

2 LAND USE AND COMMUNITY CHARACTER

This chapter addresses land use in Laguna Niguel, including topics related to the current General Plan, existing land use patterns, local planning context, and community character. This information assists in the General Plan Update process by providing a baseline to be used when formulating and considering potential land use goals and policy changes.

This chapter includes the following sections:

- 2.1 Planning Area
- 2.2 Current General Plan
- 2.3 Current General Plan Land Use Designations
- 2.4 Opportunity Areas
- 2.5 Existing Land Use Patterns (On-the-Ground)
- 2.6 Local Planning Context
- 2.7 Community Character



2.1 PLANNING AREA

The **City Limits** includes the area within the City's corporate boundary, over which the City exercises land use authority and provides public services. A city's **Sphere of Influence** (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). Although adjacent to an unincorporated part of Orange County, the City does not have an SOI. For the purposes of the Laguna Niguel General Plan Update, the **Planning Area** is defined as the area within the City's corporate boundary that is included in the analysis and planning for the approximate 20-year horizon of the City's General Plan Update. Figure 2-1 shows the Laguna Niguel Planning Area boundaries.

2.2 CURRENT GENERAL PLAN

The General Plan is a planning document used to guide long-term City growth and development. The General Plan consists of numerous elements (i.e., Chapters), goals, policies, and implementation actions that work to shape the future of the City. The City of Laguna Niguel's first General Plan was adopted in 1992. Except for the Housing and Land Use Elements, most of the elements are original per the 1992 adoption. Pursuant to the 2023 iteration of the Laguna Niguel Strategic Plan, Goal #5: Economic and Community Development, Strategy 3, a comprehensive update of the City's General Plan is identified as an action item to be completed between Fiscal Years 2021–2025.

2.2.1 Land Use Element

The Land Use Element of the General Plan establishes the planned land use pattern for the City based primarily on the community's vision and goals for the future. Decision-makers and community members look to the Land Use Element to understand the type of development allowed across different locations within the City. Additionally, the goals and policies in the Land Use Element will affect numerous issues in other General Plan Elements, including those concerned with housing, open space and conservation, public facilities, growth management, public safety, and noise. For comprehensive planning purposes, the current General Plan separated the City of Laguna Niguel into 14 Community Profile Areas. A summary of each is provided below in Section 2.2.4.

2.3 CURRENT GENERAL PLAN LAND USE DESIGNATIONS

Figure 2-2 shows the current General Plan Land Use Map, which identifies land use designations within the Planning Area. These land use designations identify the types and nature of development allowed in certain areas. There are nine broad categories of land use designations listed and described below. Some parcels have more than one designation (where essentially two designations are combined and both applicable to a parcel), as shown on Figure 2-2.

- **Residential Detached:** Intended to provide for the development of one detached single-family dwelling unit per individual lot/parcel.
- **Residential Attached:** Intended to provide for the development of attached single-family residential dwelling units, as well as multi-family attached townhomes, apartments, and condominium projects on a single or multiple legal lots/parcels.
- **Neighborhood Commercial:** Intended to provide for a variety of neighborhood-serving commercial uses. A typical neighborhood commercial center (generally between one and 10 acres) consists of several small retailers, restaurants, and/or personal service uses that provide daily convenience goods and services.
- **Community Commercial:** Intended to provide for a diverse range of commercial uses serving the entire community. Community commercial centers are larger planned shopping complexes which provide a broader range of goods and services and serve a greater trade area than neighborhood centers.
- **Professional Office:** Intended to provide for professional offices, corporate headquarters, research and development, and administrative offices. Other uses that are determined to be compatible with the primary use, such as limited supporting retail operations may also be allowed.

- **Public/Institutional:** Intended to provide for a wide range of public, quasi-public, and special purpose facilities that provide various governmental or social services to the community.
- **Parks and Recreation:** Intended to provide for active recreational uses and activities within open space areas. Such uses include ballfields and other playing fields; active parks; sports courts and playgrounds; and community and neighborhood recreational facilities. Passive recreational activities may also be included as an ancillary part of the recreation complex. In selected situations, cultural facilities such as theaters, museums, or other similar specialized uses with a recreational value may fit with this designation.
- **Open Space:** Intended to preserve areas for passive recreation, visual enhancement, or resource conservation. These areas may include natural resources, undeveloped canyons and hillsides, landscaped slopes or buffers, and trails. Active sports or other organized recreational activities are generally discouraged in these areas. This designation includes those areas of the community that are primarily open and unimproved, except for recreational, or other public use features, such as trails, view areas, benches, and picnic tables.
- **Industrial/Business Park:** Intended to provide for a variety of compatible light manufacturing, wholesaling and office uses supportive of a contemporary business center environment.

2.4 OPPORTUNITY AREAS

The current General Plan identifies three Opportunity Areas that offer special economic and community development opportunities, each described in further detail below and shown in Figure 2-3.

Opportunity Area 1 (Community Profile Area 1): Country Village/Narland Business Center

The **Country Village/Narland Business Center** area is located in the northwest corner of the City, south of Pacific Park and east of Alicia Parkway. This area was envisioned to be the City's largest business, commercial, and retail hub.

At the time of the current General Plan's adoption, this opportunity area was designated for a mix of Community Commercial, Professional Office, Industrial/Business Park, and Public/Institutional land uses. A significant portion of the area, previously undeveloped, was subsequently developed with the Marketplace at Laguna Niguel and major big-box retailers (Walmart, Costco, and Kohl's). The plan also envisioned the creation of public plazas and gathering spaces along with the expansion on the Chet Holifield Federal Building, Birtcher Business Center (comprised of the Laguna Niguel Promenade, Laguna Niguel Business Center, and Laguna Design Center), and Aliso Village properties.

Opportunity Area 2 (Community Profile Area 4): Camino Capistrano/Cabot Road Business Area

The **Camino Capistrano/Cabot Road Business area** (also referred to as the Laguna Niguel Gateway Area) is located in the northeast corner of the City near the I-5 Freeway and includes the Laguna Niguel/Mission Viejo Metrolink transit station. This area is governed by the Gateway Specific Plan, originally adopted in 1999.

At the time of the Specific Plan's original adoption, the area was designated for Community Commercial, Professional Office, Industrial/Business Park, and Public/Institutional uses. In November 2011, the Gateway Specific Plan was updated to add Residential Attached and Mixed-Use land use designations in support of market demands and trends toward transit-oriented multi-family and mixed-use development.

Opportunity Area 3 (Community Profile Area 14): Town Center

The **Town Center area** is centrally located and generally bound by Niguel Road, Crown Valley Parkway, and Pacific Island Drive; Alicia Parkway runs through its center. This area, which includes Laguna Niguel City Hall and property owned by the County of Orange, was envisioned as a special focal point for the City.

The Laguna Niguel City Center Mixed Use Project, approved by the City Council on June 21, 2022, set a foundation for an updated "downtown" vision within this opportunity area. Prioritizing placemaking, the planned project incorporates specialty retail, restaurants, office, community-oriented event/programmable spaces, integrated residential apartment homes, a new community library, and extensive walkable open spaces, paseos, and plazas. The Town Center is envisioned to continue to provide a mix of land uses supported by policies, intended to ensure gradual and thoughtful transformation of this area into a vibrant commercial and civic hub. Future redevelopment of aging and fragmented commercial development within the opportunity area would focus on creating connected and complete neighborhoods with a mix of services, employment and shopping opportunities, housing types, parks, and open space.

2.4.1 Community Profile and Sub Profile Areas

For comprehensive planning purposes, the current (1992) General Plan divided Laguna Niguel into 14 Community Profile Areas and 103 Sub Profile Areas. The 14 Community Profile Areas were delineated based on factors such as land use types, neighborhoods, major streets, natural features, homeowners' association boundaries, and Traffic Analysis Zones (TAZ). The current (1992) Community Profile and Sub-Profile Areas Map for the City is presented in Figure 2-4. A summary of each Community Profile Area is provided below. Each is described in more detail in Chapter 2 of the current (1992) General Plan. As part of the General Plan Update, Community Profile Area and Sub Profile Area boundaries were slightly modified. An updated community profile and sub-profile areas map for the City is presented in the Land Use Element of the General Plan.

Each of the profile areas summarized below includes information on the primary land uses, along with other notable attributes. These profile areas are further divided into multiple sub-profile areas. The Land Use Chapter of the current General Plan provides both narrative and table summaries of residential and commercial development for each subprofile area. These summaries also account for other land uses, such as public/institutional, hospitality, and managed care facilities. Any proposed development applications that exceed the land use limits within their respective subprofile area require a General Plan Amendment.

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COMMUNITY PROFILE AREA 1

Community Profile Area 1 is one of three Opportunity Areas referred to as Country Village/Narland Business Center and includes approximately 320 acres. The area is located within the northwestern portion of the City and is generally bounded by Pacific Park Drive to the north, Laguna Niguel Regional Park to the south, Alicia Parkway and the City of Aliso Viejo to the west, and La Paz Road to the east.

The profile area is one of the City's largest business districts and includes the Chet Holifield Federal Building Property (commonly referred to as the "Ziggurat Building" because of its distinctive step-like pyramid resemblance). The seven-story building consists of approximately one million square feet and is partially occupied by roughly 3,000 government employees. As one of the City's largest employers, the property plays a significant role in the local economy. A combination of retail, restaurant, business park, and office land uses are provided throughout the profile area. This includes several shopping centers (the Marketplace at Laguna Niguel, Plaza de La Paz, Laguna Niguel Promenade, Aliso Village, and the Laguna Design Center), along with major big-box retailers (Costco Wholesale, Kohl's, Walmart, and Home Depot). Table 2-1 shows the existing household and commercial summary of Community Profile Area 1.



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Table 2-1: Community Profile Area 1 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
1	A	0	0.00	0	0.00	386,000	41.24
	B	0	0.00	0	0.00	305,220	31.10
	C	0	0.00	0	0.00	1,050,580	88.28
	D	0	0.00	0	0.00	491,570	15.03
	E	0	0.00	0	0.00	146,601	12.83
	F	0	0.00	0	0.00	207,583	12.52
	G	0	0.00	0	0.00	121,536	14.56
	H	0	0.00	0	0.00	0	0.00
	I	0	0.00	0	0.00	350,626	39.42
	Totals	0	0.00	0	0.00	3,059,716	254.98

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE C: SCE SUBSTATION & CHET HOLIFIELD FEDERAL BUILDING MECHANICAL EQUIPMENT.

COMMUNITY PROFILE AREA 2

Community Profile Area 2 includes approximately 574.5 acres and is located within the northwestern area of Laguna Niguel. It is generally bounded by Pacific Park Drive to the north, Yosemite Road to the south, La Paz Road to the west and the City of Laguna Hills to the east.

This profile area mainly consists of Residential Detached and Attached land uses, but also includes the Chabad Jewish Center of Laguna Niguel, the Sea Country Senior and Community Center, Orange County Fire Authority (OCFA) Station No. 39, and Laguna Niguel Elementary School.

Established single-family residential neighborhoods in this area include Village Niguel Heights, Lake Chateau, Lake Park, Village Niguel Homes (all built in the 1980s-1990s), and San Joaquin Hills (built in the late 1990s-2015). Table 2-2 shows the existing household and commercial summary of Community Profile Area 2.



