
From: Community Development
Subject: FW: Garden Plaza Project

-----Original Message-----

From: Keith Rattay
Sent: Tuesday, March 15, 2022 11:37 AM
To: Elaine Lister <elister@cityofmissionviejo.org>; Angela Hannis <ahannis@cityofmissionviejo.org>
Subject: FW: Garden Plaza Project

The City is not considering any removal of median trees on Lapaz. The Gardens project does indicate 1 Jacaranda tree to be to be removed as part of the project.

-----Original Message-----

From: ny2ca83@cox.net <ny2ca83@cox.net>
Sent: Tuesday, March 15, 2022 11:04 AM
To: CityAdmin <cityadmin@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi!

Was wondering if I heard correctly.... Is the city considering removing the center island of LaPaz because of the traffic concerns with the Garden Plaza Project? The ones with the beautiful jacaranda trees? The ones that are lit up for the holidays?

Thank you,
Marianne Ferraro
9493382932

Sent from my iPhone

From: Community Development
Subject: FW: new 7 story structure on corner of Marguerite and La Paz

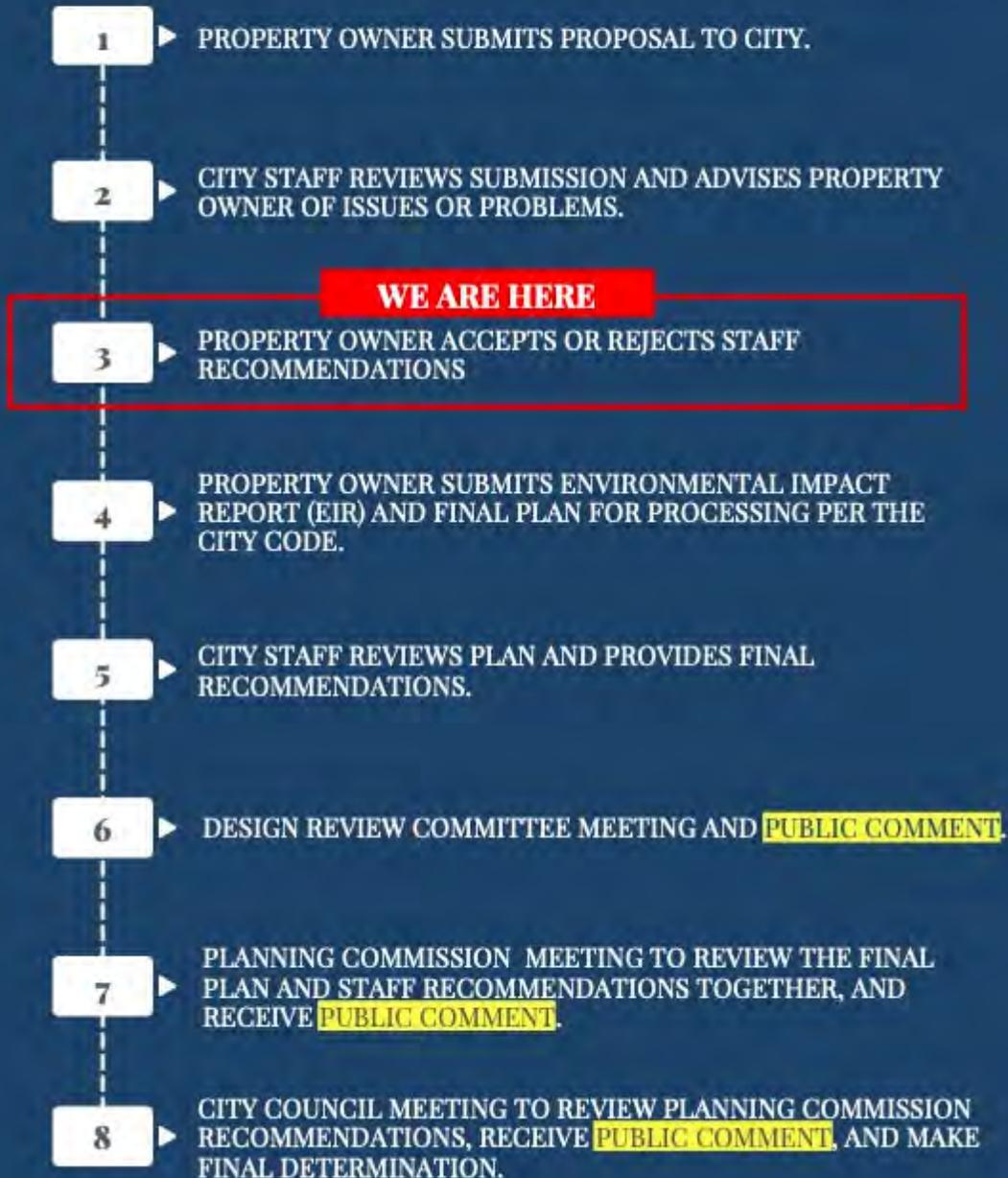
From: Wendy Bucknum
Sent: Monday, February 28, 2022 8:16 AM
To: 'RoseAnn Felt' <roseann.t.felt@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>
Subject: RE: new 7 story structure on corner of Marguerite and La Paz

Good Morning Ms. Felt,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: RoseAnn Felt <roseann.t.felt@gmail.com>
Sent: Friday, February 25, 2022 9:35 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: new 7 story structure on corner of Marguerite and La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council members,

As a Mission Viejo Resident close to the Marguerite and La Paz intersection, who uses La Paz often for travel, I am highly against this new structure that is being proposed for the corner of Marguerite and La Paz. Not only is it inconsistently high for the surrounding area, it would also increase congestion on an already undersized, congested street--La Paz. Any further development of housing along this corridor would greatly negatively impact the quality of life of the current residents, who already deal with intense traffic along La Paz.

Please vote against changing the zoning and allowing this monstrosity of a building to be placed here.

RoseAnn Felt

From: Community Development
Subject: FW: Apartment proposal (La Paz/Marg)

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: January 25, 2022 at 7:20:44 AM PST
To: Tina <tinawiener2000@yahoo.com>
Cc: Trish Kelley <tkelley@cityofmissionviejo.org>
Subject: Re: Apartment proposal (La Paz/Marg)

Good morning Tina,
It's good that you attended the property owners zoom meeting. I encourage you to stay engaged and stay involved. We are listening. And I hope you understand we have to allow this applicant to submit a final PROPOSED project application before we can even weigh in.

Kind Regards,

Wendy Bucknum
Mayor

On Jan 25, 2022, at 7:04 AM, Tina <tinawiener2000@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.



Sent from my iPhone

This is my morning view. I didn't sleep all night, tossing and turning after yesterday's zoom meeting. We have lived here for 25 years, our forever home. My husband is retired in law enforcement. I was able to stay home and raise our kids. We saved for retirement to live on a budget. Please please please turn down the proposal for this corner. Instead of this view, I'll be looking into people's living spaces and they'll be looking right into our bedrooms, living room and kitchen windows. I can not fathom not hearing birds chirping & having a sense of peace with the privacy we have and our gorgeous morning sunrises.

The noise, the lights, the traffic, the accidents, the crime, the smell/rodents, pollution, the parking over crowding our resident & shopping center streets, the danger to our school children walking/biking, the environmental impact and crowded impact... this project is insane.

PLEASE consider on a MUCH smaller scale with redeveloping that corner.

Sincerely, Tina Finley

On Dec 8, 2021, at 4:55 PM, Trish Kelley
<tkelley@cityofmissionviejo.org> wrote:

Dear Tina,

Thank you for your email and for sharing your thoughts and concerns about the Garden Plaza proposal. The City has published an article regarding the proposal and you may read it at this

link: <https://cityofmissionviejo.org/news/private-property-owner-seeking-build-mixed-use-project-northwest-corner-marguerite-la-paz>

But here is some general information:

Private property owner and developer ValueRock Realty, which owns The Commons in Aliso Viejo, applied to the City seeking to establish a new mixed-use land use designation and zoning district for a new project – The Gardens – on the northwest side of Marguerite Parkway and La Paz.

The developer has submitted an application, which the City's Community Development Department deemed "incomplete." It calls for 48,000 square feet of retail; five upper stories of residential development with 234 apartment units; and 626 parking spaces on the 6.5-acre site currently zoned as Office/Professional and developed as the Garden Plaza commercial and office center at 27001 La Paz Road. The private property owner's initial application proposed to demolish the existing 46,148 square feet of building area to make way for the new mixed-use project with a maximum height of six stories and 74 feet. The proposed apartment units would be a mix of studio-, 1-, 2-, and 3-bedroom units ranging from 581 to 1,547 square feet with a project density of 36 dwelling units per acre including the provision of 12 units as affordable to lower-income households. The proposal by the owner, Value Rock, will require public hearings. The City has not seen the completed application yet, so it is not certain if there will be changes.

As stated, this is a development application from a private property owner. The City does not own this property. The application is incomplete – meaning the developer's proposed plans could change. Currently, the item is referenced in the Planning and Transportation Commission's long-range "Status Report" to help make the Commission and public aware of future agenda items. When the application is complete, as will be updated in the long-range "Status Report," the plans will be available for viewing as part of the public hearings. Residents are encouraged to participate in the public hearing process, which could take two to three months or more.

During a future public hearing, the date of which has not yet been determined, the private property owner will ask the Planning and Transportation Commission to approve the application. Again, the application was not complete so there may be changes in the final application. Community members can attend the meeting and provide testimony to the Planning and Transportation Commission. The Commission will then decide what it thinks is best for the private property owner and community. The project will then go before the City Council for a final decision, where the community can again give its input before a decision is made.

We are happy to take your input, and that of any other residents, and it will be saved in the public record. But please know that Council Members and Planning Commission members cannot “weigh in” until we have the issue publicly presented, with the completed application, in formal public hearings. To follow due process, we must not pre-determine any decisions and must be careful not to have bias or prejudice (either way) prior to the public hearing. To do so would cause members to be eliminated from the voting and discussion. Again, we are pleased to receive thoughts both in support of and in opposition to the proposed project, but we will not be making a decision until the matter is before us in the public setting.

I encourage you to “stay tuned” and watch for the proposal to be brought to the Planning Commission. We will publish the meeting dates and times, but you may wish to subscribe to the City’s enewsletter and also to receive meeting agendas. You may subscribe on our City website, www.cityofmissionviejo.org.

Thanks for contacting us with your questions and concerns!

Trish Kelley
Mayor

-----Original Message-----

From: Tina <tinawiener2000@yahoo.com>

Sent: Tuesday, December 7, 2021 11:23 AM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: Apartment proposal

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern and those on our MV City Council who general care about your residence... PLEASE do not pass any proposal to build an apartment complex on the corner of La Paz & Marguerite. I am a local resident who has lived on top of the adjacent slope for 24 years and I am very concerned. The congestion with traffic (cars & pedestrians) is not safe nor is it logical in this area. Going down La Paz to the 5 freeway from Floresta Lane can take me over 20 minutes sometimes with school and work traffic. We have enough trouble even getting out of our street safely with the traffic. Much less the noise and crime that this type of

building would bring. With declining police/fire force and employment in general this is a BAD idea. PLEASE STOP ANY PROPOSAL TO BUILD THIS MONSTER in our quaint family city of Mission Viejo! PLEASE...
concerned resident, Tina Finley

Sent from my iPhone

From: Community Development
Subject: FW: NO THANKS!
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

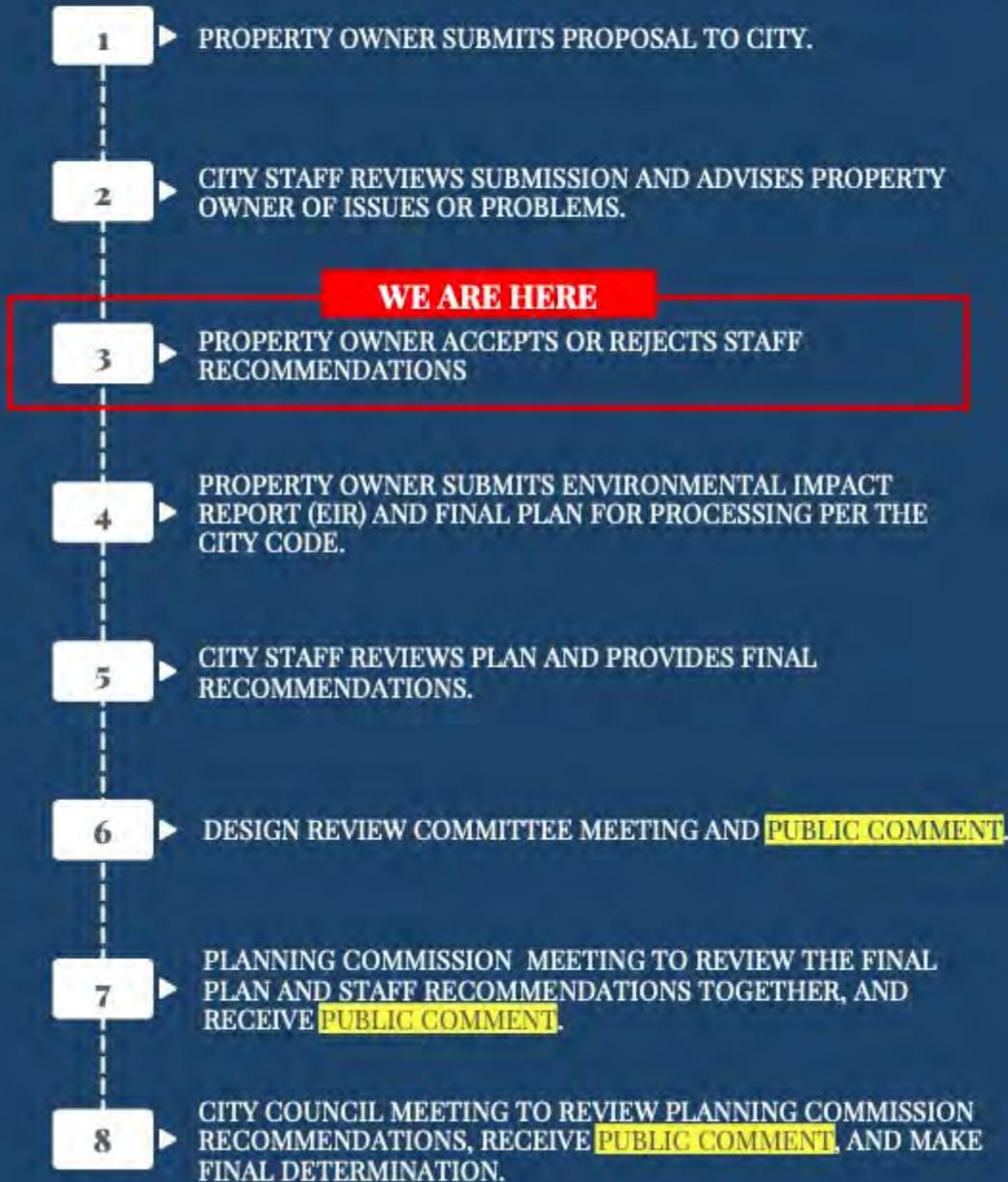
From: Wendy Bucknum
Sent: Monday, February 28, 2022 8:19 AM
To: 'k_moehle@yahoo.com' <k_moehle@yahoo.com>
Subject: RE: NO THANKS!

Good Morning Mr. & Mrs. Ferrari,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: k_moehle@yahoo.com <k_moehle@yahoo.com>
Sent: Friday, February 25, 2022 11:03 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: k_moehle@yahoo.com
Subject: NO THANKS!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

I live at 27082 Segovia Circle. My family and I are AGAINST the Proposed Garden development at Marguerite and La Paz. This is not good for our city of Mission Viejo. Please listen to our community. We do not want this enormous building in our city!

Thank you,
Paul and Kari Ferrari
27082 Segovia

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

From: Community Development
Subject: FW: Garden Plaza Project
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 28, 2022 8:32 AM
To: 'Mike Paxton' <mikepaxton1961@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Morning Mr. Paxton,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Mike Paxton <mikepaxton1961@hotmail.com>
Sent: Sunday, February 27, 2022 12:05 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS

Sent from my iPhone
Mike Paxton

949-378-2779



From: Community Development
Subject: FW: NO THANKS!
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 28, 2022 8:31 AM
To: 'Heidi Worcester' <heidi.worcester@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: NO THANKS!

Good Morning Ms. Worcester,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Heidi Worcester <heidi.worcester@yahoo.com>
Sent: Sunday, February 27, 2022 9:56 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Stop the horrendous MONSTER!!!

From: Community Development
Subject: FW: STOP THE PROPOSED GARDEN PLAZA PROJECT.....NO THANKS!!!!!!
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum

Sent: Monday, February 28, 2022 8:30 AM

To: 'STEVE ROBERTSON' <rezende4@aol.com>

Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Subject: RE: STOP THE PROPOSED GARDEN PLAZA PROJECT.....NO THANKS!!!!!!

Good Morning Mr. Robertson,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: STEVE ROBERTSON <rezende4@aol.com>

Sent: Saturday, February 26, 2022 11:24 AM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: STOP THE PROPOSED GARDEN PLAZA PROJECT.....NO THANKS!!!!!!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sent from my iPhone

From: Community Development
Subject: FW: New Housing Project
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 28, 2022 8:29 AM
To: 'Joe Noval' <joeandkicha@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: New Housing Project

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor

-----Original Message-----

From: Joe Noval <joeandkicha@cox.net>
Sent: Thursday, February 24, 2022 4:39 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: New Housing Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

It has recently come to my attention, that there are plans to build a large apartment complex at the corner of La Paz and Marguerite Parkway. I am so disappointed that this is even being considered. It totally goes against what the founders of

the city of Mission Viejo envisioned for the community. Please reconsider your position on this matter. It would be a very big mistake! Thank you for considering my opinion.

Very Respectfully
Joe Noval

Sent from my iPhone

From: Community Development
Subject: FW: new 7 story structure on corner of Marguerite and La Paz
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

From: Wendy Bucknum
Sent: Friday, February 25, 2022 9:36 PM
To: 'RoseAnn Felt' <roseann.t.felt@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>
Subject: RE: new 7 story structure on corner of Marguerite and La Paz

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: RoseAnn Felt <roseann.t.felt@gmail.com>
Sent: Friday, February 25, 2022 9:35 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: new 7 story structure on corner of Marguerite and La Paz

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City Council members,

As a Mission Viejo Resident close to the Marguerite and La Paz intersection, who uses La Paz often for travel, I am highly against this new structure that is being proposed for the corner of Marguerite and La Paz. Not only is it inconsistently high for the surrounding area, it would also increase congestion on an already undersized, congested street--La Paz. Any further development of housing along this corridor would greatly negatively impact the quality of life of the current residents, who already deal with intense traffic along La Paz.

Please vote against changing the zoning and allowing this monstrosity of a building to be placed here.

RoseAnn Felt

From: Community Development
Subject: FW: Garden Apartments/Retail Project
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Friday, February 25, 2022 9:24 PM
To: 'Sandy Fate' <sandyfate@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Apartments/Retail Project

Good Evening Ms. Fate,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Sandy Fate <sandyfate@icloud.com>
Sent: Thursday, February 24, 2022 1:13 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Apartments/Retail Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Last night I attended the economic workshop for the proposed Garden Apartments/Retail project. The representative indicated we are an aging community and therefore the City needs to generate more revenue. The primary driver behind the project seems to be tax revenue, the Whole Foods market, and ten or so low income units. My question is

whether in your opinion the City is deteriorating due to an aging population as the speaker suggested, whether the City is struggling for revenue, and how this project fits in with the sites already identified for low income housing? Is someone from the City attending these calls to hear the voices of the residents who do not want this project at the proposed location? As I look around, I see a beautiful, well-maintained community and plenty of grocery stores.

Sent from my iPad

From: Community Development
Subject: FW: High density apt complex on Marguerite and La Paz
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

From: Wendy Bucknum
Sent: Friday, February 25, 2022 9:01 PM
To: 'Mary Alexander' <mary.mulally.alexander@gmail.com>
Cc: Bill Curley <bcurlley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: High density apt complex on Marguerite and La Paz

Good Evening Mr. & Mrs. Alexander,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Mary Alexander <mary.mulally.alexander@gmail.com>
Sent: Wednesday, February 23, 2022 8:11 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: High density apt complex on Marguerite and La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern:

We are all aware of Moonbeam Brown and Gavin "\$500 a bottle wine" Newsom's wish that we all live in tenements on bus lines, but hadn't expected to see it so blatantly inflicted on Mission Viejo with no warning to its citizens.

It's madness to build a six story, 234 unit apartment building in the middle of Mission Viejo's established built up area. As it is, there are very few gas stations, grocery stores and parking in that area-- not nearly enough to handle hundreds to thousands of new residents.. During the school year especially, that stretch of La Paz takes forever to drive from Marguerite to the I-5. There are 4 schools on either side of La Paz, St. Kilians is down the block. Behind the complex is a residential area.

Parking alone would be enough to deny this building. There are 234 units and 626 parking spots. That's only about 2 spots per unit. Suppose it's a group of roommates or a family of adults with 3-4 cars per unit. Where will the overflow park? On Marguerite? La Paz? in front of residents' homes? In the city hall parking lot?

We are really angry that we had to learn of this plan from a flyer distributed by concerned citizens and not from our city government. I will never again vote for any MV politician who approves this plan.

Mary Helen and David Alexander, Mission Viejo Residents

From: Community Development
Subject: FW: The Garden Plaza Proposal
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Friday, February 25, 2022 8:58 PM
To: 'Lynn Holmes' <lynnholmes0@icloud.com>
Subject: RE: The Garden Plaza Proposal

Good Evening Ms. Holmes,

I'm not sure what comment you referring to as I am well aware and understand the concerns.

As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Lynn Holmes <lynnholmes0@icloud.com>
Sent: Wednesday, February 23, 2022 7:35 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: Stacy Holmes <fenwayfever@hotmail.com>
Subject: The Garden Plaza Proposal

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor,

Please understand that your statement that " the people don't seem to mind much" made at a recent city council meeting is quite inaccurate. People do care and residents do not want this disaster and mess infiltrating Mission Viejo.

Many residents feel that the council should have made an effort to notify the people of Mission Viejo when Value Rock first brought this proposal to the attention of the City Council. There has been no filtration for the proposal and no education of residents.

If this project goes through it will only happen as a result of residents being given an opportunity to vote. Access to a town vote, is mandated before any zoning regulations are adjusted. A significant number of families will be leaving MV in order to avoid the 3-4 years of mess and the resulting debacle of traffic downtown. Those families abutting the so called " Garden Plaza" are consulting with brokers as we speak. This will not help to maintain the property values in Mission Viejo that we as residents have enjoyed. Since all of this is happening on the corner adjacent to your own workplace, you will be part of it on a day to day basis along with the rest of us. How can you allow this to happen to this city which you represent ?

I will also caution that if this goes through, each Council member up for re-election can count on losing their position. If you allow this disaster to interrupt the quiet life of our town, you will not have been doing your jobs. Mission Viejo is not the place for this development. It also shows a great lack of respect for the Master Plan created so many years ago. Many of us feel betrayed by our city council members.

Sincerely,

Lynn Holmes
28022 Paseo Rincon
2/23/2022

From: Community Development
Subject: FW: High Density Apartments at Marguerite and LaPaz
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

-----Original Message-----

From: Wendy Bucknum
Sent: Friday, February 25, 2022 8:51 PM
To: 'Pat&Lefty' <patlefty@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: High Density Apartments at Marguerite and LaPaz

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City. To receive real-time updates about this project, sign up for the City's eNewsletter (click here <https://cityofmissionviejo.org/subscribe>) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Pat&Lefty <patlefty@cox.net>
Sent: Wednesday, February 23, 2022 10:46 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: High Density Apartments at Marguerite and LaPaz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mr. Mrs. Robert J. Lung

24931 Sebastian Lane

Mission Viejo

My Husband and I have lived in Mission Viejo for 52 years. This proposed high density 6 story apartment complex is shocking!! We strongly oppose this proposed blight on our City.

Truly it would be a monster. To place it in this area is unthinkable. The traffic would be a nightmare. The heart of our City would look like Crown Valley and the Freeway in Laguna Niguel! That, at least is on a main street and the freeway, not right in the middle of the City. Mission Viejo is a beautiful City, please don't destroy it!

From: Community Development
Subject: FW: Garden Plaza Project

On Feb 21, 2022, at 6:00 PM, Wendy Bucknum <[wbucknum@cityofmissionviejo.org](mailto:w bucknum@cityofmissionviejo.org)> wrote:

Good Evening Salvesen Family,

I apologize for the delayed response as I was out of town with a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

<https://cityofmissionviejo.org/news/developer-proposed-mission-viejo-garden-plaza-project-host-virtual-workshops-in-person-open-house>

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Thursday, March 3 from 5-6 pm (Zoom Meeting)

GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE

Wednesday, March 9 from 5-7 pm

Norman P. Murray Community and Senior Center, 24932 Veterans Way

Next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Additional information about the process and the latest version of the project proposal are available here: <https://cityofmissionviejo.org/sites/default/files/notice-of-preparation-the-gardens-mixed-use.pdf>

Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

To receive real-time updates about this project, sign up for the City's eNewsletter here:

<https://cityofmissionviejo.org/subscribe>

and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Vicki Salvesen <nvsalvesen@cox.net>
Sent: Friday, February 11, 2022 4:00 PM
To: CityClerk <cityclerk@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Attn: Mission Viejo City Council

I want to add my voice to the many that I'm sure you've already heard. I am completely opposed to the plans for the Garden Plaza property.

The proposal will add hundreds of cars to an already overcrowded area. As you know that property is right on the street that has many schools. It is already a pain for many parents and students. It's a dangerous place for families to navigate to get their students to and from school each day and especially dangerous for students who walk home and need to cross that street. We don't want to add to a problem that already exists.

It is also on the route to the freeway entrance which is already a nightmare by itself. Daily we witness near misses as people try and make their way to a greatly reduced freeway entrance and never ending construction. This will only make it worse. It will also congest the area around the ***only*** exit from the police station, not to mention the City Hall and Library. The streets at that corner are just roads, not highways. We don't want to create a Crown Valley situation in the middle of a residential area. It would even be a nightmare for the hundreds of future residents they are hoping to attract to that property. It wouldn't be fair to them as well. Also, we now have a huge influx of Amazon trucks flowing in and out and around our community. This is just one more thing on top of that.

I'm also concerned that they will want to add more traffic lights to accommodate it on streets that already have too many traffic lights. It's a pain to have so many traffic lights on those streets and additional lights slow down traffic even more. Many of us who live around that area

already have a difficult time exiting our neighborhoods. We don't need more people and cars to make that worse. We have seen an increase in accidents in our city and this will only contribute to more. We need to preserve the peace and safety and of our community.

Also, that property is not zoned for this type of project. It's for a good reason and we want to keep it that way. If any one of us wanted to make a change to our property we would be required to go to our neighbors and ask for their permission. This is to be considerate neighbors and preserve the integrity our neighborhoods. Now a nonresident developer has come to our neighborhood with plans for a monstrosity that doesn't fit our community, will cause long term problems for us and will only serve themselves. They are taking advantage of the difficult mandate to communities to add more low income housing but they are only offering a measly handful. They are trying to give the appearance of being altruistic but they are offering almost nothing. There is definitely a housing shortage across our whole nation but the problem can't be solved on that corner.

Also, they claim that they are going to add more jobs to the community. All one has to do is drive around our neighborhood for a few minutes and you'll see help wanted signs in almost every business window. Our local businesses can't stay fully staffed as it is. There are businesses already at that location that are struggling to stay afloat and now they have received notices kicking them out. These are locally owned family businesses that will now be out of business and unemployed. It's ludicrous and cruel to shut down local businesses and then claim you are creating new jobs. Any jobs they create will only be more low income positions that we already have an overabundance of and can't find enough people to staff.

Another concern would be the construction of such a project. It would be a nightmare for that area and intersection. The construction would also be a headache for the people living right along that property and the finished product would take away from their privacy and reduce their property values. That monstrosity shouldn't be foisted on them or any of us.

I realize that the property needs a facelift and to be updated but what they are proposing is not the answer. We need something that will contribute to the appearance and spirit of our beautiful family community. Please, we beg you not to change the zoning or allow the proposed plan to proceed. No matter how they spin it, it is not in the best interest of our community. Please help us preserve the vision of the beautiful community we love and have lived in for 33 years.

Respectfully,
Vicki and Norm Salvesen and Family

From: Community Development
Subject: FW: Proposed Project
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

From: Wendy Bucknum
Sent: Friday, February 25, 2022 8:35 PM
To: 'JL Bennett' <janlbennett@gmail.com>
Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Proposed Project

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: JL Bennett <janlbennett@gmail.com>
Sent: Tuesday, February 22, 2022 8:49 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Proposed Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

PLEASE DO NOT APPROVE THE PROPOSED MIXED USE PROJECT ACROSS FROM THE CITY HALL. IT IS UNSIGHTLHY, TO TALL AND WILL CREATE MORE TRAFFIC

THAN WE ALREADY HAVE AT THAT INTERSECTION. EVERY MISSION VIEJO RESIDENT WE HAVE TALKED TO DOES NOT WANT IT.

25 YEAR PACIFIC HILLS RESIDENT
JAN BENNETT

From: Community Development
Subject: FW: garden plaza project
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

From: Wendy Bucknum
Sent: Friday, February 25, 2022 8:29 PM
To: 'BARBARA HOSMER' <rbhosmer@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: garden plaza project

Good Evening Ms. Hosmer,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: BARBARA HOSMER <rbhosmer@cox.net>
Sent: Monday, February 21, 2022 9:32 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: garden plaza project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

i want to add my voice to the (hopefully) many you'll hear from tuesday night about this monstrosity. you guys started this when you started having "visions" back in 2016. that where this outfit got the idea i'm sure.

i'm obviously opposed to this project. not sure why our city leaders cannot grasp that "updating" our old city center does not mean building monstrosities like this or the taj mahal!. and we're NEVER going to duplicate san antonio's river walk with the smelly creek with little to no water in it except after a rain. no matter how much we and the water district spend.

this project is at least 2 stories too tall to start with. now that you've taken a floor off already. and at this particular location...a traffic nightmare! i heard there was to be a market, but a frickin whole foods?? have you been in trader joe's lot lately? multiply that times 4. also, i recognized the parking was inadequate, then last wednesday i picked up on the fact that that was supposed to cover the whole foods employees as well. and no, most of the residents will not work at whole foods, and most whole foods employees will not be able to afford to live above. and another traffic signal on la paz? how many feet away from the already horrible as it is intersection?

also, it's an insult to the neighbors living above that thought they were moving to a planned community and knew what they were dealing with. now the community is changing the plan?? those folks above are currently in to 2+ years of noise and dirt from the freeway project, sorry if they don't get all excited about 2+ more of the same. and the encroachment due to height. knock it down 2 more levels and we'll think about it. 3 stories is the max, in my mind.

and please don't let the \$\$ signs in your eyes from increased sales tax revenue and property tax cloud your vision. with all our cookie cutter tract homes suddenly being worth 1 million dollars (or more) i think you'll do just fine. except that now we can't afford to move because anything we buy will be overpriced too!

get real.

barbara hosmer

25672 cervantes ln

From: Community Development
Subject: FW: Stop the monster.

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:28 PM
To: 'Peter Hopkin' <pjhopkin@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Stop the monster.

Good Evening Mr. Hopkin,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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Thursday, March 3 from 5-6 pm (Zoom Meeting)

GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE Wednesday, March 9 from 5-7 pm Norman P. Murray Community and Senior Center, 24932 Veterans Way

Next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Additional information about the process and the latest version of the project proposal are available here: <https://cityofmissionviejo.org/sites/default/files/notice-of-preparation-the-gardens-mixed-use.pdf>

Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Peter Hopkin <pjhopkin@yahoo.com>
Sent: Sunday, February 6, 2022 12:10 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the monster.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My mission will be your removal from the city council if you move forward with this project. Serve your constituents, not your own greed.

Peter Hopkin

Sent from my iPhone

From: Community Development
Subject: FW: Proposed building on Marguerite and La Paz

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:26 PM
To: 'Shelly Kaufmann' <shellkaufmann@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Proposed building on Marguerite and La Paz

Good Evening Shelly,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Shelly Kaufmann <shellkaufmann@gmail.com>

Sent: Sunday, February 6, 2022 12:23 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: Proposed building on Marguerite and La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members,

My name is Shelly Kaufmann. My family and I have lived here in Mission Viejo for the last 28 years and we love our city. It still has a hometown feel.

I understand there has been the need for many changes over the last couple of years and we've had a lot of growing pains and just pains with the addition of all the Amazon traffic and the loss of Stein Mart, Michaels etc.

I just feel this proposed project will turn our "hometown" into another downtown Irvine.

That is not what Mission Viejo has been about. Mission Viejo is about family, neighbors and community not large complexes.

Thank you for your time.

Respectfully,
Shelly

From: Community Development
Subject: FW: Proposed building on Marguerite and La Paz

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:26 PM
To: 'Shelly Kaufmann' <shellkaufmann@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Proposed building on Marguerite and La Paz

Good Evening Shelly,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Shelly Kaufmann <shellkaufmann@gmail.com>

Sent: Sunday, February 6, 2022 12:23 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

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I understand there has been the need for many changes over the last couple of years and we've had a lot of growing pains and just pains with the addition of all the Amazon traffic and the loss of Stein Mart, Michaels etc.

I just feel this proposed project will turn our "hometown" into another downtown Irvine.

That is not what Mission Viejo has been about. Mission Viejo is about family, neighbors and community not large complexes.

Thank you for your time.

Respectfully,
Shelly

From: Community Development
Subject: FW: No garden terrace apartments at La Paz / Margurite

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:25 PM
To: 'Ken Kj' <kenny92691@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: No garden terrace apartments at La Paz / Margurite

Good Evening

Good Evening Mr. Piel,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed “Gardens” project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

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In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Ken Kj <kenny92691@gmail.com>

Sent: Sunday, February 6, 2022 3:51 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: No garden terrace apartments at La Paz / Margurite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I vote No garden terrace apartments at La Paz / Margurite. I should not even have to write this email. Mission Viejo is a master planned community and this has nothing to do with the vision or master plan. La Paz already has enough traffic servicing 4 schools and morning commute to the freeway. The other time the city made me angry was when the city was given all these recreation centers for free and the city could not afford even the maintenance on the buildings. How sad is that? The city rents to the YMCA for \$1.00 if the YMCA does the building maintenance. Ken Piel Cervantes lane Mission Viejo 92691

From: Community Development
Subject: FW: LaPaz and Marguerite NEW BUILDING

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:24 PM
To: 'Joan Leese' <leesjc@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: LaPaz and Marguerite NEW BUILDING

Good Evening Ms. Leese

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

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Traffic Improvements Workshop
Thursday, March 3 from 5-6 pm (Zoom Meeting)

GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE Wednesday, March 9 from 5-7 pm Norman P. Murray Community and Senior Center, 24932 Veterans Way

Next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Additional information about the process and the latest version of the project proposal are available here: <https://cityofmissionviejo.org/sites/default/files/notice-of-preparation-the-gardens-mixed-use.pdf>

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Joan Leese <leesjc@yahoo.com>
Sent: Sunday, February 6, 2022 5:58 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: LaPaz and Marguerite NEW BUILDING

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I vote NO in your building this horrendous building on this corner. Are you people out of your mind?????? You will be destroying our beautiful Mission Viejo. I have lived here from the beginning of this city and you will ruin it completely by doing this. Please do not destroy this City.

