



Laguna Woods WOOD WORKS

FALL

CITY OF LAGUNA WOODS

2007

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CITY OF LAGUNA WOODS



WOOD WORKS is published by the City of Laguna Woods and is distributed as a public service to the homes and businesses of the City. The City of Laguna Woods welcomes your comments, suggestions and questions regarding WOOD WORKS. Please call or write:

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City to Update Its General Plan

Every city and county in California must adopt a comprehensive general plan to govern its land use and planning decisions; and all local planning and development actions must be consistent with this plan (Government Code, Section 65300, et. seq.).

Among the mandatory sections of the general plan is a housing element. The housing element must “make adequate provision for the housing needs of all economic segments of the community.” While the law does not require local governments to

actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.

A housing element must include:

1. An assessment of existing and future housing needs, including any special needs such as handicapped, elderly and large families;
2. An assessment of the community’s “fair share” of the regional needs of all income groups (very low, low, moderate and moderate plus) as determined by the regional council of governments;
3. An inventory of land “suitable for residential development, including vacant sites and sites having potential for redevelopment”;
4. An analysis of local government and non-governmental constraints to the development of housing for all income levels, including a review of property ownership, current zoning, land use controls and available infrastructure;
5. A program of actions that identifies adequate sites with appropriate zoning to facilitate housing goals, and which “address[es], and where appropriate and legally possible, remove[s] governmental constraints” to the development of housing.

Once completed, the City’s Housing Element must be updated on a regular basis, generally every five years.

REGIONAL HOUSING NEEDS ASSESSMENT

The local regulation of housing supply through planning and zoning powers affects the state’s ability to achieve its goal of “decent housing and a suitable living environment for every California family.” The Regional Housing Needs Analysis (RHNA) process addresses this statewide concern, and reflects shared responsibility among local governments for accommodating the housing needs of all economic levels. The RHNA is completed periodically by each council of governments — in our case the Southern California Association of Governments (SCAG) — and consists of two measurements of housing need: 1) existing and 2) future.

The existing needs assessment examines key variables from the most recent census to measure ways in which the housing market is and is not meeting the needs of current residents of the city and its surrounding area. The variables include the number of households paying more than 30% of their income for housing and conditions of overcrowding.

The future need for housing is determined by the forecasted growth in households and the

General Plan, continued from page 1

expected loss of units due to demolition, natural disaster or conversion to non-housing uses. This calculation is adjusted to account for an ideal level of vacancy needed to promote housing choice, moderate cost and acceptable levels of housing upkeep and repair. The law also requires that the distribution of statewide needs “shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households.”

Government Code Section 65584 charges the state Housing and Community Development Department (HCD) to identify statewide future housing needs and each region’s share of these needs. The appropriate council of governments – in our case SCAG — determines the housing allocation for each city and county within its jurisdiction.

HCD has estimated the projected housing needs for the 2006-2014 planning period for the entire SCAG region (Counties of Santa Barbara, Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial) as 699,368 units. Laguna Woods has been assigned a housing allocation of 135 units, distributed as follows:

Income Category	Number of Units
Very Low Income	25
Low Income.....	23
Moderate Income.....	27
Above Moderate Income	60
Total Units.....	135

LAGUNA WOODS HOUSING ELEMENT

The City of Laguna Woods adopted its current Housing Element in July 2003. It must be updated and submitted in its final format to HCD by July 1, 2008. This process requires the City to: 1) complete the preliminary document and submit it to HCD for review in February; and 2) incorporate any HCD comments and approve the update in June 2008.

The City’s current Housing Element identifies four objectives related to housing:

1. Maintain and improve the existing housing stock;
2. Accommodate new housing for diverse needs;
3. Promote affordable housing opportunities for all economic segments of the community; and
4. Promote local organizations and establish City programs that strengthen housing, transportation and physical accommodations to aid persons with disabilities.

Each of these objectives contains policies and implementation measures that help to accomplish the objectives.

During the next five months, the City will be seeking input from stakeholders (residents, homeowner associations, businesses, housing advocacy groups and not-for-profit organizations) on housing issues and concerns in the City. This information will then be used to help determine whether or not the objectives, policies and implementation measures in the existing housing element are still applicable to the City’s current conditions. In addition, issues and concerns that are not currently included in the City’s existing housing element will be addressed through the addition of new objectives, policies or implementation measures.

Once a draft updated element has been prepared, it will be returned to the City’s Planning Advisory Committee for discussion (January 2008) and then forwarded to HCD for comment. It is anticipated that the City Council will hold a public hearing in June and then take action on the element. Residents who are interested in this project are encouraged to submit comments and to testify before the Planning Advisory Committee and the City Council. For additional information about the project, contact City Manager Leslie Keane at (949) 639-0500. 🌳

Medicine Drop-Box Program a Success in First Month

June 13th marked the start of the Laguna Wood’s medicine drop-box collection program. On July 12th, Curbside, Inc. employees handled the first removal of drugs for destruction from the medicine collection box. Approximately 37 pounds of drugs were collected during the first month that the medicine drop box was in place at City Hall. The drugs were placed into a container that contained diesel fuel. This caused the drugs to turn into a gel. The container will be transported and burned in an approved incinerator.