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Table 2-2: Community Profile Area 2 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
2	A	0	0.00	392	19.02	0	0.00
	B	0	0.00	372	16.96	0	0.00
	C	0	0.00	243	12.52	0	0.00
	D	0	0.00	311	30.30	22,506	6.96
	E	327	37.92	185	15.30	0	0.00
	F	0	0.00	0	0.00	0	0.00
	G	113	11.04	0	0.00	0	0.00
	H	939	119.55	0	0.00	0	0.00
	I	110	17.04	0	0.00	0	0.00
	J	303	30.93	0	0.00	0	0.00
	K	0	0.00	0	0.00	34,985	3.78
	Totals	1,792	216.48	1,503	94.09	57,491	10.74

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE D: 1,440 SF OCFA FIRE STATION #39; 10,111 SF CHABAD JEWISH CENTER.

SUBPROFILE E: 21,000 SF AT&T SUBSTATION; LAGUNA NIGUEL ELEMENTARY SCHOOL FY 22/23 ENROLLMENT – 401 STUDENTS.

SUBPROFILE F: 21,060 SF SEA COUNTRY SENIOR & COMMUNITY CENTER.

SUBPROFILE H: MNWD WATER STORAGE TANK.

COMMUNITY PROFILE AREA 3

Community Profile Area 3 includes approximately 526 acres and is located within the northeastern area of Laguna Niguel. It is generally bounded by unincorporated Orange County and the City of San Juan Capistrano to the south, Crown Valley Parkway and Golden Lantern to the west, and the San Joaquin Hills Transportation Corridor (SR 73) to the north and east.

This profile area mainly consists of Residential Detached and Attached land uses, but also includes a shopping center (Center at Rancho Niguel), smaller neighborhood-serving commercial properties (Lantern Plaza, a gas/service station, and the former Armstrong's Garden Nursery), and the Niguel Hills Middle School, which includes an adjacent vacant 2.5-acre surplus parcel adjoining the school campus¹.

Established single-family residential neighborhoods in this area include Colinas de Capistrano and Rolling Hills (built in the 1980s-1990s) and the undeveloped 19-acre SunPointe subdivision located at the terminus of Avenida De Caballo. The older single-family tract neighborhoods of Crown Park and portions of Niguel Hills (north of Golden Lantern) are also located in this profile area.



¹ Adjoining the Niguel Hills Middle School is a 2.5 acre vacant property owned by the Capistrano Unified School District. This surplus school property is designated for Public/Institutional, Residential Attached (maximum of 30 units), and Parks and Recreation land uses. If the site is developed as a residential land use, a park of between 0.5 and 1.0 acres is required to be dedicated to the City by the property owner.



These two older tract developments are distinctive for their age (built in the 1970s) and the fact that they are not governed by an HOA. Both communities were originally constructed as ranch-style single-story homes. Over time, these neighborhoods have become more eclectic characterized by a broader range of architectural styles, property renovations, and streetscape landscaping compared to those governed by HOAs. Table 2-3 shows the existing household and commercial summary of Community Profile Area 3.

Table 2-3: Community Profile Area 3 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
3	A	0	0.0	0	0.00	448,642	35.24
	B	320	54.68	0	0.00	0	0.00
	C	468	118.68	192	29.27	0	0.00
	D	0	0.0	264	21.87	0	0.00
	E	174	39.6	0	2.45	0	0.00
	F	0	0.0	0	0.00	24,467	3.19
	Totals	962	213.0	456	53.59	473,109	38.43

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: MNWD WATER STORAGE TANK; NIGUEL HILLS MIDDLE SCHOOL FY 22/23 ENROLLMENT – 720 STUDENTS.

COMMUNITY PROFILE AREA 4

Community Profile Area 4 comprises one of the three Opportunity Areas referred to above as the Laguna Niguel Gateway Area and includes approximately 315 acres located in the northeastern area of Laguna Niguel. It is generally bounded by the City of Laguna Hills to the northwest, the City of Mission Viejo to the north, the I-5 Freeway to the east, and the City of San Juan Capistrano to the south. Both the Orange County Flood Control Oso Creek Galvin Basin and BNSF/Amtrak/Metrolink railroad traverse this planning area.

The profile area features a diverse range of well-established office, retail (including Costco Wholesale), restaurant, auto-service, auto sales (Mercedes Benz, GMC/Cadillac, and Hyundai dealerships), and industrial uses. Additionally, this area includes various commercial and business park properties that often serve as incubator spaces for startups and small businesses.

Many of these sites were developed in the 1960s and 1970s. In 1999, the City adopted the Laguna Niguel Gateway Specific Plan, introducing new land use regulations and development standards to encourage investment and promote redevelopment in the area. To further stimulate revitalization, the City adopted a comprehensive update to the Specific Plan in 2011, adding Residential Attached and Mixed-Use land use designations in support of market demand and to further incentivize investment and redevelopment of aging and underdeveloped properties. As an outgrowth of this update, several properties were subsequently consolidated and redeveloped with high-density residential apartments or mixed-use developments along Cabot Road and Forbes Road.



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The redeveloped properties on Forbes Road (north of Crown Valley Parkway) include dedicated ground floor commercial space. The Laguna Niguel/Mission Viejo Metrolink transit station is also located within this profile area.

Distinctive to this profile area are additional provisions specifically tailored for the Laguna Niguel Gateway Area related to permissible land uses and development capacity (e.g., residential density and commercial Floor Area Ratio maximums). Table 2-4 shows the existing household and commercial summary of Community Profile Area 4.

Table 2-4: Community Profile Area 4 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
4	A	0	0.00	0	0.00	76,480	3.10
	B	0	0.00	0	0.00	215,028	19.65
	C	0	0.00	0	0.00	0	0.00
	D	0	0.00	709	9.87	0	0.00
	E	0	0.00	648	18.48	110,128	*
	F	0	0.00	142	2.14	173,900	5.24
	G	0	0.00	0	0.00	192,660	14.94
	H	0	0.00	0	0.00	95,654	14.94
	I	0	0.00	0	0.00	111,185	15.01
	J	0	0.00	0	0.00	125,977	0.00
	Totals	0	0.00	1,499	30.49	1,111,023	76.70

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE B: SDGE SUBSTATION.

SUBPROFILE D: WATERMARK LAGUNA NIGUEL MANAGED CARE FACILITY - 110 UNITS.

SUBPROFILE H: LAGUNA NIGUEL/MISSION VIEJO METROLINK TRANSIT STATION.

SUBPROFILE K: 33-ROOM HOTEL.

COMMUNITY PROFILE AREA 5

Community Profile Area 5 includes approximately 586 acres and is located within the north central area of Laguna Niguel. It is generally bounded by the City of Laguna Hills to the north, Crown Valley Parkway to the south and east, and La Paz Road to the west.

This profile area mainly consists of Residential Detached and Attached land uses, but also includes Mission Lutheran Church, Marian Bergeson Elementary School, and a neighborhood-serving commercial center (Moulton Plaza).

Established single-family residential neighborhoods in this area include Crown Royale, Nueva Vista, Windrose, Rancho Niguel, Sea Country at Rancho Niguel, Sonterra (all built in the 1980s-1990s), and Reggio (built in the late 1990s). This profile area also includes The Estates at Rancho Niguel, a community of custom single-family homes (built in the mid-1990s-2000s).

Table 2-5 shows the existing household and commercial summary of Community Profile Area 5.





Table 2-5: Community Profile Area 5 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
5	A	0	0.00	423	20.58	0	0.00
	B	0	0.00	1,090	58.24	0	0.00
	C	233	31.87	0	0.00	17,082	1.70
	D	151	13.25	92	0.00	0	0.00
	E	0	0.00	176	15.80	0	0.00
	F	488	55.42	0	0.00	12,100	1.80
	G	210	27.89	0	0.00	0	0.00
	H	280	49.54	29	1.38	0	0.00
Totals		1,362	177.97	1,810	96.00	29,182	3.50

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE C: 27,662 SF MISSION LUTHERAN CHURCH.

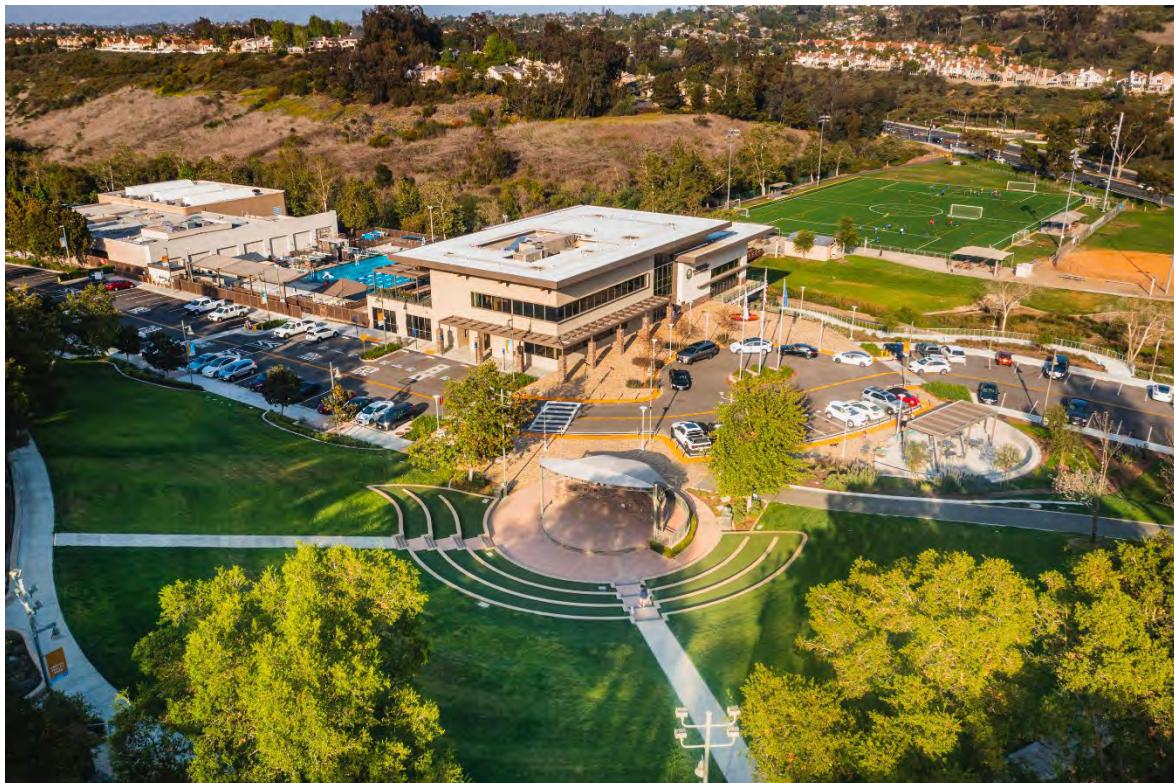
SUBPROFILE F: MARIAN BERGESON ELEMENTARY SCHOOL FY 22/23 ENROLLMENT – 502 STUDENTS.

SUBPROFILE H: SDG&E METERING STATION.

COMMUNITY PROFILE AREA 6

Community Profile Area 6 includes approximately 794.8 acres and is located within the north-central area of Laguna Niguel. It is generally bounded by the La Paz Sports Park and Aliso Village to the north, Crown Valley Parkway to the south, Alicia Parkway to the west, and La Paz Road to the east.