Joan Leese
Leesjc@yahoo.com

From: Community Development
Subject: FW: 6 story complex

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:22 PM
To: 'laurie halperin' <lauriechalperin@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: 6 story complex

Good Evening Ms. Halperin,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

<https://cityofmissionviejo.org/news/developer-proposed-mission-viejo-garden-plaza-project-host-virtual-workshops-in-person-open-house>

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: laurie halperin <lauriechalperin@gmail.com>
Sent: Sunday, February 6, 2022 11:08 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: 6 story complex

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear council members of Mission Viejo,

I am contacting you as I am very opposed to the monstrosity you plan on approving, without regard to the citizens of Mission Viejo, on the corner of La Paz and Marguerite.

This is a ridiculous spot for a building bigger than the hospital. Not to mention it is an atrocious looking building, does not fit in with the rest of the city center. Nor does it follow Mission Viejo's Master Plan.

Let's start with traffic. It is already congested enough, especially during school and work hours. Is there a plan to widen the street? Crown Valley parkway has 6 -8 lanes I believe. Sometimes it takes me 15 minutes to get in or out of the neighborhood to the freeway and I live at the bottom of La Paz. I know neighbors that take half hour or more. What is the plan for that. I heard nothing in the "meeting" that suggests any thought at all to what it will do to thousands of citizens every day.

Schools. Schools are crowded, maybe not since "covid" but that cannot last forever. What will you do with the hundreds of new children in the building. Add them to already over crowded schools? Part of the reason I moved to Mission Viejo was for schools. Core destroyed kids when they implemented that. Im sure money was involved. I would not let my kids go to public school today. Seems corruption has no boundaries.

Neighbors behind the monstrosity. Those citizens paid good money to live in a quiet single family residence. Three years of construction to deal with in your back yard? What about them? Will it devalue their homes. I heard nothing about that in the "meeting". How about having a grocery store behind your house, that you did not before. That is noisy, all hours of the day. Rats, big ones that come with grocery stores. Vagrancy....the list goes on and on. What if someone pulled that crap in your neighborhood!? Are you so far out of touch with reality that you cannot see what you are doing to citizens for money!? Don't try to tell anyone it's not about money. It ain't to solve the housing crisis in California. It ain't to help low income housing. It ain't to help the homeless. It is to line you, Value Rocks and whatever developer that's involved pockets. It's about money plain and simple. I checked the pricing over on Crown Valley. Those apartments are \$4000 for a two bedroom 2 bath!! More than my mortgage. ITS ABOUT MONEY!!! Please stop lying, the citizens of Mission Viejo are not stupid.

The whole thing has been shady. You lie and hide from citizens the truth. Change dates, and give half assed answers to real questions. You seem to be as corrupt as the people in Washington today. Why haven't you mentioned this to all citizens of Mission Viejo? Why do we have to hunt and search and spread the word ourselves to our neighbors, who had

no clue. If this was such a good thing that would benefit Mission Viejo, I should think you would be shouting to everyone to spread the news of this wonderful thing. Everyone would be on board, right? But no, you are hiding and sneaking, trying to get away with it before anyone notices. Actions no better than the idiot governor who signed the paper so you can build an apartment next to a single family residence home. I'm sure it won't happen in his neighborhood 🙄.

What about the nightmare of the three years to build. Like we don't have enough nonsense with the freeway.

What about the small businesses there? Do you have any hope or help for them? Do you care? Perhaps should we just continue to let corporations take over. Small business employ a lot of people in California.

Governments running wild with corruption like this is why thousands of people are leaving California, every year. Pretty soon you will have nothing but illegals and poverty stricken people. Though this seems to be on the agenda.

I have conversed with many others, that area should possibly be updated, but not what you are planning. The mall is a better place for that. And they want it! Maybe something smaller scale, that does not screw thousands of citizens in Mission Viejo.

Please consider ALL THE CITIZENS of Mission Viejo, that this decision could affect in a very negative way.

Laurie Halperin
Sent from my iPhone

From: Community Development
Subject: FW: Against new 6 story building

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:21 PM
To: 'Michele Ransons' <ransonsm0311@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Against new 6 story building

Good Evening,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Michele Ransons <ransonsm0311@gmail.com>
Sent: Monday, February 7, 2022 6:57 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Against new 6 story building

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi

I have lived in Mission Viejo since 1989 and it is a beautiful city. I am completely opposed to the 6 story complex being considered by you all.

I will pay close attention to who approves and do my best to remove you from office. We will all rise up and take our disagreement to the polls in the next election to remove you all.

Please DO NOT approve this unNEEDED and only causing additional problems in our city.

Instead spend your time with the uptick in graffiti and other things I see happening in our city.

Thank you

Michele Chochrek-Ransons
949 292-3905

From: Community Development
Subject: FW: Proposed Re-Zoning, Marguerite and La Paz

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:20 PM
To: 'Kris Campoli' <kriscampoli@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Proposed Re-Zoning, Marguerite and La Paz

Good Evening,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Kris Campoli <kriscampoli@cox.net>
Sent: Monday, February 7, 2022 9:41 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Proposed Re-Zoning, Marguerite and La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members,

I am aware of the proposed plan and request for re-zoning for the 'Gardens' on the corner of Marguerite and La Paz, right in the heart of our community.

I am 100% opposed to this plan. It is much too large for such a space, does not match our city's architecture, will cause a dramatic increase in the amount of traffic and congestion, and quite frankly, will be an eyesore.

We already have a Ralphs and a Trader Joe's across Marguerite. We do not need a Whole Foods in that location. What about the merchants that currently occupy those spaces?

The height of the proposed building will impact the neighbors immediately adjacent with people looking down into their homes. What about them? You will be adversely affecting their property values.

We live in such a beautiful community! Certainly there are other places in Mission Viejo where a development such as this would be a benefit. There are vacant stores all around us! And other unused spaces where this housing could be built.

I see the role of the City Council as needing to balance the needs of the community as well as to look to the future. This project does NOT benefit our community as proposed. In fact, it hurts our community. I would hope that you would not put the profit margins of a developer and outside entity ahead of those who live here. Once this gets started, it cannot be reversed. Do not turn us into a high density urban landscape, right in the heart of our community.

Should this project move forward, the question will be asked – **how did this happen?** Don't let that be the case.

Sincerely,
Kris Campoli

From: Community Development
Subject: FW: Garden Plaza Letter
Attachments: Lettter.pdf

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:11 PM
To: 'fenwayfever@hotmail.com' <fenwayfever@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: FW: Garden Plaza Letter

Good Evening,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Kimberly Schmitt
Sent: Wednesday, February 9, 2022 4:07 PM
To: Group-City Council <Group-City-Council@cityofmissionviejo.org>
Cc: Robert Schick <rschick@cityofmissionviejo.org>
Subject: Garden Plaza Letter

Good Afternoon,

For your information this letter was hand delivered this afternoon.

Thank you.

Kimberly Schmitt
City Clerk
City of Mission Viejo
(949) 470-3052

From: Community Development
Subject: FW: Need Your Help

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:07 PM
To: 'David Macaluso' <davidmacaluso@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Need Your Help

Good Evening Mr. Macaluso,

Please pardon my delayed response as I was out of town on a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: David Macaluso <davidmacaluso@cox.net>
Sent: Thursday, February 10, 2022 7:13 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Need Your Help

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Evening

My name is David Macaluso and I have been a resident of Mission Viejo since 1994. It has come to my attention that there is a plan to remove and renovate the site on the corner of Marguerite and La Paz. This renovation will include the addition of a 6 story, commercial and high density apartment complex.

My concern with this renovation is the destructive nature of the natural beauty of this corner along with the enormous influx of additional vehicles on La Paz. As you know, La Paz is already a challenging road to travel during school season. Increasing the traffic load on this road from the addition of a 234 unit apartment complex will, with no doubt, cripple traffic flow to and from the 5 freeway and Marguerite.

I am respectfully submitting my opposition to this renovation in the hopes that you listen to my voice and the voices of thousands of other Mission Viejo residents that also oppose this project.

Thank you listening to my concerns and I look forward to your response.

Sincerely

David Macaluso

From: Community Development
Subject: FW: High Density 6 story apartment complex / Retail Building

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:05 PM
To: 'Erica Smith' <esmith@cyberleasellc.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: High Density 6 story apartment complex / Retail Building

Good evening Ms. Smith,

I apologize for the delay, I was out of town on a family matter.

Thank you for your sharing your view on the proposed “Gardens” project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Erica Smith <esmith@cyberleasellc.com>
Sent: Friday, February 11, 2022 11:35 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: RE: High Density 6 story apartment complex / Retail Building

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello City Council Members,

I am a resident of Mission Viejo and have lived here since 2014. It's such a beautiful city and a pleasant place to live. I heard about the possible new apartment/mixed use building they are considering for La Paz and Marguerite. I would like to voice my opposition to erecting such a building as it would cause much more traffic on La Paz heading to the 5 FWY and really cause additional congestion as there already is a lot of backup during certain time periods of the day. It would also be an eye sore to the neighborhood as what makes MV so appealing is the smaller strip malls and quaint shops and stores. Adding a huge apartment complex would really not be appealing visually to the area. It would also add potential crime and vandalism as the majority of residents live in single family homes. We are already experiencing an uptick in petty crimes (car break-ins, thefts from grocery stores) in the area. I read about them all day on the NextDoor app and have heard about them in neighborhood (Pacific Hills).

I am hopeful that the city council can do something to stop this from moving forward and really carefully consider the ramifications of allowing this new Building in our community.

Thanks,
Erica

Erica L Smith, CPA
Senior Audit Manager
CyberLease, LLC
Phone: 949-798-0600 x702
www.cyberleasellc.com

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Monday, February 21, 2022 6:01 PM
To: 'Vicki Salvesen' <nvsalvesen@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Salvesen Family,

I apologize for the delayed response as I was out of town with a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

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In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Vicki Salvesen <nvsalvesen@cox.net>

Sent: Friday, February 11, 2022 4:00 PM

To: CityClerk <cityclerk@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Attn: Mission Viejo City Council

I want to add my voice to the many that I'm sure you've already heard. I am completely opposed to the plans for the Garden Plaza property.

The proposal will add hundreds of cars to an already overcrowded area. As you know that property is right on the street that has many schools. It is already a pain for many parents and students. It's a dangerous place for families to navigate to get their students to and from school each day and especially dangerous for students who walk home and need to cross that street. We don't want to add to a problem that already exists.

It is also on the route to the freeway entrance which is already a nightmare by itself. Daily we witness near misses as people try and make their way to a greatly reduced freeway entrance and never ending construction. This will only make it worse. It will also congest the area around the ***only*** exit from the police station, not to mention the City Hall and Library. The streets at that corner are just roads, not highways. We don't want to create a Crown Valley situation in the middle of a residential area. It would even be a nightmare for the hundreds of future residents they are hoping to attract to that property. It wouldn't be fair to them as well. Also, we now have a huge influx of Amazon trucks flowing in and out and around our community. This is just one more thing on top of that.

I'm also concerned that they will want to add more traffic lights to accommodate it on streets that already have too many traffic lights. It's a pain to have so many traffic lights on those streets and additional lights slow

down traffic even more. Many of us who live around that area already have a difficult time exiting our neighborhoods. We don't need more people and cars to make that worse. We have seen an increase in accidents in our city and this will only contribute to more. We need to preserve the peace and safety and of our community.

Also, that property is not zoned for this type of project. It's for a good reason and we want to keep it that way. If any one of us wanted to make a change to our property we would be required to go to our neighbors and ask for their permission. This is to be considerate neighbors and preserve the integrity our neighborhoods. Now a nonresident developer has come to our neighborhood with plans for a monstrosity that doesn't fit our community, will cause long term problems for us and will only serve themselves. They are taking advantage of the difficult mandate to communities to add more low income housing but they are only offering a measly handful. They are trying to give the appearance of being altruistic but they are offering almost nothing. There is definitely a housing shortage across our whole nation but the problem can't be solved on that corner.

Also, they claim that they are going to add more jobs to the community. All one has to do is drive around our neighborhood for a few minutes and you'll see help wanted signs in almost every business window. Our local businesses can't stay fully staffed as it is. There are businesses already at that location that are struggling to stay afloat and now they have received notices kicking them out. These are locally owned family businesses that will now be out of business and unemployed. It's ludicrous and cruel to shut down local businesses and then claim you are creating new jobs. Any jobs they create will only be more low income positions that we already have an overabundance of and can't find enough people to staff.

Another concern would be the construction of such a project. It would be a nightmare for that area and intersection. The construction would also be a headache for the people living right along that property and the finished product would take away from their privacy and reduce their property values. That monstrosity shouldn't be foisted on them or any of us.

I realize that the property needs a facelift and to be updated but what they are proposing is not the answer. We need something that will contribute to the appearance and spirit of our beautiful family community. Please, we beg you not to change the zoning or allow the proposed plan to proceed. No matter how they spin it, it is not in the best interest of our community. Please help us preserve the vision of the beautiful community we love and have lived in for 33 years.

Respectfully,
Vicki and Norm Salvesen and Family

From: Community Development
Subject: FW: Mission Viejo - proposed Gardens Mixed-Use Project

From: Wendy Bucknum
Sent: Monday, February 21, 2022 5:59 PM
To: 'First' <chris.mccune56@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Mission Viejo - proposed Gardens Mixed-Use Project

Good Evening,

I apologize for the delayed response as I was out of town with a family matter.

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

<https://cityofmissionviejo.org/news/developer-proposed-mission-viejo-garden-plaza-project-host-virtual-workshops-in-person-open-house>

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GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE
Wednesday, March 9 from 5-7 pm
Norman P. Murray Community and Senior Center, 24932 Veterans Way

Next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Additional information about the process and the latest version of the project proposal are available here: <https://cityofmissionviejo.org/sites/default/files/notice-of-preparation-the-gardens-mixed-use.pdf>

Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

To receive real-time updates about this project, sign up for the City's eNewsletter here: <https://cityofmissionviejo.org/subscribe> and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum

Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: First <chris.mccune56@gmail.com>
Sent: Friday, February 11, 2022 4:42 PM
To: Community Development <cd@cityofmissionviejo.org>
Cc: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Mission Viejo - proposed Gardens Mixed-Use Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Greetings from Christopher & Elaine McCune, long time residents of Mission Viejo and currently living in the same housing tract as the proposed project. We will be directly impacted by this facility if it gets built as proposed.

We've been looking closely at the information available for the proposed Gardens mixed-use project at Margurite & La Paz.

In short, this project is far too massive for Mission Viejo, especially in this location.

The Gardens plan is not sensible or sustainable and should not be shoehorned into the proposed lot.

We know elections are coming soon and we will be watching this closely. We will lobby against and vote against anyone who votes to allow or facilitate this project.

Regards,
Christopher & Elaine McCune

Our specific concerns.

We do not think Mission Viejo needs this monstrosity in the center of our city.

1. This is a massive complex for Mission Viejo.
 - Why would we want to zone 6 story buildings immediately next to single family homes?
 - Anything over 3 stories is so out of scale with our community as to be obscene.

- You have at least 13 residences that will have direct line of site into their previously private backyards and that will have their views eclipsed by the massive building.
2. The intersection and surrounding areas have already exceeded their capacity for the local traffic.
 - We are regularly stuck in grid-lock traffic in the area and would hate to see that increase by 250-500 additional cars from our new neighbors.
 - In addition, we expect the increased traffic due to the new retail space to make this area more like El Toro at the 5 freeway... a mess almost 24 hours a day.
 3. We moved from downtown Hunting Beach when it started growing out of control in order to keep the standard of living we've come to expect in Southern California.
 - That doesn't mean we're opposed to new apartment complexes or new retail, but size matters. Something this massive does not belong here!
 - The city should be planning based on the experience and vibe it wants for the community, not just how massive can we build per acre.
 - We would much rather have a hip, happening city vibe than become another bloated and overbuilt dump. You just can't have that many people in that small of an area without damaging what makes Mission Viejo a great place to live... and right across the street from City Hall to boot.

Please deny these permits. Mission Viejo doesn't need 500+ people on a 6 acre lot.

Detailed Concerns - All negative impacts and concerns

- Aesthetics
 - Out of scale with the city
 - Will be the tallest building in the city by multiple stories.
 - Huge building front (~one massive wall)
 - Height - estimates range wildly from 64 to 90 feet tall - They need to make up their mind before any vote takes place on the zoning.
- After construction there will be 24 hour traffic.
- Business Impacts
 - Forces out small businesses that are there.
 - We don't want to lose the small businesses that are there... They're a critical part of our community.
 - Adds a grocery store in sight of multiple grocery stores.
 - Adds a grocery store adjacent to a shopping area that desperately needs revitalized.
- Community Development Plan & Core Area Vision Plan
 - Project is not aligned at all with the City Vision.
 - We have a master plan community for a reason and this is a bad plan in a bad location.
 - There are better places in the city for a project like this.
 - Increases water use.
 - Increases water treatment needs.
 - Likely increases crime.
 - Most likely decreases home values.
- Permanent blemish on the cityscape
 - Changes dynamics of the area forever.
 - Puts a massive structure at the very heart of our city.
 - Current complex has attracted rats & homeless encampments. How could this be any better?
- Construction Noise (30 month construction proposal)
- Early morning and late night store deliveries
- Emergency access (given all the traffic)
- Land and water impact is high
 - The site is in the middle of an area that was not designed for this type of impact.

- This will be the largest building in the city next to schools and residential and on already overburdened streets.
 - You should hang elevation markers so we can see how tall it will be (6 months minimum)
- Local wildlife impacted - Hawks, coyotes, etc.
- Noise from outdoor spaces
 - public park at the corner
 - recreational facilities on the top floor
- School load increased
 - Multiple schools impacted
 - Schools already over-crowded
- Six story building immediately adjacent to single story and 2 story homes
 - Increased noise
 - Increased light pollution, etc.
- Traffic increased
 - Traffic already an issue: Congestion, noise & pollution...
 - 25-30 minutes to get from Margurita to the Fwy many times a day
 - Very limited and awkward access
 - Traffic is already an issue passing the lot, let alone the traffic in and out.
 - Parking for retail vs residents
 - Adds a grocery store in sight of multiple grocery stores!
 - Where will the overflow parking be? At Ralphps? At City Hall?
- Where will the new residents work?
- Why Whole Foods vs local small businesses? (That are already there.)

From: Community Development
Subject: FW: This summarized what most of the Mission Viejo's residents think about the Garden Apartment build

From: Wendy Bucknum
Sent: Monday, February 21, 2022 5:57 PM
To: 'Yin Lu' <yinlu.luyin@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: RE: This summarized what most of the Mission Viejo's residents think about the Garden Apartment build

Good Evening,

Thank you for your sharing your view and this information on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage resident input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

<https://cityofmissionviejo.org/news/developer-proposed-mission-viejo-garden-plaza-project-host-virtual-workshops-in-person-open-house>

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Thursday, March 3 from 5-6 pm (Zoom Meeting)

GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE
Wednesday, March 9 from 5-7 pm
Norman P. Murray Community and Senior Center, 24932 Veterans Way

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Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

To receive real-time updates about this project, sign up for the City's eNewsletter here:

<https://cityofmissionviejo.org/subscribe>

and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Yin Lu <yinlu.luyin@gmail.com>

Sent: Saturday, February 12, 2022 9:32 AM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: This summarized what most of the Mission Viejo's residents think about the Garden Apartment build

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

This is a petition has been signed by over 3098 residents:

https://www.change.org/p/mission-viejo-planning-commission-stop-creation-of-new-mixed-use-land-use-designation-and-zoning-districts-in-mission-viejo?utm_source=share_petition&utm_medium=custom_url&recruited_by_id=25c5fae0-56f9-11ec-84d7-8de29bf71235

New mixed-use zoning designation would allow mixed retail/apartment development adjacent to homes in Mission Viejo!

What seems like an isolated local issue could become a precedent affecting zoning and land use at 9 privately owned sites across Mission Viejo. Please read our summary of the proposal and join us in defending the character of our city.

.....

This request threatens to change the nature of our community in some fundamental ways:

1. **Precedent:** This land is zoned Office/Professional. Per the Mission Viejo Zoning Map, there are approx. 9 other sites in MV with the same zoning. Once the new zoning designation is created and the precedent is set it will be nearly impossible to stop other property owners from following suit.
2. **Height:** At 74 feet, this building will be 13 feet taller than the 5 story Mission Medical Tower on Crown Valley Parkway, a major 6 lane throughfare in a commercial-zoned location, becoming the tallest building in Mission Viejo.
3. **Traffic:** At peak hours it can take 20 minutes to get from LaPaz and Marguerite and the 5 freeway, and vice-versa. This proposal would significantly increase traffic on roads that are already overburdened.
4. **Noise:** The density of this plan will produce a noise footprint that is many times greater than anything currently operating in this part of Mission Viejo.
5. **Size:** If the first-floor retail space is slated to be 48,000 square feet, and the structure is 6 stories tall, the building could reach 288,000 square feet. By comparison the largest building in Mission Viejo today is Mission Medical Tower, situated on a commercial site fronting Crown Valley Parkway, at 5 stories tall and 119,497 square feet.
6. **Density:** The proposed plans create the tallest and highest density development in Mission Viejo and places it in a residential neighborhood completely changing the character of the area.
7. **City Plan Impact:** The Mission Viejo Core Area Vision Plan envisions a low-density open-air paseo that would attract foot traffic to improved retail and restaurant locations. This proposal runs counter to that vision, creating a high density mixed-used presence right in the city center, and opening the door to multiple other locations within Mission Viejo.

Don't let developers do this to Mission Viejo!

Sincerely

Yin Lu

Mission Viejo residents of 25 years.

From: Community Development
Subject: FW: Planned Project at La Paz Rd & Marguerite Pkwy.

From: Wendy Bucknum
Sent: Monday, February 21, 2022 5:51 PM
To: 'Erin Macaluso' <erinmacaluso@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Planned Project at La Paz Rd & Marguerite Pkwy.

Good Evening Erin,

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

<https://cityofmissionviejo.org/news/developer-proposed-mission-viejo-garden-plaza-project-host-virtual-workshops-in-person-open-house>

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GARDEN PLAZA PROJECT IN-PERSON COMMUNITY OPEN HOUSE
Wednesday, March 9 from 5-7 pm
Norman P. Murray Community and Senior Center, 24932 Veterans Way

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Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

To receive real-time updates about this project, sign up for the City's eNewsletter here:

<https://cityofmissionviejo.org/subscribe>

and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Erin Macaluso <erinmacaluso@cox.net>
Sent: Monday, February 14, 2022 8:14 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Planned Project at La Paz Rd & Marguerite Pkwy.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Evening

My name is Erin Macaluso and I have been a resident of Mission Viejo since May, 1994. It is my understanding that there is a plan to renovate the the corner of Marguerite and La Paz Road. This renovation will include the addition of a 6 story, commercial and high density apartment complex.

I want to express my concerns regarding this proposed project. Among my concerns is the potential for an enormous influx of additional vehicles on La Paz Road, which will severely impact daily life for Mission Viejo residents like myself. As you know, La Paz is already a challenging road to travel by car, especially when the nearby schools are in season. Increasing the traffic load on this road from the addition of a huge apartment complex will absolutely negatively impact the already busy traffic flow near the 5 freeway and Marguerite Parkway. This area happens to be the area where I drive every single day to run my errands to get groceries, gas, etc....

I am respectfully (by way of this email) making my **STRONG OPPOSITION** to this renovation known, (to anyone who will listen), with the hope that you will listen to my opinion (and the opinions of thousands of other Mission Viejo residents, who I know also oppose this horrible planned project.)

I could include at least another half-dozen reasons why this (planned project) is a very bad idea; hopefully this email will suffice (as I'm sure you already have many emails regarding this issue). But I would be happy to provide you with my additional concerns if you are interested.

To be very clear, I **VEHEMENTLY OPPOSE THIS PLANNED PROJECT.**

Thank you for taking time to read my plea to stop this horrific planned project. I look forward to your response.

Sincerely,

Mrs. Erin Macaluso

25832 Majorca Way
Mission Viejo, CA 92692
Erinmacaluso@cox.net

Sent from:
Erin Macaluso's iPhone

From: Community Development
Subject: FW: Value Rock Zoom Meeting on 2/17

From: Wendy Bucknum
Sent: Monday, February 21, 2022 5:40 PM
To: 'agoldin1@cox.net' <agoldin1@cox.net>
Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Value Rock Zoom Meeting on 2/17

Good Evening Anita,

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We are listening and greatly appreciate and encourage your input and participation in all City planning related matters.

As I am sure you are aware, the Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: agoldin1@cox.net <agoldin1@cox.net>
Sent: Friday, February 18, 2022 11:54 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Value Rock Zoom Meeting on 2/17

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members,

Did you listen into the Zoom last night? Value Rock did not do a great job answering questions. I know of several people who were not called upon to answer questions. I think they underestimated people's interest in asking questions and should have allowed for 90 minutes. I have already shared that suggestion with Nazan, the meeting facilitator. If you listen to the recording, you will hear Nazan apologize ... many times for having so many questions and not enough time. No one was begging them to end the call. People made time in their schedules to attend. So why not, at a minimum, answer all questions on Q&A board?

There were several questions I typed into the Q&A section that were not addressed, so I am guessing I am not alone. As I feared, they were allowed to **cherry pick the softball questions** that were typed into Q&A. While I do think they tried to answer some questions, they skirted around several. For example, the women who asked about the park, its size and the safety issue for small children being so close to the busy intersection ... they said ... 8000 square feet was a good size for a park and **never responded to the safety concern** of the park's location. A neighborhood park is roughly 250 Acres = 10,890,000 Square Feet. So clearly, this is not the size of a park.

At times it felt like they were sharing opinions or guesses, not facts. When asked about the HVAC system, antennas, towers and anticipated objects on the roof and how high they would be ... the answer was very nonspecific – almost like they hadn't considered it. And when I asked how about the height of the building .. they said they reduced the # of floors – so only 64 feet ... and then add the bottom level of 10 feet - that still equals 74 feet ... so what changed???? At times they had no answer - they responded with, **we'll have to follow up and get back to you** . **Felt like déjà vu of the January Scoping meeting.**

I thought the purpose of the meeting was to answer people questions. I have a list of 30 questions that were compiled by a handful of concerned MV citizens . I think 3 or 4 of these were addressed poorly. We will bring these questions to the VR Open House.

I am not feeling much better about their plan. Just wanted to share my concerns.

Thank you
Anita

From: Community Development
Subject: FW: New development LaPaz

-----Original Message-----

From: Wendy Bucknum
Sent: Monday, February 21, 2022 5:36 PM
To: 'ed oberg' <edoberg@msn.com>
Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: New development LaPaz

Good Evening Mr. Odberg,

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:
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and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: ed oberg <edoberg@msn.com>
Sent: Sunday, February 20, 2022 1:10 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: New development LaPaz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Ladies and gentlemen,

I primary reason that this grand idea for rebuilding the corner of LaPaz and Margarete is a bad idea is our children going to school via the LaPaz that walk, bike and wait for parental pickup. What is the city going to say to the parents of the children who get injured, or God forbid, killed because of the massive increase in auto traffic? Why do you think people moved here? Because our city was devoted to the family. We will hold you responsible for the destruction of our quality of life and the injury's or death of our children due to the increased congestion on that section of LaPaz. Our city motto should always be. "Mission Viejo, where family's ALWAYS come first". Kill this project now.

Sent from my iPad

From: Community Development
Subject: FW: proposed residential/commercial project - LaPaz&Marguerite

Mr. Thompson:

Thank you for your sharing your view on the proposed "Gardens" project on Marguerite and La Paz. We greatly appreciate and encourage your input and participation in all City planning related matters.

The Developer is hosting more meetings (The City is NOT Hosting these) if you are so inclined to participate - details with zoom links can be found here:

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Howard Thompson <hthompson291@cox.net>
Sent: Monday, February 21, 2022 3:49 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: proposed residential/commercial project - LaPaz&Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Normally, I would applaud this project because in the proper setting I am sure it would meet a community need, however, I can't think of a worse location for a high density project

of this magnitude. I am a retired architect and land planner with over fifty years of experience in high density projects from 2 to 17 stories mainly in LasVegas however, I find it difficult to think of a developer

who would try to place this project in this location. I'm just guessing but it's hard to believe the traffic study would support this project.

I live in a neighboring community and so no longer live in Mission Viejo but we did live there for over 30 years and I hate to see the character of the community change this dramatically because of one big mistake.

Howard F. Thompson AIA

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum
Sent: Tuesday, February 1, 2022 9:26 AM
To: Debby James <debbykj@att.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Good Morning,

Next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Additional information about the process and the latest version of the project proposal are available [here](#).

Importantly, no decisions or assurances, related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. During this time, the City's primary responsibility is to serve as neutral advocates for such a process.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

On Jan 29, 2022, at 5:21 PM, Debby James <debbykj@att.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Ms. Bucknum,

I appreciate your response. This issue has certainly attracted a great deal of feedback, mostly negative. People can see neighboring cities who have approved these types of building projects, and they don't want a repeat here in Mission Viejo.

I'm curious if that property is zoned for something like what's being proposed, and if so, was the zoning changed at some point? If so, when? It's hard to believe any person or group would purchase a parcel if they didn't receive some sort of assurance that their vision would come to fruition. I'd appreciate your response. Thank you.

Debby James

Sent from my iPhone

On Jan 28, 2022, at 12:16 PM, Wendy Bucknum <[wbucknum@cityofmissionviejo.org](mailto:w bucknum@cityofmissionviejo.org)> wrote:

Good afternoon Debby,

It's good that you attended the property owners zoom meeting. This City did not organize the zoom meeting, the property owner did. I encourage you to stay engaged and stay involved. We are listening. And I hope you understand we have to allow this applicant to submit a final PROPOSED project application before we can even weigh in.

I'm copying staff to be sure you are included on the interest list.

Kind Regards,

Wendy Bucknum
Mayor

On Jan 28, 2022, at 11:48 AM, Debby James <debbykj@att.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

I certainly hope this email isn't landing in a junk mailbox and that the residents' viewpoints about the proposal for the Garden Plaza are given close attention.

I was against the proposal before the Zoom meeting on Monday evening, but after listening to more details, I'm even more against the proposal for several reasons.

The traffic concerns are at the top of my list. I know the city is planning on doing a traffic study, but I can't imagine that the study will produce anything but negative feedback, particularly if the people doing it are competent and honest. If you add that many residents to a corner, along with a popular grocery store like Whole Foods, you are bound to add a significant number of cars to that area. As you know, the traffic along LaPaz to the freeway is a nightmare, and not just at the typical peak times when school and work traffic begins. I find it puzzling that the city would even consider a Whole Foods in that location, when there's an empty Michael's building, Steinmart building, and a beautiful Orchard building. The downfall of that Orchard building was a sad event for the city. I love Whole Foods, but I was stunned to see it as a part of this project.

Secondly, the aesthetics of the project does not complement the surrounding architecture. No building on that corner should exceed the height of the building that is located on the corner that is diagonal to the proposed sight. There's an ambiance to the city, and I really feel this apartment complex would ruin the city.

When I drive by the area that is adjacent to where the Laguna Hills Mall used to be and see those apartment buildings, I shake my head wondering why they

allowed that monstrosity. Will we become another Laguna Hills?

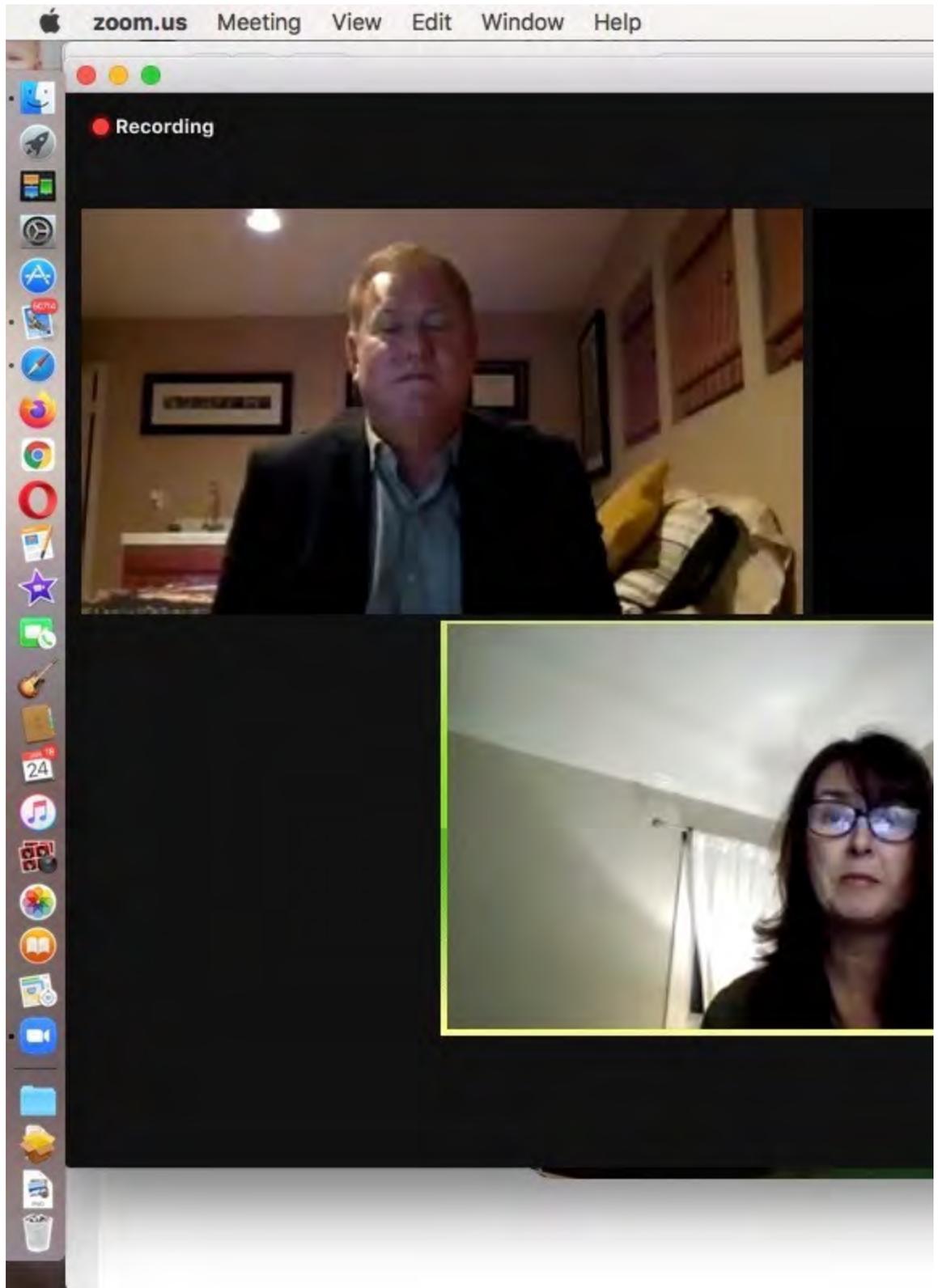
I was really offended by the man who spoke of behalf of the city (the attorney??) when he basically told us that we have to accept change. We can accept change, but change that is beneficial. I've been saying for years that the shopping center that houses CVS and the remaining businesses needs a severe facelift. However, change does not have to go skywards. My former hometown of Huntington Beach has been ruined by big builders who built high rise buildings. Now HB looks like Miami and has lost its charm.

One of the residents talked about delivery trucks coming in and out at all times of the night, which is exactly what happens when there's a grocery store on a property. I can't even imagine that anyone would want to live there, if by some awful chance this gets built. That's not the Mission Viejo way of life.

I think the planning commissioners, the city council members, and all other parties who are in a position to make a decision on this should heed my warning. This property proposal is wildly unpopular and I highly doubt the residents will take too kindly to its approval. I would call it political suicide for those who hold elected positions.

