for commercial development are intended to guide the future construction, alteration, and renovation of businesses, gas stations, office buildings, restaurants, shopping centers, and other commercial properties, in order to protect and advance Laguna Woods' character and visual quality for the benefit of the City's economic development and quality of life for residents and visitors. The objective design standards for commercial development address a range of site and building design characteristics including, but not limited to, accessibility, articulation, height, landscaping, lighting, massing, materials, parking, roof form, and bicycle, pedestrian, and vehicle access.

At this meeting, the City Council will hold a public hearing on the proposed ordinance and consider approving the introduction and first reading of the same. If approved, the public hearing would be continued to the next regular meeting of the City Council on November 18, 2026 at 2 p.m. at City Council Chambers, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637, at which time the City Council would accept additional public testimony and then close the public hearing before considering adoption of the proposed ordinance. If adopted, the proposed ordinance would take effect no less than thirty (30) calendar days following the date of adoption.

APPLICANT: City of Laguna Woods, 24264 El Toro Road, Laguna Woods, CA 92637

PROJECT LOCATION: Community Commercial (CC), Neighborhood Commercial (NC), and Professional and Administrative Office (PA) zoning districts in Laguna Woods, CA 92637

HEARING DATE: October 21, 2026

HEARING TIME: 2:00 P.M.

HEARING LOCATION: City Council Chambers, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637

ENVIRONMENTAL DOCUMENTATION: The City Council will be asked to find that the proposed ordinance is not subject to the California Environmental Quality Act (Pub. Resources Code, Sec. 21000 et seq.) ("CEQA") pursuant to sections 15060(c)(2) (the activities will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activities are not a project as defined in section 15378) of the California Code of Regulations, Title 14, Division 6, Chapter 3 ("State CEQA Guidelines"). Section 15378(b)(2) of the State CEQA Guidelines excludes "general policy and procedure making" from its definition of "project"

when it does not apply to “specific instances” set forth in Section 15378(a) of the State CEQA Guidelines as is the case here.

The City Council will also be asked to find that, even if the proposed ordinance were subject to CEQA, it would be exempt based on Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

All development projects to which the objective design standards for commercial development would apply are speculative at this point. CEQA review of development projects subject to CEQA, including any application of the objective design standards for commercial development to such projects, would be conducted by the City during the prospective processing of such projects.

DOCUMENTS AVAILABLE FOR REVIEW: Related documents – including the proposed ordinance – are open to public inspection at or from the City Clerk’s Office during normal working hours. The City Clerk’s Office is located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637 and can be contacted by calling (949) 639-0500. The proposed ordinance is also available for public inspection on the City’s website at www.lagunawoods.gov/projects.

INVITATION TO BE HEARD: All persons either favoring or opposing this proposal are invited to present their views at this hearing. It is requested that any written response and all supporting documents be submitted to the City Hall office a minimum of 24 hours prior to the hearing date. If you challenge the action taken on this proposal in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk’s Office by the end of the public hearing.

Contact: Christopher Macon, City Manager, at (949) 639-0500

Yolie Trippy, CMC, City Clerk

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