This profile area consists mostly of Residential Detached and Attached land uses. However, it also includes prominent Open Space and Parks and Recreation features. This includes Crown Valley Park with a range of amenities, highlighted by a recently remodeled and expanded community center, aquatic facilities, sports fields, amphitheater, botanical garden, and separate YMCA facilities. Additionally, the area is comprised of OC Parks' Laguna Niguel Regional Park surrounding Laguna Niguel Lake.



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Established single-family residential neighborhoods in this area include Kite Hill, Niguel Ridge (primarily built in the 1980s-1990s), Sunrise at Laguna Niguel (built in the mid-1990s), and La Veta (built in the 1970s-1980s). The La Veta tract development is distinctive due to its age, lack of an HOA, and that it was originally developed with a blend of Mediterranean and ranch style single- and two-story homes. Compared to neighborhoods with HOA oversight, La Veta is



considerably more eclectic and is currently characterized by a variety of architectural styles, property renovations, and streetscape landscaping that have evolved over time. Table 2-6 shows the existing household and commercial summary of Community Profile Area 6.

Table 2-6: Community Profile Area 6 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
6	A	0	0.00	0	0.00	0	0.00
	B	629	120.02	0	0.00	0	0.00
	C	94	5.28	0	0.00	0	0.00
	D	200	23.70	0	0.00	0	0.00
	E	0	0.00	68	19.22	0	0.00
	F	0	0.00	0	0.00	0	0.00
	G	201	49.37	0	0.00	0	0.00
Totals		1,124	198.37	68	19.22	0	0.00

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: MNWD REGIONAL SEWAGE TREATMENT PLANT.

SUBPROFILE F: 48,000 SF CROWN VALLEY PARK – COMMUNITY CENTER; 30,460 SF CROWN VALLEY PARK – YMCA.

COMMUNITY PROFILE AREA 7

Community Profile Area 7 includes approximately 490.2 acres and is located within the western area of Laguna Niguel. It is generally bounded by Aliso Creek Road to the north, Pacific Island Drive to the south, Highlands Avenue to the west, and Alicia Parkway to the east. The western portion of this profile area is located within the Aliso Creek Local Coastal Program.

This profile area mostly consists of Residential Detached and Attached land uses, but also includes Moulton Elementary School, and two religious institutions (Laguna Niguel Seventh-Day Adventist Church and Church of Jesus Christ of Latter-day Saints).

Established single-family residential neighborhoods in this area include Niguel Woods, Crown Valley Highlands (built in the late 1960s-1970s), Laguna Crest, Niguel Vista, Hillcrest Village Homes (all built in the 1980s-1990s), and Hillcrest Estates (built in the late 1990s-2000s). Table 2-7 shows the existing household and commercial summary of Community Profile Area 7.





Table 2-7: Community Profile Area 7 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
7	A	186	33.38	0	0.00	0	0.00
	B	321	48.85	48	4.75	0	0.00
	C	0	0.00	358	35.70	0	0.00
	D	0	0.00	416	31.42	0	0.00
	E	374	67.54	170	0.00	0	0.00
	F	126	18.18	0	0.00	0	0.00
Totals		1,007	167.95	992	71.87	0	0.00

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: 27,000 SF CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

SUBPROFILE E: 24,388 SF LAGUNA NIGUEL SEVENTH-DAY ADVENTIST CHURCH.

SUBPROFILE F: MOULTON ELEMENTARY SCHOOL FY 22/23 ENROLLMENT – 552 STUDENTS.

COMMUNITY PROFILE AREA 8

Community Profile Area 8 includes approximately 1,001.7 acres and is located within the far western portion of Laguna Niguel. It is generally bounded by the Aliso and Wood Canyons Regional Park to the north and west, Sea View Park and Club House Drive to the south, and Highlands Avenue and Crown Valley Parkway to the east. The western portion of this profile area is located within the Aliso Creek Local Coastal Program.

This profile area mostly consists of Residential Detached and Attached land uses and portions of the Aliso and Wood Canyons Regional Park.

Established single-family residential neighborhoods in this area include Belle Maison, Niguel Summit (including subcommunities), and Charter Terrace (built in the 1980s-1990s). The communities of Palmilla and Coronado Pointe in this profile area include both tract and custom home properties (built in the 1990s-2000s). Table 2-8 shows the existing household and commercial summary of Community Profile Area 8.



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Table 2-8: Community Profile Area 8 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
8	A	0	0.00	255	17.02	0	0.00
	B	138	21.43	0	0.00	0	0.00
	C	148	39.57	0	0.00	0	0.00
	D	11	2.66	165	8.12	0	0.00
	E	431	67.71	0	0.00	0	0.00
	F	40	8.72	348	31.67	0	0.00
	G	0	0.00	0	0.00	0	0.00
	Totals	768	140.09	768	56.81	0	0.00

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: MNWD STORAGE TANK.

COMMUNITY PROFILE AREA 9

Community Profile Area 9 includes approximately 791.7 acres and is located within the south-central area of Laguna Niguel. It is generally bounded by the Town Center Opportunity Area to the north, the City of Dana Point to the south, Crown Valley Parkway to the west and Niguel Road to the east.

The El Niguel Golf and Country Club (built in the early 1960s) and the Salt Creek Corridor Regional Park are prominent features within this profile area. The remainder of the area mostly consists of Residential Detached and Attached land uses but also includes two neighborhood-serving commercial centers (Clubhouse Plaza and Clubhouse Corner) and the Laguna Niguel Raquet Club.

Established single-family residential neighborhoods in this area include Greens East, Links Pointe (built in the 1970s), Crest De Ville, El Niguel Heights (built in the 1980s-1990s), Pacesetters (southwest of Niguel Road) and Vista Del Niguel (built in the mid-1960s-1980s). The South Peak community within this profile area includes both tract and custom home properties (built in the mid-1980s-2000s).

The older Pacesetters and Vista Del Niguel neighborhoods are distinguishable in that they date back to the early-mid 1960s when the first homes in Laguna Niguel were built. These neighborhoods are not governed by HOAs. The Pacesetters tract, southwest of Niguel Road (commonly referred to as Pacesetters I), was built as ranch-style single-story homes amongst tiered streets and rolling hills. A number of the properties in this development include sizable slopes owned by individual homeowners. The Vista Del Niguel neighborhood is comprised of large single- and two-story homes along the periphery of the golf course's fairway and greens. There is no prevailing architectural style in these neighborhoods. These contributing factors have notably led to Pacesetters and Vista Del Niguel becoming more eclectic over time, characterized by a broader range of architectural styles, property renovations, and landscaped streetscapes compared to those with HOA oversight. Table 2-9 shows the existing household and commercial summary of Community Profile Area 9.

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Table 2-9: Community Profile Area 9 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (sf)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
9	A	263	73.68	130	9.59	0	0.00
	B	30	8.12	0	0.00	0	0.00
	C	251	62.95	0	0.00	0	0.00
	D	0	0.00	0	0.00	18,144	2.95
	E	66	10.55	319	30.62	0	0.00
	F	311	63.48	0	0.00	0	0.07
	G	0	0.00	0	0.00	51,587	9.90
	Totals	921	218.77	449	40.20	69,731	12.92

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE B: INCLUDES PORTIONS OF THE 18-HOLE EL NIGUEL COUNTRY CLUB.

SUBPROFILE E: INCLUDES PORTIONS OF THE 18-HOLE EL NIGUEL COUNTRY CLUB AND THE EL NIGUEL RACQUET CLUB.

COMMUNITY PROFILE AREA 10

Community Profile Area 10 includes approximately 809.3 acres and is located within the eastern portion of Laguna Niguel. It is generally bounded by Crown Valley Parkway and Golden Lantern to the north, the Marina Hills development to the south, Niguel Road to the west, and the City of San Juan Capistrano to the east.

This profile area mainly consists of Residential Detached and Attached land uses, but also includes three religious institutions (Saint Timothy's, Grace Church², and Christian Science Church and Reading Room), five schools (Childtime Preschool, Crown Valley Elementary School³, Hidden Hills Elementary School, and McDowell Elementary School), and a neighborhood-serving commercial center (the Grove).

Established single-family residential neighborhoods in this area include Chatelain, Somerset Point, Seagate Niguel, Vista Mar, Vista Monte, Sterling Niguel, Altamar, and portions of Laguna Heights (built in the 1980s-mid-1990s). The older single-family tract neighborhoods of Niguel Hills and Pacesetters (northeast of Niguel Road commonly referred to as



² A state-licensed senior and assisted living facility has been approved for an undeveloped portion of the Grace Church property.

³ Crown Valley Elementary School is currently leased from the Capistrano Unified School District by Community Roots Academy and Orange County Academy of Sciences and Arts charter schools.

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Pacesetters II) are also located in this profile area. Additionally, there is a small pocket of four individually developed lots with custom two-story single-family homes at the terminus of Los Arboles Drive.

The Niguel Hills and Pacesetters tract developments are distinctive due to their age and the fact that they are not governed by HOAs (built in the 1960s and 1970s). Both communities were originally built as ranch-style single-story homes amongst tiered streets and rolling, though Pacesetters does include a modest amount of original two-story homes. A number of properties within these developments include sizable slopes owned by individual homeowners. These factors have notably led to these neighborhoods becoming more eclectic over time, characterized by a broader range of architectural styles, property renovations, and landscaped streetscapes compared to those governed by HOAs. Table 2-10 shows the existing household and commercial summary of Community Profile Area 10.

Table 2-10: Community Profile Area 10 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (sf)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
10	A	908	216.58	34	2.27	0	0.00
	B	0	0.00	0	0.00	45,562	6.97
	C	120	16.97	176	10.48	0	0.00
	D	751	92.23	0	0.00	0	0.00
	E	316	72.74	0	0.00	0	0.00
	F	90	7.46	189	11.05	0	0.00
	G	0	0.00	344	18.61	0	0.00
	Totals	2,185	405.99	743	42.42	45,562	6.97

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: 42,270 SF SAINT TIMOTHY'S CHURCH; 10,950 SF GRACE CHURCH; CROWN VALLEY ELEMENTARY SCHOOL (LEASED BY COMMUNITY ROOTS ACADEMY CHARTER SCHOOL FY 22/23 ENROLLMENT - 783 STUDENTS; OCASA CHARTER SCHOOL FY 22/23 ENROLLMENT - 249 STUDENTS).

SUBPROFILE B: 8,286 SF CHRISTIAN SCIENCE CHURCH & READING ROOM; McDOWELL ELEMENTARY PRIVATE SCHOOL FY 22/23 ENROLLMENT - 90 STUDENTS.

SUBPROFILE G: HIDDEN HILLS ELEMENTARY SCHOOL FY 22/23 ENROLLMENT - 327 STUDENTS.

COMMUNITY PROFILE AREA 11

Community Profile Area 11 includes approximately 1,292.5 acres and is located within the southeastern area of Laguna Niguel. It is generally bounded by Hidden Hills Road to the north, Beacon Hill Way to the south, Niguel Road to the west, and the City of San Juan Capistrano to the east.