Thanks for your time,
Clyde and Debby James
Pacific Hills

BY THE WAY, THE E-MAIL ADDRESS YOU PROVIDED AT THE ZOOM MEETING IS INCORRECT. HOW SAD THAT PEOPLE THINK THEY HAVE REACHED OUT TO YOU. I TOOK A SCREENSHOT THAT EVENING. THIS IS WHAT YOU PROVIDED. (SEE PIC)



Sent from my iPad

From: Community Development
Subject: FW: NO to Garden Plaza Apartments

From: Wendy Bucknum
Sent: Friday, January 28, 2022 12:35 PM
Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Renata Winter <rwinter@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Fwd: NO to Garden Plaza Apartments

Good Afternoon Jamie,

Thank you for your input. When evaluating any proposed development, the City's primary responsibility is to serve as neutral advocates for a fair and transparent process. Below is the latest information about where the proposed Gardens project currently stands, and how you can ensure your voice and concerns are heard.

Following the public scoping meeting, the next steps include the submission of an environmental impact report and opportunities for additional public input via the CEQA process. Importantly, no decisions related to this project have been made, nor can they be until a fair and neutral evaluation process is complete. I am committed to ensuring such a process takes place, and that any concerns are both heard and considered.

To receive real-time updates about this project, sign up for the [City's eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

Begin forwarded message:

From: Jamie Trevor <jamiemark@icloud.com>
Sent: Thursday, January 27, 2022 12:57 PM
To: CityAdmin <cityadmin@cityofmissionviejo.org>
Subject: Fwd: NO to Garden Plaza Apartments

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Thank you,

Jamie Trevor

Tricor Contractors, Inc.

949-588-1051

Begin forwarded message:

From: Jamie Trevor <jamiokarg@icloud.com>
Date: January 25, 2022 at 6:51:52 AM PST
To: citycouncil@missionviejo.org
Cc: cr@cityofmissionviejo.org, cd@cityofmissionviejo.org
Subject: **NO to Garden Plaza Apartments**

Council Members,

I am writing to you as a VERY concerned Mission Viejo resident. I adamantly oppose the idea of the 74' tall monstrosity currently being proposed by ValueRock. I have two very pertinent questions. There is an ordinance in Mission Viejo of a maximum of three stories. Why isn't this being enforced? There is not ONE building in our city besides mission hospital that exceeds this limit. How is this proposal even being considered at the massive size proposed? This corner is probably one of the busiest in the city and we was to try this experiment here?

Why is the city even considering changing the zoning of this property from commercial to mixed use? Is the answer because an outside investor is willing to foot the bill in return of MASSIVE profits? It's all about money here. ValueRock knows it or they wouldn't invest. They are not about making our community better, it's about money.

Nothing about this proposal benefits the current residents of Mission Viejo. It adds nothing to our community except traffic, congestion and sets precedent for the next outside investor to capitalize on our quant town to line their pockets.

Both myself and husband grew up in Mission Viejo. We have been the product of our school systems and worked hard in life to be able to purchase a home here and start a family of our own here. Our home will directly be affected as it is in the neighborhood above the Garden Plaza. DePortola elementary can not handle the influx of students this will bring.

I beg you council members, of which I voted for you, to represent the constituents of Mission Viejo. Vote NO on this proposal. If housing is the answer, have them scale this proposal WAY back to fit in with the existing Master Plan and city ordinance we all bought into. Represent US!

Thank you,

Jamie Karg

949-306-4971

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum
Sent: Friday, January 28, 2022 12:16 PM
To: Debby James <debbykj@att.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Good afternoon Debby,

It's good that you attended the property owners zoom meeting. This City did not organize the zoom meeting, the property owner did. I encourage you to stay engaged and stay involved. We are listening. And I hope you understand we have to allow this applicant to submit a final PROPOSED project application before we can even weigh in.

I'm copying staff to be sure you are included on the interest list.

Kind Regards,

Wendy Bucknum
Mayor

On Jan 28, 2022, at 11:48 AM, Debby James <debbykj@att.net> wrote:

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Hello,

I certainly hope this email isn't landing in a junk mailbox and that the residents' viewpoints about the proposal for the Garden Plaza are given close attention.

I was against the proposal before the Zoom meeting on Monday evening, but after listening to more details, I'm even more against the proposal for several reasons.

The traffic concerns are at the top of my list. I know the city is planning on doing a traffic study, but I can't imagine that the study will produce anything but negative feedback, particularly if the people doing it are competent and honest. If you add that many residents to a corner, along with a popular grocery store like Whole Foods, you are bound to add a significant number of cars to that area. As you know, the traffic along LaPaz to the freeway is a nightmare, and not just at the typical peak times when school and work traffic begins. I find it puzzling that the city would even consider a Whole Foods in that location, when there's an empty Michael's building, Steinmart building, and a beautiful Orchard building. The downfall of that Orchard building was a sad event for the city. I love Whole Foods, but I was stunned to see it as a part of this project.

Secondly, the aesthetics of the project does not complement the surrounding architecture. No building on that corner should exceed the height of the building that is located on the corner that is diagonal to the proposed sight. There's an ambiance to the city, and I really feel this apartment complex would ruin the city.

When I drive by the area that is adjacent to where the Laguna Hills Mall used to be and see those apartment buildings, I shake my head wondering why they allowed that monstrosity. Will we become another Laguna Hills?

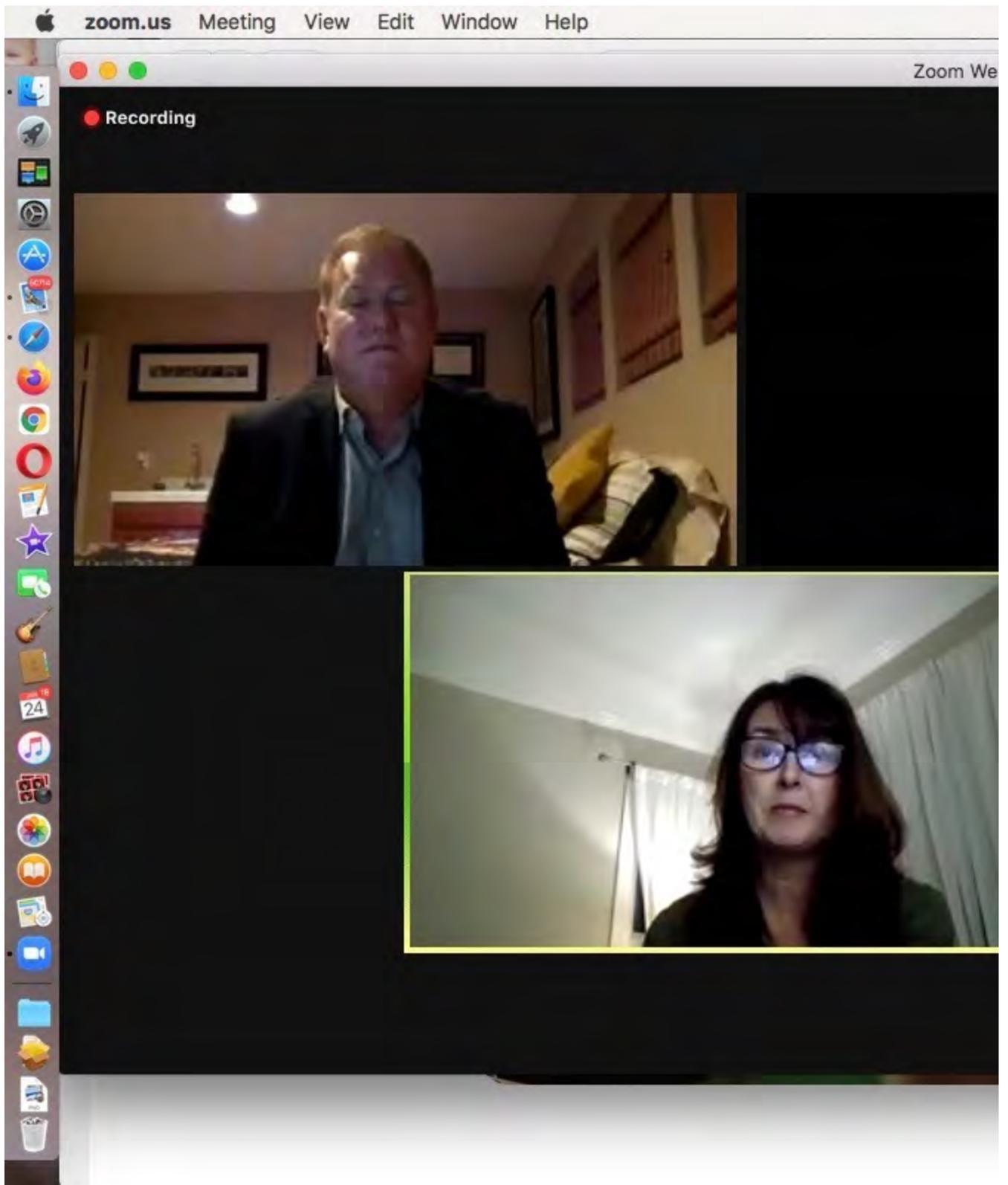
I was really offended by the man who spoke of behalf of the city (the attorney??) when he basically told us that we have to accept change. We can accept change, but change that is beneficial. I've been saying for years that the shopping center that houses CVS and the remaining businesses needs a severe facelift. However, change does not have to go skywards. My former hometown of Huntington Beach has been ruined by big builders who built high rise buildings. Now HB looks like Miami and has lost its charm.

One of the residents talked about delivery trucks coming in and out at all times of the night, which is exactly what happens when there's a grocery store on a property. I can't even imagine that anyone would want to live there, if by some awful chance this gets built. That's not the Mission Viejo way of life.

I think the planning commissioners, the city council members, and all other parties who are in a position to make a decision on this should heed my warning. This property proposal is wildly unpopular and I highly doubt the residents will take too kindly to its approval. I would call it political suicide for those who hold elected positions.

Thanks for your time,
Clyde and Debby James
Pacific Hills

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Sent from my iPad

From: Community Development
Subject: FW: Concerned Voter

From: Wendy Bucknum
Sent: Monday, February 28, 2022 2:43 PM
To: Peter Homestead <thehomesteaders@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Concerned Voter

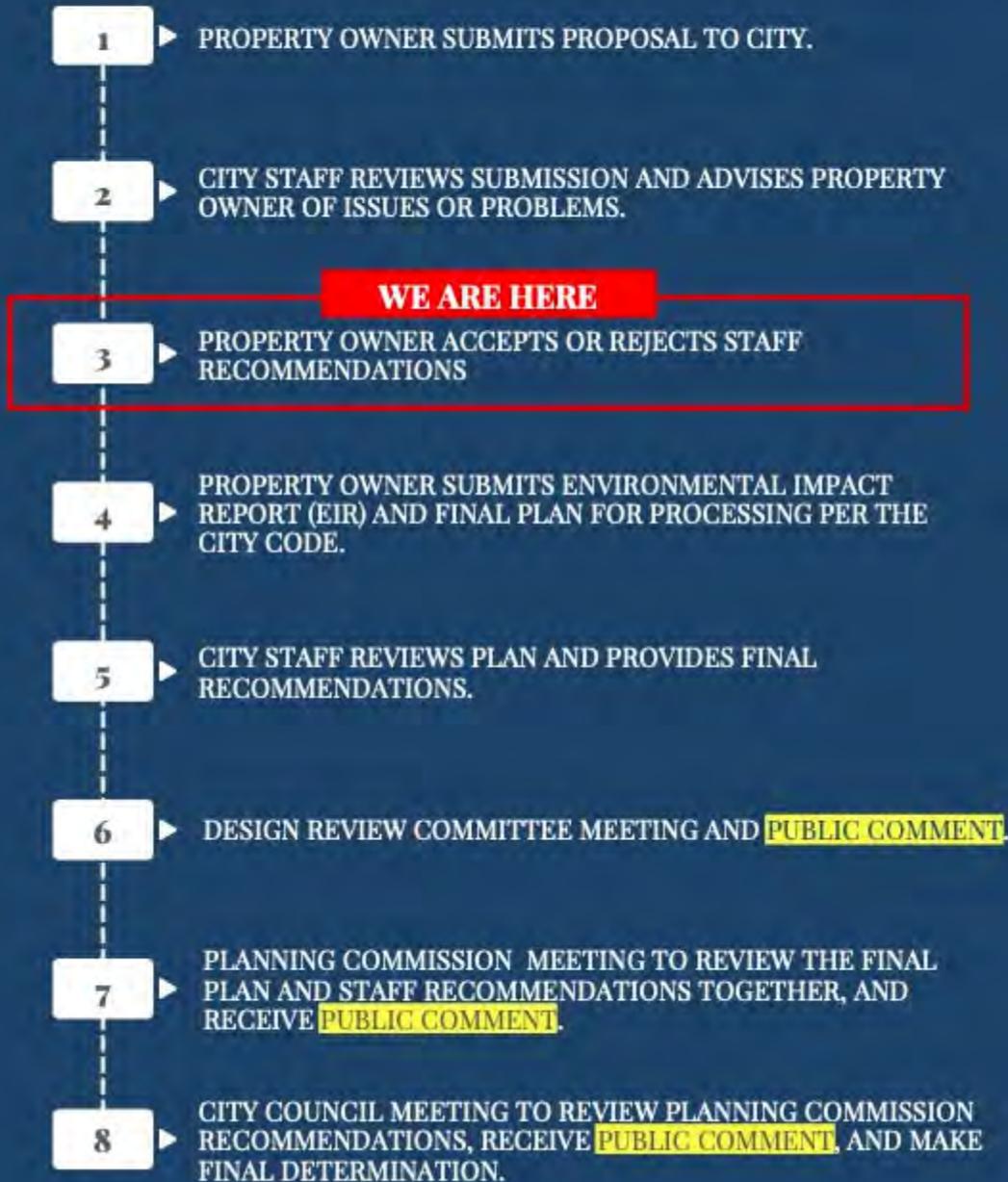
Good Afternoon Mr. and Mrs. Homestead,

First and foremost, you are making an incorrect assumption that the City Council brought this project forward.

We appreciate and welcome your comments. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

On Feb 28, 2022, at 2:35 PM, Peter Homestead <thehomesteaders@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum

My family are longtime (24 years) residents of Mission Viejo. We have always enjoyed its small town feel and friendly neighborhoods. It is why we moved here in the first place.

Recently we were shocked when we found out about a new project - *totally out of character for our city!* I am talking about the multi-story apartment complex being proposed for the corner of La Paz and Marguerite Parkway.

??? What are you and the city council thinking??

Obviously, you must be desperate for tax revenue (or infatuated with becoming "Big") - even if it ruins the character and flavor of the city.

Have you even considered how this will affect the (**already bad**) traffic? Have you done any traffic studies? Any environmental studies?

Have you considered how IT DOES NOT FIT with the city's character? We want remain Mission Viejo... NOT Irvine, NOT Lake Forest, certainly NOT L.A.

It is clear that you and the council do not share our values, nor interest in maintaining the unique character of our city.

My wife and I and our sons will fight this project as hard as we can. And come voting time, our family, along with all of our friends and neighbors (who also are shocked when we tell them about this) will campaign to replace you and the Council, who obviously do not hold our views of what makes Mission Viejo a desirable place to live.

Peter Homestead and Debra Homestead and family.

From: Community Development
Subject: FW: NO HIGH DENSITY 6 STORY APPARTMENT OFF LA PAZ AND MARGURITE

From: Wendy Bucknum
Sent: Monday, February 28, 2022 2:50 PM
To: Travis Pettit <travispettit@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: NO HIGH DENSITY 6 STORY APPARTMENT OFF LA PAZ AND MARGURITE

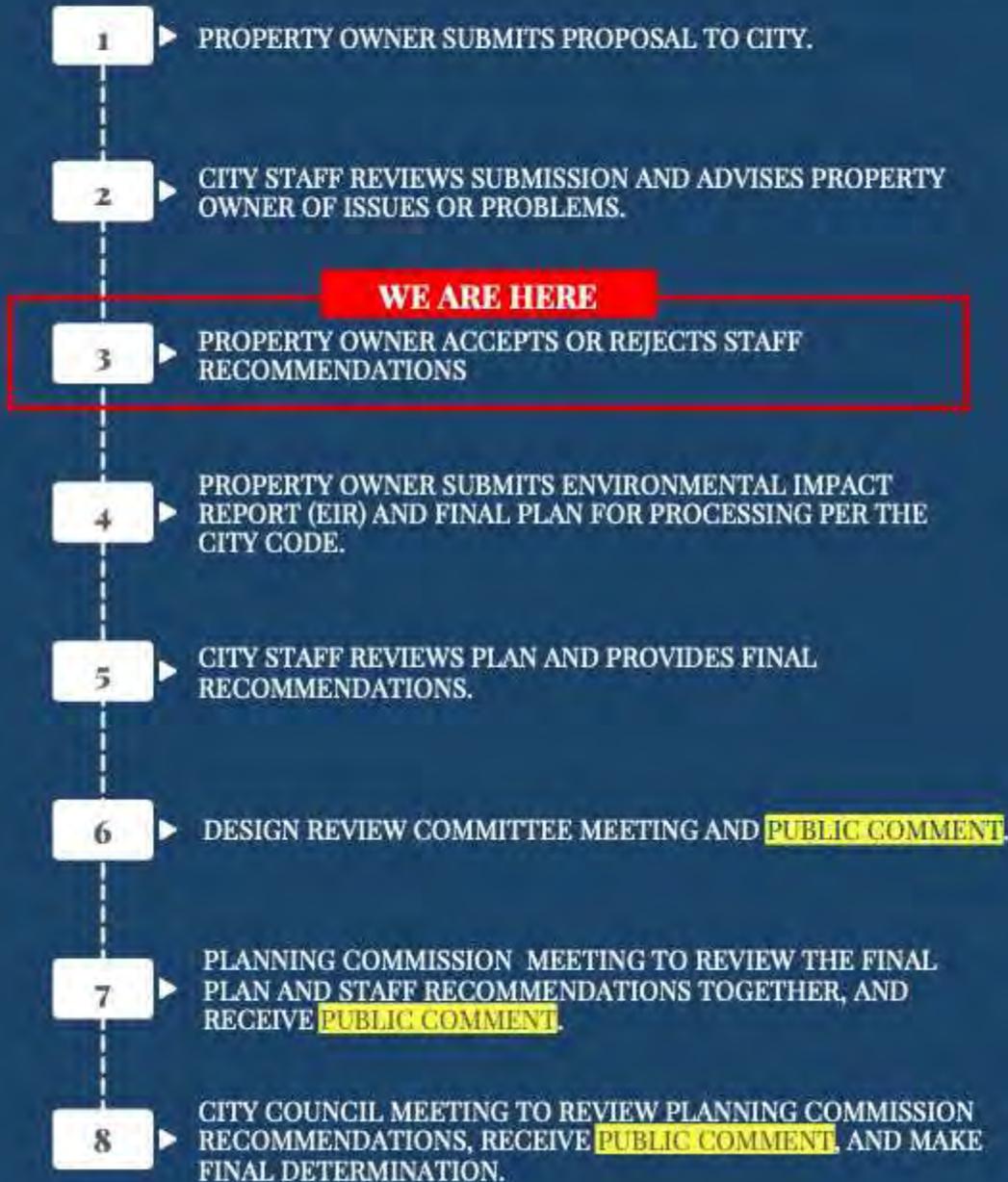
Good Afternoon Mr. Pettit,

,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

On Feb 28, 2022, at 9:22 AM, Travis Pettit <travispettit@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

My name is Travis Pettit who lives off La Paz rd. and I am completely **against** this apartment building being built. Starting at the top of La Paz from Olympiad you have to pass a total of 4 school just to get to the 5 freeway. When trying to get to the freeway at the same time as the school starts/start of most work hours it can easily take 25 minutes to travel 3 miles(which is terrible already). Building this apartment complex would just ruin this road as it is already hard enough to get the freeway during peak hours. Heck the left hand turn onto Christianos to get to MV high school can only hold 5 cars max. Instead of building more homes to cause more congestion we need to learn how to fix the congestion first. Expand the length of left hand turn lanes and widen the bridge/ right hand turn lanes. **PLEASE DO NOT BUILD THE APPARTMENT COMPLEX.** We vote for you to be our city concil to speak for us and I have yet to hear some one actually want o build this complex.

Thanks,
Travis Pettit

From: Community Development
Subject: FW: Please Reject the Mixed-Use Zoning Proposal at La Paz & Marguerite

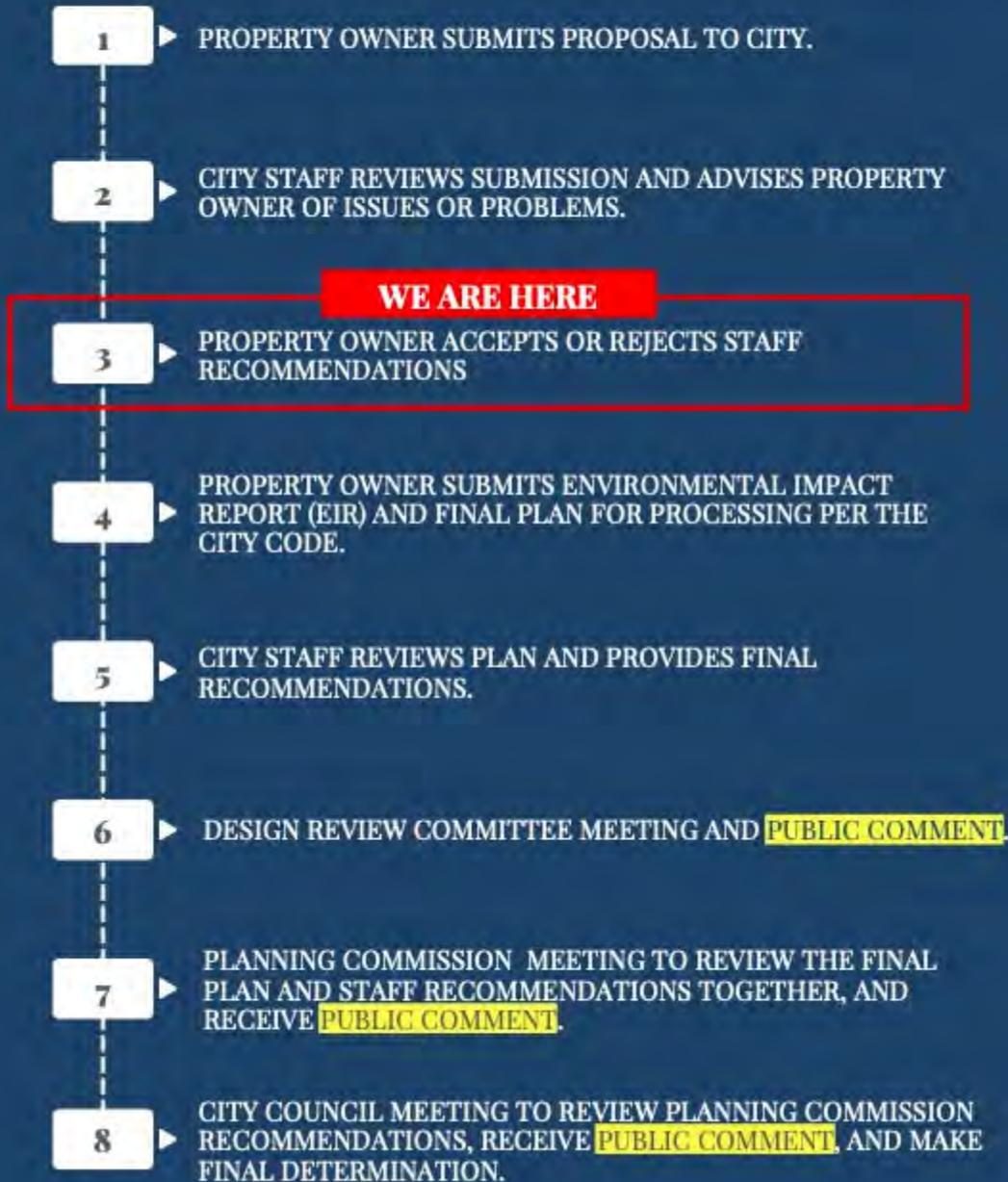
From: Wendy Bucknum
Sent: Monday, February 28, 2022 2:52 PM
To: Nancy Plambeck <nancyplambeck@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Please Reject the Mixed-Use Zoning Proposal at La Paz & Marguerite

Good Afternoon Ms.. Plambeck,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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Kind Regards,

Wendy Bucknum
Mayor

On Feb 28, 2022, at 10:18 AM, Nancy Plambeck <nancyplambeck@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum,

My name is Nancy Plambeck, and I live in the Briarwood neighborhood of Mission Viejo. I am writing to you to strongly urge you to reject the mixed-use zoning proposed at the intersection of La Paz and Marguerite.

I, along with many of your Mission Viejo constituents, are vehemently opposed to the proposed mixed-use development. I am concerned with the impact this development will have on traffic, congestion, and pollution.

One of the reasons my husband and I moved to Mission Viejo 9 years ago is the sense of community and small-town feel - we love our city, and want to ensure that these attributes are preserved.

Once again, I strongly urge you and your fellow City Council Members to reject this proposal.

Sincerely,
Nancy Plambeck
(949) 421-9499
nancyplambeck@gmail.com

From: Community Development
Subject: FW: Stop the Proposed Garden Plaza Project

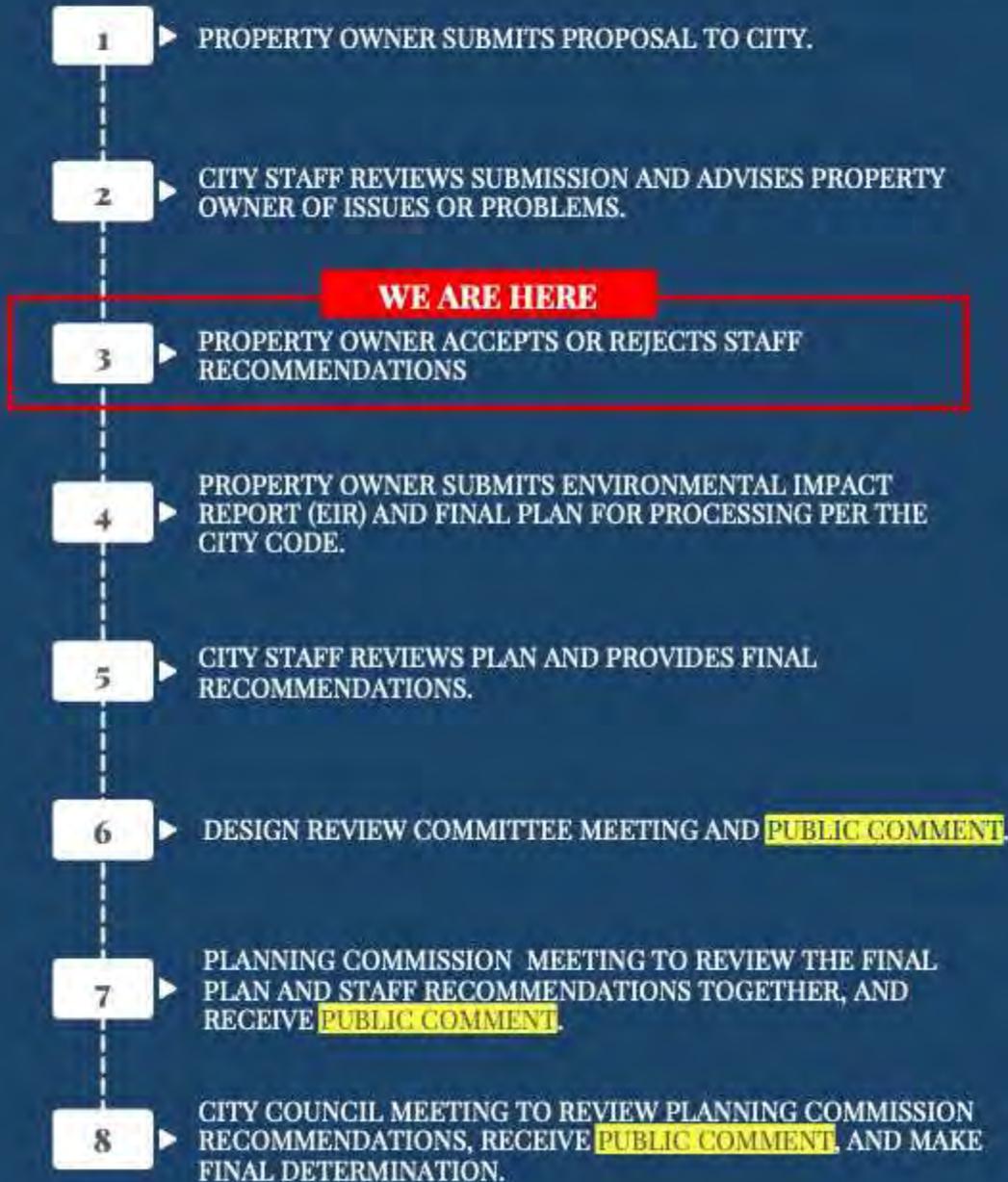
From: Wendy Bucknum
Sent: Monday, February 28, 2022 2:47 PM
To: Ruth Ann Zaragoza <drazway4me@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Stop the Proposed Garden Plaza Project

Good Afternoon Ms. Zaragoza,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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Kind Regards,

Wendy Bucknum
Mayor

On Feb 28, 2022, at 10:39 AM, Ruth Ann Zaragoza <drazway4me@icloud.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sent from my iPhone NO THANKS! NO MIXED ZONING! NO TRASHING OUR BEAUTIFUL CITY OF MISSION VIEJO! MY FAMILY AND I MOVED AND LIVED HERE SINCE 1976! MANY OF MY FAMILY AND FRIENDS FOLLOWED AND LIVE HERE, TOO. SPARE OC. FOLLOW NOT THE MESS IN LA COUNTY!!!

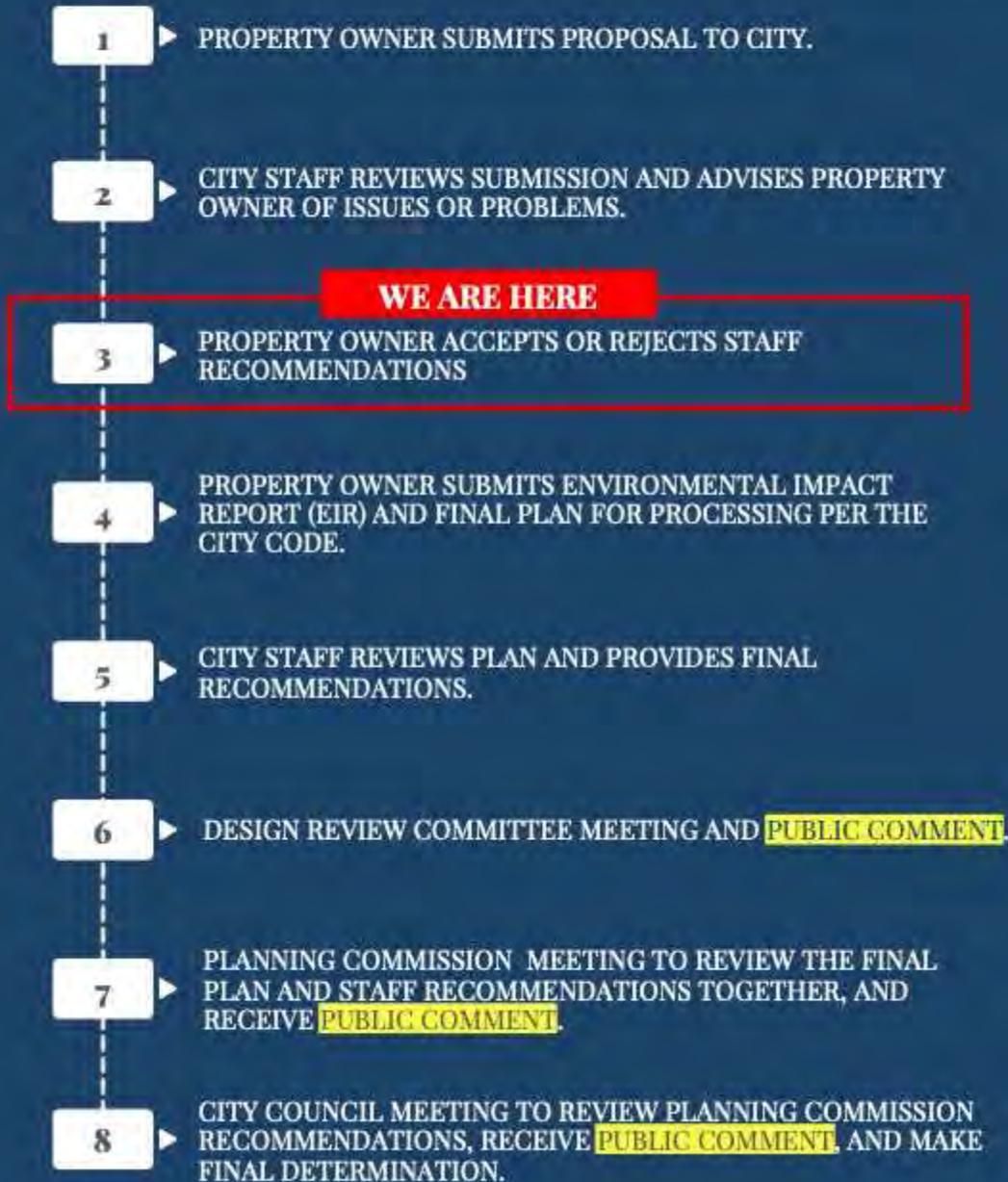
From: Community Development
Subject: FW: High Rise on Marguerite and La Paz

From: Wendy Bucknum
Sent: Monday, February 28, 2022 2:46 PM
To: Alan Aristondo <alanaristondo13@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>
Subject: Re: High Rise on Marguerite and La Paz

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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Kind Regards,

Wendy Bucknum
Mayor

On Feb 28, 2022, at 2:19 PM, Alan Aristondo <alanaristondo13@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,

I saw a flyer that is concerned about a 6 story building being built on the above named intersection claiming that it will be bad for the community.

I am strictly for this and appreciate the city of Mission Viejo addressing the housing issue by offering alternative and innovative solutions.