This program is available to residents who want to dispose of their non-controlled prescription or over-the-counter pills or capsules, vitamins or supplements. Controlled substances, such as illegal drugs, are not eligible for collection under this program. Liquid medicines and medicine patches also cannot be accepted.

Be sure to empty medicine into a sealed baggy and bring the baggy to the front desk at City Hall during normal business hours. Before disposing of your empty medicine container in the trash, personal information should be removed. 🌳

Helpful Government Website



GovBenefits.gov.—www.GovBenefits.gov—the official benefits website of the U.S. Government provides citizens with the fastest and most accurate information on more than 1,000 federal- and state-administered programs they may be eligible to receive. To date, Govenefits.gov has guided more than 5.8 million people to the help they need for things such items as housing, education, food/nutrition, healthcare, disaster relief and more. 🌳



Community Emergency Response Team (CERT) Training

Disasters happen when you least expect them, and being prepared is the key to overcoming them.

The City of Laguna Woods offers Community Emergency Response Team training several times a year. The current academy will graduate at the end of October. Participants attend 24 hours of training and learn to assist themselves, their neighbors and the City prepare for and respond to disasters. Training includes: disaster management, first aid certification, fire suppression, search and rescue and hazard preparedness.

All classes are held at City Hall on either eight Tuesday evenings (three-hour classes) or four Saturdays (six-hour classes). Lunch or dinner is provided. Participants must commit to attend all training classes in a session.

Upon completion of the training, graduates have the opportunity to join a neighborhood CERT team or to volunteer for an assignment in the City's Emergency Operations Center.

The City has graduated 46 participants from its first two training academies; a third class will graduate at the end of October. There are no requirements to participate in this program, other than a willingness to learn and participate. Active individuals with physical challenges are encouraged to participate. For additional information about the program, call (949) 639-0511. 🌳🌳



Clothes Dryer Safety

With the large number of washer and dryers being installed by residents of the City, here is some information available from the Orange County Fire Authority (OCFA) to help make sure you stay safe.

The U.S. Consumer Product Safety Commission estimates that in 1998, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. The build-up of lint can block the flow of air, cause excessive heat

build-up and result in a fire in some dryers.

What Causes Dryer Fires? Clothes dryers must vent hot air from the dryer to the outside of the house. Lint becomes detached from the clothes and is carried out through the exhaust. If lint builds up in the exhaust pipe or inside the dryer, it slows the air movement through the dryer and out the exhaust. The slower air movement causes more lint to collect on the backside of the dryer drum, on the dryer motor or on the electrical connections inside the dryer, placing the

highly combustible lint on top of and adjacent to heat sources inside the dryer.

DRYER SAFETY TIPS

- Do not operate the dryer without a lint filter.
- Clean the lint filters before or after each use and remove accumulated lint from around the drum.
- Make sure that the dryer is plugged into an outlet suitable for its electrical needs, as overloaded electrical outlets can result in blown fuses or tripped circuit breakers.
- Turn the dryer off when leaving the home.
- Keep the dryer area clear of combustibles.
- Dryers should be installed and serviced by a professional.
- Have gas-powered dryers regularly inspected by a professional to ensure that the gas line and connections are intact.

TO HELP PREVENT FIRES

- Clean the lint screen/filter before or after drying each load of clothes.
- If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow.
- Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period. 🌳🌳



Laguna Woods Resident
Laguna Woods, CA 92637

Get Connected to City Services



CITY HALL

24264 El Toro Road
Laguna Woods, CA 92637
8 a.m. – 5 p.m.

Plan Counter Hours: 8 a.m. – 12 p.m.
O.C. Public Library: 10 a.m. – 4:30 p.m.

Phone: 949-639-0500

Fax: 949-639-0591

Website and E-mail Links:
www.lagunawoodscity.org

CITY COUNCIL

Milt Robbins, Mayor

Bert Hack, Mayor Pro Tem

Robert Bouer, Councilmember

Bob Ring, Councilmember

Brenda Ross, Councilmember

Leslie A. Keane, City Manager

Susan M. Condon, City Clerk

Attend City Council Meeting



3rd Wednesday of each month,
2 p.m., Laguna Woods City Hall,
Council Chambers, 24264 El

Toro Road. Cablecast live on LW
Communications Channel 6.



Visit the City's Website

www.lagunawoodscity.org



Call us at (949) 639-0500

TTY phone at (949) 639-0535



Tune In

Channel 31



Write To Us

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



Send Us an E-mail

cityhall@lagunawoodscity.org
Share your thoughts and ideas.

Apply to Serve on a Committee

Call the City Clerk's office at (949) 639-0500.

City Meeting Schedules

- ◆ City CouncilThird Wednesday of month.....2 p.m.
- ◆ Community Services Committee (CSC)Fourth Wednesday of month9:30 a.m.
- ◆ Human Relations Committee (HR)Second Tuesday of month1:30 p.m.
- ◆ Planning Advisory Committee (PAC)First Thursday of month9 a.m.
- ◆ Transportation Advisory Committee (TAC)Second Wednesday of month9:30 a.m.
- ◆ Water Quality Advisory Committee (WQAC)Second Monday bimonthly1:30 p.m.

Meetings are held at City Hall, 24264 El Toro Road, Laguna Woods, CA (949) 639-0500.

Meeting schedules are subject to change.