Chapparosa Park and the Salt Creek Corridor Regional Park are prominent features in this profile area characterized by a deeply cut channel and rolling grassland along with several sports and recreational amenities (e.g., sports fields, playgrounds, and trails), and expansive open space. The remainder of the profile area mainly consists of Residential Detached and Attached land uses, but also includes a shopping center (Laguna Heights shopping center), Beacon Hill KinderCare, George White Elementary School, and OCFA Station No. 49.



Established single-family residential neighborhoods in this area include Laguna Heights and Marina Hills (including their respective subcommunities), Siena, and Summerwalk (built in the 1980s–1990s). Table 2-11 shows the existing household and commercial summary of Community Profile Area 11.



Table 2-11: Community Profile Area 11 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (sf)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
11	A	0	0.00	1,287	53.07	0	0.00
	B	200	40.99	128	18.07	0	0.00
	C	617	141.19	144	65.13	0	0.00
	D	0	0.00	192	8.97	151,811	15.22
	E	30	10.75	950	53.38	0	0.00
	F	206	48.05	0	0.00	0	0.00
	G	707	93.76	647	13.15	0	0.00
	H	0	0.00	0	0.00	0	0.00
	I	0	0.00	0	0.00	11,607	1.70
	Totals	1,760	334.73	3,348	211.77	163,418	16.92

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE E: 10,000 SF OCFA FIRE STATION #49; GEORGE WHITE ELEMENTARY SCHOOL FY 22/23

ENROLLMENT – 396 STUDENTS.

SUBPROFILE H: MNWD WATER STORAGE TANK.

COMMUNITY PROFILE AREA 12

Community Profile Area 12 includes approximately 1,213.3 acres and is located within the southeastern area of Laguna Niguel. It is generally bounded by Beacon Hill Way to the north, the City of Dana Point to the south, Niguel Road to the west, and the City of San Juan Capistrano to the east. The profile area is situated along a series of rolling hills with distant views of the ocean and surrounding hills.

The profile area mainly consists of Residential Detached and Residential Attached land uses, but also includes a shopping center (Ocean Ranch Village), Saint Anne's School (preschool through middle school), Aegis assisted living and memory care for seniors, and Malcolm Elementary School.

Established single-family residential neighborhoods in this area include Beacon Hill (along with its subcommunities), Bear Brand Ridge, Bear Brand at Laguna Niguel, Niguel Coast, San Marin, Quissett Bay, and Westgate Cove (built in the 1980s-1990s). This area also includes Bear Brand Ranch and Ocean Ranch at Bear Brand, both of which consist of large custom single-family homes. Bear Brand Ranch, in particular, includes some of the largest lots in Laguna Niguel spanning several acres. The eastern ridgeline of this profile area within Bear Brand Ranch includes multiple undeveloped residential estate properties above the City of San Juan Capistrano. Table 2-12 shows the existing household and commercial summary of Community Profile Area 12.





Table 2-12: Community Profile Area 12 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
12	A	124	208.89	0	0.00	0	0.00
	B	54	7.01	114	8.20	0	0.00
	C	266	45.89	0	0.00	0	0.00
	D	412	116.32	0	0.00	0	0.00
	E	574	108.45	290	41.43	0	0.00
	F	36	5.54	136	0.00	0	0.00
	G	0	0.00	0	0.00	0	0.00
	H	317	47.21	105	10.57	0	0.00
	I	0	0.00	371	34.45	0	0.00
	J	0	0.00	0	0.00	199,776	17.13
Totals		1,783	539.30	1,016	94.65	199,776	17.13

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE F: MALCOLM ELEMENTARY SCHOOL FY 22/23 ENROLLMENT – 548 STUDENTS.

SUBPROFILE G: AEGIS MANAGED CARE FACILITY – 78 UNITS.

SUBPROFILE I: ELECTRICAL SUBSTATION; SAINT ANNE'S CATHOLIC PRIVATE SCHOOL FY 22/23 ENROLLMENT – 671 STUDENTS.

COMMUNITY PROFILE AREA 13

Community Profile Area 13 includes approximately 648.8 acres and is located within the southwestern portion of Laguna Niguel. It is generally bounded by Sea View Park and Club House Drive to the north, the cities of Dana Point and Laguna Beach to the south, Aliso and Wood Canyons Regional Park to the west, and Crown Valley Parkway to the east. The western portion of this profile area is located within the South Laguna Specific Plan/Local Coastal Program.

The profile area consists of Residential Detached and Attached land uses and expansive open space areas along coastal hills and canyons.

West of Pacific Island Drive, established single-family residential neighborhoods include Laguna Sur, Monarch Pointe, and Pinnacle at Monarch (built from the late 1980s to the 2020s, with some remaining vacant lots). These communities feature a mix of tract and large custom homes developed by individual property owners that extend to the profile area's western ridgeline above the City of Laguna Beach.



East of Pacific Island Drive, established single-family residential neighborhoods include Villa Pacifica (built in the 1970s), Laguna Woods (built in the 1980s), Niguel West (built from the early 1960s), and Monarch Summit (an age-restricted community built in the 1970s). This area also includes an approximate 60-acre undeveloped property northeast of the Pacific Island Drive and Crown Valley Parkway intersection that is designated for one detached home and a guest house bounded by sloping open space.



Niguel West is particularly notable for its early development, with portions representing some of the first homes built in Laguna Niguel in the early 1960s. An estimated 70 homes within Niguel West were designed by renowned architect George Bissell, known for his mid-century modern style featuring flat and peaked cantilevered roofs, post-and-beam structures, full glass facades, large private entry courtyards, and expansive views. The remainder of the neighborhood consists of more traditional architectural styles built in the 1970s to early 1980s. A portion of Niguel West is governed by an HOA, while the older properties that predate the HOA's establishment are not. Table 2-13 shows the existing household and commercial summary of Community Profile Area 13.



Table 2-13: Community Profile Area 13 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
13	A	159	47.82	253	33.84	0	0.00
	B	114	14.34	626	76.20	0	0.00
	C	192	38.00	0	0.00	0	0.00
	D	0	4.50	0	0.00	0	0.00
	Totals	465	104.66	879	110.04	0	0.00

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES: SUBPROFILE A: MNWD STORAGE TANK.

SUBPROFILE B: MNWD STORAGE TANKS (2).

COMMUNITY PROFILE AREA 14

Community Profile Area 14 is one of three Opportunity Areas referred to as Town Center and includes approximately 118 acres. The area is generally bounded by the intersections of Crown Valley Parkway/Niguel Road, Alicia Parkway/Niguel Road and Alicia Parkway/Crown Valley Parkway and the County of Orange owned property west of Alicia Parkway.

The profile area includes a mix of existing Community Commercial, Professional Office, and Public/Institutional land uses. Notable civic facilities include Laguna Niguel City Hall, the former County Justice Center (closed in 2008), Laguna Niguel Branch Library, OCFA Station No. 5, a County maintenance yard, and undeveloped County-owned land⁴.



⁴ In 2022, the City Council approved a mixed-use project (Laguna Niguel City Center Mixed Use Project) on the approximate 25-acre County-owned property adjacent to Laguna Niguel City Hall. The project features retail, restaurants, offices, community-oriented event spaces, new library, and residential apartments. The General Plan Amendment (GPA 19-01) accompanying the project established specific criteria for allowing the multi-family dwelling units. As of Spring 2025, construction of the project has yet to commence.

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Other land uses in this profile area include a United States Post Office, shopping centers (Town Center, Crown Valley Mall, and Laguna Niguel Plaza), smaller single- and multi-tenant commercial sites and office buildings, four gas/services stations, Crestavilla Senior Living, and the Laguna Niguel Presbyterian Church. Table 2-14 shows the existing household and commercial summary of Community Profile Area 14.

Table 2-14: Community Profile Area 14 Existing Household and Commercial Summary

Community Profile Area	Subprofile	Total Existing Households (DU)				Total Existing Commercial (SF)	
		Residential Detached	Acreage	Residential Attached	Acreage	Commercial SF	Acreage
14	A	0	0.00	0	0.00	296,430	29.10
	B	0	0.00	0	0.00	164,727	20.57
	C	0	0.00	0	0.00	0	28.27
	D	0	0.00	0	0.00	92,596	11.60
	Totals	0	0.00	0	0.00	553,753	89.54

SOURCE: CITY OF LAGUNA NIGUEL, MARCH 2025.

NOTES SUBPROFILE A: 14,400 SF SOUTH COUNTY POST OFFICE; 38,814 SF LAGUNA NIGUEL PRESBYTERIAN CHURCH.

SUBPROFILE B: CRESTAVILLA MANAGED CARE FACILITY – 201 UNITS.

SUBPROFILE C: 41,000 SF LAGUNA NIGUEL CITY HALL; 14,400 SF LAGUNA NIGUEL LIBRARY; 30,000 SOUTH COUNTY COURT HOUSE (CLOSED); 7,555 SF OCFA FIRE STATION #5.

2.5 EXISTING LAND USE PATTERNS (ON-THE-GROUND)

When discussing land use, it is important to distinguish between planned land uses as described in the current General Plan and *existing* land uses that reflect existing on-the-ground development.

The land use pattern within Laguna Niguel is the result of several master planned communities and specific plans that were approved by the County of Orange over several decades, prior to the City's incorporation in 1989. These Planned Communities (PC) are the Laguna Niguel PC, Country Village PC, Colinas de Capistrano PC, Beacon Hill PC, Bear Brand Hill PC, Bear Brand PC, Narland Business Center PC, and Marina Hills PC. These PC were implemented through Feature Plans, Area Plans, and Site Plans which established specific land uses, development standards, circulation routes, and infrastructure systems.

Figure 2-5 is a citywide map depicting the on-ground land uses within Laguna Niguel. As the map illustrates, Open Space/Parks and Recreation are the most prominent land use across the City, followed by Residential Detached and Residential Attached land uses. Commercial uses are primarily located along the major corridors, such as Crown Valley Parkway, Alicia Parkway, La Paz Road, and Golden Lantern.

2.6 LOCAL PLANNING CONTEXT

As the City undertakes its General Plan Update, it must consider its relationship to other ongoing projects within the City and in neighboring jurisdictions. To assist with this consideration, this section present information on known projects that are recently approved, under construction, or currently under review in the City of Laguna Niguel and in the surrounding cities, such as Dana Point, San Juan Capistrano, Aliso Viejo, Laguna Beach, Laguna Hills, Mission Viejo, and adjacent unincorporated areas of Orange County.

Table 2-15 summarizes the major development projects within the City, as of December 2024. Minor site permit applications and minor discretionary review projects are not included.