Thank you
Alan Aristondo

From: Community Development
Sent: Tuesday, March 1, 2022 9:17 AM
Subject: FW: Garden Plaza Project

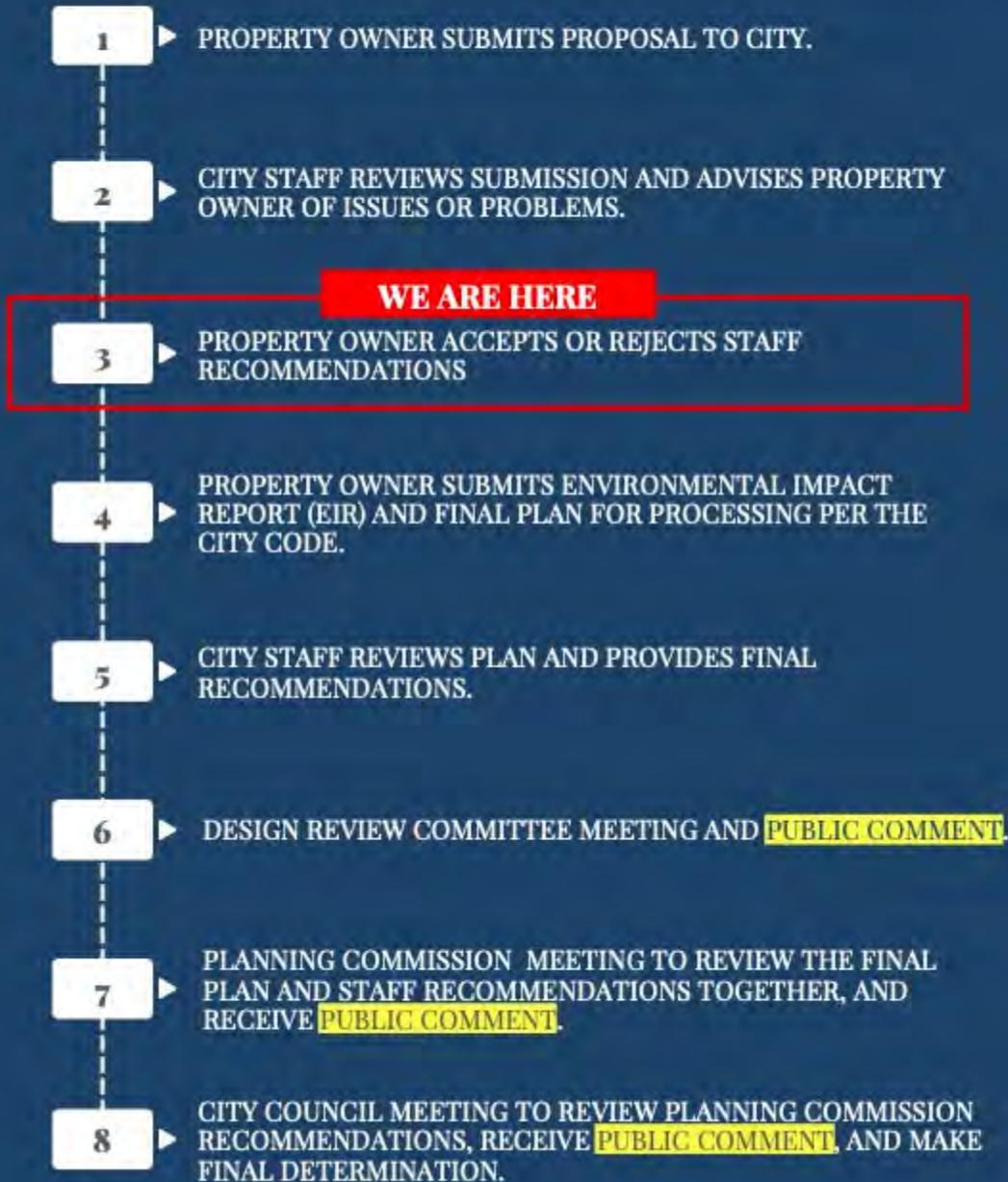
From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: February 28, 2022 at 8:19:51 PM PST
To: dalindahl@cox.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Ms. Lindahl,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: dalindahl@cox.net <dalindahl@cox.net>
Sent: Sunday, February 27, 2022 4:51 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS!!!!

I don't feel this is a good idea for this area.

Glenda Lindahl

From: Community Development
Sent: Tuesday, March 1, 2022 8:54 AM
Subject: FW: NO to proposed project in MV.....too big, too much traffic, not for that busy site!

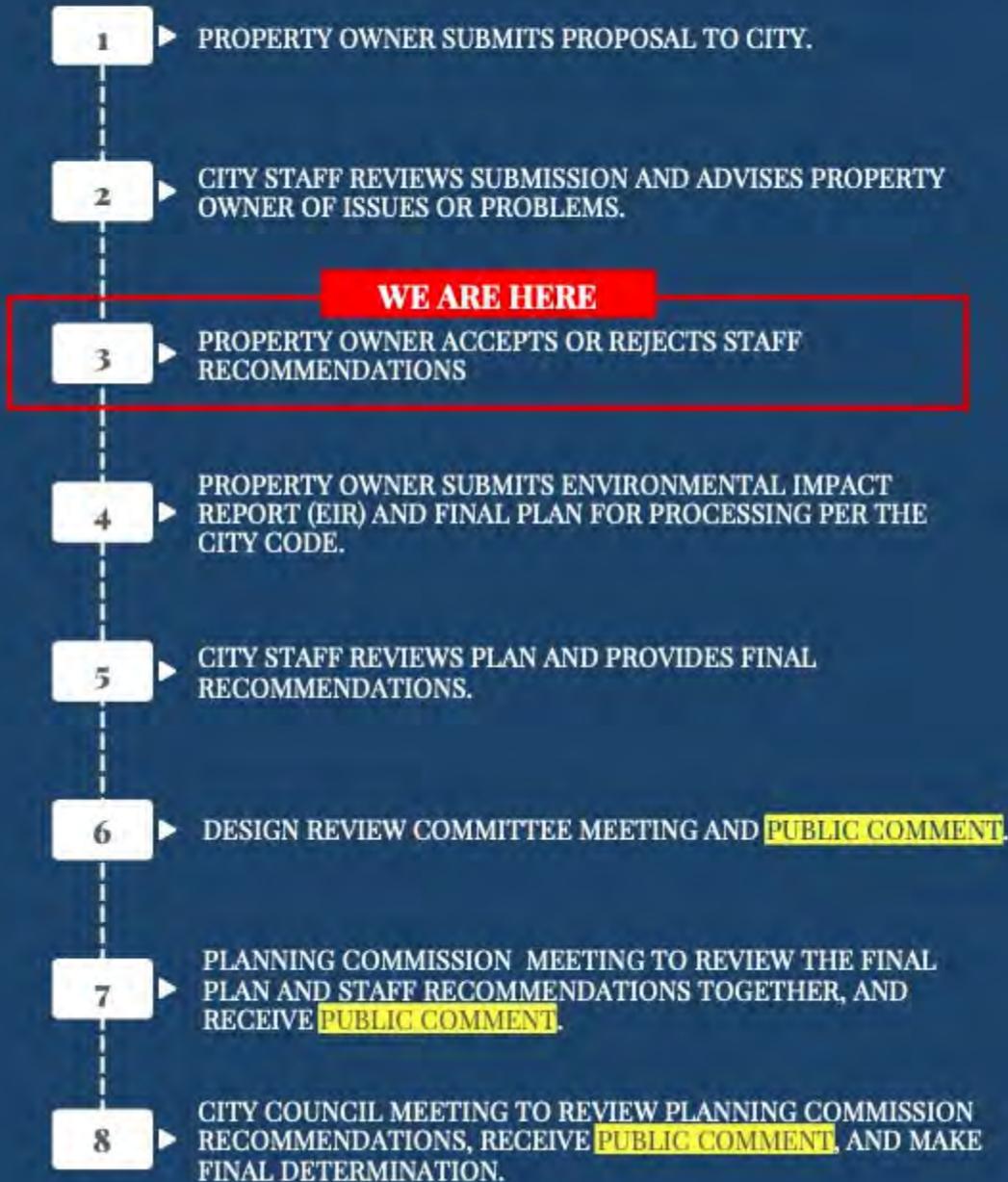
From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: February 28, 2022 at 8:21:08 PM PST
To: Linda Peck <lgpeck45@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: NO to proposed project in MV.....too big, too much traffic, not for that busy site!

Good Evening Ms. Peck,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Linda Peck <lgpeck45@gmail.com>

Sent: Sunday, February 27, 2022 5:07 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: NO to proposed project in MV.....too big, too much traffic, not for that busy site!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

From: Community Development
Sent: Tuesday, March 1, 2022 9:20 AM
Subject: FW: Support the Mission Viejo Garden Plaza Project!

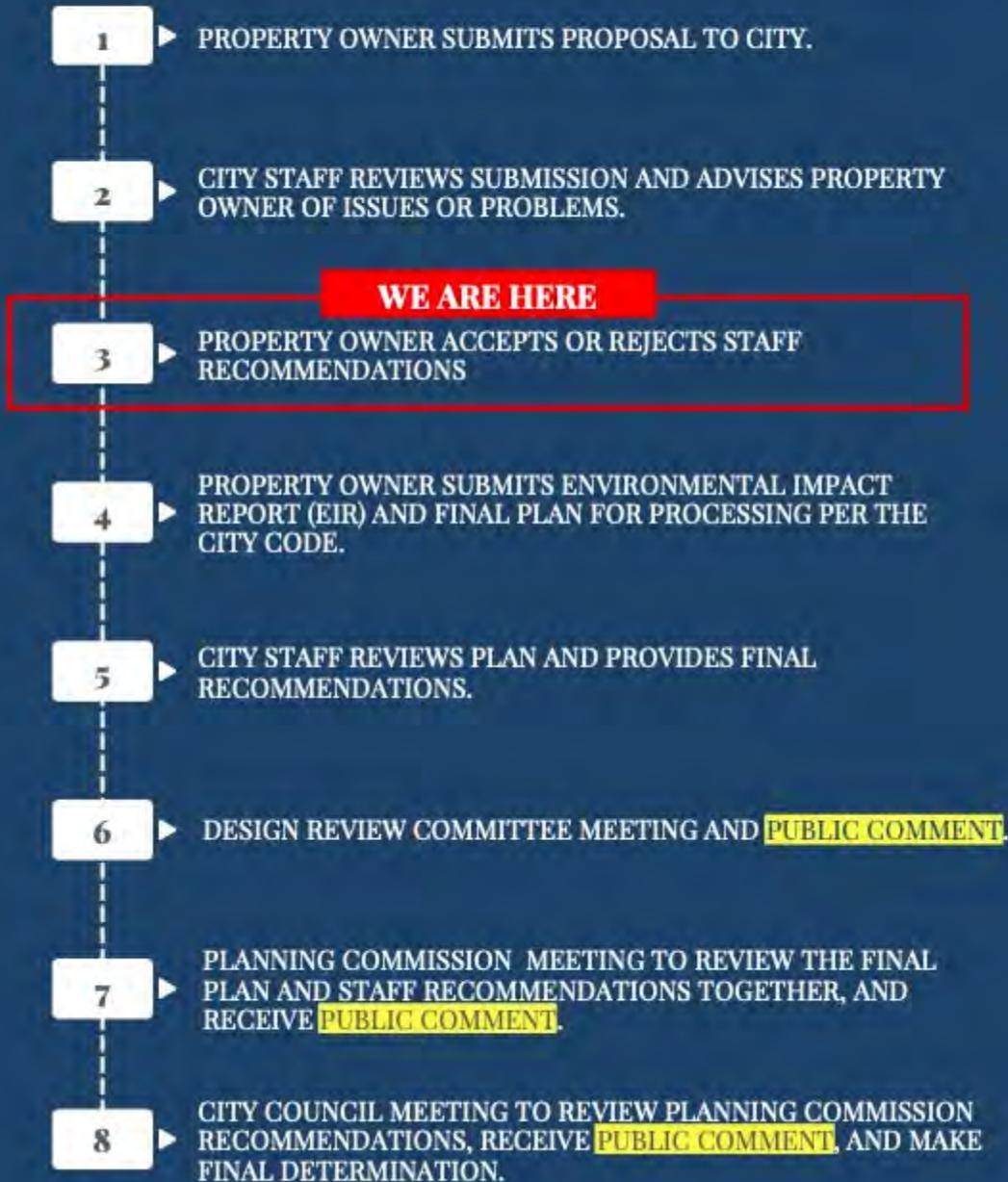
From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: February 28, 2022 at 8:29:51 PM PST
To: Edward Davis <edavis949@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Support the Mission Viejo Garden Plaza Project!

Good Evening Mr. Davis,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Edward Davis <edavis949@gmail.com>
Sent: Monday, February 28, 2022 6:04 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

I support the Mission Viejo Garden Plaza Project because it incorporates and promotes housing and local businesses while creating a walkable village for shopping and cultural activities. The Project's vision for a sustainable future and a walkable village is a vision that I support.

The need for additional housing units is critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

With the initial economic benefit from construction estimated to be \$174 million, the Garden Plaza Project will economically support the city of Mission Viejo and its residents by creating more jobs and opportunities. Additionally, the project will boost the city's projected retail sales tax shortfall. This will help the city maintain services and pay for improvement projects.

I am also excited about the addition of a Whole Foods Market to our city and their community giving programs. Whole Foods Market serves some of the finest natural and organic foods. The inclusion of their community-giving programs, Whole Kids Foundation, and supplier opportunities will greatly benefit our families in Mission Viejo.

Please use this as my support for the Mission Viejo Garden Plaza Project. Thank you for your consideration.

Sincerely,

Ed Davis

Homeowner

24702 Pallas Way

Mission Viejo, CA 92691

From: Community Development
Subject: FW: New housing on Marguerite/La Paz

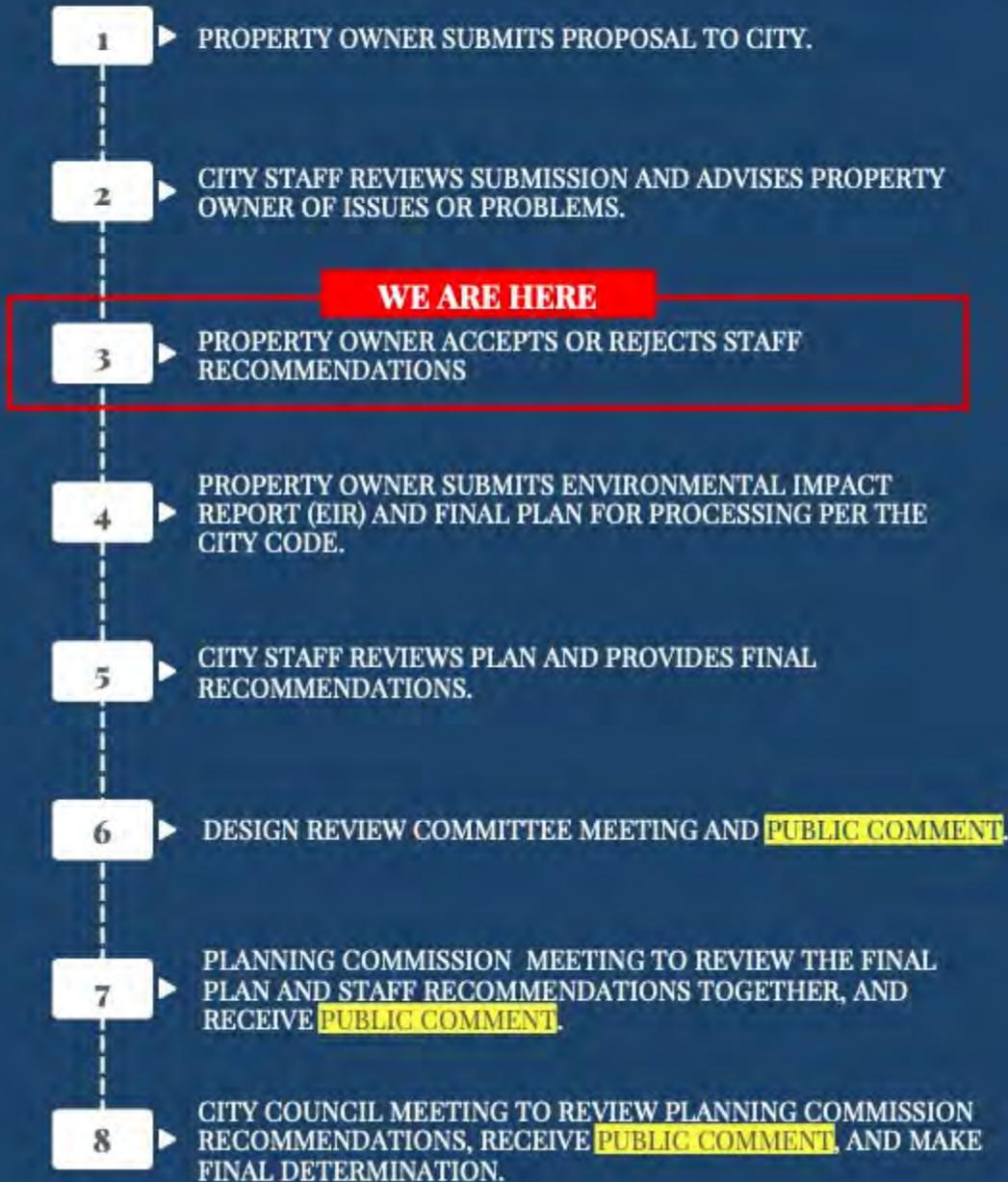
From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: February 28, 2022 at 8:31:01 PM PST
To: Jason Green <chefgreen@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: New housing on Marguerite/La Paz

Good Evening Mr. Green,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Jason Green <chefgreen@gmail.com>
Sent: Monday, February 28, 2022 6:20 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: New housing on Marguerite/La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi,

I'm a Mission Viejo resident. I have lived here since 2002.

In my time here, I have seen NIMBY residents oppose EVERY bit of modernization the city has proposed.

When the city was discussing revamping the Marguerite shopping area between La Paz and Oso, a rumor was floated that high density housing was coming too, and that idea has all but died.

Now, the proposed housing/retail complex at Marguerite and La Paz is getting the same treatment.

Here's the problem: our city's lack of amenities and affordable housing has us losing out on revenue and taxes. Businesses don't want to move here. People don't want to move here. And residents like myself don't spend money here. Dinner? Irvine, San Clemente, or San Juan have a far better selection (after all, I love Darren and Jean Coyle, but how many times can you eat at WineWorks or Dublin4?).

I urge you to disregard the vocal minority that cares about nothing but stopping Mission Viejo from being a truly great place to live.

1200 additional residents won't matter to the traffic. Nobody who's lived here any length of time goes up La Paz when the schools are opening. There are multiple other ways to get to the freeway.

But a new restaurant, store, or business will create jobs and revenue for the city.

Don't listen to the NIMBYs.

Build it.

Thank you,
Jason Green
MV resident since 2002

From: Community Development
Subject: FW: Support for development at Marguerite and La Paz
Attachments: City of Mission Viejo Land Use Entitlement Process.pdf

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: February 28, 2022 at 8:33:06 PM PST
To: Manny Smith <emmanuel.a.smith@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Support for development at Marguerite and La Paz

Good Evening Mr. Smith,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Manny Smith <emmanuel.a.smith@gmail.com>
Sent: Monday, February 28, 2022 6:56 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Support for development at Marguerite and La Paz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I would like to support the proposed development at the corner of Marguerite and La Paz. I think new retail space is needed and can revitalize this area of Mission Viejo. I would prefer a Whole Foods or Sprouts to move in. I also really hope that Diho Siam will be offered space so they can remain. I am a

little concerned about there being enough parking but I do not believe all the fear mongering about this development bringing the intersection to a standstill. I do think Mission Viejo needs to be saved... from the very loud people that hate progress and growth and want to keep our city stuck in the 1970s. Those people do not speak for everyone that lives here. Many of us want there to be more things to do, more trendy food options, more shopping available on this side of town. Don't let curmudgeons stall progress because of their prejudice against a few low-income units and the possibility of a bit more traffic.

Thank you for your consideration.

Emmanuel Smith
Madrid Central subdivision
Mission Viejo

From: Community Development
Subject: FW: Concerned Voter

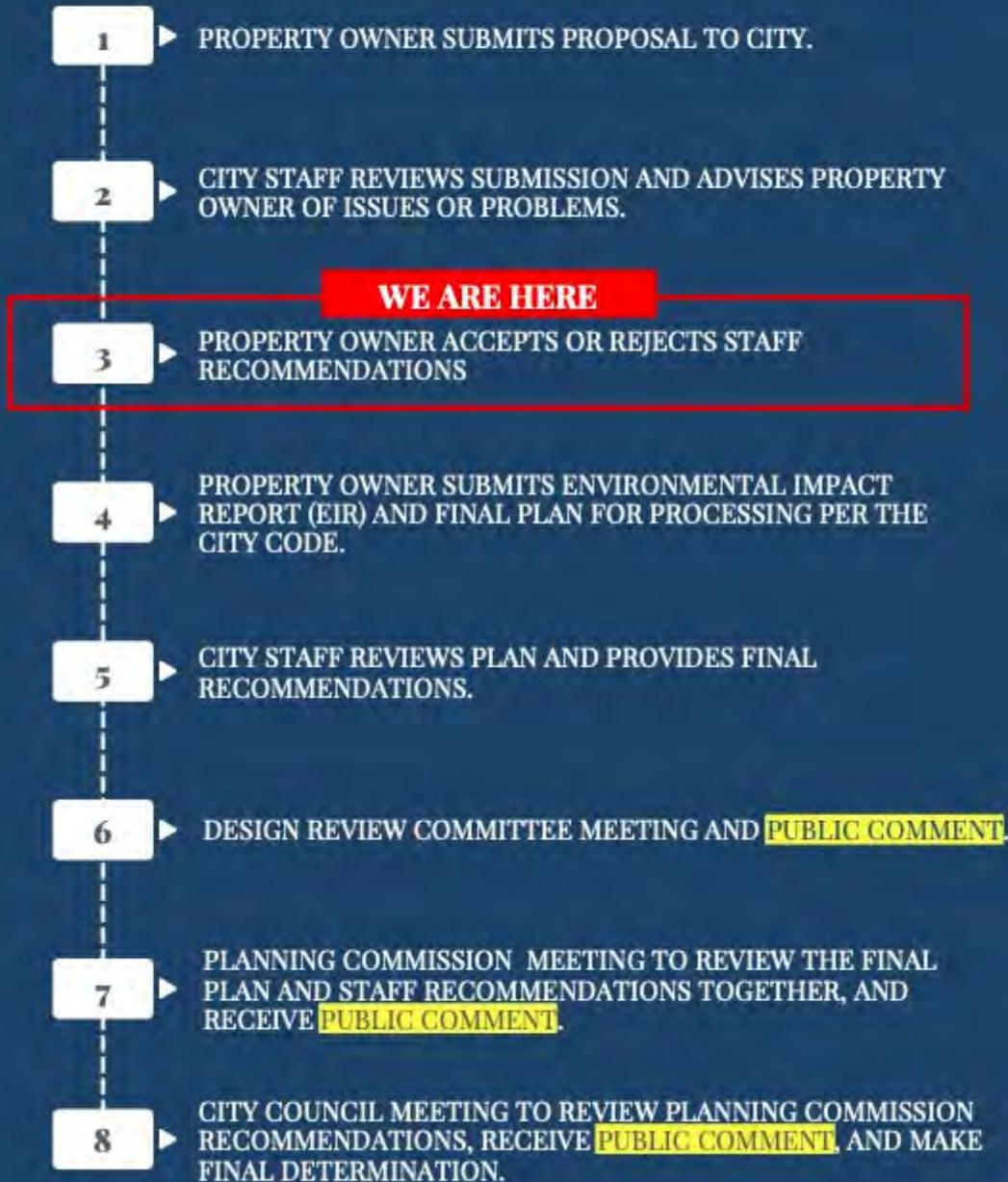
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:47 PM
To: 'Peter Homestead' <thehomesteaders@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Concerned Voter

Good Evening Mr. & Mrs. Homestead,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Peter Homestead <thehomesteaders@gmail.com>
Sent: Monday, February 28, 2022 2:35 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Cc: Peter and Debra Homestead <thehomesteaders@gmail.com>
Subject: Concerned Voter

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum

My family are longtime (24 years) residents of Mission Viejo. We have always enjoyed its small town feel and friendly neighborhoods. It is why we moved here in the first place.

Recently we were shocked when we found out about a new project - *totally out of character for our city!* I am talking about the multi-story apartment complex being proposed for the corner of La Paz and Marguerite Parkway.

??? What are you and the city council thinking??

Obviously, you must be desperate for tax revenue (or infatuated with becoming "Big") - even if it ruins the character and flavor of the city.

Have you even considered how this will affect the **(already bad)** traffic? Have you done any traffic studies? Any environmental studies?

Have you considered how IT DOES NOT FIT with the city's character? We want remain Mission Viejo... NOT Irvine, NOT Lake Forest, certainly NOT L.A.

It is clear that you and the council do not share our values, nor interest in maintaining the unique character of our city.

My wife and I and our sons will fight this project as hard as we can. And come voting time, our family, along with all of our friends and neighbors (who also are shocked when we tell them about this) will campaign to replace you and the Council, who obviously do not hold our views of what makes Mission Viejo a desirable place to live.

Peter Homestead and Debra Homestead and family.

From: Community Development
Subject: FW: I support the development

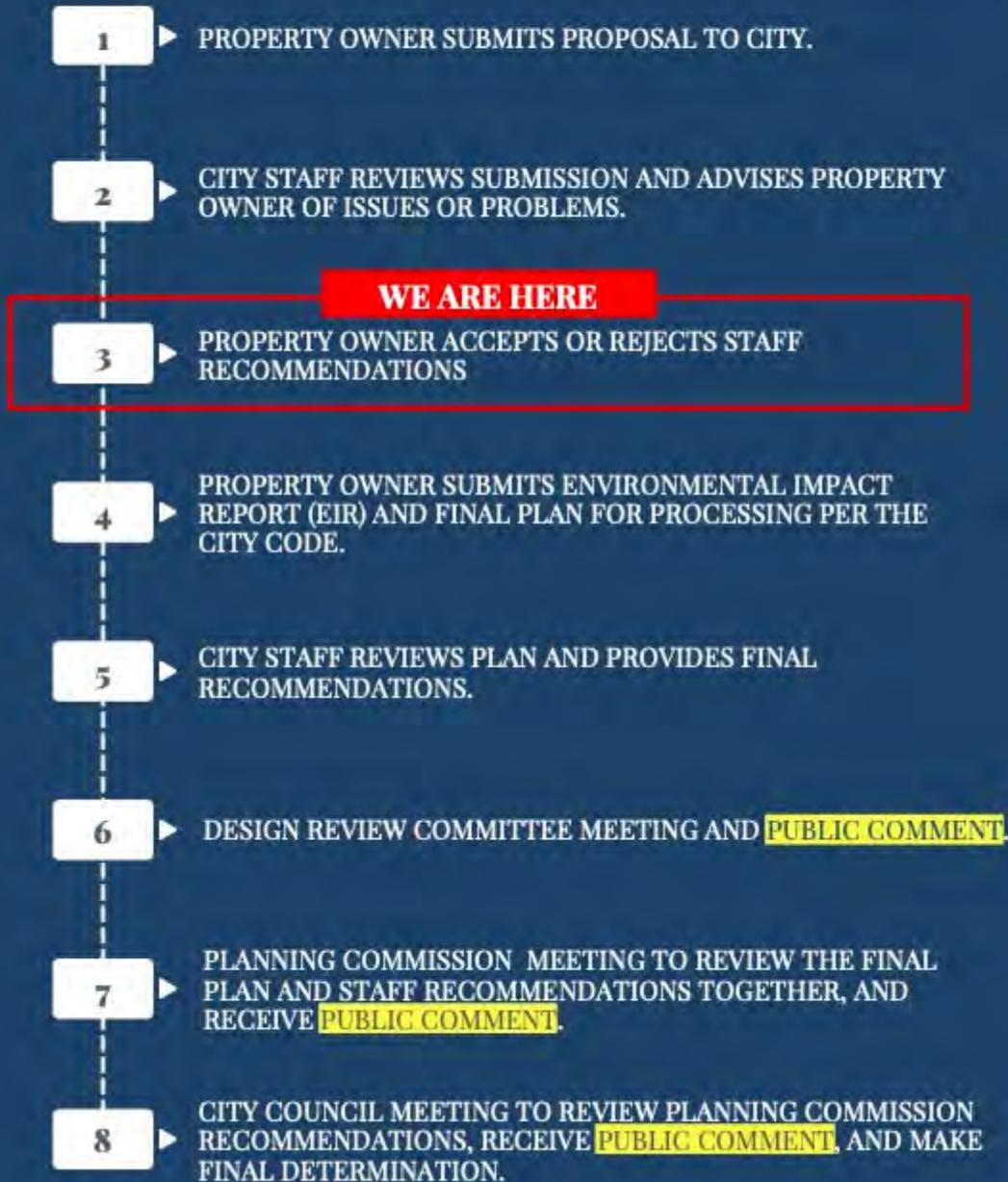
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:50 PM
To: 'shundaocampo@yahoo.com' <shundaocampo@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: I support the development

Good Evening,

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: shundaocampo@yahoo.com <shundaocampo@yahoo.com>

Sent: Tuesday, March 1, 2022 8:39 AM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: I support the development

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

We need more affordable housing for the people that work and live here.

Thank you.

[Sent from Yahoo Mail on Android](#)

From: Community Development
Subject: FW: Stop
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:54 PM
To: 'Jeanne King' <shuggs15@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Stop

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Jeanne King <shuggs15@icloud.com>
Sent: Tuesday, March 1, 2022 3:30 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Stop this Monster on Marguerite & LaPaz

The traffic has already seen a big impact down LaPaz without 600 more parking and Residents that will be coming & going. We already have apartment houses on Marguerite a block up the street.

Ralphs being there for groceries as people are coming home from work to this Monster will make for more exit & entrance traffic...Etc, Etc..

We moved here from a very busy city to live in a more quiet & down scaled community.

This will bring the traffic nightmare we left years ago to come here to what we thought would be a peaceful & more relaxed neighborhood. We live right up LaPaz and in the last few years it has already become a very busy Street without having this nightmare on the way.

Please I beg you to Consider your Taxpaying Longtime Residents who Really Love Our City.

Thank You

Mrs. King

Sent from my iPad

From: Community Development
Subject: FW: Project at La Paz and Marguerite.

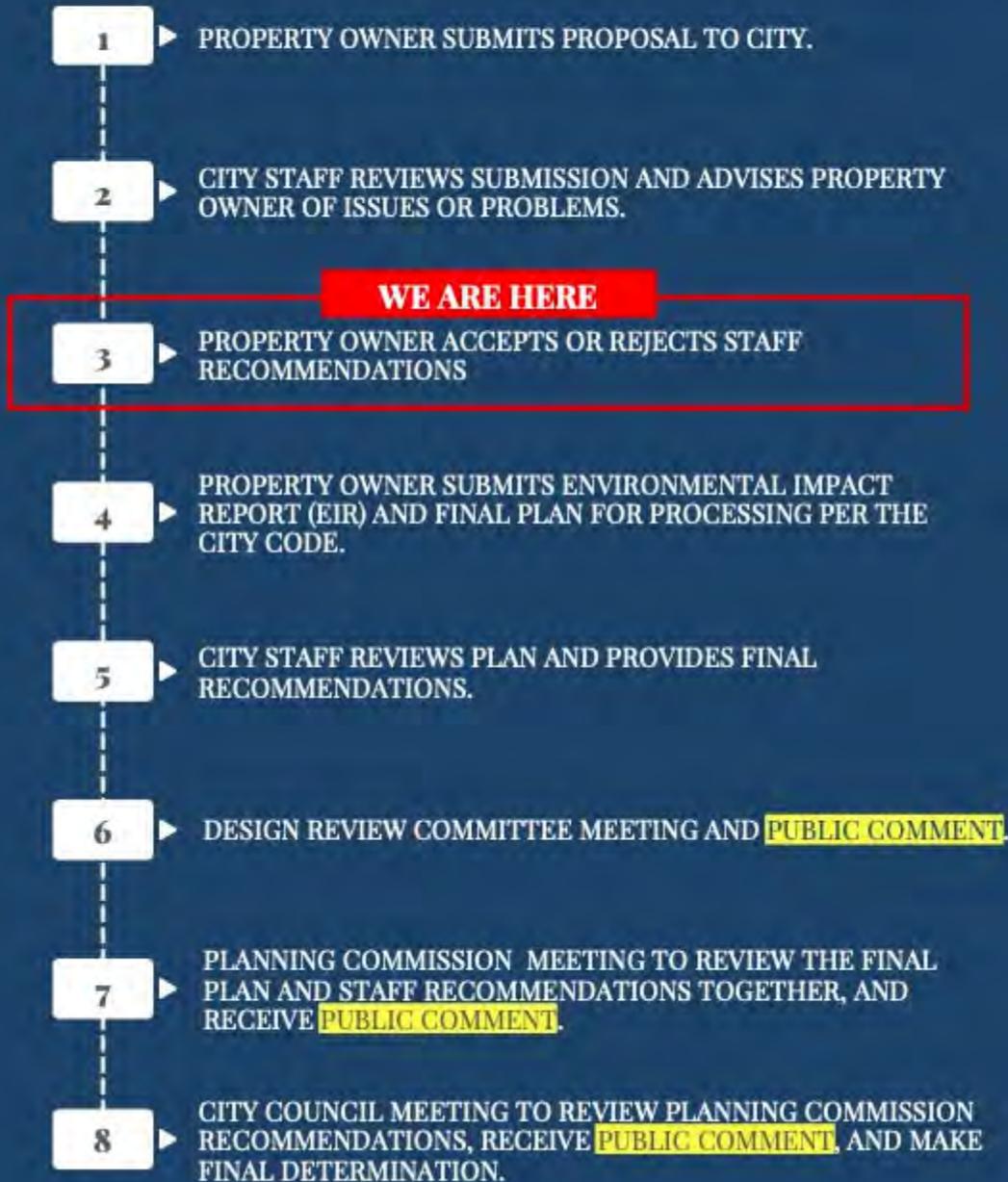
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:56 PM
To: 'JJ' <jjhassen@cox.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Project at La Paz and Marguerite.

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: JJ <jjhassen@cox.net>
Sent: Tuesday, March 1, 2022 4:00 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Project at La Paz and Marguerite.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please stop the Monster at La Paz and Marguerite. It is very crowded at that intersection now. Do not add to the problem.

Thank you,
Jeff Hassen.

Longtime resident of mission Viejo.

From: Community Development
Subject: FW: NO THANKS
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:58 PM
To: 'Len King' <xanoman@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: NO THANKS

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Len King <xanoman@icloud.com>
Sent: Tuesday, March 1, 2022 4:39 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My Wife and I have lived in Mission Viejo for 16 years and have enjoyed the peaceful small town feeling of this community.

Seeing the project that has been proposed on the corners of La Paz and Marguerite is very disappointing to see, and would be a horrific impact on this location. We already have a large amount of traffic on La Paz because of two schools

that enter and exit onto La Paz, not to mention the amount of traffic that we already have because of morning and evening commuters that are heading to and from the 5 freeway. Not only would Building this huge complex be a disastrous impact of traffic to this location, It would also take away the wonderful feel of our small town peaceful community.

I Pray that you will really take, all of us long time residents into consideration.

We Love Our Beautiful City.

