

**Laguna Canyon Conservancy**  
**P.O. Box 1383**  
**Laguna Beach CA 92652**



January 12, 2021

Planning Commission  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach CA 92651

Dear Planning Commissioners,

Subject: Special Planning Commission Meeting Housing Element Update

The Laguna Canyon Conservancy (LCC) is a volunteer environmental group dedicated to save Laguna Canyon and preserve it as natural. See our website at [www.LagunaCanyonConservancy.org](http://www.LagunaCanyonConservancy.org).

Laguna Canyon Conservancy has supported the preservation of Laguna Canyon since 1988. The LCC was the lead sponsor of the November 11, 1989 Walk in the Canyon and has helped to place park bond measures on the state ballot. After much hard work over many years to preserve open space, we have a big concern that others may now view all vacant lots as being used below their economic potential. The Planning Commission **should ensure that all city lots purchased for open space be rezoned as Open Space Conservation.**

We commend the Housing committee's diligent work on the serious problem of needing low-cost housing. The Laguna Canyon Conservancy would likely support low-cost housing proposals in Laguna Canyon that are rural and small scale. However, the proposals at Act V, the Dog Park, and School District bus storage lot are neither rural nor small scale.

The Board of the Laguna Canyon Conservancy unanimously asks the Planning Commission and Housing Committee to look for alternatives throughout the City. Some ideas to focus on:

- Coast Highway 2<sup>nd</sup> story 50% residential restriction should be eliminated
- Auxiliary Dwelling Units (ADU)
- Junior Auxiliary Dwelling Units
- Promoting ways for Aging in Place
- Allowing homeowners to rent a room with guidelines
- Legalize existing non-conforming units when feasible (as done in South Laguna years ago)

The LCC is a non-profit organization, however, donations are generally not tax deductible. Since we do take positions on issues of public policy, the LCC is not a 501 (c) 3 organization, but rather a 501 (c) 4. If you would like to discuss this matter with me, please contact me at [JustWaite@cox.net](mailto:JustWaite@cox.net); or 949-887-3247.

Yours truly,

A handwritten signature in black ink that reads "Gayle Waite". The signature is written in a cursive, flowing style.

Gayle Waite  
President  
Laguna Canyon Conservancy