Table 2-15: City of Laguna Niguel Major Development Projects

Project Name	Location	Project Description	Status
City of Laguna Niguel			
Laguna Niguel City Center Mixed Use Project	Approximately 25 acres in area, generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (APN 656-242-18).	General Plan Amendment, Zone Change, Zoning Code Amendment, Site Development Permit, Use Permit, and Vesting Tentative Tract Map to develop a new mixed-use project consisting of approximately 158,600 square feet of commercial space (e.g., retail shops, restaurants, office space), a new 16,300 square foot community library, 275 residential apartment homes, parking structure, and extensive walkable open spaces, paseos, and plazas.	Approved
Grace Church	24600 La Plata Drive	Site Development Permit for the remodel and modest expansion of an existing church and a new 108-unit Senior Living Center.	Approved
The Village	30001 Crown Valley Parkway	Site Development Permit for a modest expansion and remodel to the existing shopping center.	Approved
Chick-fil-A	28201 Crown Valley Parkway	Site Development Permit for a modest expansion and exterior modifications to the existing Chick-fil-A drive-through.	Approved
SunPointe	Southern terminus of Avenida Del Caballo	Site Development Permit, Minor Adjustment, and Vesting Tentative Tract Map to facilitate the subdivision, grading, and development of 53 single-family homes.	Approved
Cove @ El Niguel	30667 Crown Valley Parkway	Site Development Permit, Minor Adjustment, and Tentative Tract Map to redevelop a 4.2-acre property with a proposed 22-unit townhome-style residential development. The site previously contained 41 homes demolished following the Via Estoril Landslide in March 1998.	Approved

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Project Name	Location	Project Description	Status
South Forbes Multi-Family Residential	27942 Forbes Road	Site Development Permit for six-story multi-family development consisting of 309 units and a parking structure.	Under Construction
CUSD Site (Paseo De Colinas) Townhomes	29001 Paseo De Colinas	Site Development Permit for a 24-unit townhome development at a Capistrano Unified School District surplus land site.	Under Review
City of Dana Point			
Victoria Apartments (Doheny Village Housing Project)	26126 Victoria Blvd	306-unit multi-family residential; part of broader Doheny Village Specific Plan.	Under Review
Dana Point Harbor Revitalization	Dana Point Harbor	Marina rebuild, commercial core, parking garage, hotels.	Under construction
City of San Juan Capistrano			
MissionPlace	31776 El Camino Real	Demolition of the existing Playhouse building and construction of two 2-story buildings and a 4-level parking structure with approximately 24,850 square feet of retail, restaurant and office uses.	Permit Under Review
Distrito La Novia /San Juan Meadows	Northeast of La Novia Avenue, Valle Road to San Juan Creek Road	A 154-acre mixed use residential and commercial project site generally located east of Interstate 5 and Valle Road. The Distrito La Novia Portion of the project, located north of La Novia, is entitled for 130 attached residential dwelling units and a commercial and office use mixed development.	Rough grading permit issued. Construction not yet approved
Swallows Creek	30700 Rancho Viejo Road	Demolition of a 123,000 square foot former industrial building and construction of three warehouse buildings totaling 136,310 square feet. The project also obtained	Under Construction

Project Name	Location	Project Description	Status
		conditional use permit approval to allow for Building #3 to be utilized for vehicle sales.	
French Hotel	31841, 318443, 31861, and 31871 Camino Capistrano	The project proposes a 70-room hotel, with related accessory uses (pool, spa, gym, parking), spread throughout the 1.79-acre site that is currently home to the Domingo Yorba Adobe and Manuel Garcia Adobe, listed on the City's Inventory of Historic & Cultural Landmarks and the National Register of Historic Places. As part of this project, the adobes will be rehabilitated and incorporated into the hotel operations.	Entitlements Under Review
San Juan Plaza	32211, 32221, 32231, 32241, 32261, 32281 Camino Capistrano	Request to develop a 488,180 SF, 5-story, mixed-use building comprised of 278 units totaling 316,282 SF of market rate and affordable housing, 14,881 SF of retail, restaurant, and other commercial uses, and 400 parking stalls.	Entitlements Approved, Pending Building Permit Submittal
Camino Twelve	25642 Camino Del Avion	A request to develop a 0.57-acre residential property with 12 townhomes, within two buildings, on the southeast corner of Camino Del Avion and Del Obispo Street.	Entitlements Approved Pending Building Permit Submittal
Saint John Chrysostom American Coptic Orthodox Church	29582 Trabuco Creek Road	A request to construct a church campus, over 4 phases, for the St. John Chrysostom American Coptic Church, which upon build out would consist of a 9,124 sq. ft. primary church building, a 5,390 sq. ft. multi-purpose building, a 3,722 sq. ft. bookstore building with a coffee shop and meeting space and a 3,122 sq. ft. barn church located on a 3.61 acre-site.	Entitlements Under Review

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Project Name	Location	Project Description	Status
Forster Mixed-Use Project	31872, 31878, and 31882 Camino Capistrano	A request to construct a mixed-use project, which includes a residential component which would consist of 95 market-rate apartment units located within three-story and four-story buildings, a resort-style pool and a 3,271 sq. ft. clubhouse building. The commercial component would consist of a single-story 4,294 sq. ft. restaurant adjacent to Camino Capistrano and a 3,100 sq. ft. fitness center. The mixed-use project would be supported by 176 parking stalls	Entitlements Under Review
Performing Arts Center	31872 El Camino Real	A request to construct a Performing Arts Center which would be located on the eastern portion of the City-owned Historic Town Center (HTC) Park. The conceptual development plans identify that the Performing Arts Center would provide approximately 40,241 sq. ft. of floor area with 367 total seats.	Entitlements Under Review
Chipotle	31787 Del Obispo Street	A Request to construct a Chipotle Mexican Grill Restaurant with a Mobile Order Drive-Through Pick-Up Window	Entitlements Under Review
San Juan Hills Golf Course Driving Range	32120 San Juan Creek Road	A request to reconfigure and change the driving range layout, parking lot, and guest services.	Under Construction
Los Rios Theater	26762 Verdugo St	A request to establish a live entertainment venue, restaurant, and bar replacing the existing movie theater.	Entitlements Under Review
Capistrano Business Park - Residential	27122 - 27136 Paseo Espada, 27121 - 27131 & 27231 Calle Arroyo	A request to amend the General Plan land use designation and zoning standards for Ortega Planned Community, Comprehensive Development Plan (CDP) 78-01, Sector B, to allow conversion of up to 69 commercial tenant suites into residential units within the portion of Capistrano Business Park addressed Espada	Entitlements Under Review

Project Name	Location	Project Description	Status
		27122-27136 Paseo Espada. The request includes an amendment to the General Plan land use designation for the remaining portion of Capistrano Business Park and an additional parcel occupied by Casa de Amma, addressed as 27121 - 27131 & 27231 Calle Arroyo, to pros relieve inconsistencies with the land use and existing uses.	
Saint Margaret's Episcopal Student Commons	31732 Rancho Viejo Road	Replace previously existing school administrative office with a new two-story 35,400 sq. ft. student commons building, removal of 29 trees, new landscaping and hardscape and grading of the project site which includes 426 cubic yards of fill, 226 cubic yards of cut resulting in 200 cubic yards of import.	Under Construction
Vermeulen Ranch Center Sign Program	32382 Del Obispo Street	Modifications to the existing Vermeulen Ranch Sign Program including exceptions to the sign code, and additional design elements and landscaping.	Approved and pending building permit submittal
City of Aliso Viejo			
27081 Aliso Creek Road	27081 Aliso Creek Road	On March 20, 2025, Shea Homes Southern California ("Applicant") submitted an application to demolish three existing office buildings to construct a 137-unit, residential community at 27081 Aliso Creek Road. A total of 7 residential units will be deed restricted as affordable units.	Currently Under Review
26800-26970 Aliso Viejo Parkway	26800-26970 Aliso Viejo Parkway	On November 12, 2024, Lennar Homes of California, Inc. submitted a pre-application to demolish five, two-story office buildings to accommodate the construction of a 215-unit, residential community at the corner of Aliso Viejo Parkway and Pacific Park Drive (26800-26970 Aliso	Currently Under Review

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Project Name	Location	Project Description	Status
		Viejo Parkway). A total of 22 townhome units will be deed restricted as affordable units.	
15 Argonaut	15 Argonaut	On February 10, 2025, LaTerra Storage Partners II, LLC ("Applicant") submitted a preapplication to demolish an existing office building to accommodate the construction of a self-storage facility at 15 Argonaut. The Project is proposed as a three-story, 149,328 square foot building and will maintain the existing entry/exit at the south property line.	Currently Under Review
95 Argonaut	95 Argonaut	On October 24, 2024, Meritage Homes/MLC Holdings, Inc. submitted a general plan amendment, zone change, tentative tract map, site development permit, and a development agreement application to demolish an existing office building to accommodate the construction of a 61-unit, town home community at 95 Argonaut. Three of these units will be deed restricted to very low income households.	Currently Under Review
400-600 Freedom Lane	400-600 Freedom Lane	On October 23, 2024, Meritage Homes/MLC Holdings, Inc. submitted a tentative tract map and site development permit application to construct a 134-unit, town home community on a 7.06-acre vacant parcel located at 400-700 Freedom Lane. A total of seven (7) units will be available for Very-Low income households.	Currently Under Review
The Commons	west of Aliso Creek Road, between the San Joaquin Hills Transportation Corridor (State Route 73) and Enterprise	The Commons at Aliso Viejo Town Center is an established commercial center located west of Aliso Creek Road, between the San Joaquin Hills Transportation Corridor (State Route 73) and Enterprise totaling 25 acres.	Permit Issuances in Progress for Tenants
City of Laguna Beach			

Project Name	Location	Project Description	Status
Fire Station No. 4 Replacement	31796 Coast Highway (corner of Coast Highway and 5 th Avenue)	The project will provide a replacement fire station for the existing Fire Station No. 4 located at 31646 2 nd Avenue. The existing station has seismic integrity issues and is not adequately sized to meet the modern needs of the fire department and the National Fire Protection Association (NFPA) standards for fire station design.	Currently Under Review
City of Laguna Hills			
The Village at Laguna Hills	24155 Laguna Hills Mall	On January 6, 2025, the City received a request from MGP Fund X Laguna Hills, LLC ("MGP") seeking to initiate negotiations on proposed Major Project Modifications to the existing Development Agreement for the Village at Laguna Hills. According to MGP, these requested modifications reflect shifts in economic and market conditions and would require amendments to the approved Development Agreement.	Approved March 8, 2022
23161 Mill Creek (Toll Brothers/Khoshbin)	23161 Mill Creek	On April 2, 2025, the Community Development Department received a revised application for the proposed 36-unit residential development located at 23161 Mill Creek Drive. The project includes developing 36 attached condominium units within 18 buildings.	Deemed Incomplete May 1, 2025
Terravita	23272, 23282, 23422, 23382, 23332 Mill Creek Drive; 24461,24411 Ridge Route Drive	Proposed Terravita residential development located at the northeast corner of Mill Creek Drive and Ridge Route Drive. The project includes 254 attached single-family units and 210 multi-family units.	Deemed Complete on April 18, 2025; Processing
Oakbrook Plaza	24422 Avenida de la Carlota	Housing development project at 24422 Avenida De La Carlota (APN No. 620-429-04) consisting of 240 age restricted multiple-family residential units.	Deemed Complete April 11, 2024; Processing

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Project Name	Location	Project Description	Status
Ralph's Fuel Station	25594-25632 Alicia Parkway	Proposed fuel station facility with Pre-fabricated kiosk	Approved September 10, 2024
Circle K (Mobil)	25491 Alicia Parkway	Proposal for a new convenience store with associated fuel sales consisting of a 5,200 s.f. convenience store and a fuel canopy with 5 fuel pumps.	Approved June 12, 2023