Thank You

Leonard King

Sent from my iPad

From: Community Development
Subject: FW: NO THANKS

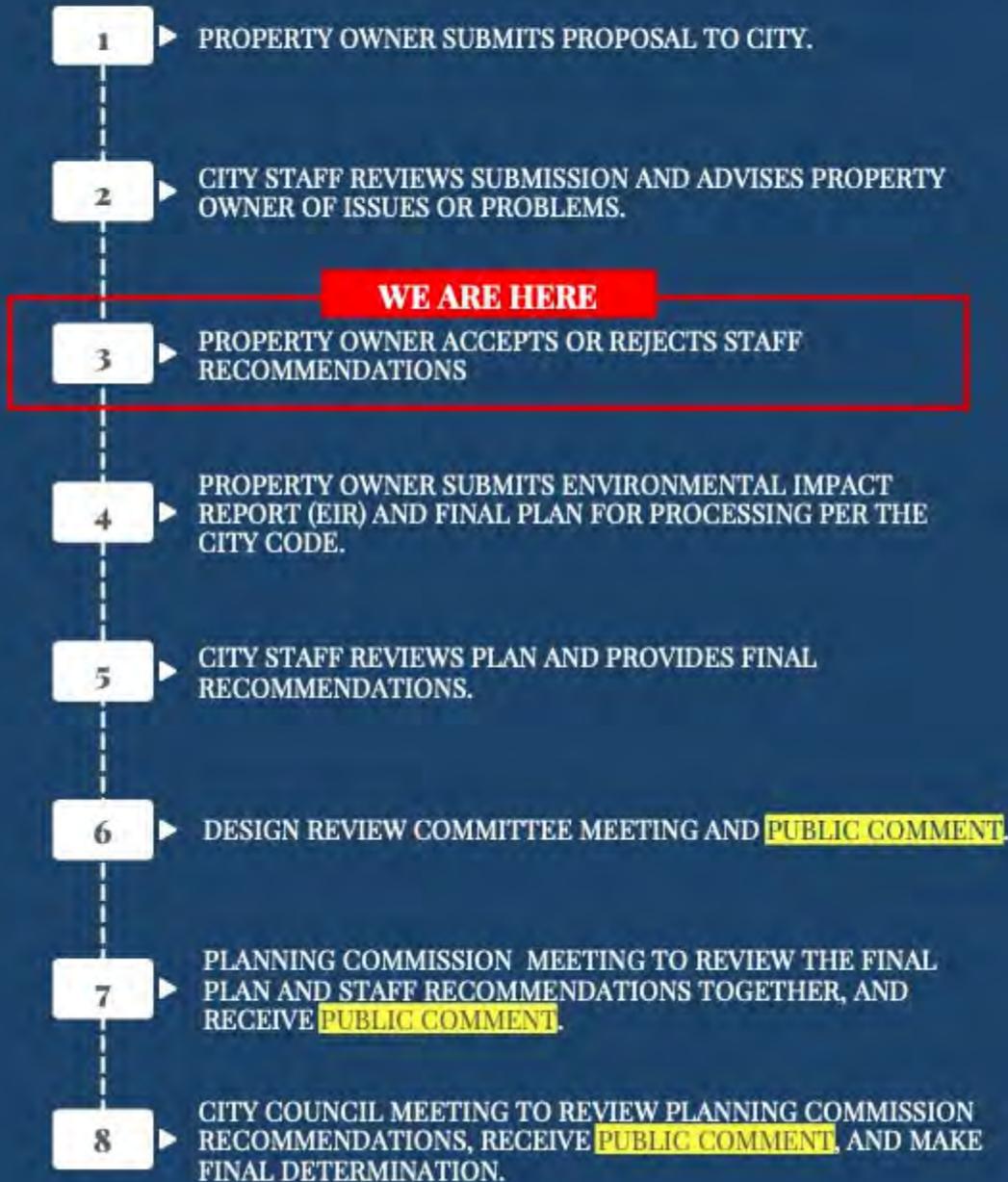
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 9:59 PM
To: 'Maria Pia Arreguin' <mparreguin@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Maria Pia Arreguin <mparreguin@hotmail.com>
Sent: Tuesday, March 1, 2022 8:12 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Stop the proposed Garden Plaza project.

Sent from my Verizon, Samsung Galaxy smartphone

From: Community Development
Subject: FW: NO THANKS

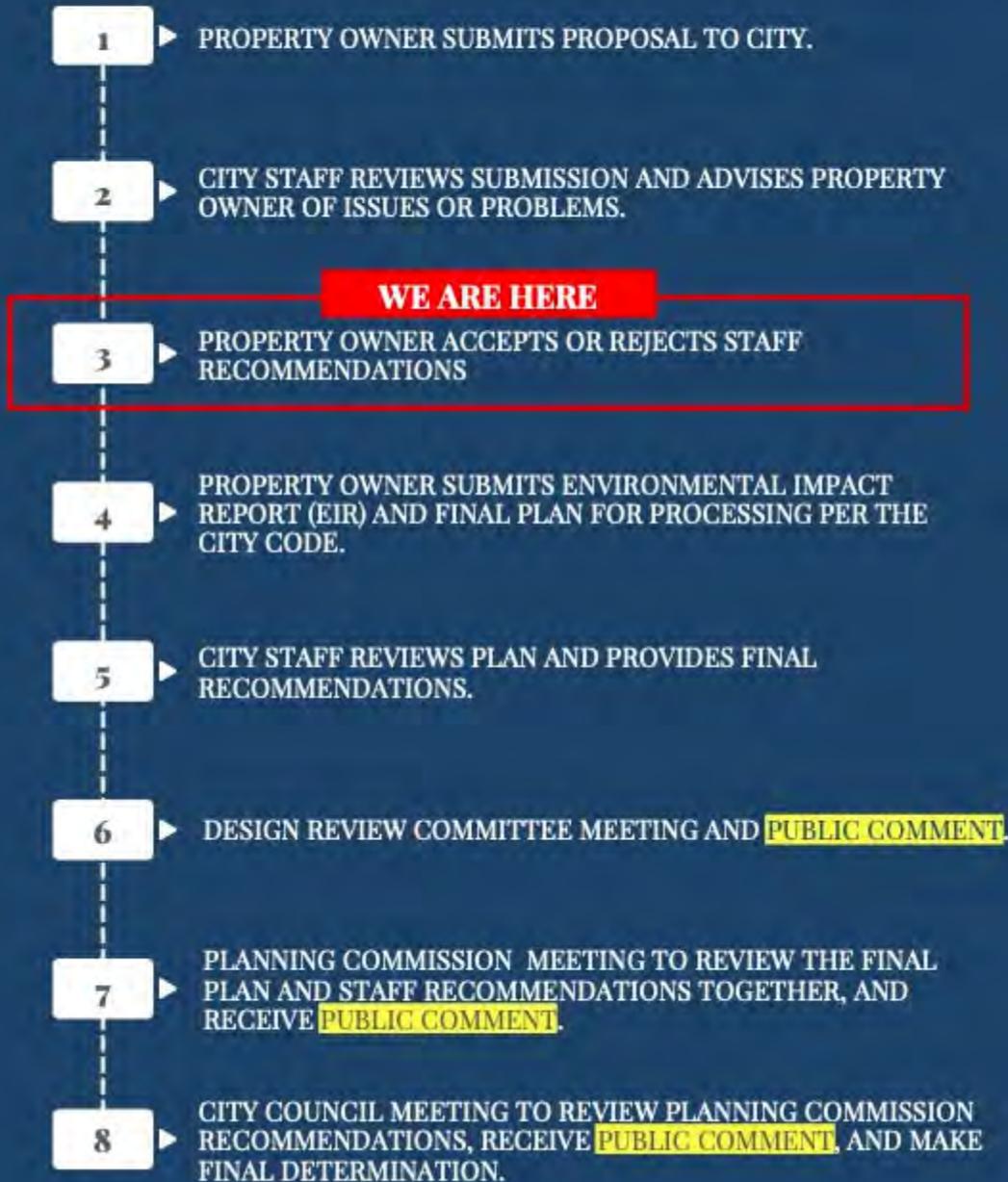
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:00 PM
To: 'Mary Ellen Risi' <merisi@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: NO THANKS

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Mary Ellen Risi <merisi@cox.net>
Sent: Tuesday, March 1, 2022 8:13 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No Thanks to your retail/apartments at Marg and LaPaZ!!!

From: Community Development
Subject: FW: NO THANKS

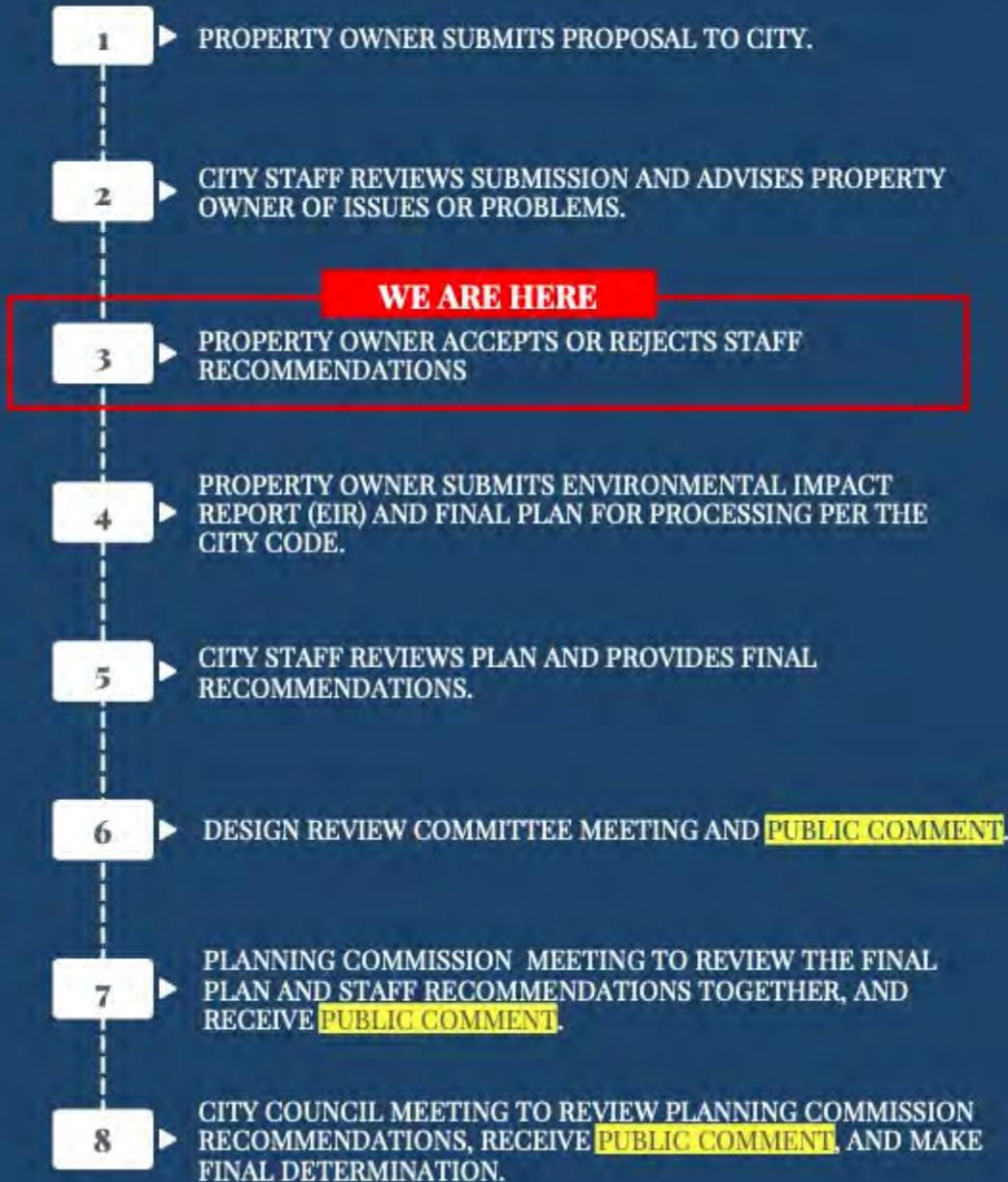
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:01 PM
To: 'Domenico Risi' <d.risi@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: NO THANKS

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Domenico Risi <d.risi@cox.net>
Sent: Tuesday, March 1, 2022 8:15 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No Thanks to your retail and apartments at LaPaz and Marg.

From: Community Development
Subject: FW: no thanks
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:02 PM
To: 'Lucy' <labrown39@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: no thanks

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Lucy <labrown39@cox.net>
Sent: Wednesday, March 2, 2022 9:44 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: no thanks

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I am opposed to putting an apartment building at the corner of LaPaz and Marguerite. The traffic at this corner is congested already and with additional traffic it will be almost impossible. I also don't think there will be enough parking

spaces available for additional cars. An example would be the apartments at the corner of Marguerite and Florecer. Many of the residents have to park in the nearby neighborhoods.

Lucy Brown

From: Community Development
Subject: FW: Garden Plaza Project

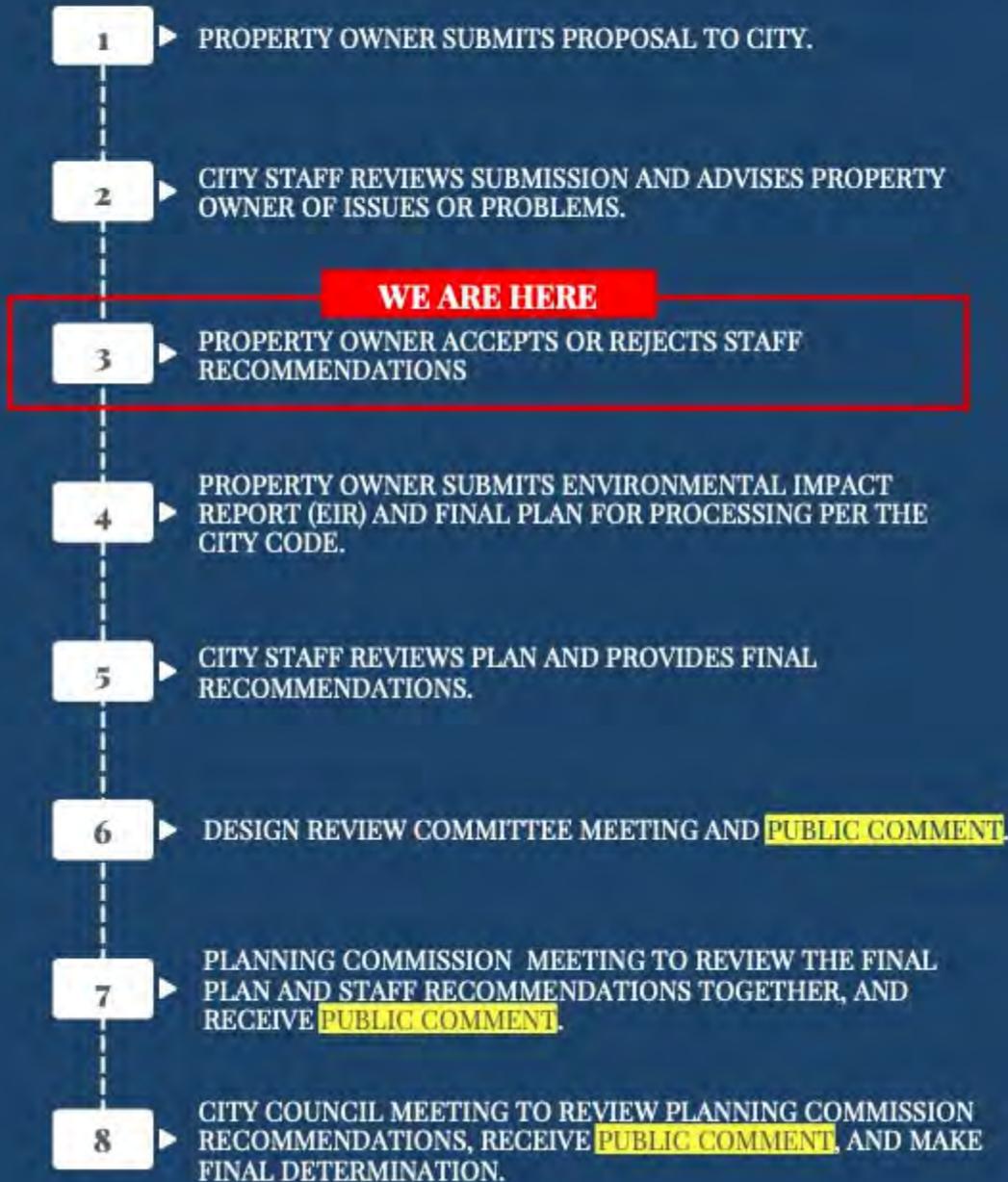
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:06 PM
To: 'megan cable' <megan@timenogood.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Ms. Cable,

Thank you for your interest in the proposed Value Rock development. We are listening. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: megan cable <megan@timenogood.com>

Sent: Wednesday, March 2, 2022 11:00 AM

To: Community Development <cd@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rathes <graths@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Regarding the Garden Plaza Project.

ECONOMICS/ OFFICE SPACE

According to the Mission Viejo Core Area Plan as posted on the city website only 9% of the city residents work within the city limits (pg. 32-33). This document also states that office inventory in Mission Viejo is less than 2.6 million square feet which is well below Irvine, Santa Ana, and Newport Beach and less than 2% of the county total. Page 38 states "More office could improve jobs-housing balance." (please see attachment of Mission Viejo Core Area Plan) If this is a concern for the city and something to address why would we want to get rid of office space that already exists. Attached you will find a directory that once represented the Garden Plaza space. There are 71 small business represented in this directory. Value Rock says they want to bring jobs to the area, but in getting rid of these business their point becomes mute.

Furthermore, the MV Core Area Plan shows community outreach done to get resident input. In pages 47, 50-52 all state what residents were hoping for from the process:

"many prefer small businesses and independent restaurants over chains."

"Some participants commented that they do not want to see apartments built in the area, citing concerns about density and safety. Some felt that high density housing would have a negative impact on safety, traffic, and cleanliness."

"A clear theme of the survey results is that residents are focused on maintaining-rather than changing- the character of Mission Viejo."

"most of the changes that residents desire could more appropriately be described as efforts to preserve or enhance qualities of the City."

"It is worth noting that reducing traffic congestion, repairing/improving streets, and limiting growth/development were **also** among the top five reasons in the 2011 community survey."

"Among the two-thirds that favored revitalizing shopping centers in the area, most favored making moderate changes to the centers (40%), 19% favored major changes, whereas just 6% preferred making minor changes."

This is a document created by the City. It clearly shows what the residents want. They prefer small business to big box stores or chains. I would argue that the small business that are currently in the plaza or those who have left because of the proposed development represent small business and Whole Foods represents the complete opposite. Jeff Bezos does not need more money, we need to have a city that supports small business and allows for local entrepreneurship.

PARKING

There is also an issue with parking. According to MV City Ordinance section 9.25.020 Apartment Development requires the following parking:

Studio and 1 bedroom 1.5 covered

Two Bedrooms 2 covered

Three or more bedrooms 2 covered, .5 uncovered

Guest parking for planned unit developments and multifamily developments 1 off street parking space for every 3 units, unless another guest parking requirement is approved by the planning commission pursuant to its approval of a discretionary matter such as a planned development permit.

Retail commercial 1 space for each 200 sf. Of gfa.

Restaurants, cafes, bars and other eating and drinking establishments (gfa. Includes outdoor seating/ eating area) 1 space for each 100 sf. of public seating area, up to 4000 gfa., plus 1 space for each 80 sf. over 400 gfa., with a minimum of 10 spaces

According to the Mission Viejo Garden Plaza Redevelopment Project Initial Study pg 2

The proposed project would provide 626 parking stalls total. Level 1 would provide 236 parking stalls for retail purposes, Level 2 would provide 17 stalls for retail employees and 53 stalls for residential guest. Level 3 through Level 6 would provide 80 stalls each (320 total) for residential uses. The proposed project would also include 31 bike parking spaces.

If you run the numbers compared to the City parking ordinance the project is **missing 87 spaces!** There should be 240 parking stalls for the retail (as opposed to the 236). There should be 78 stalls for guest parking (as opposed to the 53). There should be 395 stalls for the residents (as opposed to the 320). Anecdotally, my experience has been that there is never enough parking at apartment complexes and cars end up spilling off on to the surrounding streets. I would assume that most complexes follow city ordinance and have the correct number of spots and this is still an issue. How much more when from the start there are 87 spaces missing? Why do we have city ordinance if it can just be ignored?

AIR QUALITY

The Mission Viejo Garden Project Redevelopment Project Initial Study also states that there is a less than significant where the project would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (pg. 25). Because of where this project is located I think any air quality issues it has will affect a significant amount of people. There are 7 schools within a mile radius of the proposed site. When the construction is going on for 3 years, please don't tell me that the contaminants in the air will not reach these schools where our kids are for 6-8 hours each day.

POPULATION AND HOUSING

Page 49 of the Initial Study says that there will be a less than significant impact in population growth for the project because the numbers added to the whole city would be .005 percent. This may be true, but this area is already impacted by high density housing. The MV Core Area Vision Plan states,

The Core Area houses less than 1 percent of the City's total units, with median home values and rents slightly below City average. The lag in home values in the Core Area is likely the result of the high share of multifamily units (57 percent Core Area compared to 84 percent city-wide).

In the city's own words this area already carries a "high share of multifamily units". We are already impacted by density in this area and adding a building such as that proposed would only add to this issue. So, although it might be a drop in the bucket for the city as a whole, in this area it will have a **significant impact**. This is the heart of the city, it is already busy, it does NOT need to be busier.

ZONING

Our city does not currently have a zone such as is required for this project. That in and of itself should be reason enough to squish the project. However, since it is being entertained, the addition of the new zoning sets precedent for years to come. If this goes through, the face of our city will change. These types of projects will be able to pop up all over the place. I believe the magnitude of this change warrants a vote by the people of the city. Residents should be able to approve or deny such a change. It does not seem democratic to have a unilateral decision by the city council. I would like to see the adoption of this type of zone as a ballot measure in the next election.

RENOVATION

Lastly, when we, as residents, wish to renovate our homes we are required to get approval from all of our neighbors when they will be affected by the changes we make. How can this be a requirement for us as residents but not for a large developer? When we added windows to our house we had to get written approval from our neighbors because they may have been a nuisance to them. How much more a nuisance is a LARGE development that will be three years in the making?

CONCLUSION

For all of these reasons, and more, I ask that the planning commission and the city council reject the proposed development for The Garden Plaza Project. Please, please listen to the outcry from the residents and do what is best for the city. It is my perception that residents are suspicious of the city and its role in this project. It seems odd that a business would spend so much money on a property if they weren't assured, they could push their project through. I don't like that feeling. I don't want to think that the city thinks more of money than its residents. I don't want to think that you don't have the community's best interest at heart. You all live here too and have to understand what a burden the completion of this project would be for residents of the city of Mission Viejo.

Thank you for your time

Megan Cable

From: Community Development
Subject: FW: No Thanks
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:07 PM
To: 'nicole nelson' <b6nelson@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: No Thanks

Good Evening Ms. Nelson,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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To receive real-time updates about this project, sign up for the City's eNewsletter and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: nicole nelson <b6nelson@gmail.com>
Sent: Wednesday, March 2, 2022 12:23 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No Thanks

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Stop the monster.
I'm a lifelong resident. Don't let greed ruin a beautiful city.

From: Community Development
Subject: FW: Garden Mixed Use Project

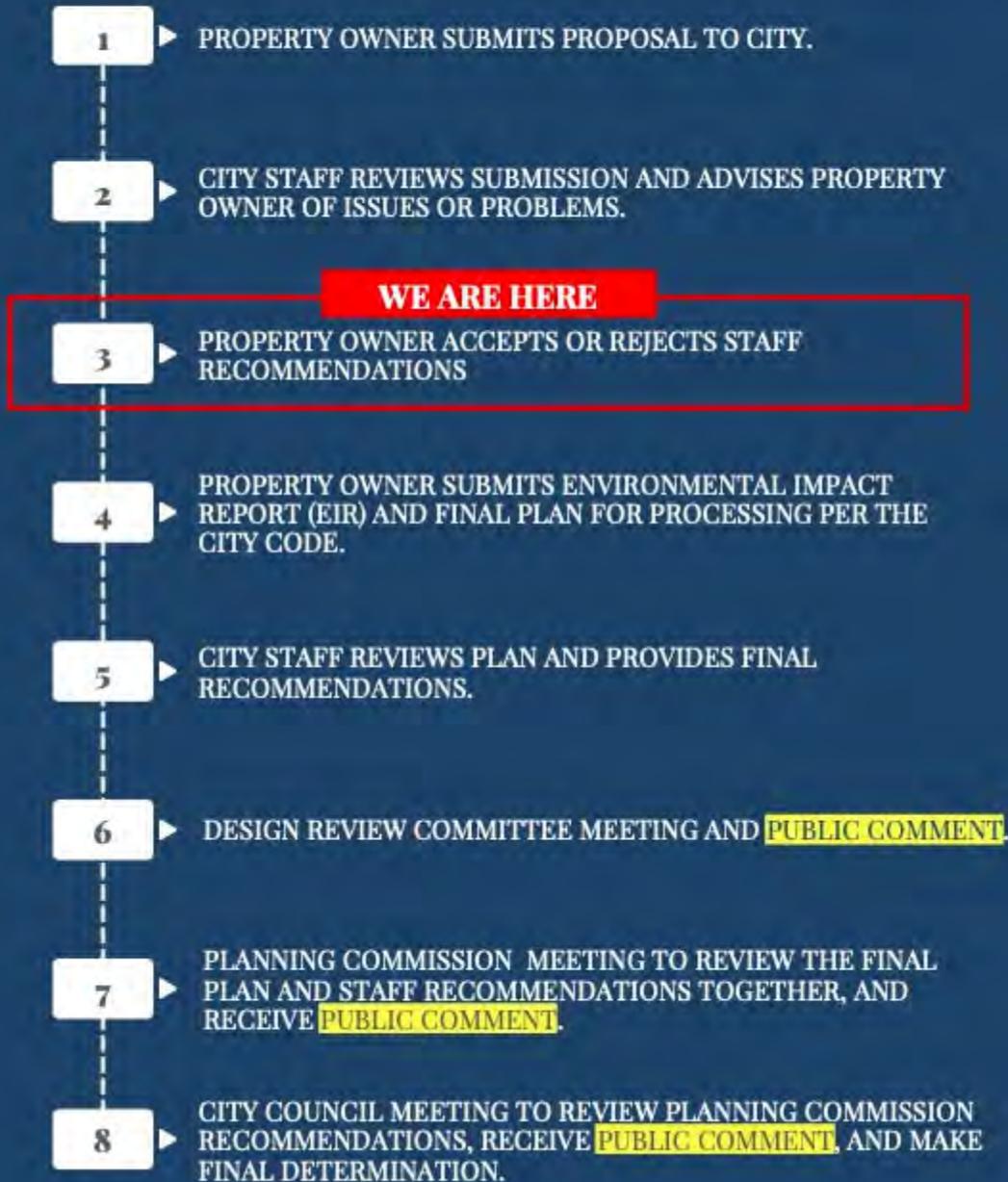
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:12 PM
To: 'Monica Peralta Field' <monicafield@sbcglobal.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Mixed Use Project

Good Evening Ms. Field,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Monica Peralta Field <monicafield@sbcglobal.net>
Sent: Wednesday, March 2, 2022 4:56 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; esach@cityofmissionviejo.org;
bgoodell@cityofmissionviejo.org; tkelly@cityofmissionviejo.org; Greg Rath <graths@cityofmissionviejo.org>
Cc: hello@GardenPlazaProject.com
Subject: Garden Mixed Use Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To:

wbucknum@cityofmissionviejo.org,

esach@cityofmissionviejo.org,

bgoodell@cityofmissionviejo.org,

tkelly@cityofmissionviejo.org,

graths@cityofmissionviejo.org

CC: hello@GardenPlazaProject.com

From Monica Peralta Field

Monicafield@sbcglobal.net

RE: Garden Mixed Use Project

3/2/2022

Dear City Council Members,

Please serve the people of the City of Mission Viejo by voting against The Gardens Mixed Use development proposed by Value Rock at the corner of La Paz and Marguerite Pkwy.

My family moved to Mission Viejo in 1968 from Los Angeles. We discovered Orange County passing through our visits to San Diego. I vividly remember the open rolling hills, the countless swaying Eucalyptus trees, and the sweet smell of the Orange Groves.

My parents made the decision to leave Los Angeles because even back then they saw the writing on the wall. Population was increasing therefore traffic and crime was increasing. We lived in Culver City where at the time

zoning laws were lax. I walked to my elementary school having to cross a very busy and dangerous commercial street lined with liquor stores, small shops, and neon signs.

My parents decided on Mission Viejo because of the fact that it was one of the first Planned Communities in the country. It was innovative because the planners took into consideration all types of families, housing structures, incomes and various needs while keeping the beautiful Spanish architecture and feel of the land grant it was built on.

I recognize that progress is sometimes ugly and necessary. I have also heard that the Value Rock representatives have said that the proposed Mixed Garden Use Proposal will have an "L. A Vibe".

I know I speak for many in our community that we do not want or need a L A vibe. I commute to L A once a week and see firsthand the many mixed-use buildings crammed with people, cars, pets, litter all in a small space. The last thing we need is a high-rise building (and 3 stories is considered a high rise in Mission Viejo) to stick out like a sore thumb, bring more density and traffic congestion as well as scars our beautifully planned small-town community 'vibe'!

Families do not move to Mission Viejo to get an L A vibe. Families move here now for the same reason my family did in 1968. There may be less open rolling hills, the eucalyptus trees are gone and there is not an orange grove in sight, but our neighborhoods are not filled with liquor stores at every corner, homeless in every park and neon lights flashing yet!

Please say NO to the Gardens Mixed Use Proposal in that spot of Mission Viejo.

From: Community Development
Subject: FW: I Support the Mission Viejo Garden Plaza Project!

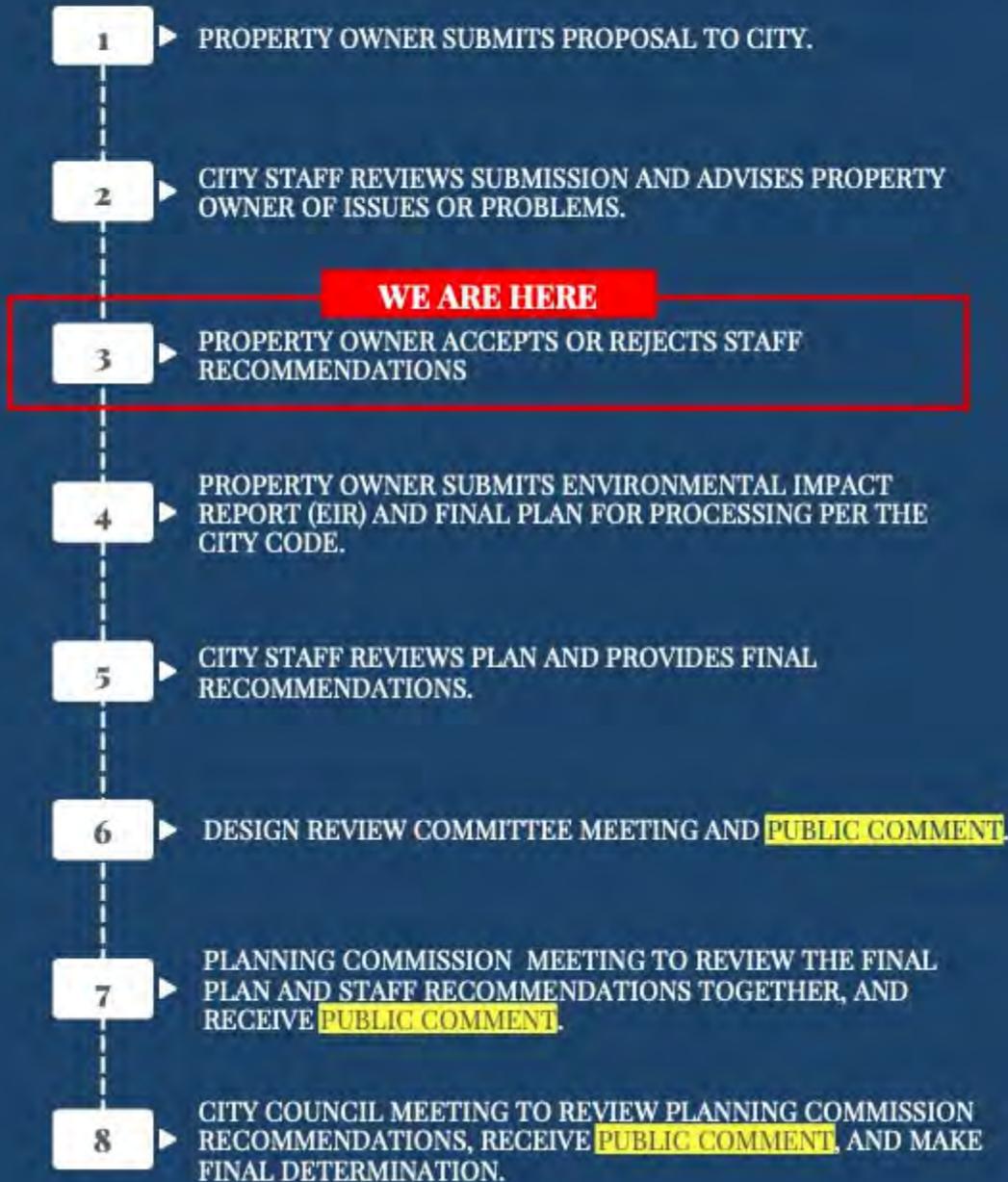
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:12 PM
To: 'Billy J' <raiders949@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: I Support the Mission Viejo Garden Plaza Project!

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Billy J <raiders949@hotmail.com>
Sent: Wednesday, March 2, 2022 7:03 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: I Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

I support the Mission Viejo Garden Plaza Project because it incorporates and promotes housing and local businesses while creating a walkable village for shopping and cultural activities. The Project's vision for a sustainable future and a walkable village is a vision that I support.

The need for additional housing units is critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

With the initial economic benefit from construction estimated to be \$174 million, the Garden Plaza Project will economically support the city of Mission Viejo and its residents by creating more jobs and opportunities. Additionally, the project will boost the city's projected retail sales tax shortfall. This will help the city maintain services and pay for improvement projects.

I am also excited about the addition of a Whole Foods Market to our city and their community giving programs. Whole Foods Market serves some of the finest natural and organic foods. The inclusion of their community-giving programs, Whole Kids Foundation, and supplier opportunities will greatly benefit our families in Mission Viejo.

Please use this as my support for the Mission Viejo Garden Plaza Project. Thank you for your consideration.

Sincerely,
Billy Jalali

From: Community Development
Subject: FW: Garden Plaza
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:14 PM
To: 'Ramzy' <ramzyaly@gmail.com>; CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Ramzy <ramzyaly@gmail.com>
Sent: Wednesday, March 2, 2022 11:06 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

>>>

>>> To whom it may concern,

>>>

>>> I am a resident and homeowner in Mission Viejo. I live in Pacific Hills, right above the proposed location of the Garden Plaza.

>>>

>>> I strongly oppose this proposal as traffic is already unbearable. During peak times from Pacific Hills Dr & La Paz, it can take over 20 minutes to get to the 5 fwy on ramp. This is a mere 2 miles.

>>>

>>> With the addition of these additional residences and over 600 parking spots, traffic will become a nightmare worse than it already is. This traffic has always been an issue but has only gotten worse over the years.

>>>

>>> Our streets are congested and can not support these additional residences.

>>>

>>> My family and I paid top dollar for our home when purchased back in 2018 (\$1,100,000). I refuse to deal with the traffic, crime and congestion that will be caused by the addition of these units. We pay nearly \$12,000 annually in property taxes. My family had made these choices to avoid the negative factors that come with metropolitan living.

>>>

>>> These units would change Mission Viejo negatively and would bring about issues which many of us have avoided, moving away from congested metropolitan areas.

>>>

>>> Don't drive us out of the city that we love and call our home. Don't allow this to change our city for the worse. We need to preserve the beauty & safety of our city.

>>>

>>> I am aware that our state is requiring the addition of low income

>>> housing in each city. This massive project only proposes 12 low income units! This is absurd. 12 units can be built elsewhere, not creating such a nightmare of an already busy intersection.

>>>

>>> I along with my neighbors will fight to preserve our city and I hope our elected officials will do the same!

>>>

>>> Ramzy Aly

>>> 9 Regalo Dr.

