

## Questions to Consider

### LAND USE

- ▶ *What land use opportunities and constraints exist for Downtown, Laguna Canyon, the length of Pacific Coast Highway, South Laguna, Arch Beach Heights and other areas?*
- ▶ *Are there redevelopment opportunities in the City? Where and for what type of new uses?*
- ▶ *Where and how should future growth occur?*
- ▶ *What land use decisions can lead to a more sustainable future for the community?*
- ▶ *How will the City approach potential new development from the direction of the Ocean given the advancement in construction technology as is being experienced in other parts of the world?*
- ▶ *What can we learn from the divisive experience of Treasure Island in terms of future growth and development?*
- ▶ *What hillside parcels do we want to preserve?*

### HOUSING

- ▶ *How should new residential growth and infill development be accommodated? Given the limitations on existing land, should higher densities of housing be encouraged, or discouraged?*
- ▶ *What is the long-term impact of larger homes on smaller lots? How can we preserve bungalows, cottages and other heritage buildings?*
- ▶ *How can we ensure that our children do not have to leave Laguna Beach due to increased housing costs?*
- ▶ *How do we provide affordable housing for artists, seniors and other low income groups?*

- ▶ *Should Laguna Beach provide more affordable housing for tourism industry workers?*

### TRANSPORTATION

- ▶ *What improvements are needed along Laguna Canyon Road and the Pacific Coast Highway?*
- ▶ *What are the highest priorities for future bikeways?*
- ▶ *Is increased bus transit a viable option? What can be done to improve use or service?*
- ▶ *What can be done to handle traffic problems during peak weekends? Where are the greatest problems?*
- ▶ *How can we promote more pedestrian usage Downtown?*
- ▶ *How can resident parking needs be accommodated?*
- ▶ *What will be the future impact of new toll-roads as they become more heavily used?*

### BIOLOGICAL RESOURCES

- ▶ *What type of restoration and/or protection is appropriate along the streams and creeks?*
- ▶ *Is the City adequately prepared for fire and flooding?*
- ▶ *How should urban runoff be dealt with? How should public habits change?*
- ▶ *How can we protect the water quality of the ocean?*
- ▶ *How can we replenish and protect the inter-tidal zone?*
- ▶ *What measures will we take to address future air quality issues, particularly as related to proposals for more development, more airports, more roads, and more industry?*