SOURCE: CITY OF LAGUNA NIGUEL, DECEMBER 2024. AVAILABLE AT: [HTTPS://STORYMAPS.ARCGIS.COM/STORIES/EE1F2C3DC8C64154B84E40B0A422740A](https://STORYMAPS.ARCGIS.COM/STORIES/EE1F2C3DC8C64154B84E40B0A422740A). ACCESSED DECEMBER 18, 2024. DOHENY VILLAGE PLAN, 2024. AVAILABLE AT: [HTTPS://DOHENYPLAN.COM/](https://DOHENYPLAN.COM/). ACCESSED JULY 17, 2025. DANA POINT HARBOR, 2025. AVAILABLE AT: [HTTPS://DANAPOINTHARBOR.COM/REVITALIZATION/](https://DANAPOINTHARBOR.COM/REVITALIZATION/). ACCESSED JULY 17, 2025. THE CITY OF SAN JUAN CAPISTRANO, LAST UPDATE APRIL 2025. AVAILABLE AT: [HTTPS://SANJUANCAP.MAPS.ARCGIS.COM/APPS/MAPTOUR/INDEX.HTML?APPID=46BD1839D2EA4A5A92595B5E4E6BE1CB](https://SANJUANCAP.MAPS.ARCGIS.COM/APPS/MAPTOUR/INDEX.HTML?APPID=46BD1839D2EA4A5A92595B5E4E6BE1CB). ACCESSED JULY 17, 2025. CITY OF ALISO VIEJO, MAJOR PROJECTS. AVAILABLE AT: [HTTPS://AVCITY.ORG/412/MAJOR-PROJECTS](https://AVCITY.ORG/412/MAJOR-PROJECTS). ACCESSED JULY 17, 2025. CITY OF LAGUNA BEACH, CAPITAL IMPROVEMENT PROJECTS. AVAILABLE AT: [HTTPS://WWW.LAGUNABEACHCITY.NET/GOVERNMENT/DEPARTMENTS/PUBLIC-WORKS/ENGINEERING/PROJECTS/CAPITAL-IMPROVEMENT-PROJECTS](https://WWW.LAGUNABEACHCITY.NET/GOVERNMENT/DEPARTMENTS/PUBLIC-WORKS/ENGINEERING/PROJECTS/CAPITAL-IMPROVEMENT-PROJECTS). ACCESSED JULY 17, 2025. CITY OF LAGUNA HILLS, PLANNING DEVELOPMENT PROJECTS. AVAILABLE AT: [HTTPS://WWW.LAGUNAHILLSCA.GOV/566/PLANNING-DEVELOPMENT-PROJECTS](https://WWW.LAGUNAHILLSCA.GOV/566/PLANNING-DEVELOPMENT-PROJECTS). ACCESSED JULY 17, 2025.

2.6.1 Land Uses Surrounding the Planning Area

Laguna Niguel is surrounded by several local jurisdictions including the City of Dana Point to the south; the City of San Juan Capistrano to the east; the County of Orange (Aliso and Woods Canyon Regional Park) and the City of Laguna Beach to the west; and the cities of Aliso Viejo, Laguna Hills, and Mission Viejo to the north. The following land uses are identified along common boundaries and areas near Laguna Niguel:

City of Dana Point (south)

- Prof./Admin.
- Recreation/Open Space
- Neighborhood Commercial
- Community Commercial
- Residential (3.5-7 du/ac)
- Residential (7-14 du/ac)
- Residential (14-22 du/ac)

City of San Juan Capistrano (east)

- General Open Space
- Planned Community
- Very Low Density Residential (0-1.0 du/ac)
- Medium Density Residential (3.6-5.0 du/ac)

County of Orange (Aliso and Woods Canyon Regional Park) (west)

- Open Space

City of Laguna Beach (west)

- Open Space

City of Aliso Viejo (northwest)

- Professional Office
- Community Commercial
- Residential Medium Density (18 du/ac)
- Open Space Preservation
- Open Space Recreation
- Community Facilities

City of Laguna Hills (north)

- Community Commercial
- Estate Residential (3.5 du/ac)
- Open Space
- Park

City of Mission Viejo (northeast)

- Business Park
- Office Professional
- Commercial Highway (Commercial Intensive Overlay Area)
- Community Facility
- Commercial Regional (Commercial Intensive Overlay Area)



2.7 COMMUNITY CHARACTER

A community's character is strongly shaped by both its physical appearance and feel, , some qualities of which are tangible while others are more intangible. Laguna Niguel's character is largely defined by its abundant open space, predominantly single-family residential neighborhoods, proximity to the coastline, community-serving commercial areas, regional amenities, and employment centers.

2.7.1 Elevation

Laguna Niguel occupies a hilly basin near the southern end of the San Joaquin Hills, a small coastal mountain range in southern Orange County. According to USGS, the average elevation in the City of Laguna Niguel is 400 feet; elevations range from near sea level to 936 feet at the southwest corner of the City. Low ridges dissect much of the Laguna Niguel area. Most of these mountain ridges, some of them attaining heights of one or two hundred feet, run northeast to southwest, delineating the hydrography of the area. Figure 2-6 illustrates the Planning Area's topography.

2.7.2 Open Space

The abundance of open space is one of the most endearing characteristics of Laguna Niguel. More than one-third of the City is preserved as dedicated open space and parks and recreation areas, including natural hillsides, hiking and biking trails, amenitized parks, sports fields, and a range of community-serving recreation facilities.. Residents have access to over 5,000 acres of open space when taking into account areas adjacent to the City but outside the City limits including Aliso and Wood Canyons Wilderness Park (including portions of the Aliso Creek Corridor), the Salt Creek Corridor Regional Park, and other County open space areas. The Salt Creek Corridor Regional Park provides a continuous open space system and trail connections through the City of Dana Point to the coast.

2.7.3 Residential Neighborhoods

Laguna Niguel is predominately a detached single-family residential community. Residential uses account for most of the total land area. There are nearly 200 distinct neighborhoods or subdivisions, with most of the detached single-family communities within a HOA. However, the older communities of Crown Park, La Veta, Niguel Hills, Pacesetters, Vista Del Niguel, which were established in the 1960s through the 1970s are not within an HOA.

2.7.4 Housing Age and Conditions

Table 2-16 shows the age of Laguna Niguel's housing stock using data from the 2023 American Community Survey (ACS) 5-Year Estimates. This table shows that the majority of housing units in Laguna Niguel were constructed prior to 1990 and are now more than 30 years old. Typically, housing over 30 years in age is more likely to have major rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. The age of the City's housing stock indicates a potentially significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to address housing deterioration.

Table 2-16: Age of Housing Stock in City of Laguna Niguel

Year Structure Built	Number of Units	Percentage of Total
Built 2020 or later	176	0.6%
Built 2010 to 2019	1,723	6.3%
Built 2000 to 2009	1,409	5.1%
Built 1990 to 1999	5,670	20.6%
Built 1989 or earlier	18,185	66.9%
Total	27,163	100%

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY – DP04 SELECTED HOUSING CHARACTERISTICS, 2023 5-YEAR ESTIMATES DATA PROFILES, [HTTPS://DATA.CENSUS.GOV](https://data.census.gov), ACCESSED DECEMBER 18, 2024.

2.7.5 Commercial Areas

Retail, office, industrial, and public/institutional land uses currently account for approximately 15.3% of the City's total land area. Most retail land uses are concentrated within neighborhood and community shopping centers such as Town Center, the Marketplace at Laguna Niguel, Plaza de la Paz, Ocean Ranch Village, Laguna Niguel Promenade, Crown Valley Mall, Laguna Niguel Plaza, Laguna Heights, and the Center at Rancho Niguel.

The majority of office and industrial uses are located within the Country Village/Narland Business Center (Community Profile Area 1), Town Center (Community Profile Area 14), and Camino Capistrano/Cabot Road Business Area, commonly known as the Laguna Niguel Gateway Area (Community Profile Area 4). The Town Center area consists of a concentrated mix of office, public facility, and retail uses. The Country Village/Narland and Business Center and the Camino Capistrano/Cabot Road Business Area include a mix of retail, office, and light industrial land uses.



LAND USE AND COMMUNITY CHARACTER

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LAND USE AND COMMUNITY CHARACTER