>>> Mission Viejo, CA 92692

>>> 562.650.0266

>>>

>>>

From: Community Development
Subject: FW: 3/8/2022 City Council Meeting Item

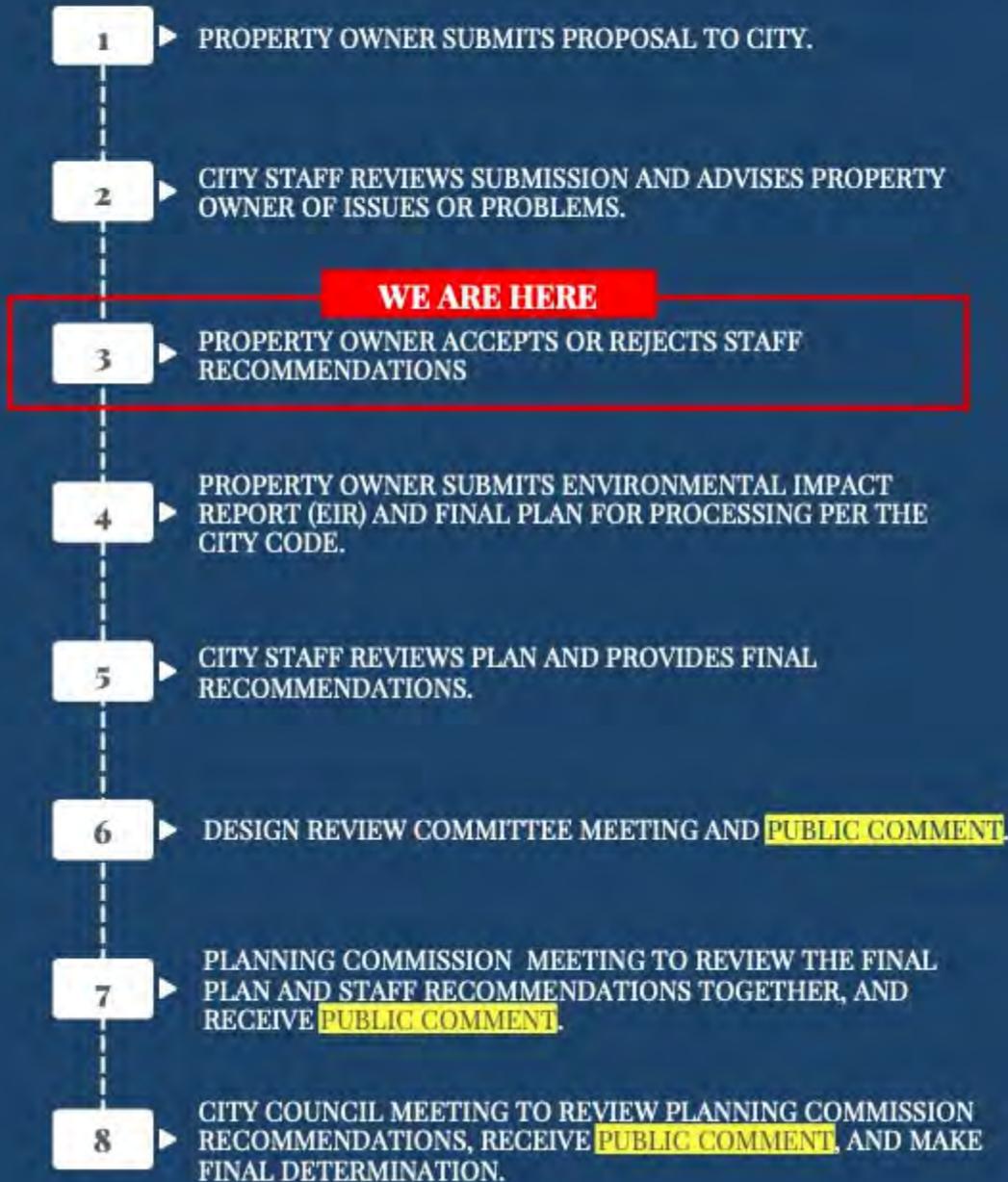
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:17 PM
To: 'Hitem Patel' <patelthings@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: 3/8/2022 City Council Meeting Item

Good Evening Mr. & Mrs. Patel,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Hitem Patel <patelthings@gmail.com>

Sent: Thursday, March 3, 2022 1:04 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: 3/8/2022 City Council Meeting Item

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Members of the MV City Council,

Since I will not be able to attend the meeting on Thursday, I would like you to please note my concerns, which I share with my wife too.

I am **AGAINST** the **Garden Plaza Development Project**. I am not opposed to the retail space being revamped for retail, but not for residence.

We visited something similar a few years ago, when the strip mall with the Big Lots wanted to repurpose their land for a mixed development. I am sure they too are waiting in the wings to revisit their plans.

Most of the residents in this part of MV moved here to live in single family housing communities, and not in high density housing communities. We, and I among them, wish it to remain that way. There are other parts of MV that have high density housing, and developing those areas out as high density zones makes perfect sense. The high density housing on Oso Pkwy has already ruined what MV was. Parts of Irvine and Aliso Viejo are complete eyesores, and this development will be an eyesore (you can only put so much lipstick on a pig, and apartment complexes are pigs; look at the area across from Costco on Cabot - UGLY!).

Perhaps the biggest mistake MV made was to move the city offices to this junction, as now there seems to be a sense that this is a commercial community, rather than a single family community with some retail space to support the community.

This part of MV does not have the infrastructure to support high density housing.

1. The SEWAGE plant behind the strip mall stinks almost throughout the summers now.
2. The roads, La Paz and Marguerite, cannot support the existing traffic, let alone more from a large increase from high-density housing.
3. The schools are already overcrowded, and already create traffic jams.
4. Policing - we have increased crime and drug activities in this neighborhood.

Sincerely,
Hiten and Shilpa Patel
Pacific Hills Community
27391 Mondano Dr, Mission Viejo

From: Community Development
Subject: FW: garden plaza project

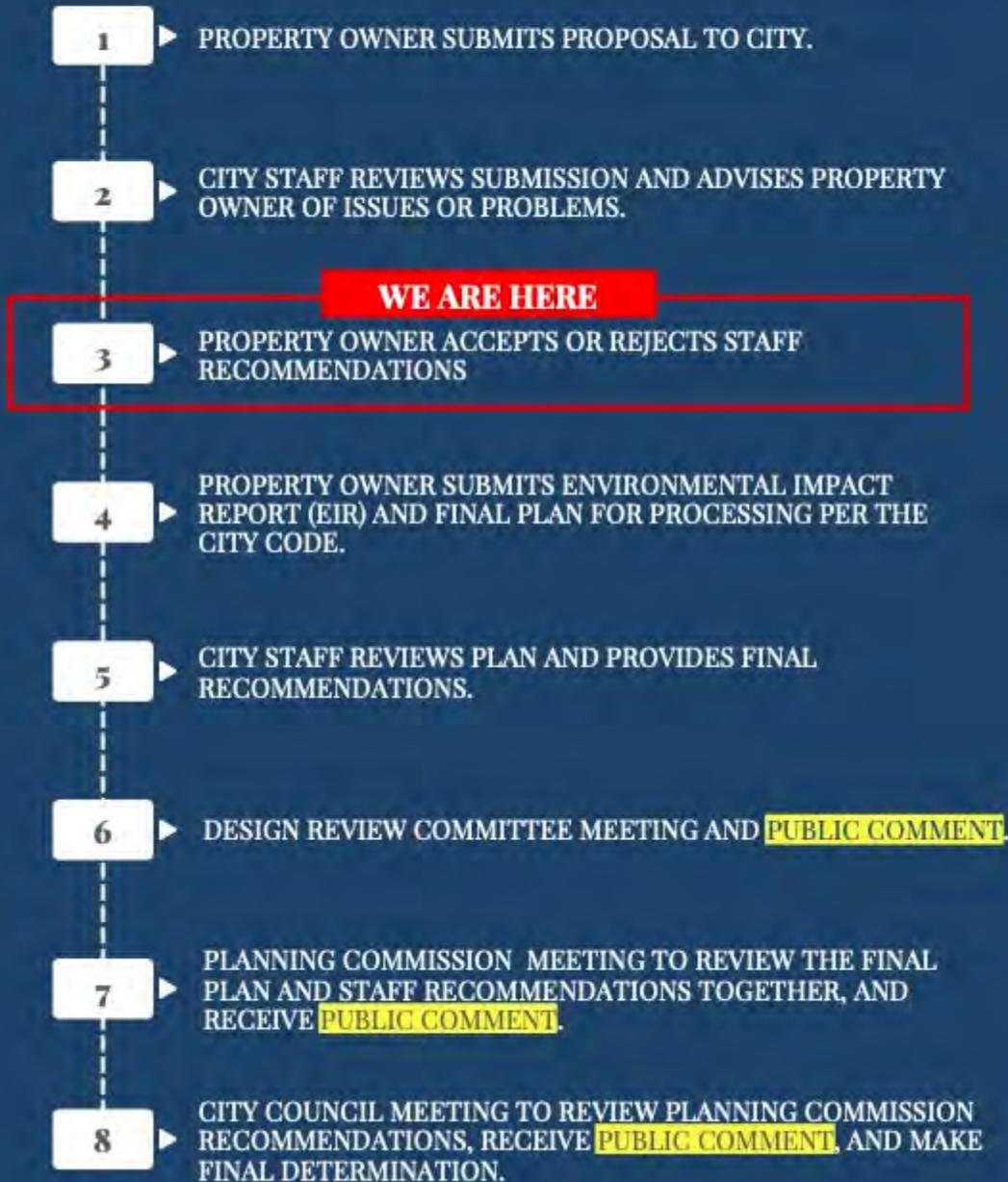
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:18 PM
To: 'Joy Sanders' <joysanders05@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: garden plaza project

Good Evening Ms. Sanders,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Joy Sanders <joysanders05@yahoo.com>
Sent: Thursday, March 3, 2022 1:39 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: garden plaza project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Ms. Bucknum,

Obviously I can only speak directly on behalf of my family, but I know my neighbors all feel the same way. We do NOT want this massive complex built on the corner of La Paz and Marguerite. My main concern is the traffic and congestion. I live just off La Paz, and drive towards and under the freeway to Laguna Hills EVERY DAY. The traffic is already bad from the high school, multiple other schools, and people getting on the freeway. A massive complex with 200+ apartments as well as shops would be disastrous. It would also look strangely out of place at our nice little intersection. This shopping center needs a facelift, but this monstrosity is not the answer.

Sincerely,

Joy Sanders

From: Community Development
Subject: FW: garden plaza project

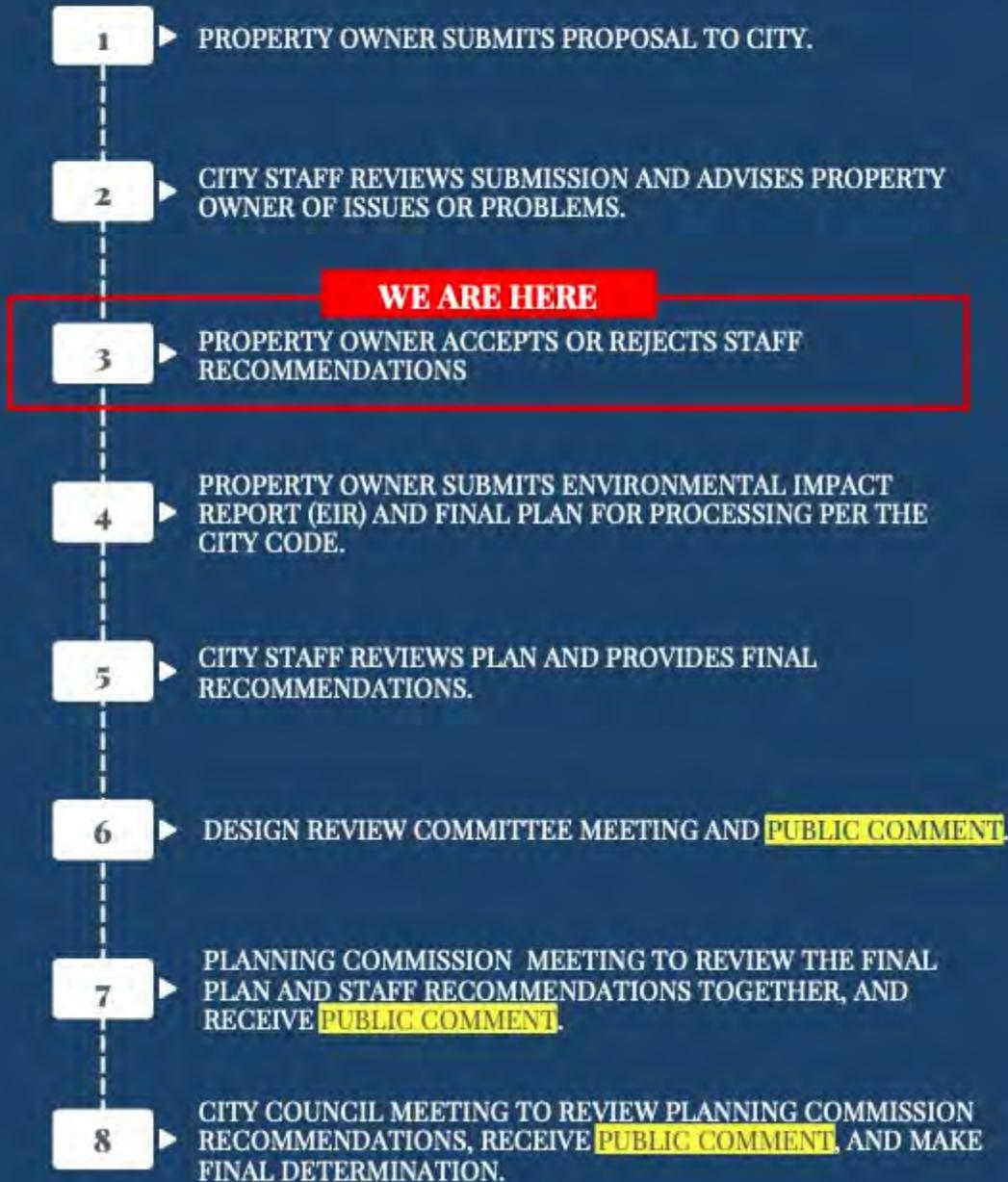
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:18 PM
To: 'Joy Sanders' <joysanders05@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Joy Sanders <joysanders05@yahoo.com>
Sent: Thursday, March 3, 2022 1:39 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: garden plaza project

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Ms. Bucknum,

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Sincerely,

Joy Sanders

From: Community Development
Subject: FW: No thanks to the Garden Plaza Project

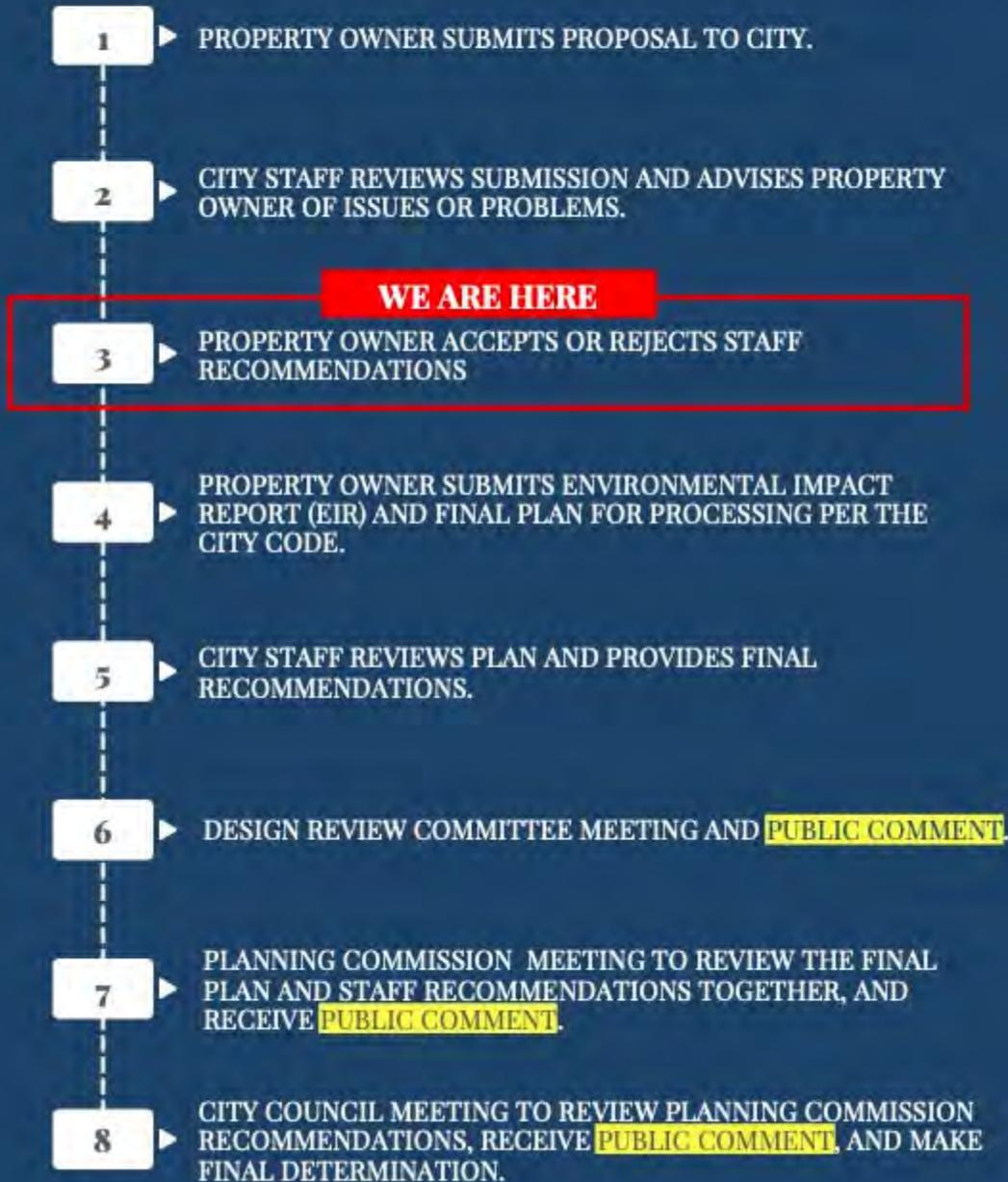
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:19 PM
To: 'Claire Wilson' <dwcw402wilson@sbcglobal.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: No thanks to the Garden Plaza Project

Good Evening Ms. Wilson,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Claire Wilson <dwcw402wilson@sbcglobal.net>

Sent: Thursday, March 3, 2022 1:47 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: No thanks to the Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

How could you even consider approving something like this for that corner??? If we wanted to live in Los Angeles with all the high rises we would have moved there. Do not approve this monster!!

Claire Wilson
26452 Montecito Lane
Mission Viejo

From: Community Development
Subject: FW: Garden Plaza Project

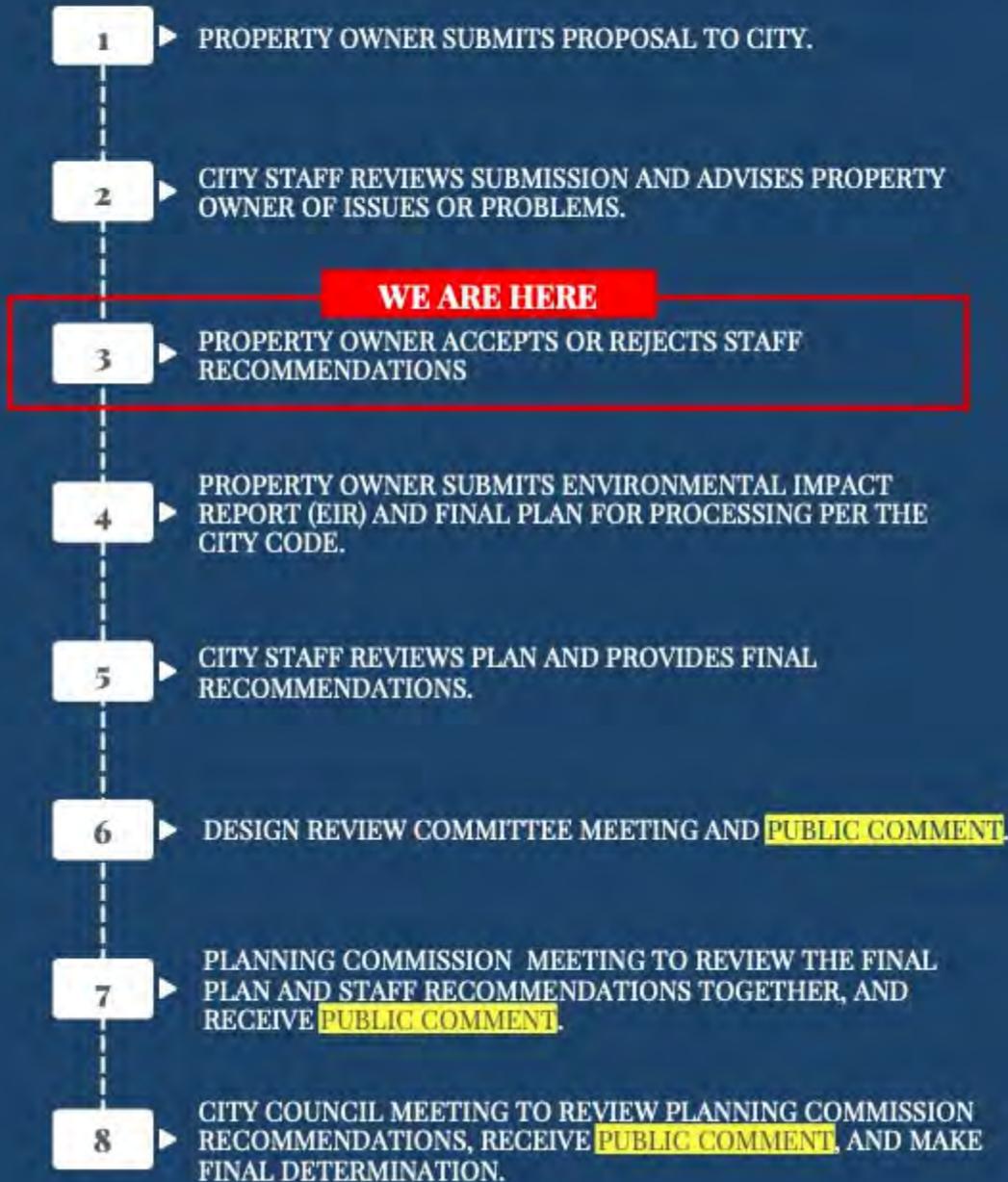
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:20 PM
To: 'RICK JURADO' <mag13marine@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Mr. Jurado,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: RICK JURADO <mag13marine@cox.net>
Sent: Thursday, March 3, 2022 2:41 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Council Members,

No thanks to the proposed Garden Plaza Project.

Respectfully submitted,

Rick Jurado

Mission Viejo resident since April 1993.

From: Community Development
Subject: FW: Garden Plaza
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:20 PM
To: 'Kenneth Dillon' <nykenneth@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza

Good Evening,

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor

-----Original Message-----

From: Kenneth Dillon <nykenneth@icloud.com>
Sent: Thursday, March 3, 2022 4:28 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS
Sent from my iPhone

From: Community Development
Subject: FW:
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:21 PM
To: 'Johnny Sanchez' <johnny.sanchez7@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE:

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Johnny Sanchez <johnny.sanchez7@icloud.com>
Sent: Thursday, March 3, 2022 6:04 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject:

NO THANKS
Sent from my iPhone

From: Community Development
Subject: FW: The Garden Plaza Project
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:22 PM
To: 'ernani-d@usa.net' <ernani-d@usa.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: The Garden Plaza Project

Good Evening Mr. Di Massa,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor

-----Original Message-----

From: E V DI MASSA JR <ernani-d@usa.net>
Sent: Thursday, March 3, 2022 7:11 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Cc: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: The Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Via Email To:

Mayor Wendy Buchnum
wbucknum@cityofmissionviejo.org

Dear Mayor Buchnum,

I am a long time television producer/writer, executive and media professional and a resident of Mission Viejo. Feel free to Google me by my long time screen credit as E.V. Di Massa, Jr. I have worked with everyone from Ralph Nader to former President Trump. I am a true independent with no political agenda.

I am very concerned about the 'Garden Plaza Project' as proposed by Value Rock. I fully understand the need in Mission Viejo for affordable housing and new apartments and support that agenda. That said I could not imagine a more horrible and inappropriate location for this project.

The traffic congestion already existing at the corner of La Paz and Marguerite has caused major accidents and traffic back-ups as it currently exists. Adding thousands of new vehicle trips, including people coming from other communities to shop at the new Whole Foods Market will hurt the entire community. A simple trip from Olympiad to the 5 Freeway can take as much as forty minutes now and I can only imagine what more traffic and a couple of new traffic lights will do. Not to mention the two new proposed turn lanes that will cause backups that could easily cause the intersection to grid lock.

Please consider finding a better location for this project.

Thank you for your time and reading and responding to me.

Wishing you good health and wise decisions.

Sincerely,
Ernani Di Massa

E.V. Di Massa, Jr.
President
Vista Media

Board Member
Hollywood Media Professionals

Board Member
LucyPetFoundation.org

Office: 844-509-9944
Mobile: 949-812-2770

email: ernani-d@usa.net

The information transmitted is intended only for the person(s) or entity to which it is addressed and may contain privileged, confidential and/or proprietary information, including material protected as intellectual property (IP). Any review, re-transmission, dissemination, or action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this message in error, please contact the sender and delete the material from any computer.

From: Community Development
Subject: FW: Stop the Garden Plaza Project

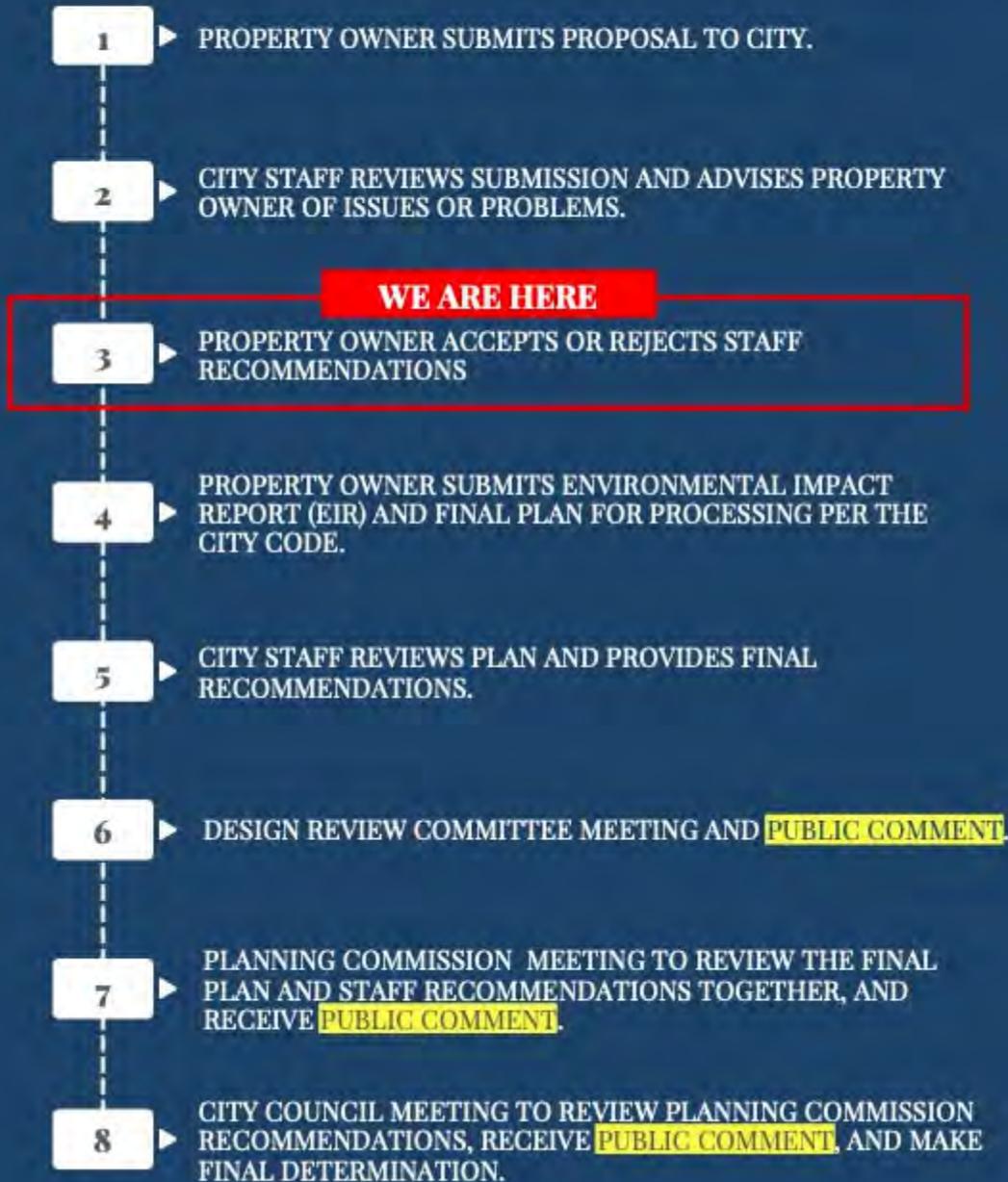
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:26 PM
To: 'Hugh' <h.iii6143@sbcglobal.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: RE: Stop the Garden Plaza Project

Good Evening Mr. Speed,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Hugh <h.iii6143@sbcglobal.net>
Sent: Friday, March 4, 2022 11:09 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To the Council,

I am not in favor of the Garden Plaza Project as it has not been thought through! What you are going to get is the following:

- Over population in a small area
- Increased traffic at all hours – entry into the area is precarious at best from La Paz
- Increased utility use in a small area
- Increased trash and rubbish in a small area
- Increased insect and rodent infestation which will affect the shops and the tenants
- Increased chance of fire in a small area
- Increased chance of crime in a small area
- Increased chance of vandalism in a small area
- Increased blight by lack of care of tenant areas

Do Not Let This Happen!

Hugh B. Speed III

h.iii6143@sbcglobal.net

(949) 525-1974 – CELL

(949) 855-6023 - HOME



“If the country is good enough to live in,

It's good enough to fight for"



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: Community Development
Subject: FW: Stop the Monster
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:28 PM
To: 'THOMAS CASEY' <usmasu1@me.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Stop the Monster

Good Evening,

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: THOMAS CASEY <usmasu1@me.com>
Sent: Sunday, March 6, 2022 8:30 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the Monster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My wife and I have lived in Mission Viejo since 1978 and this proposed office apartment complex at Marguerite and LaPaz is the most ridiculous use of the location than we could imagine. Too big, too much traffic. It is the most inappropriate plan we have seen so far. We strongly voice our support for the city council to vote this eyesore down. We are not alone in our dissent.

Thomas and Martha Casey'
24762 Via San Fernando
Mission Viejo 92692
(949) n233-9543

From: Community Development
Subject: FW: NO THANKS!!

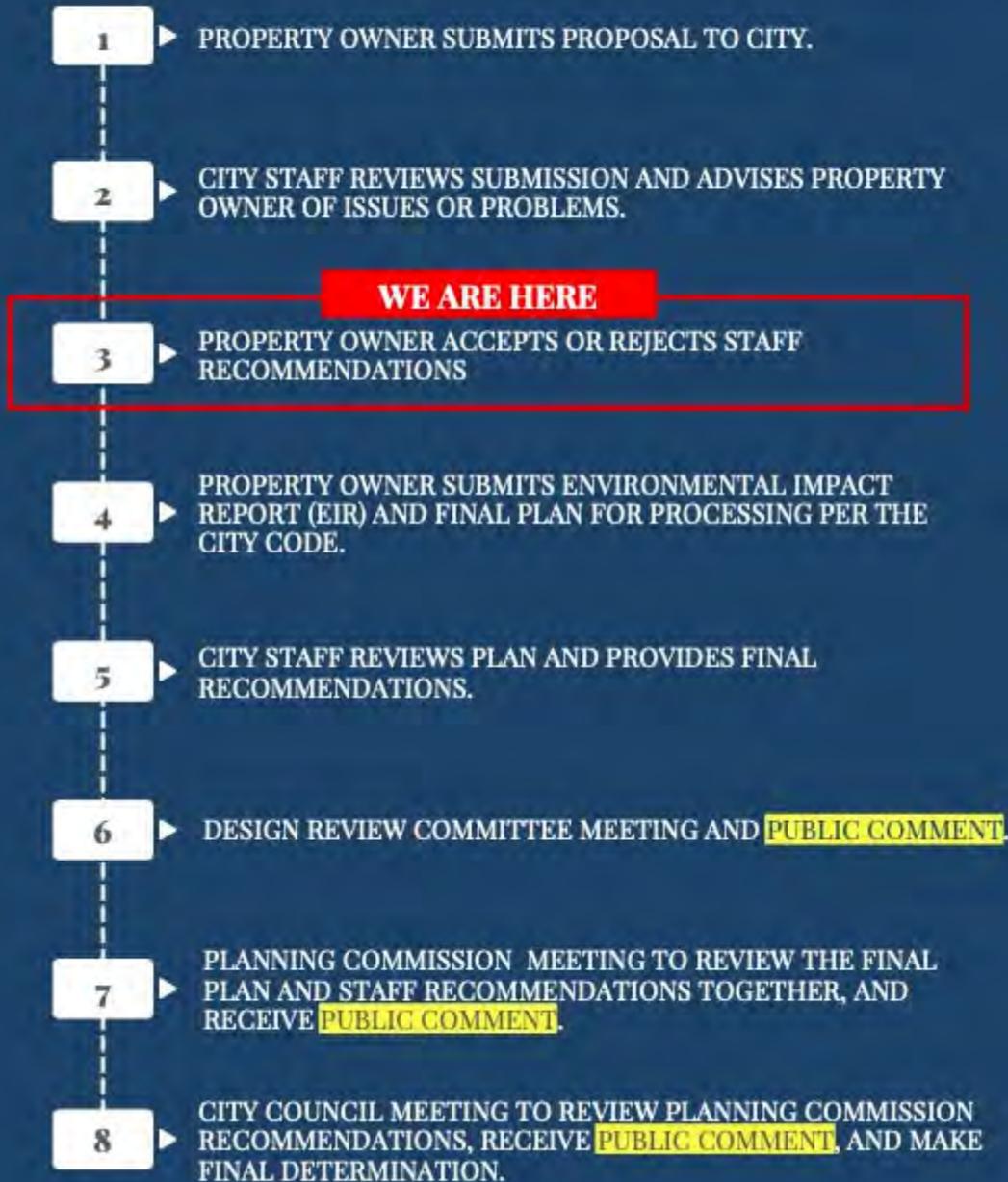
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:29 PM
To: 'Kristine Watson' <kristinewatson@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: NO THANKS!!

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Kristine Watson <kristinewatson@cox.net>
Sent: Sunday, March 6, 2022 11:20 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS!!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

<https://chng.it/tkqt7JygKd>

From: Community Development
Subject: FW: Stop the Monster
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:30 PM
To: 'Sara Gentry' <sndgentry@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Stop the Monster

Good Evening Ms. Gentry,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Sara Gentry <sndgentry@yahoo.com>
Sent: Sunday, March 6, 2022 11:55 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the Monster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please do not build the this monster here in our Beautiful city. This area is already very congested with traffic from the many schools off La Paz. It is not uncommon for traffic going West on La Paz to backup and cause a 20 additional

minutes to drive from LaPaz Marguerite for an additional 20 min at times throughout the delay. I have not found one neighbor in favor of this project.

There is no need for this Monster here and will be detrimental to our beautiful city. I will not support any council member who supports this project.

Thank You, Denise Gentry

(Resident of Mission Viejo for 45 years)

Sent from my iPhone

From: Community Development
Subject: FW: Garden Plaza Project, NO THANKS
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:31 PM
To: 'Sharon Rynders-fill' <sryndersfill@aol.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project, NO THANKS

Good Evening Ms. Rynders-Fill

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

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In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Sharon Rynders-fill <sryndersfill@aol.com>
Sent: Sunday, March 6, 2022 2:19 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project, NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I have been a resident of Mission Viejo since 1978, Marguerite and Jeronimo are my cross streets!
I am against the proposed project to build the monster project at Marguerite and LaPaz , known as Miner's Village!

What are you thinking? This city will not gain from this project, you want to destroy what Mission Viejo was intended to be and remain the heart of this towns main access and community supported dream?

Wake up city council,

Either support our residents and vote against this monster project or resign from your position!

We vote against this project and will not support the traffic, increase of noise and see the destruction our city support your unmanageable and ridiculous idea of the planned apartments and retail!

GO HOME PRIVATE INVESTORS!

I want a response to my email:

Sryndersfill@aol.com

Sincerely,

Sharon L. Rynders-Fill

Sent from my iPhone

From: Community Development
Subject: FW: Garden Plaza Project

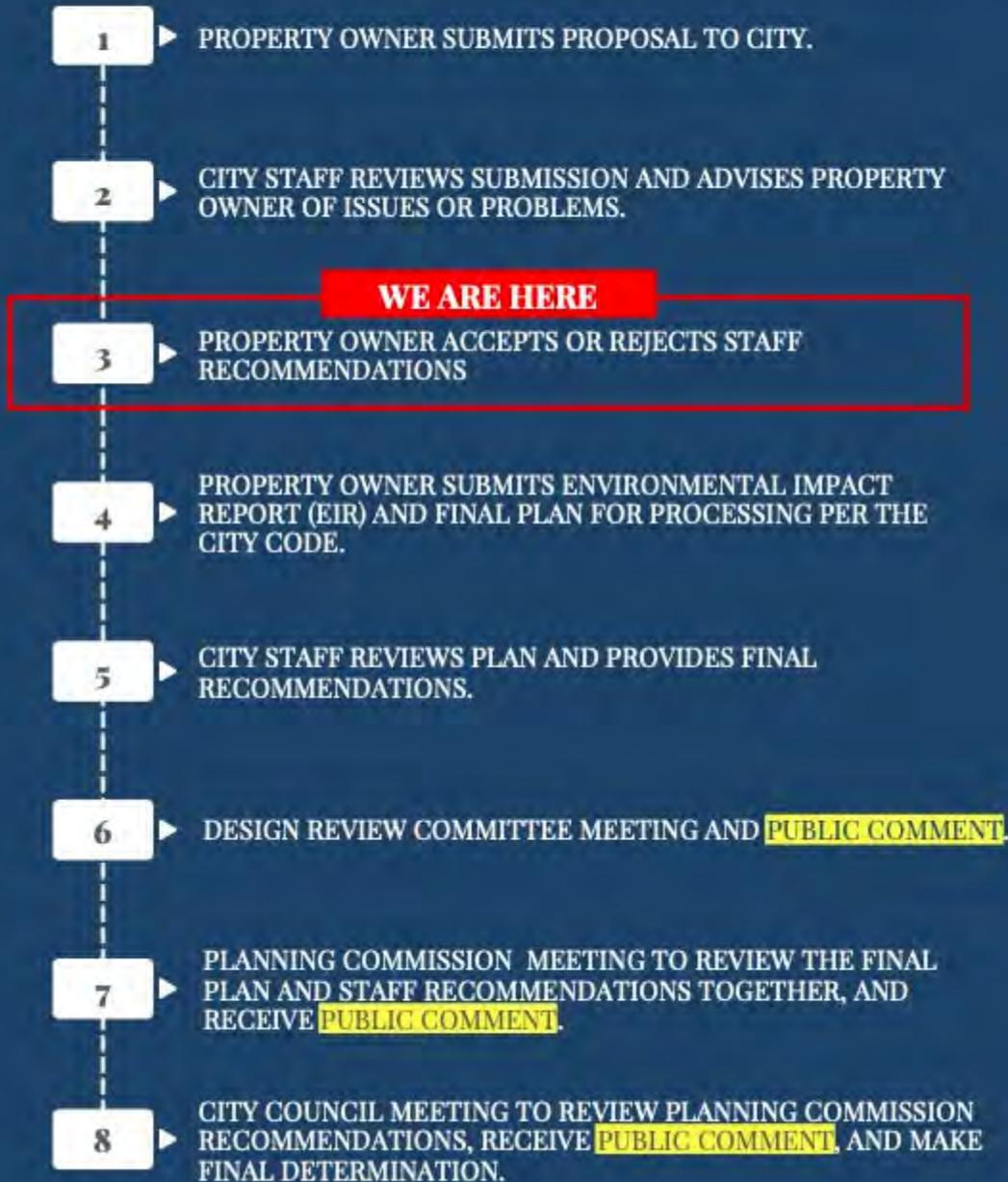
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:32 PM
To: 'Susan Shea' <onewomanoffaith@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Ms. Shea,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Susan Shea <onewomanoffaith@gmail.com>
Sent: Sunday, March 6, 2022 4:16 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council,

Count me among the MANY Mission Viejo residents who are opposed to the Garden Plaza project. Have you ever driven on LaPaz or Marguerite? One wouldn't think so if you are considering the idea of adding to an already untenable traffic situation.

You are called the "City" Council for a reason. Consider the impact to the citizens of Mission Viejo who live in that area and travel the roads that will be impacted every day. Stop looking at the bottom line on this project and just say "no."

Sincerely,

Susan Shea
36 Cantata Drive
Mission Viejo

From: Community Development
Subject: FW: No Thanks - stop the proposed Garden Plaza Project

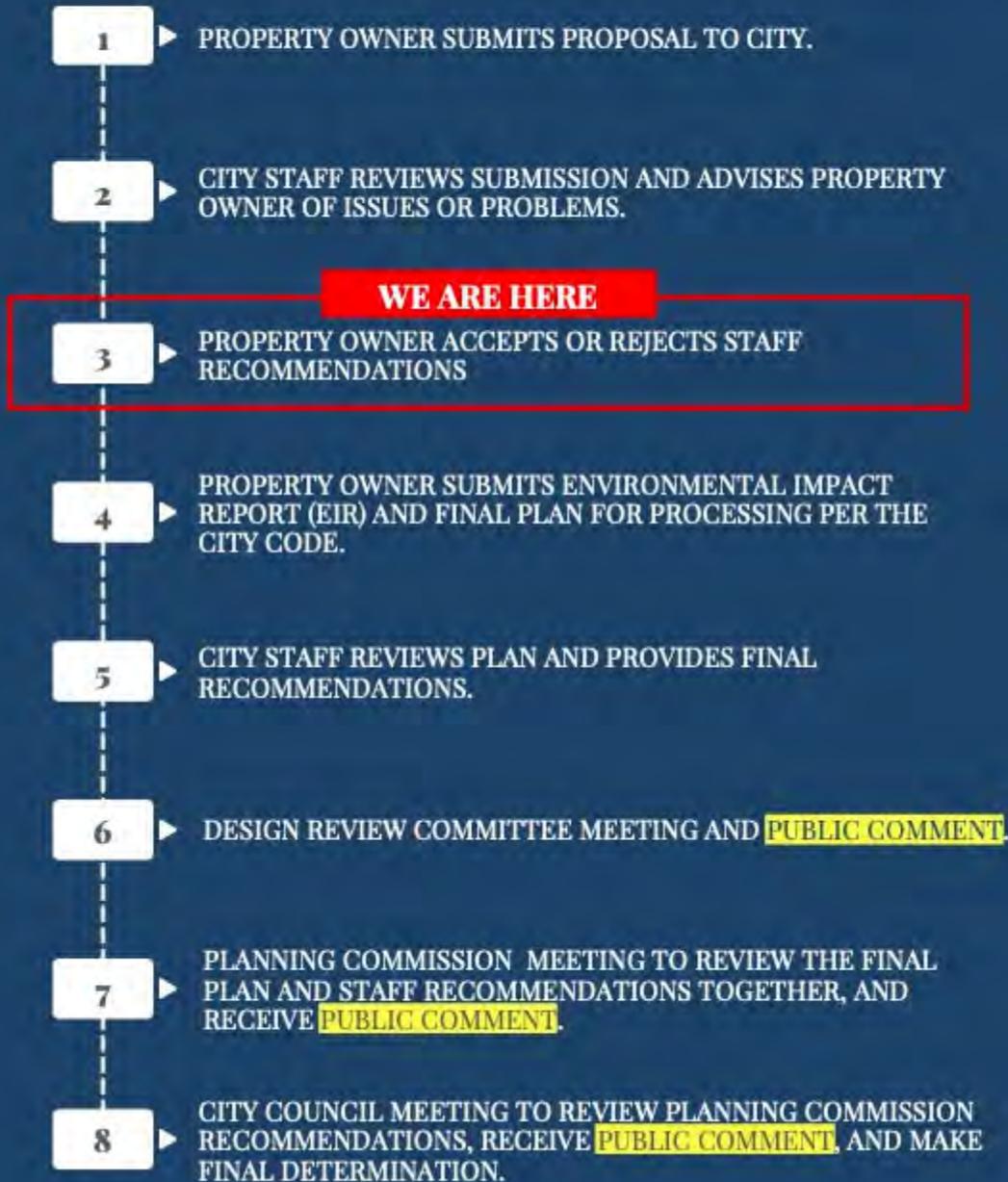
From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:33 PM
To: 'Lupe Melendez' <pita.melendez@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: No Thanks - stop the proposed Garden Plaza Project

Good Evening,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Lupe Melendez <pita.melendez@yahoo.com>
Sent: Sunday, March 6, 2022 7:07 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No Thanks - stop the proposed Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

As a Mission Viejo resident, I am asking that you please stop the proposed Garden Plaza Project. It would be a nightmare for all the Mission Viejo residents.

From: Community Development
Subject: FW: Garden Plaza Project
Attachments: City of Mission Viejo Land Use Entitlement Process 2022.jpg

-----Original Message-----

From: Wendy Bucknum
Sent: Sunday, March 6, 2022 10:35 PM
To: 'Sandra Potter' <slynnepotter@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: RE: Garden Plaza Project

Good Evening Ms. Potter,

Thank you for your interest in the proposed Value Rock development. As the property owner's proposal works its way through the City's land use entitlement process, we wanted to provide a simplified flow chart outlining the numerous steps in that process, and where we currently stand. The chart also highlights when important opportunities for public input occur.

As a reminder, the City has not initiated or promoted this proposal. The property is owned by a private property owner and the City is legally required to provide a fair and neutral public hearing process. We encourage all Mission Viejo residents to participate and share your comments with the City once we reach those stages in the process. In the meantime, the final plan submitted by the owner will be posted and shared once it is received by the City.

To receive real-time updates about this project, sign up for the City's eNewsletter and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum
Mayor

-----Original Message-----

From: Sandra Potter <slynnepotter@gmail.com>
Sent: Sunday, March 6, 2022 7:32 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I think this proposed project will be a eye sore in the City of Mission Viejo. We have lived in this city for 28 years raising kids this new housing project will increase the traffic, pollution and safety our city currently provides us. Who will compensate us for the hit we will take on the value of our properties? Our city is already suffering from increased traffic from the addition of the surrounding new cities in the past twenty years.

I think this is a bad proposed project.

Thank you ,
Sandra Potter
24861 Via San Fernando

Sent from my iPad

From: Community Development
Subject: FW: proposed project at Marguerite & La Paz

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:09 PM
To: lschroder@earthlink.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: Fw: proposed project at Marguerite & La Paz

Good Afternoon Ms. Schroder,

Thank you for your email.

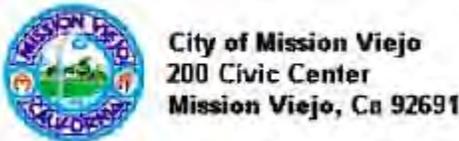
During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Kimberly Schmitt <KSchmitt@cityofmissionviejo.org>
Sent: Sunday, March 20, 2022 11:18 AM
To: Group-City Council <Group-City-Council@cityofmissionviejo.org>
Subject: Fwd: proposed project at Marguerite & La Paz

Sent from my iPhone

Begin forwarded message:

From: Lynn Schroder
Date: March 20, 2022 at 10:12:34 AM PDT
To: CityClerk <cityclerk@cityofmissionviejo.org>
Subject: proposed project at Marguerite & La Paz
Reply-To: lschroder@earthlink.net

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I am in opposition of this project. Please let my voice be heard!
There will be too much congestion and traffic which is already existing in that area.
Please abandon this project.
Thank you!
Lynn Schroder
23641 Via Garfias
Mission Viejo, CA 92692
949-215-2078 (Land Line)

From: Community Development
Subject: FW: Street congestion

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:07 PM
To: bonkers1@cox.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <BillCurley@cityofmissionviejo.org>
Subject: Fw: Street congestion

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Kimberly Schmitt <KSchmitt@cityofmissionviejo.org>
Sent: Sunday, March 20, 2022 11:18 AM
To: Group-City Council <Group-City-Council@cityofmissionviejo.org>
Subject: Fwd: Street congestion

Sent from my iPhone

Begin forwarded message:

From: Tranell Wilson <bonkers1@cox.net>
Date: March 19, 2022 at 11:33:39 AM PDT

To: CityClerk <cityclerk@cityofmissionviejo.org>

Subject: Street congestion

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Stop the monster at LaPaz and Marguerite. Traffic is a nightmare.

From: Community Development
Subject: FW: Proposed housing

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:06 PM
To: alababa@cox.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>
Subject: Fw: Proposed housing

Good Afternoon Ms. Kroe,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Kimberly Schmitt <KSchmitt@cityofmissionviejo.org>
Sent: Sunday, March 20, 2022 11:18 AM
To: Group-City Council <Group-City-Council@cityofmissionviejo.org>
Subject: Fwd: Proposed housing

Sent from my iPhone

Begin forwarded message:

From: Barbara Kroe <alababa@cox.net>
Date: March 19, 2022 at 10:26:29 AM PDT
To: CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Proposed housing

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To the COUNCIL,

I strongly oppose the plan for Marguerite and La Paz. That plan will increase the traffic needlessly. I support well planned housing but not in such a high traffic area. I implore you to rethink this project and seek an alternate site.

Respectfully,
Barbara Kroe
27982 Via Machado

Sent from my iPad

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:01 PM
To: Tom <ritchiethom@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Afternoon Tom,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Tom <ritchiethom@cox.net>
Sent: Monday, March 7, 2022 11:51 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Council Members:

As a 37-year resident of beautiful Mission Viejo, I am vehemently opposed to the size and scope of what a private developer has proposed on the corner of La Paz and Marguerite, namely the Garden Plaza Project.

I could see a scaled down version, say two or three stories, but a six-story complex would dwarf the surrounding homes and create a traffic and congestion nightmare.

I agree with the protesters I've seen on the corner. Stop This Monster, before they multiply.

Sincerely,

Tom Ritchie

26971 Sandalia Circle

Mission Viejo, Ca 92691

From: Community Development
Subject: FW: Rezoning Question/Oppose Rezoning and The Gardens Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:00 PM
To: Mike Keller <mike_j_keller@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Rezoning Question/Oppose Rezoning and The Gardens Project

Good Afternoon Mr. Keller

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Mike Keller <mike_j_keller@yahoo.com>
Sent: Monday, March 7, 2022 12:04 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Fw: Rezoning Question/Oppose Rezoning and The Gardens Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

As proud residents of Mission Viejo, we am ecstatic to learn that the City has no statutory responsibility to approve a rezoning request for a property within the City.

In considering the Gardens rezoning request, Council must weigh heavily on how our ~90,000 residents benefit from the proposal. A drastic proposal in the dead-center of our town must bring equally drastic benefits to current residents. This is a proposal for radical change in the heart of a beautiful, functioning, master-planned community.

The only parties who benefit drastically from the Gardens project are:

1. The developer (Value Rock)
2. Unknown future renters on the property
3. Amazon/Whole Foods Market if that is the store for the Gardens proposal.

If the City must add high-density housing, place it on the perimeter of the city closer to the 5 freeway and the train. Per the State, high-density housing should be located near transit hubs. What could be better than immediate access to a freeway, a train, and buses? High-density housing near the mall could also invigorate their businesses.

Mission Viejo homeowners, taxpayers, and voters overwhelmingly stand against the zoning change and the Gardens project in the heart of our beloved city. Please deny the rezoning immediately and encourage development on the periphery of Mission Viejo.

Please do the right thing.

Kind regards,

The Keller family

----- Forwarded Message -----

From: Elaine Lister <elister@cityofmissionviejo.org>

To: Mike Keller <mike_j_keller@yahoo.com>

Sent: Thursday, March 3, 2022, 11:19:11 AM PST

Subject: Re: Rezoning Question

Hello Mr Keller,

Thanks for your email. A zone change is a legislative decision. Unlike certain other types of decision, and presuming no other circumstances, zone change requests can be denied whether or not criteria are met.

Regards,
Elaine Lister

Sent from my iPhone

On Mar 2, 2022, at 11:59 AM, Mike Keller <mike_j_keller@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Ms. Lister,

I hope you are well. I appreciate if you can explain what the City's legal obligation is when a developer submits a request for a zoning change on a piece of property. Is the City statutorily obligated to grant the request if the developer meets certain criteria? Or does the City have the broad authority to deny a rezoning request? My questions stem from the Gardens project proposal and I'm trying to understand the decision points and the process for approval and denial.

Thank you for your clarification.

Best regards,
Mike Keller

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:59 PM
To: Jimmy Hill <jimmy.hill@poolcorp.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Afternoon Mr. Hill,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Jimmy Hill <jimmy.hill@poolcorp.com>
Sent: Monday, March 7, 2022 1:43 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Council Members:

As a 35-year resident of beautiful Mission Viejo, I am opposed to the size and scope of what a private developer has proposed for the corner of La Paz and Marguerite, namely the Garden Plaza Project.

I can support a scaled down version of the proposed site. The new apartments on Oso Pkwy and Montanoso were well done and impacted the area, but not beyond what the infrastructure could support. (That statement takes into consideration the improvements which were made to the streets and traffic control signals.)

I am pro development but more importantly I am PRO MISSION VIEJO. Please have the developer scale the project back and more importantly DOWN (two stories, but a six-story complex would dwarf the surrounding homes and City Hall .) Any development will impact traffic and congestion. If a Monster is allowed we the citizens will have to live with and deal with the nightmare. As a council you have been very reasonable and responsible in dealing with development please don't deviate from the course which has been charted. Keep Mission Viejo a Monster free City.

Sincerely,

Jimmy Hill

26705 Manzanares

Mission Viejo, Ca 92691

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:57 PM
To: Matthew Willey <matthew.willey@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Afternoon Mr. Willey,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Matthew Willey <matthew.willey@yahoo.com>
Sent: Tuesday, March 8, 2022 1:59 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My family and I have lived in Mission Viejo since 1977. I am furious that the City Counsel has allowed this project to go as far as it has. Clearly the counsel has encouraged this to move forward by not pushing back on behalf of residents.

This City was designed to be a family oriented, tranquil, community. The homeowners invested here primarily for that reason. We the homeowners essentially designed Mission Viejo to preserve our way of life and the culture.

This project should be rejected for several reasons, not the least that the developers motivations and actions have been dubious. For example, during one call, Value Rock representative claimed this project was for the benefit of the homeowners, explaining there was a demand for a Whole Foods market. However, when pressed they accidentally told the truth by saying it was in fact Whole Foods insisting on a large apartment building. Furthermore, there is no evidence at all that the residents are demanding a Whole Foods. With Trader Joe's and Ralph's being within walking distance, plus a Pavillions, Sprouts and a Whole Foods just a short drive away, there is absolutely no need for this Whole Foods. Let's also not forget that Bristol Farms was unable to sustain. The Value Rock representative had no response when presented with this. The apartment building is for Whole Foods, not for the community. If there is such high demand, then Whole Foods should consider the former Orchard Hardware site. That would make the most sense. But we all know that is not the agenda, don't we?

Another major concern is traffic. This City streets were not designed with a complex of this size in mind. The traffic study is also dubious because of the clear conflict of interest on the part of the company that completed the study. Listening carefully to the presenter, he repeatedly referred to the Plaza as "Our Project". They were paid by Value Rock with a goal in mind...to justify the construction. As one resident pointed out, numbers don't lie, but liars use numbers. Nothing could be a more blatant example of Value Rock's dishonesty. On this single topic, I propose a transparent study where the traffic consultant travels from the eastern end of La Paz at 7:30 am to I-5 as well as return at 5:00pm. Also in the early afternoon when the schools let out. Then, let's have another discussion. Those of us who live here know this project would make an already brutal commute worse.

Value Rock clearly has a perception that the homeowners owners are uneducated, old, and naive. The representative even went so far as saying this project would give the City that "L.A. vibe." Where was our City counsel when that outrageous comment was made? I would wager that you would be lucky to find a single homeowner that wants the "L.A. vibe" to contaminate Mission Viejo.

The City counsel should have known better in the infancy of this proposal. The Mission Viejo Mall site would make more sense for a project of this magnitude. The citizens are not unreasonable or unrealistic. We understand the advantages to redeveloping the Garden Plaza site. But, it should be designed to enhance the "Mission Viejo vibe" in size and architectural design, preserving the tranquility of the community and not adding to noise, lights, and traffic. Perhaps a few 2-3 loft-style apartment buildings, with some retail on the lower level.

I speak for every citizen I know in opposing this project as is and expect the City Counsel to represent our interests more than Value Rock's.

Respectfully,
Matthew Willey
26981 Sandalia Cir.

[Sent from Yahoo Mail for iPad](#)

From: Community Development
Subject: FW: Apartment Complex - La Paz & Marguerite

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:54 PM
To: Rosalie De Vito <rosaliedevito@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Apartment Complex - La Paz & Marguerite

Good Afternoon Mr. & Mrs. DeVito,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Rosalie De Vito <rosaliedevito@gmail.com>
Sent: Wednesday, March 9, 2022 11:43 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Apartment Complex - La Paz & Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My husband and I have lived in Mission Viejo since Labor Day 1970 and do not wish to lose the small town flavor of Mission Viejo by building "high rise" buildings. In addition, we are against the building contemplated at the corner of La Paz and Marguerite and any future building plans which would incur the volume of traffic increase projected.

Thank you.

Rosalie and Angelo De Vito
24211 La Pala Lane
Mission Viejo CA 92691



Virus-free. www.avast.com

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:53 PM
To: Greg Golick <GregGolick@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Good Afternoon Mr. Golick,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Greg Golick <GregGolick@cox.net>
Sent: Wednesday, March 9, 2022 12:42 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please do NOT approve mixed use zoning to allow apartment development at corner of La Paz and Marguerite. The change of use is not in the city's or local resident's best interest.

From: Community Development
Subject: FW: Garden project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:47 PM
To: Gigi Blacker <blackerhome@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden project

Good Afternoon Ms. Blacker,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Gigi Blacker <blackerhome@cox.net>
Sent: Wednesday, March 9, 2022 6:35 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern

I oppose the proposed Garden project at the corner of La Paz and Margarite.

We have lived in our Pacific Hills home for 30 years. We love living in Mission Viejo. There is nothing prettier than driving from our house to the freeway. I love the tree lined streets and it's so festive during the holidays.

Unfortunately with the expansion of the freeway the traffic is awful. It can take up to 30 minutes currently to get from Pacific Hills to the freeway during school hours. With the addition of over 200 apartments and a Whole Foods the traffic will be ridiculous. The infrastructure at that corner cannot support the additional number of vehicles that will be generated from this project.

I do understand the need for additional housing and I wonder why there can't be some nice affordable condos or townhomes built on that site? Give young families an opportunity to raise their children in a nice safe city.

Do we really need a Whole Foods? If so, there are two huge empty buildings across the street where Michaels and Steinmart used to be. Why can't WholeFoods move into one of those empty locations?

Seems to me the builder is not doing what is best for the Mission Viejo community just what is best for themselves.

How sad it would be to see a huge complex the size of Mission Hospital on that corner.

I do hope that the city council will honestly take into account the number of vehicles and traffic along with an eye sore this complex will create.

Thank you for your time.

Bob and Gigi Blacker

19 Mirino

MV CA

Sent from my iPhone

From: Community Development
Subject: FW: DO NOT APPROVE MIX USE ZONING

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:38 PM
To: Bronte Golick <brontegolick@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: DO NOT APPROVE MIX USE ZONING

Good Afternoon Mr. Golick,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Bronte Golick <brontegolick@gmail.com>
Sent: Thursday, March 10, 2022 10:38 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: DO NOT APPROVE MIX USE ZONING

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Council,

As a 16 year resident of Mission Viejo, living very close to this intersection:

Please do NOT approve mixed use zoning to allow apartment development at corner of La Paz and Marguerite. The change of use is not in the city's or local resident's best interest.

Best,

Bronte

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:35 PM
To: JAMES WALSH <jayanthonywalsh@aol.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Good Afternoon Mr. Walsh,

Thank you for your email. As I'm sure you have heard from your neighbors and others who have attended the council meetings, the project has not yet made it to the planning commission, let alone the City Council.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: JAMES WALSH <jayanthonywalsh@aol.com>
Sent: Saturday, March 12, 2022 12:11 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,
I can hardly believe you are even considering a project that is so completely in contrast to what makes Mission Viejo

unique, and most especially on a busy corner like Marguerite and La Paz. It appears you have absolutely no consideration for the people like myself who live close to this proposed project. I will do all that I can along with my neighbors to stop this project.

Thank You,
James Walsh

Sent from my iPhone

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:33 PM
To: paul nassar <paulnassar1@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Good Afternoon Mr. & Mrs. Nassar,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: paul nassar <paulnassar1@yahoo.com>
Sent: Saturday, March 12, 2022 12:58 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My wife and I moved to Mission Viejo in 1976 and have been here since then while growing our family. We've loved this city and are afraid that your decision on this Monster Housing Development could CHANGE our "small town" to a less family friendly environment. We live off of LaPaz and it's already difficult to get to the freeway with the housing we

currently have. Please keep this city FAMILY FRIENDLY and don't approve a zoning change. Many of our neighbors are very concerned. Please don't destroy our beloved city.

Paul and Jan Nassar
28112 Paseo Rincon

[Sent from Yahoo Mail for iPad](#)

From: Community Development
Subject: FW: No Thanks

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:31 PM
To: Colleen Eberhardt <colleeneberhardt@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: No Thanks

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Colleen Eberhardt <colleeneberhardt@cox.net>
Sent: Saturday, March 12, 2022 2:08 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No Thanks

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No Thanks

Sent from my iPhone

From: Community Development
Subject: FW: GARDEN PLAZA PROJECT

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:30 PM
To: Lori Lea G. <lorilg12@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: GARDEN PLAZA PROJECT

Good Afternoon Ms. Gonzalez,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Lori Lea G. <lorilg12@yahoo.com>
Sent: Saturday, March 12, 2022 2:20 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: GARDEN PLAZA PROJECT

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello - just voicing my opinion on the Garden Plaza Project. As you know, Mission Viejo residents are already dealing with very heavy traffic in this area. We not only have Mission Viejo High School, but

several other schools that contribute to already heavy traffic. The traffic has become even worse with construction, but was already bad before this began.

I am not opposed to all new projects, but this intersection is not the place to do this. If it was in a less-developed area that has less traffic/congestion, it might work for a small apartment complex. I don't think a huge project like this would be good in a mostly residential area. There are better places near Crown Valley that are more appropriate for commercial-size buildings. The pictures I am seeing of this proposed project show a massive building. It seems like this would make the already busy intersection so much worse and would eventually lead to an "El Toro"-like situation. I think most residents would not want a busy street like that in our neighborhood.

I hope this project will not be approved for this location. There are other, more remote or commercial areas that could handle the added traffic much better than the intersection at La Paz and Marguerite. Thank you for considering my comments.

Sincerely,

Lori Gonzalez
(949) 716-6446

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:29 PM
To: marlene.kazen marlene.kazen <marlene.kazen@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Good Afternoon Ms. Kazen,

Thank you for your email.

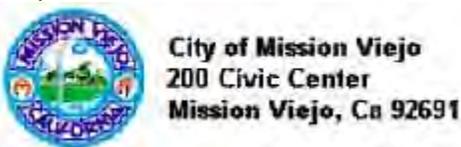
During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: marlene.kazen marlene.kazen <marlene.kazen@cox.net>
Sent: Sunday, March 13, 2022 11:52 AM
To: Trish Kelley <tkelley@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>; Larry Longenecker <llongenecker@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My husband and I attended the presentation about the Garden Plaza project at the Murray Center last week. It did not change my mind.

I firmly believe that plan is wrong for that corner. The architect/designer said that because there are low-income apartments, there can be fewer parking spaces available. How many other safe, common-sense rules can be circumvented that will make life and traffic more difficult for Mission Viejo residents?

If I understand correctly, there is only one in-out driveway for the residents and it is on La Paz. There will be a signal installed there but that seems to me to be something that will back up traffic rather than improve it.

The people from the various companies working on this project were very nice and tried to answer all questions. I don't think they were able to change anyone's thoughts about this project. Please do not let this go through.

Thanks.

Marlene Kazen

From: Community Development
Subject: FW:

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:27 PM
To: Albert Marzilli <marzilli1@icloud.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re:

Good Afternoon Mr. & Mrs. Marzilli,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Albert Marzilli <marzilli1@icloud.com>
Sent: Sunday, March 13, 2022 2:15 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I have lived in Mission Viejo since June 1968 and have lived through the growth and the increasing traffic congestion. I enter La Paz at the signal at Pradera. I must wait forever to get a green light. La Paz is the entrance to the schools, Esperanza, Linda Vista, La Paz Middle, and Mission HS. You now want to add even more traffic to a road that is already

at its maximum usage , especially in the mornings an middle afternoon. Please reconsider this project at Marguerite and La Paz.

Al and Sandy Marzilli
(714) 658-2210

From: Community Development
Subject: FW: No Thanks

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:26 PM
To: Richard Julien <idlepines1@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: No Thanks

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Richard Julien <idlepines1@yahoo.com>
Sent: Monday, March 14, 2022 9:26 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No Thanks

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Proposed Garden Plaza Project!

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 2:25 PM
To: Debby James <debbyjames@mac.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Good Afternoon Mr. & Mrs. James,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Debby James <debbyjames@mac.com>
Sent: Monday, March 14, 2022 10:03 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members-

I would like to add my name to the growing list of residents who strongly oppose ValueRock Realty's plans to build a multi-use apartment complex on the northwest corner of La Paz and Marguerite Parkway. Additionally, I'd like to caution the council concerning the re-zoning of that parcel to "residential."

Mission Viejo is a "master planned" city, but I seriously doubt that high-rise apartment buildings and traffic nightmares were part of the master plan. Should you proceed with this poorly designed project, the way of life here will forever change, and our city will no longer have its charm.

Your mission statement states that our trust is your legacy. If you mean what you say, please stop this building project from proceeding. The residents aren't going to forget how you voted.

Debby and Clyde James
Pacific Hills

Sent from my iPhone

From: Community Development
Subject: FW: Response to ValueRock and Input from MV residents

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 12:09 PM
To: Nancy Vandeusen <Nancy.Vandeusen@cgu.edu>
Cc: Bill Curley <bcurley@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Response to ValueRock and Input from MV residents

Ms. Vandeusen,

Thank you for your email. I spent this weekend going through my records and noted that I received a personal check from Mr. Cox back in 2018 in the amount of \$125. I can assure you, this has no influence on my decision.

In fact, During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Nancy Vandeusen <Nancy.Vandeusen@cgu.edu>
Sent: Monday, March 14, 2022 12:11 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Carlos Pianelli <c7pianelli@aol.com>
Subject: Response to ValueRock and Input from MV residents

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I enclose the response that I have sent to ValueRock.

On Saturday, I spent a good deal of the day canvassing my neighborhood and talking to my neighbors about the Garden Plaza project. These issues are some of the results of several hours of conversations:

- 1) My neighbors' experiences were the same as mine, i.e. upset, they had called the city clerk and were also misled by her statements that "the issue was not on the docket" without informing them that they could attend and speak during the public comments section of the meeting; that the topic had been "mentioned once or twice," but that this was "a real estate agent's rumor." Councilwoman Kelley also evidenced this stance in her e-mail to me (3/8/22), that "None of our staff members would lie about the project."
- 2) Another neighbor told me that Pat Cox, the representative of ValueRock with whom I also spoke (see ValueRock Response) had lied to several people present at the 3/9/22 "Open House," when he stated that he had not contributed to Mayor Bucknum's campaign. He had. The contributions made by ValueRock to the campaigns of all the council members must now be made public.
- 3) Another neighbor told me that he had telephoned Councilman Greg Raths, who he knows personally, and asked him about the project. Mr. Raths told him that he knew nothing about it.

But we, as residents of Mission Viejo and taxpayers, should not have to spend our weekends marching, demonstrating, canvassing our neighborhoods, making telephone calls, writing letters, moving on to writing op eds to national newspapers concerning the hostile corporate takeovers of middle-class communities, and litigation against the Mission Viejo City Council. You are our elected representatives and if you are not of a mind to safeguard the well-being of our community, you must be recalled.

Nancy van Deusen

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 12:01 PM
To: Lene and Brad Miller <bradnlene@msn.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Afternoon Mr. & Mrs. Miller,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Lene and Brad Miller <bradnlene@msn.com>
Sent: Monday, March 14, 2022 2:53 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

I am writing to let you know, although I do believe in projects and improvements of the city, I strongly believe that the Garden Plaza Project is too big for this location.

Some of my thoughts re Garden Plaza Project:

We have open retail sites that are vacant right across the street and down by Trabuco that could be used for Wholefoods and other retail stores. Both sites have large, expanded parking lots that are already set up with lights and turning lanes rather than a tight turn on a busy corner that this site would have.

La Paz and Oso are our main thoroughfares to the 5 Freeway. As you are aware, there are several schools (I believe 7) within a 2-mile radius impacting the flow of traffic on La Paz. Even though improvements are being made at the freeway and its onramp, La Paz has limited access to lane expansion, particularly crossing over the railroad tracks. For years drivers have used Spadra Lane and other neighborhood streets to bypass the traffic on Marguerite and La Paz to get their children to the different schools; as well as coming from the Oso side through the neighborhoods instead of using Marguerite to La Paz. I'm afraid this project would make traffic more dangerous for the neighborhoods and endangering the children walking or riding bikes to the various schools if traffic increases and gets more condensed on La Paz and Marguerite.

I have also experienced the intersection of Marguerite and Estanciero Dr. As we all know, this area too is a tight area. Cars in line to get into the intersection often block the driveway of Del Taco. We know this is a very dangerous intersection as we have even had joggers get hit by cars there. Many times people cut through the parking lot of California Pizza Kitchen and drive through the parking lot to cross over to Estanciero all to stay away from the Marguerite traffic.

It's my understanding that Newhart has many students using the public bus system transporting students from San Juan Capistrano schools to Newhart. The OCTD bus stops are right by the corner of Marguerite and La Paz. The buses don't have much space to pull over disrupting the flow of traffic, even blocking the lane by Ralphs, again at a very busy time of day for students getting out of schools, cars, pedestrians, and bike riders.

What impact could this have on the emergency service vehicles?

Marguerite has 2 lanes in each direction. La Paz has 2 lanes in each direction. They are at traffic capacity for a safe city.

I know the corner is a good corner because it has a bus stop, library, food options, schools, and stores. It meets the criteria for mixed-use zoning. I'm not opposed to mixed-use zoning, but unfortunately this is not the ideal place for a project of this size on a corner that is so tight. The traffic turning in and pulling out of a project with 234 apartments and retail will have a considerable impact on the intersection, neighborhoods, and flow of traffic down to the freeway.

Please reconsider the safety ramifications of this large, compact site and the impact it would have on an already taxed city intersection.

Regards,
Lene Miller

From: Community Development
Subject: FW: Plaza project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 12:00 PM
To: Glenna Thacker <thackerfamily6@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Plaza project

Good Morning Glenna,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Glenna Thacker <thackerfamily6@gmail.com>
Sent: Monday, March 14, 2022 8:16 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Plaza project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mission Viejo City Council.

I have been a resident of Mission Viejo for over 30 years. I purposely bought a home in the area because of the type of community it was. To allow Value Rock to build their proposed apartment complex on the corner of La Paz and Marquerite would change the whole feeling of Mission Viejo. I am also concerned about the project lowering the value of homes in the nearby neighborhood (per all local real estate agents), as well as adding more congestion to the traffic situation.

Please do not allow Value Rock to ruin the feeling of Mission Viejo by building such an out-of-place apartment building as they are proposing, and increasing the traffic on La Paz and Marguerite.