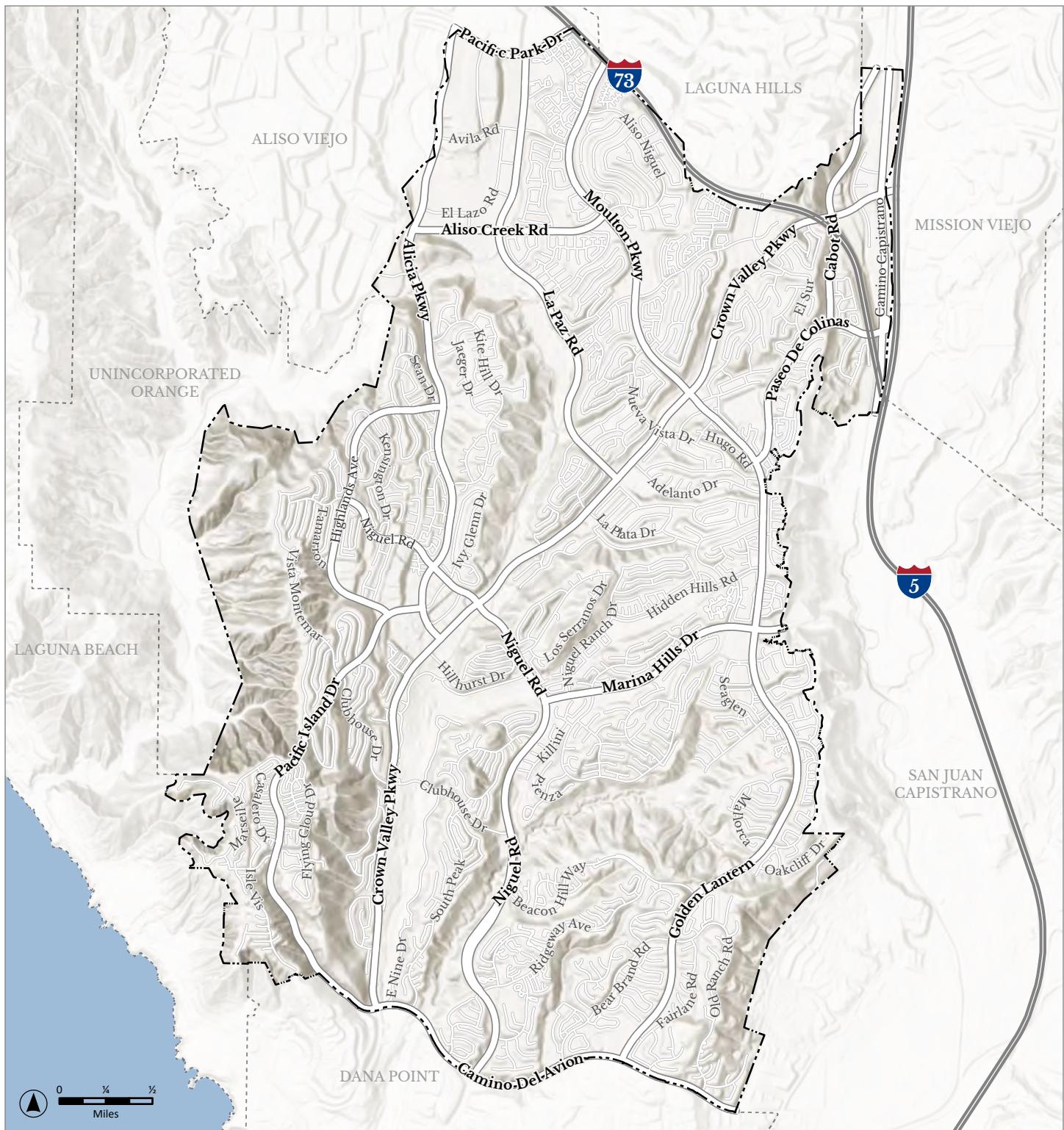
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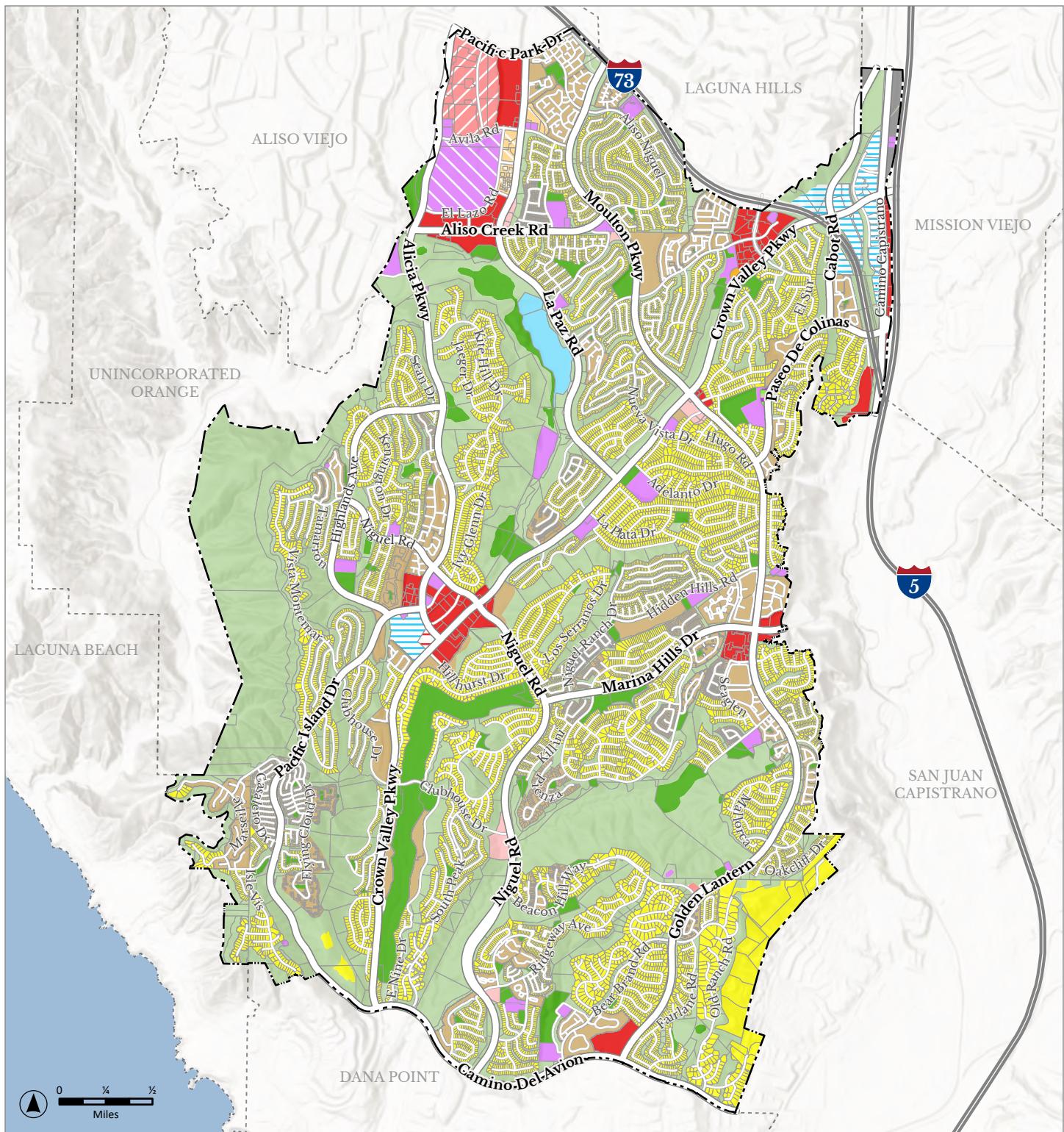
Prepared for the City of Laguna Niguel by De Novo Planning Group
September 12, 2023

LEGEND

- Laguna Niguel City Boundary
- Other Jurisdictions

Figure 2-1.

Planning Area



Data sources: City of Laguna Niguel Official General Plan Map, 9-11-2023; Orange County GIS.

Prepared for the City of Laguna Niguel by De Novo Planning Group
September 12, 2023

LEGEND

Laguna Niguel City Boundary

RD: Residential Detached

RA: Residential Attached

CN: Neighborhood Commercial

CC: Community Commercial

PO: Professional Office

PI: Public/Institutional

PR: Parks and Recreation

OS: Open Space

I/BP/PO/CC:

Industrial/Business Park;

Professional Office;

Community Commercial

CC/PO: Community Commercial; Professional Office

CC/PO/PI: Community Commercial; Professional Office; Public/Institutional

PI/PO: Public/Institutional; Professional Office

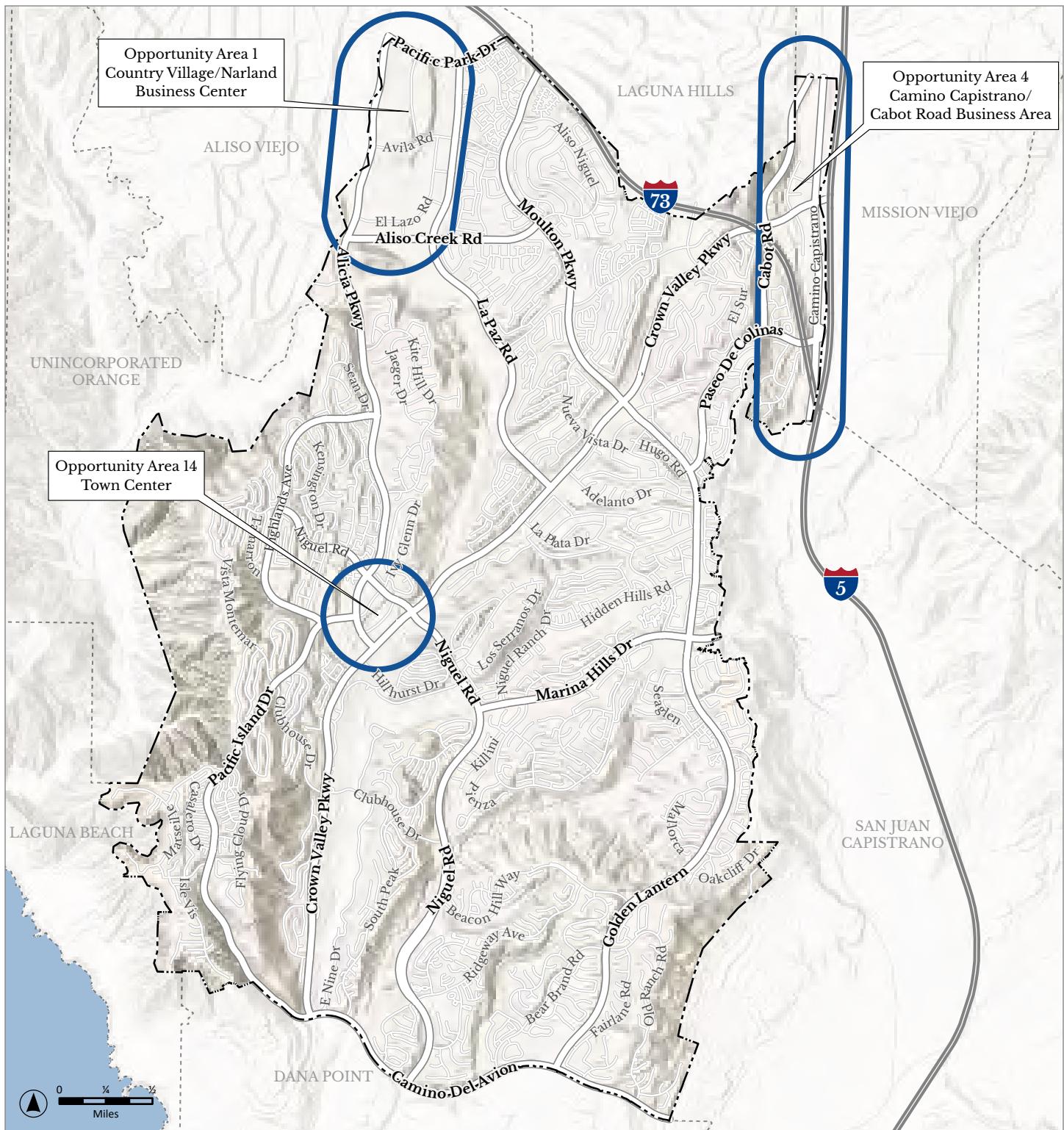
PO/I/BP: Professional Office; Industrial/Business Park

CC/PO/PI/RA: Community Commercial; Professional Office; Public/Institutional; Residential Attached

PI/RA/PR: Public/Institutional; Residential Attached; Parks and Recreation

Water

Figure 2-2.
Current General Plan Land Use Map



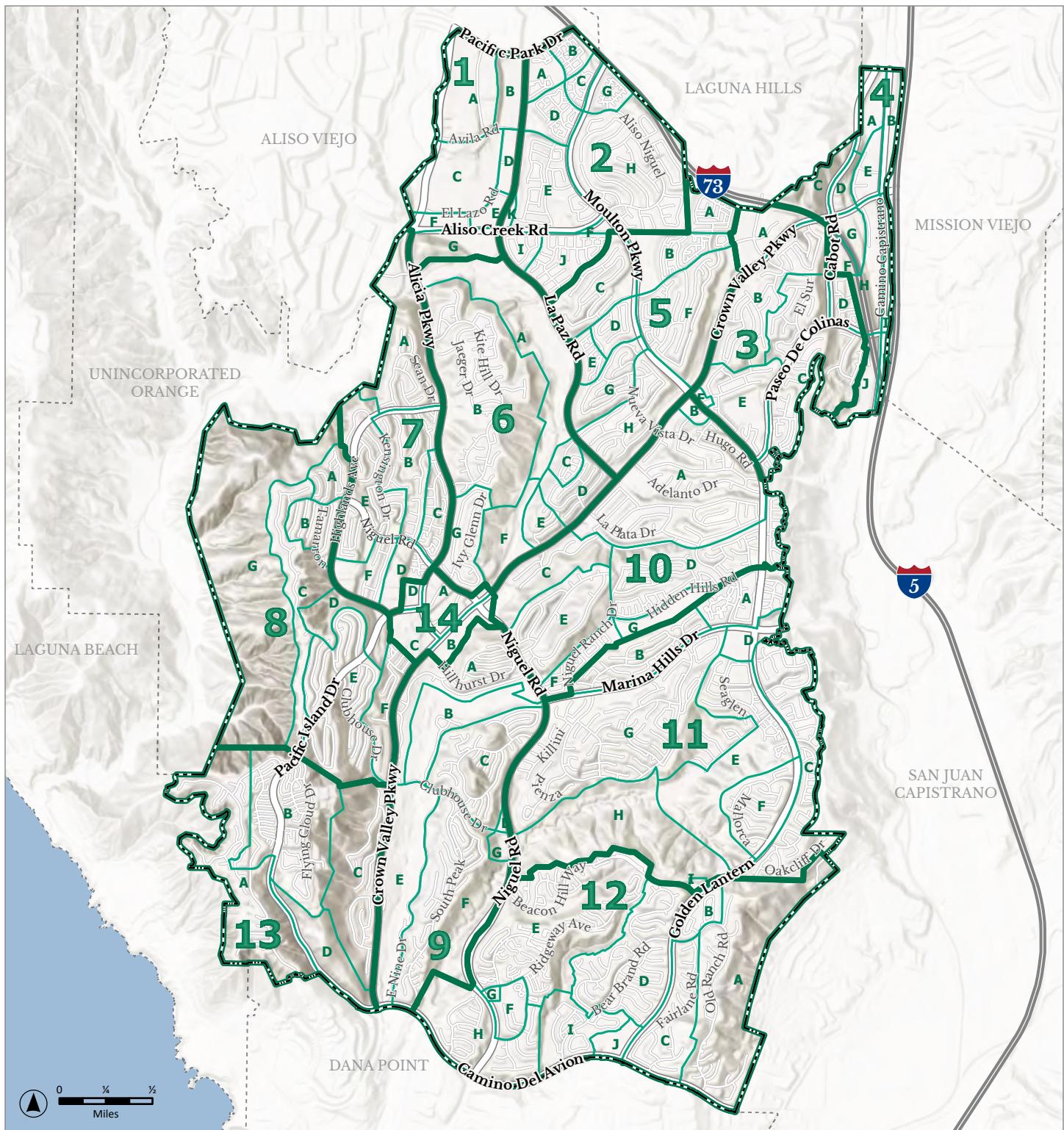
Data sources: City of Laguna Niguel; Orange County GIS.

Prepared for the City of Laguna Niguel by De Novo Planning Group
September 25, 2024.

LEGEND

- Laguna Niguel City Boundary
- Other Jurisdictions
- Existing Opportunity Areas

Figure 2-3.
Existing Opportunity Areas



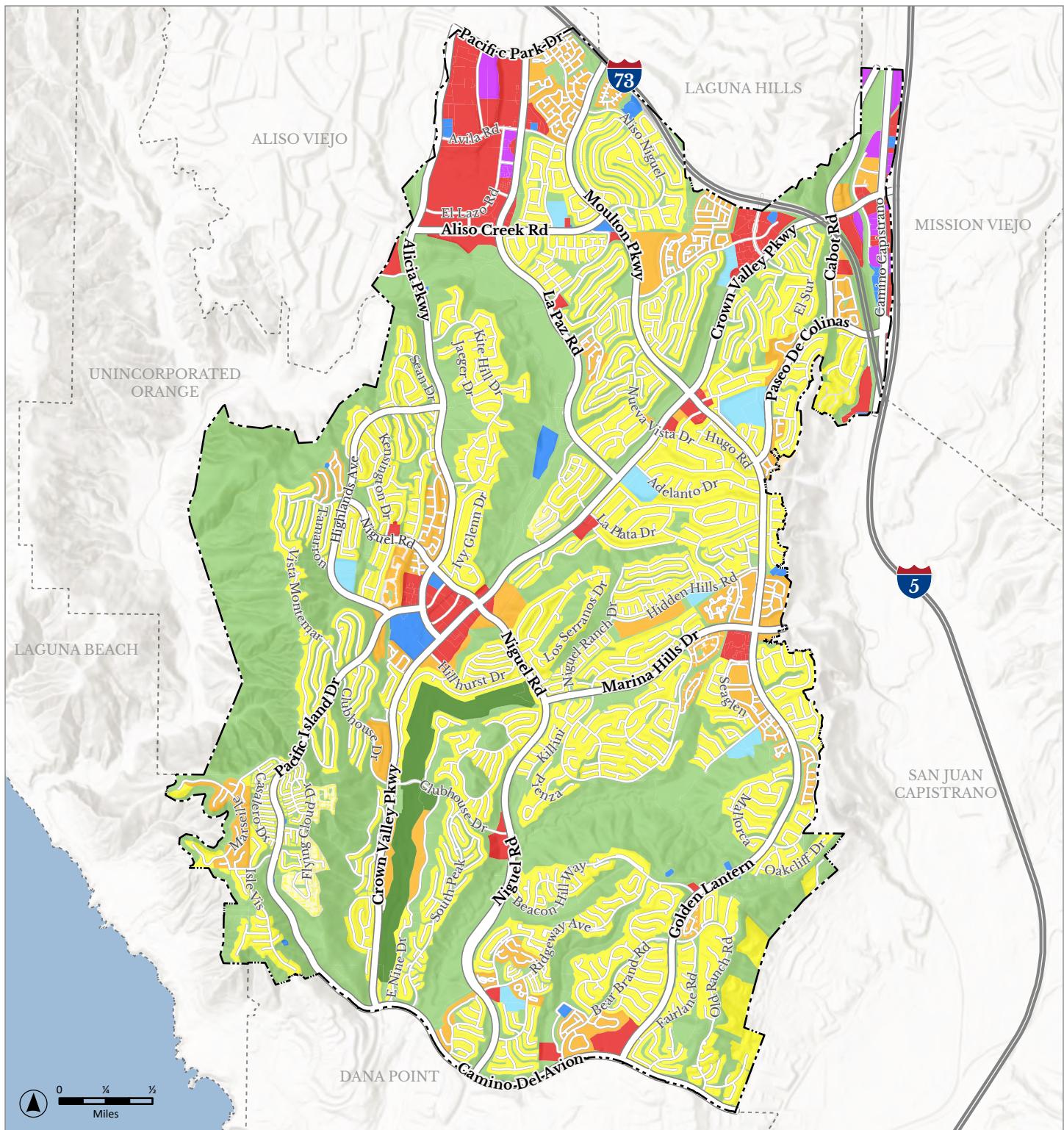
Data sources: City of Laguna Niguel; Orange County GIS.

Prepared for the City of Laguna Niguel by De Novo Planning Group
September 22, 2025.

LEGEND

- Laguna Niguel City Boundary
- Other Jurisdictions
- Community Profile Areas
- Community Sub-Profile Areas

Figure 2-4.
1992 Community Profile Areas



Data sources: Orange County GIS; ParcelQuest; Google Maps and Imagery

Prepared for the City of Laguna Niguel by De Novo Planning Group

Planning Group
July 3, 2021

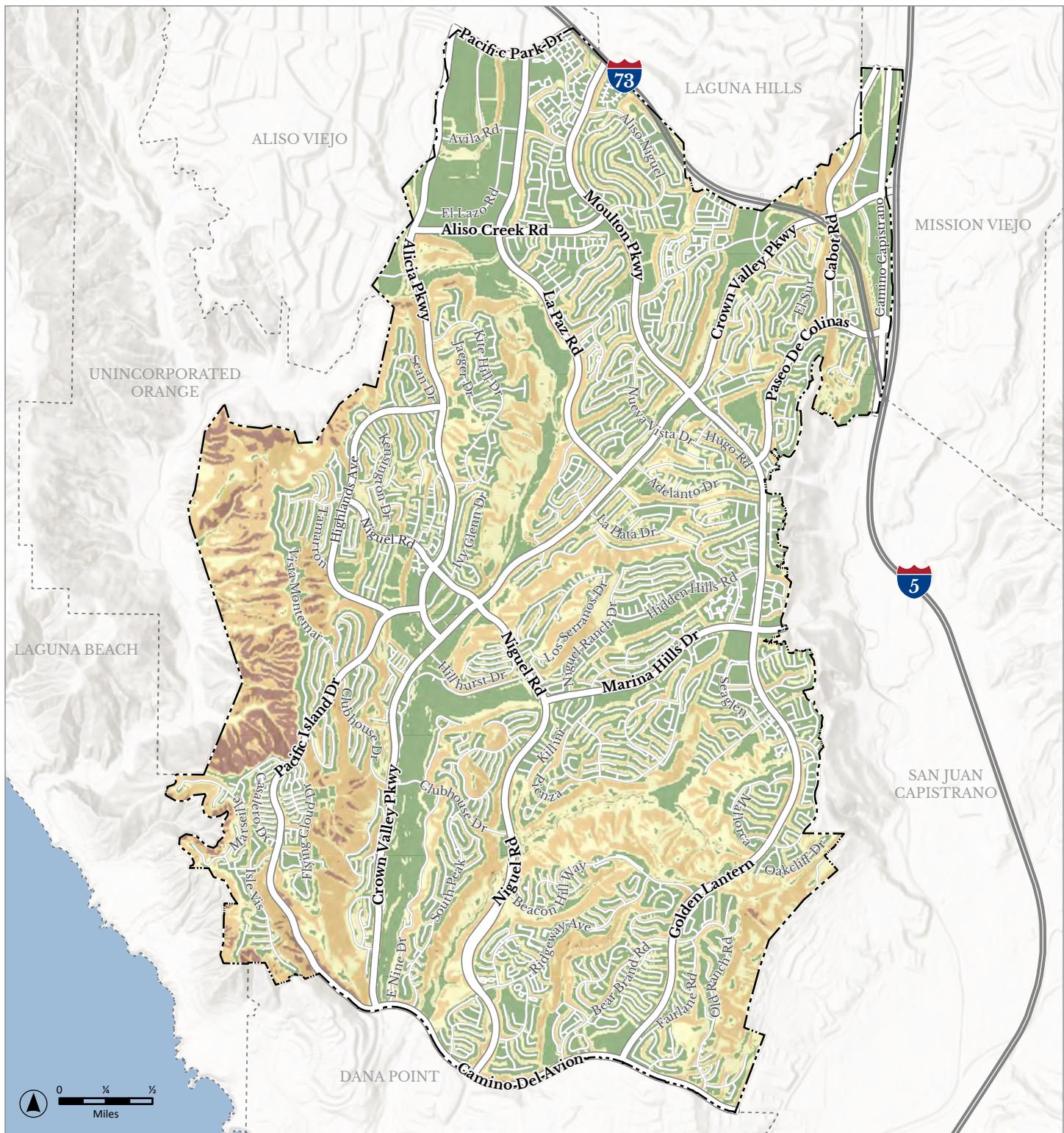
LEGEND

Legend:

- Laguna Niguel City Boundary
- Other Jurisdictions
- Residential Single Family
- Residential Multiple Family
- Residential Common Area
- Commercial
- Industrial
- Park/Open Space/Recreation

Figure 2-5.

On-Ground Land Uses



Data sources: U.S. Geological Survey, 20190917, USGS 13 arc-second n34w118 1 x 1 degree; City of Laguna Niguel; Orange County GIS.

Prepared for the City of Laguna Niguel by De Novo Planning Group

July 2, 2024

LEGEND

Laguna Niguel City Boundary
 Other Jurisdictions

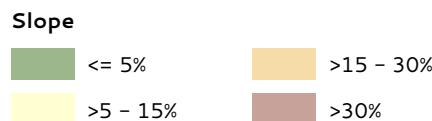


Figure 2-6.

Topography