Sincerely,

Glenna Thacker

From: Community Development
Subject: FW: construction

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:56 AM
To: E PIDGEON <bpidgeon1@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: construction

Good Morning,

Thank you for your email.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: E PIDGEON <bpidgeon1@cox.net>
Sent: Tuesday, March 15, 2022 5:21 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: construction

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no thanks too proposed construction at Marguerite and La Paz this intersection is already at capacity There are already many apartments cross the street on Marguerite and when school is in session or at rushhour you have to wait for more than one traffic light to get through

definitely NO THANKScity

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:55 AM
To: glendar@cox.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Morning,

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



Wendy Bucknum
Commissioner - Community Services Commission
City of Mission Viejo

From: glendar@cox.net <glendar@cox.net>
Sent: Tuesday, March 15, 2022 5:58 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please, No Thanks!!!

From: Community Development
Subject: FW: Concerned MV Citizen - Garden Plaza Project & Mixed Use Zoning

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:54 AM
To: Eric Jensen <eric.e.jensen@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Concerned MV Citizen - Garden Plaza Project & Mixed Use Zoning

Good Morning Mr. Jensen,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Eric Jensen <eric.e.jensen@gmail.com>
Sent: Tuesday, March 15, 2022 6:56 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Concerned MV Citizen - Garden Plaza Project & Mixed Use Zoning

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mayor Buchmann,

I love our city; the sense of community, the green spaces, the school districts, the city services, the holiday lights. These

are but a few of the reasons I moved my young family of five from Los Angeles to our home at La Paz and Marguerite. I moved my business too; an aerospace company employing locals in high paying tech sector jobs.

Before our brief stint in Los Angeles, my family lived in Costa Mesa. Over ten years, mixed-use retail/apartment zoning updates negatively impacted the city, resulting in overpopulated schools, parks, roads, increased crime rates, increased pollution, and an overtaxing of city resources (fire/medical/utility/maintenance). Today there are 10s of high rise, multi-story apartments and condos across Costa Mesa, as well as countless single family homes that have been converted to nondescript 'drug rehabilitation centers' due to loopholes and exploitation.

The most glaring outcome of the Costa Mesa case study is the impact to the culture. The density of housing has increased the transient nature of tenants, further propelled by local colleges/universities that the city agreed to support. Neighbors are less trusting, less open, less willing to invest their time in real conversations that form the fabric of local society and beget openness to diverse thoughts and backgrounds.

History, and human nature, will repeat itself with MV if the Garden Plaza project and others like it move forward.

Please listen to the 5000+ concerned citizens who are rallying around this topic demanding to be heard.

Thank you for all that you do to keep our town safe and vibrant.

Cheers,
[Eric](#)

From: Community Development
Subject: FW: NO to Garden Plaza Multi-Level Apartment Development

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:52 AM
To: Curtis Felt <curtis.felt@outlook.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Fw: NO to Garden Plaza Multi-Level Apartment Development

I notice I left out the word CORRECT below and have modified to reflect my intended response.

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Sent: Sunday, March 20, 2022 11:48 AM
To: Curtis Felt <curtis.felt@outlook.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO to Garden Plaza Multi-Level Apartment Development

Good Morning Mr. Felt,

Thank you for your email. You are absolutely CORRECT that Sacramento does not care about what we think... I have been fighting against this and speaking about this for the past two years at every city council meeting.

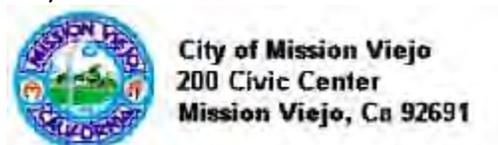
During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor





From: Curtis Felt <curtis.felt@outlook.com>

Sent: Tuesday, March 15, 2022 10:58 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: NO to Garden Plaza Multi-Level Apartment Development

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mayor Bucknum and City Council Members,

Mission Viejo is a master-planned single-family residence city created by the Irvine Company for the express reason of having room for families to live outside of crowded cities. It is now the trend for major builders and investors to go up, not out, when developing housing to cram more people into smaller footprints because of money. All this does is turn Mission Viejo and surrounding cities into New York City with unbelievable crowding and traffic.

I also understand that Sacramento wants "affordable housing" in all cities. But at what cost? They don't care about how Mission Viejo was planned, nor how crowded the city will become.

Putting a 7-story high-density apartment complex right in the middle of Mission Viejo is a stupid idea, goes against the original master-planned community intent, and will cause an enormous amount of traffic that will clog up La Paz and Oso and Marguerite roads, right next to High School, Middle School and Elementary School traffic on Chrisanta and La Paz. La Paz is too narrow to handle all this added traffic flow and cannot be widened.

Leave the current businesses where they are and vote NO on this development. I do not support it, as well as 5,000 other residents.

Curtis Felt
Agean Hills resident

From: Community Development
Subject: FW: NO to Garden Plaza Multi-Level Apartment Development

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:48 AM
To: Curtis Felt <curtis.felt@outlook.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO to Garden Plaza Multi-Level Apartment Development

Good Morning Mr. Felt,

Thank you for your email. You are absolutely that Sacramento does not care about what we think... I have been fighting against this and speaking about this for the past two years at every city council meeting.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Curtis Felt <curtis.felt@outlook.com>
Sent: Tuesday, March 15, 2022 10:58 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO to Garden Plaza Multi-Level Apartment Development

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Mayor Bucknum and City Council Members,

Mission Viejo is a master-planned single-family residence city created by the Irvine Company for the express reason of having room for families to live outside of crowded cities. It is now the trend for major builders and investors to go up, not out, when developing housing to cram more people into smaller footprints because of money. All this does is turn Mission Viejo and surrounding cities into New York City with unbelievable crowding and traffic.

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Leave the current businesses where they are and vote NO on this development. I do not support it, as well as 5,000 other residents.

Curtis Felt
Agean Hills resident

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:44 AM
To: Carolina Nunez <nunez_ac@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Morning Ms. Nunez,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Carolina Nunez <nunez_ac@hotmail.com>
Sent: Wednesday, March 16, 2022 1:17 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern,

I'm reaching out to express disagreement with the new proposed mixed-use zoning that would allow for the construction of apartment buildings in the corner of Marguerite and La Paz. This would affect traffic flow, which I already think is congested, and change the suburban feel of our community.

Sincerely,

Carolina Nunez

From: Community Development
Subject: FW: Garden Plaza Project

From: Golzar Zareei <golzar.zareei@gmail.com>
Sent: Sunday, March 20, 2022 11:42 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,
I reside in Mission Viejo.

On Mar 20, 2022, at 11:31 AM, Wendy Bucknum <wbucknum@cityofmissionviejo.org> wrote:

Thank you for your email. Please advise what city you reside in.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City’s ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday’s meeting and I encourage you to tune in to learn more.

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In Service,
Wendy Bucknum

Wendy Bucknum
Mayor



From: golzar zareei <golzar.zareei@gmail.com>
Sent: Thursday, March 17, 2022 11:36 AM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling, and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patronize their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Natasha Mahdii

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:36 AM
To: Barry Home <bhelmstetter@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Morning Barry,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Barry Home <bhelmstetter@cox.net>
Sent: Wednesday, March 16, 2022 3:41 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Sir or Madame,

I moved to to Mission Viejo 29 years ago because it was NOT the

congested eyesore that prevails in southern California. If that's the way this city is moving, I probably will to, ie move.

Think About What You're Doing To This Town,
Barry Helmstetter
24231 Ensenada Lane

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:31 AM
To: golzar zareei <golzar.zareei@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: golzar zareei <golzar.zareei@gmail.com>
Sent: Thursday, March 17, 2022 11:36 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rathes <graths@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: Garden Plaza Project

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Finally, if you look at our aging retail centers it's clear that small businesses are struggling, and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patronize their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Natasha Mahdii

From: Community Development
Subject: FW: Stop the Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:29 AM
To: Meredith Rushing <meredith.rushing@outlook.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Stop the Garden Plaza Project

Good Morning Ms. Rushing,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Meredith Rushing <meredith.rushing@outlook.com>
Sent: Thursday, March 17, 2022 12:25 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council Members,

I emphatically do NOT support the proposed Garden Plaza Project. As a long-time resident of Mission Viejo I plan on voting each and every one of you council members out of office if this plan goes through. Our city does not have the road infrastructure to support such a plan. You have 3 schools on La Paz from Marguerite to the 5 freeway, and now we have AMAZON trucks clogging Marguerite to Jeronimo and basically all along Jeronimo and Alicia. STOP trying to turn MV into LA!

Sincerely,
Meredith Rushing

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:28 AM
To: Kamyar Bakhtegan <kamyarb10@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Thank you for your email. Please advise what city you reside in.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Kamyar Bakhtegan <kamyarb10@yahoo.com>
Sent: Thursday, March 17, 2022 2:02 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities

and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling, and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patronize their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Kam Mahdii

[Sent from Yahoo Mail on Android](#)

From: Community Development
Subject: FW: Garden Plaza Project - Comments

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:26 AM
To: Ray Scott <mvrscott@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project - Comments

Good Morning Ray,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Ray Scott <mvrscott@gmail.com>
Sent: Friday, March 18, 2022 10:28 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Plaza Project - Comments

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi,

I would like to start by stating I'm completely opposed to this project going forward as currently presented. My reasons for this are many and I would like you to consider and address all of these concerns as this moves through the approval process.

- 1 We are currently on time of use and have flex alerts because the power companies in this area cannot provide all the power needed for current customers.
- 2 There have been and continue to be releases of raw sewage into the ocean preventing the citizen use of the beach until the bacteria level reduces enough to safely enter the water. We are told that this is either equipment failure or an extremely large load that can't all be processed so the plant is bypassed.
- 3 We are currently under water restrictions and are not supposed to be filling fountains, over watering lawns, etc

These are basic services , power, sewer and water. We are becoming a 3rd world country having to limit services to existing citizens and the city council instead of putting a moratorium on any new construction until these basic services can be provided and a surplus is available to add new construction, you are actually considering adding a large amount of people who also need all of these basic services. You were elected to serve and protect the citizen of Mission Viejo, not making it so all the citizens including all the new citizens that this would add suffer with lack of basic utilities.

Currently, I walk every morning around the neighbor hood and I pass all four of the schools off of La Paz road. Because of the 4 schools La Paz is a very busy road with everyone trying to go down La Paz to get to the freeway to go to work and parents dropping off their children at the school. While walking, if I step off the curb when the walk light goes on I'm going to be run over. There are at least 2 cars going through the red light to get to the schools or sometimes 3. In addition, on a regular basis I see parents making a U-turn at the high school entrance even though there is an No U-Turn sign, parents drive down the bike lane so they can turn right onto La Paz because they are being held up by all the people turning left to go to the freeway. The students most on e-bikes are now riding down the sidewalks meant for us pedestrians because it's not safe in the bike lane due to cars and pick up trucks using the bike lane.

So, besides the lack of basic services there is a traffic nightmare that exist every school day. Adding additional traffic at the head of this is only going to make the situation worst as these new people try to make their way to the freeway to go to work.

One of the points that the developer has brought up is there is going to be a whole food market as a selling point for approval but we have Ralphps, Trader Joes and Vons. We don't need another market bringing traffic into this area especially if the City[s core project brings in a bunch of new restaurants and shops that are going to increase traffic in the area. Since city hall was built and the additional traffic lights have been installed we already have people cutting through our neighbor hood to get away from the lights on Margarite.

My final issue is the fact that the city has already started it Core project along with all the current freeway work so we are going to have to deal with this construction for quite a while and if approved then this project will only add to and make worst this entire area during construction with all the heavy equipment needed to construct this project and then the permeant traffic nightmare as stated above after it is constructed.

There has to be much better places within the city limits to build high density housing, once basic services can be provided, instead of a corner that is already overloaded and nowhere to expand La Paz. This project may make a developer richer but it will definitely not make life in Mission Viejo richer for it's citizens.

Please do what we elected you to do, represent the people of Mission Viejo and reject this project and leave the property as currently zoned, commercial only.

Sincerely Yours
Ray Scott

Mission Viejo Resident since 1994.
25272 Terreno Drive

Sent from [Mail](#) for Windows

From: Community Development
Subject: FW: No Garden Plaza, Please

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:25 AM
To: Julianna E. Jones <julianna@wcminvest.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: No Garden Plaza, Please

Good Morning Ms. Jones,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Julianna E. Jones <julianna@wcminvest.com>
Sent: Friday, March 18, 2022 11:43 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No Garden Plaza, Please

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello City Council,

I've been a Mission Viejo resident my entire life. My parents purchased their first home in 1991 off of Vista Del Lago and I lived there from birth until my teenage years when my parents bought their second home in Canyon Crest. I left MV briefly to live and attend college in Irvine, and while I enjoyed my time there, the high-density living and traffic drove me back to MV. I was proud when I purchased my first home near MVHS and knew MV was the perfect quiet/family-friendly city to raise my babies in. We spend our weekends walking Oso trail, reading books at the gorgeous library, and playing at any of the beautiful neighborhood parks.

I am concerned that the special quietness of our MV streets and parks will be polluted by the densely packed Garden Plaza so I urgently ask you to stop this development. Don't let MV become like Irvine. Let us revel in our unique and quietly suburban ways. Anyone who wants to live in high-density housing can go to Aliso Viejo or Irvine or any of the other many cities with those options. Busy jam-packed city life is just not the MV way.

Thank you for your consideration.

Kind regards,
Julianna Jones

From: Community Development
Subject: FW: I Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:23 AM
To: Alsu Latfullina <arx.alsu@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: I Support the Mission Viejo Garden Plaza Project!

Thank you for your email. Please advise what your city of residence is.

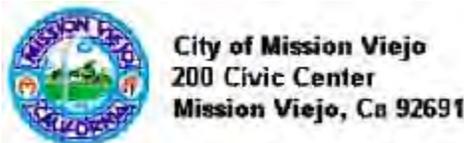
During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Alsu Latfullina <arx.alsu@gmail.com>
Sent: Friday, March 18, 2022 1:12 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: hello@gardenplazaproject.com <hello@gardenplazaproject.com>
Subject: I Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council members,

I support the Mission Viejo Garden Plaza Project and ask that you vote yes on the project. My family and friends are excited for the new modern housing options and best-in-class retail, including a Whole Foods Market at the Garden Plaza site.

The need for additional housing units is critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Alsu Latfullina

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:21 AM
To: Susan R Lang <susielang@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Ms. Lang,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Susan R Lang <susielang@cox.net>
Sent: Friday, March 18, 2022 1:25 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: Susan Lang <susielang@cox.net>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

As a 50 year resident of Mission Viejo who lives in the neighborhood that this project impact I send my thought.

I can not see how it would fit in our community

It is far to tall and the density does not match the rest of the city.

Since during traffic times the traffic on LaPaz backs up all the way to Spadra and sometime further this many more people trying to get to the freeway, the high school, medical building or Intermediate school will make La Paz almost impossible to use.

The estimated 30 months of construction will make one of the main intersections in our city impossible to navigate.

Please say no to this ill conceived project.

Thank you for considering my request.

Susan Lang
24662 Embajadores

From: Community Development
Subject: FW: ValueRock's Garden Plaza Project proposal for La Paz & Marguerite

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:19 AM
To: Christine Davidson <christine.davidson@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: ValueRock's Garden Plaza Project proposal for La Paz & Marguerite

Christine,

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Christine Davidson <christine.davidson@cox.net>
Sent: Friday, March 18, 2022 1:36 PM
To: Trish Kelley <tkelley@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>
Cc: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: ValueRock's Garden Plaza Project proposal for La Paz & Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council Members,

I have lived in Mission Viejo for 20 years and am a native Californian. Prior to coming here, I lived at the beach for 15 years while raising kids. I have to say, Mission Viejo is the one place that has really felt like home, and I hope to enjoy life here for many more years.

I've been a long-time member at Montanoso Recreation Center, and when it was remodeled, it kept the same neighborhood feel it had prior. It didn't turn into 5 stories to make more income. It has a welcoming staff and wonderfully friendly people. I have made many friends there.

During my time in this city, I have felt safe, and relaxed in an uncongested, absolutely beautiful place. I am in awe of the trees that line the streets almost everywhere and the fact the streets and parking lots are not overcrowded with cars. We have people of substance here, who care to maintain their properties and are respectful of all those around them.

This corner where the Garden Plaza is seems to be a central one, with the stunning MV Library and City Hall area right across the street. It's quite different than the southern part of Mission Viejo down by Saddleback College where there are car dealerships and many shops and stores all the way up to The Shops at Mission Viejo. But as you come north towards the Lake, one can almost escape that typical "city" feel. Please don't let us lose this beautiful corner!

As I have driven by this corner regularly for these 20 years, I have fantasized that if I entered the driveway off La Paz, I might see a mountain cabin behind the trees. I have not counted the trees on the property, but they are many, and probably decades old. ValueRock shared at the Zoom meeting on Traffic Considerations that one tree might be lost where the new driveway would be. I find that hard to believe since the rendering gives the impression that the entire lot would be graded down towards Marguerite. I can't see how *any* trees could be saved if that is what will happen. If there is no grading, the whole structure would certainly be taller than the 64 feet they mention. What happened to the helium balloons they promised to put at Marguerite and then to the back near the houses so we could get a realistic view of how tall this would be??

Along Jeronimo, we have already lost many big trees. If this keeps up, Mission Viejo will begin to look like stark Huntington Beach. 🖥️📞

Getting past my romanticizing of the visual aspects of this rooted-in-history corner, let me

state that my other concerns are mostly TRAFFIC & PARKING. For simplicity, I will make random points of concern below as they come to mind.

ValueRock seems very inept and gives very wishy-washy answers. When asked what these units would rent for, they didn't know..."still doing a study", they responded. They are NOT bringing their "A" game to the table! Why would you expect better if they were allowed to build out this property the way they want?

We know that there are 234 units, but how many PEOPLE will be allowed to be in those apartments? How many cars would be needed for the family/single mix we don't know of? How many visitors would be there at a peak time? Will those 600+ parking spaces accommodate renters, visitors, shoppers and employees?

Most likely, overflow will go down to Floresta, and that will be a nightmare for those residents. Who will monitor that and keep them off that street? I have friends in 2 Mission Viejo apartment complexes, and I can never stop by at night because there is no parking!

I am off Jeronimo, and I make my way to the freeway via Alicia, so I have not seen firsthand the already congested corner at La Paz and Marguerite at peak hours. But, our "Stop the Monster" group did a 4-corner protest on February 16, and I was there from about 3:30 to 4:15 pm. I was shocked at the traffic at that time. I can't imagine what it is like in the morning.

And how much construction disruption on this tight corner can residents be expected to be inconvenienced by? How long will all this take, start to finish, including the tearing up of the street to add a left turn lane solely for this project? What about the noise for the neighbors and evening disturbance of delivery trucks delivering to Whole Foods?

I was looking to learn more at the recent Zoom meeting on Traffic Considerations. But, it was all smoke and mirrors when ValueRock got their hired traffic engineers to share some sort of computation called *Vehicle Miles Traveled* (VMT) that none of us attending the meeting could even understand. I am in the financial/tax arena, so normally understand formulas and computations. All you have to do is listen to the people who spend a half hour trying to get thru to the freeway to know that when you add however many people in 234 apartments leaving also for work, you're going to worsen this already Number 1 congested corner in Mission Viejo. Why would we want to do that for a Whole Foods?

To suffer thru this, one would think it would be for an establishment really needed in this area. We don't need a Whole Foods! For the few times I might want something there, I can make the short drive to the Spectrum. We have Ralphs, Trader Joe's, Pavilions and Albertsons very nearby. And certainly apartment dwellers don't have the money to shop there. They will be part of the traffic congesting that corner to shop where it's less expensive.

Although Parking was not even part of an obvious discussion on Traffic, I did learn from listener questions that Mission Viejo (and I assume per Governor Newsom) is required to build 2200 apartments by 2029. I also understood there are 11 other locations under consideration, and I hope this one will be taken off the list. I'm sure ValueRock had no concrete answers on potential parking issues for this tiny corner, so why bring it up?

It is true that renters need a place to live. But, they are not entitled to prime locations!!! I lived in an apartment for the first 35 years of my life, and none of them were ever in the middle of a beautiful city like this!! These high-rises should be near freeways and other open areas, not where they will be looking down on Floresta residents !!!

And, will any of these end up Section 8? I understand that is now in Irvine over by the Great Park. That is the beginning of the end when you have low-income subsidized residents living in an area where they don't have any skin in the game and no pride in their surroundings. I walk my neighborhood regularly, North of Trabuco all the way over to La Paz, and I see the nice care 99.99% of the homeowners put into their property.

ValueRock uses our aging population as an excuse to bring some young blood in and provide revenue for the City. I think they want to generate revenue for their Investors! The higher they can stack them, the more they can make. Please don't let this happen.

I recently watched a very interesting YouTube video of the beginning days of Mission Viejo. They did some very insightful planning, and we continue to have an absolutely beautiful place to live. We have the Lake, and now the Oso Trail is being cleaned up. It would be a sad day to see this lovely, safe bedroom community end up nothing more than stacks of big apartment complexes making our City an investment opportunity for private investors in organizations like ValueRock rather than the investment in family and community.

Please consider a big "NO" to ValueRock on their self-serving request.

Sincerely,

Christine Davidson
24192 Via Luisa
Mission Viejo, CA 92691
949 305-6407

From: Community Development
Subject: FW: Support for Mission Viejo Garden Plaza Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:17 AM
To: Cathy Feldman <clawhonfeldman1953@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Support for Mission Viejo Garden Plaza Project

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Cathy Feldman <clawhonfeldman1953@gmail.com>
Sent: Saturday, March 19, 2022 12:17 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: Support for Mission Viejo Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am a 36-year resident of Mission Viejo. My husband and I have shopped in the city's stores, supported its schools, and participated in its civic activities. My only disappointment has been a city council that continually bends to the will of a small vocal majority intent on making sure nothing new, different, modern, or distinctive happens in this town.

*Please consider this letter an indication of **my full support** of the Mission Viejo Garden Plaza Project. Here's why:*

- The aging retail area around La Paz and Marguerite Parkway is close to blighted. Cavernous empty buildings and outdated infrastructure combine to make the shopping areas unappealing and unwelcoming. This project will be the spark that enlivens the entire area culturally and financially.*
- Among my family and friends, Mission Viejo is known as a dining desert when it comes to creative cuisine. The plaza promises more culinary opportunities. Keep our dining dollars in the city.*
- The city has shirked its responsibility to provide a variety of housing options. Most young people cannot afford to live here. Low-income folks are tarred as "the wrong element." For a city that touts its character, city leaders have been a tad weak in demonstrating moral courage.*

In summary, I am excited about the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Cathy Lawhon Feldman

From: Community Development
Subject: FW: NO THANKS - Stop the Monster

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 11:12 AM
To: Cox <amycsutter@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: NO THANKS - Stop the Monster

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



City of Mission Viejo
200 Civic Center
Mission Viejo, Ca 92691



From: Cox <amycsutter@cox.net>
Sent: Saturday, March 19, 2022 3:12 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS - Stop the Monster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council-

While I understand that all cities are obligated to build the low income housing, The Garden Plaza project is not the answer. Intersections at La Paz and Marguerite and La Paz and Chrisanta are already congested enough with so many schools in the area. Deans Home Owners already suffer from enough traffic cutting through the neighborhood. Please don't ruin our property values and peace of mind by allowing Hugh density apartments on this busy corner in the heart

of our city.

Find something closer to the freeway and further away from single family homes

-Amy Andrade

Resident and homeowner since 2005

From: Community Development
Subject: FW: Rezoning Question/Oppose Rezoning and The Gardens Project

From: Wendy Bucknum
Sent: Sunday, March 20, 2022 3:00 PM
To: Mike Keller <mike_j_keller@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurlley@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Rezoning Question/Oppose Rezoning and The Gardens Project

Good Afternoon Mr. Keller

Thank you for your email.

During the upcoming City Council meeting on Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

In Service,

Wendy Bucknum

Wendy Bucknum
Mayor



From: Mike Keller <mike_j_keller@yahoo.com>
Sent: Monday, March 7, 2022 12:04 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Fw: Rezoning Question/Oppose Rezoning and The Gardens Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

As proud residents of Mission Viejo, we am ecstatic to learn that the City has no statutory responsibility to approve a rezoning request for a property within the City.

In considering the Gardens rezoning request, Council must weigh heavily on how our ~90,000 residents benefit from the proposal. A drastic proposal in the dead-center of our town must bring equally drastic benefits to current residents. This is a proposal for radical change in the heart of a beautiful, functioning, master-planned community.

The only parties who benefit drastically from the Gardens project are:

1. The developer (Value Rock)
2. Unknown future renters on the property
3. Amazon/Whole Foods Market if that is the store for the Gardens proposal.

If the City must add high-density housing, place it on the perimeter of the city closer to the 5 freeway and the train. Per the State, high-density housing should be located near transit hubs. What could be better than immediate access to a freeway, a train, and buses? High-density housing near the mall could also invigorate their businesses.

Mission Viejo homeowners, taxpayers, and voters overwhelmingly stand against the zoning change and the Gardens project in the heart of our beloved city. Please deny the rezoning immediately and encourage development on the periphery of Mission Viejo.

Please do the right thing.

Kind regards,

The Keller family

----- Forwarded Message -----

From: Elaine Lister <elister@cityofmissionviejo.org>

To: Mike Keller <mike_j_keller@yahoo.com>

Sent: Thursday, March 3, 2022, 11:19:11 AM PST

Subject: Re: Rezoning Question

Hello Mr Keller,

Thanks for your email. A zone change is a legislative decision. Unlike certain other types of decision, and presuming no other circumstances, zone change requests can be denied whether or not criteria are met.

Regards,
Elaine Lister

Sent from my iPhone

On Mar 2, 2022, at 11:59 AM, Mike Keller <mike_j_keller@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Ms. Lister,

I hope you are well. I appreciate if you can explain what the City's legal obligation is when a developer submits a request for a zoning change on a piece of property. Is the City statutorily obligated to grant the request if the developer meets certain criteria? Or does the City have the broad authority to deny a rezoning request? My questions stem from the Gardens project proposal and I'm trying to understand the decision points and the process for approval and denial.

Thank you for your clarification.

Best regards,
Mike Keller

From: Community Development
Subject: FW: Proposed Garden Plaza Project

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 11:27 AM
To: Emmet Rixford <erixford@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Proposed Garden Plaza Project

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 2:36 PM, Emmet Rixford <erixford@cox.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS !

From: Community Development
Subject: FW: Garden project

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 11:37 AM
To: Darrell Sagert <sagertenterprises@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden project

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

To receive real-time updates about this project, sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 4:00 PM, Darrell Sagert <sagertenterprises@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please stop the development and plans for the garden Plaza project in my opinion it will ruin the quaintness of our city we don't need that many more apartments and businesses etc. in that area look up the development of Rancho Mission Viejo Rancho Santa Margarita Ladera Ranch all have done with all those people that have to travel through our city to get to there's this will just increase all of the traffic going threwh our city. --

DSA Masonry, ICC Masonry, Concrete, P.T, B1 Building Inspection. Irvine, Los Angeles County, Orange County, New Port Beach, Long Beach & Twic Card for Ports

From: Community Development
Subject: FW: Mission Viejo

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 11:47 AM
To: S Gravatt <sgravatt@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Mission Viejo

Thank you for your email. I can assure you, we are listening.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 4:24 PM, S Gravatt <sgravatt@hotmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

MV was an awesome planned community with streets full of hill and trees and building set back from upsetting the pristine vibe. Why has MV planning stopped doing that? We look just like another city now, no different from Lake Forest or RSM.
Showing up at meetings or giving input doesn't seem to change anything
Shelly Hravatt

From: Community Development
Subject: FW: No Thanks

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 11:56 AM
To: richter52@cox.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: No Thanks

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 5:13 PM, richter52@cox.net wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Garden Plaza project

From: Community Development
Subject: FW: Stop The Monster

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:02 PM
To: Sektor Mortal <m_sektor@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Stop The Monster

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 5:56 PM, Sektor Mortal <m_sektor@hotmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My name is Jaime Moreira. My address is 24181 Via San Clemente, Mission Viejo CA. I do not agree with the Garden Plaza Project.

I do want to see our beautiful city turned into an LA city.

Get [Outlook for Android](#)

From: Community Development
Subject: FW: New mixed use retail/apartment at La Paz and Marguerite - No thanks to development

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:03 PM
To: Patrick Mobini <patrickmobini@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: New mixed use retail/apartment at La Paz and Marguerite - No thanks to development

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 7:04 PM, Patrick Mobini <patrickmobini@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi,

Please NO on new mixed use retail/apartment project at La Paz and Marguerite in Mission Viejo. - No thanks.

Regards,
Patrick Mobini

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:04 PM
To: davidschenewerk <davidschenewerk@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 8:08 PM, davidschenewerk <davidschenewerk@yahoo.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No thank you to the monster , "Garden Plaza Project"

Sincerely,
David Schenewerk
La Paz and Pradera resident

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 22, 2022 at 12:09:06 PM PDT
To: Megan D <mldowley@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>, CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 20, 2022, at 8:13 PM, Megan D <mldowley@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No thanks to the Monster "Garden Plaza Project"

Sincerely,
Megan Dowley
MV Resident, Pericia Dr

From: Community Development
Subject: FW: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 22, 2022 at 12:14:10 PM PDT
To: luckyoneliqur@gmail.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

Thank you for your email.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 3:15 PM, Alaa Elias <noreply@123formbuilder.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Alaa Elias

25571 Marguerite pkwy #A

mission viejo 92692

626-780-7905

luckyonliquor@gmail.com

Lucky 1 llc

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:41 PM
To: Dawn Eales <dawn.e.eales@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 9:56 PM, Dawn Eales <dawn.e.eales@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members,

Please stop the proposed Garden Plaza Project.

Concerned citizen of Mission Viejo,
Dawn Eales

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:45 PM
To: Hugh Cole <hecole@me.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: NO THANKS

Thank you for your email.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 22, 2022, at 9:33 AM, Hugh Cole <hecole@me.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS. Please do not go forward with this project.

Hugh Cole
hecole@me.com
22231 Sisante
Mission Viejo, CA 92691

From: Community Development
Subject: FW: I Support the Mission Viejo Garden Plaza Project

Thank you for your email.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 22, 2022, at 12:49 AM, Ryan M <ryanmordahl@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council members,

I support the Mission Viejo Garden Plaza Project and ask that you vote yes on the project. My family and friends are excited for the new modern housing options and best-in-class retail, including a Whole Foods Market at the Garden Plaza site.

I live in the Deanne homes neighborhood behind the project. There are many people in the area that want this project. The existing center is far from vibrant. Mission viejo deserves better. The complaints about traffic on la Paz and Marguerite are being exaggerated. The argument that a planned community is somehow forbidden to stray from its original -now outdated- plan is an argument made by those with no apparent sense. Things change. Cities can either adapt or stagnate.

The need for additional housing units is critical to our community. As the head of a young family Household, I can tell you that the lack of housing in mission viejo is severe. It seems as though the most vocal opponents of this project were lucky enough to buy or rent their property at the right time. But ask them how they feel about providing more families with the opportunities they once had and they have no sympathy. What they don't realize is that most the people that will end up living here probably already live in mission viejo. It's our own kids, our young adults getting started, the folks earning a living in our service industry. It's all of us when we were younger. The only way to stop the need for housing is to tell people they can't have babies. That's not going to happen so let's address the lack of housing. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love. This project will be a huge aesthetic upgrade relative to its current use.

If we don't bring in a variety of housing and desirable retail, residents of Mission Viejo will continue to shop and eat in nearby cities and also will move out of Mission Viejo, which is not good for our schools or our future economic growth.

If you look at our existing centers, it's clear that small businesses are struggling, and the toll of the pandemic is still being felt. For the sake of keeping our small businesses alive, please don't cut down on the number of units this project will bring. Our small businesses need as many new patrons as possible.

Despite the vocal opposition of a group of 50 people, many of my friends and family want to see the project built. It's much better than continuing to drive unengaged, past the current use wondering why we can't do better in mission viejo.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not lose this opportunity!

Sincerely,

Ryan Mordahl

From: Community Development
Subject: FW: I,Saya Patel , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:49 PM
To: info@justfurpaws.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: I,Saya Patel , Support the Mission Viejo Garden Plaza Project!

Thank you for your email.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 5:45 PM, Saya Patel <noreply@123formbuilder.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Saya Patel

25270 marguerite parkway suite a

mission viejo 92692

949-588-7297

info@justfurpaws.com

Just Fur Paws

From: Community Development
Subject: FW: I,Sarah Ha , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:50 PM
To: hamydung@hotmail.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; Elaine Lister <elister@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: I,Sarah Ha , Support the Mission Viejo Garden Plaza Project!

Thank you for your email.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 5:24 PM, Sarah Ha <noreply@123formbuilder.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Sarah Ha

25270 b marguerite

mission viejo 92692

949-859-3820

hamydung@hotmail.com

Top Care Hair & Nails

From: Community Development
Subject: FW: I,sid gandhi , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:51 PM
To: hello@currykitchenoc.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: I,sid gandhi , Support the Mission Viejo Garden Plaza Project!

Thank you for your email,

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 4:36 PM, sid gandhi <noreply@123formbuilder.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

sid gandhi

25098 marguerite parkway. Unit c

mission viejo 92692

949-998-0008

hello@currykitchenoc.com

Curry kitchen

From: Community Development
Subject: FW: I,Juliana Sokol , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:53 PM
To: julianaasokol@gmail.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: I,Juliana Sokol , Support the Mission Viejo Garden Plaza Project!

Thank you for your email.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 3:51 PM, Juliana Sokol <noreply@123formbuilder.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Juliana Sokol

8 harveston

mission viejo 92692

949-742-3783

julianaasokol@gmail.com

From: Community Development
Subject: FW: Agenda item 21

From: Wendy Bucknum
Sent: Tuesday, March 22, 2022 12:44 PM
To: BARBARA HOSMER <rbhosmer@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Agenda item 21

Thank you for your email. We have been and continue to listen.

During the upcoming City Council meeting TODAY, Tuesday, March 22, we will be discussing the latest developments with the Value Rock proposal. Recently, the developer has gone back on forth on whether they will seek approval for a specific plan or go through a mixed use zoning process, which has led to some public confusion. While the specific processes may be distinct, neither one will allow the proposed project to escape public input or diminish the City's ability to fully evaluate legitimate concerns and potential impacts. I will be discussing this matter directly during Tuesday's meeting and I encourage you to tune in to learn more.

Feel free to join us in person.

Kind Regards,

Wendy Bucknum
Mayor

On Mar 21, 2022, at 11:45 PM, BARBARA HOSMER <rbhosmer@cox.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To reward value rock's dragging it's feet on environmental impact reports by moving up the decision on the zoning, only makes sense if the city is going to nix the zoning request. Please don't tell me we're giving them that one to reward bad behavior!

this monstrosity is at least 3 stories higher than suitable for that property. And they've said they are CURRENTLY trying to find Diho Siam a new location. So they are trying to empty this current location so that our choice is to have an abandoned property in need of renovation or...their monstrosity! That is blackmail.

PLEASE tell me we won't do business with terrorists!

There is so much wrong with this project I don't know where to begin, but I've written you all before, so you know what I think.

please eliminate this divisive issue. Don't make me come down there!

barbara hosmer
cervantes In

From: Community Development
Subject: FW: 3-22-22 Agenda Item 21: Opposition to Proposed ValueRock Realty Mixed Use Zoning Changes

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 8:40:00 PM PDT

To: Terrill Holland <darwinian2@aol.com>

Cc: CityClerk <cityclerk@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: 3-22-22 Agenda Item 21: Opposition to Proposed ValueRock Realty Mixed Use Zoning Changes

Good Evening,

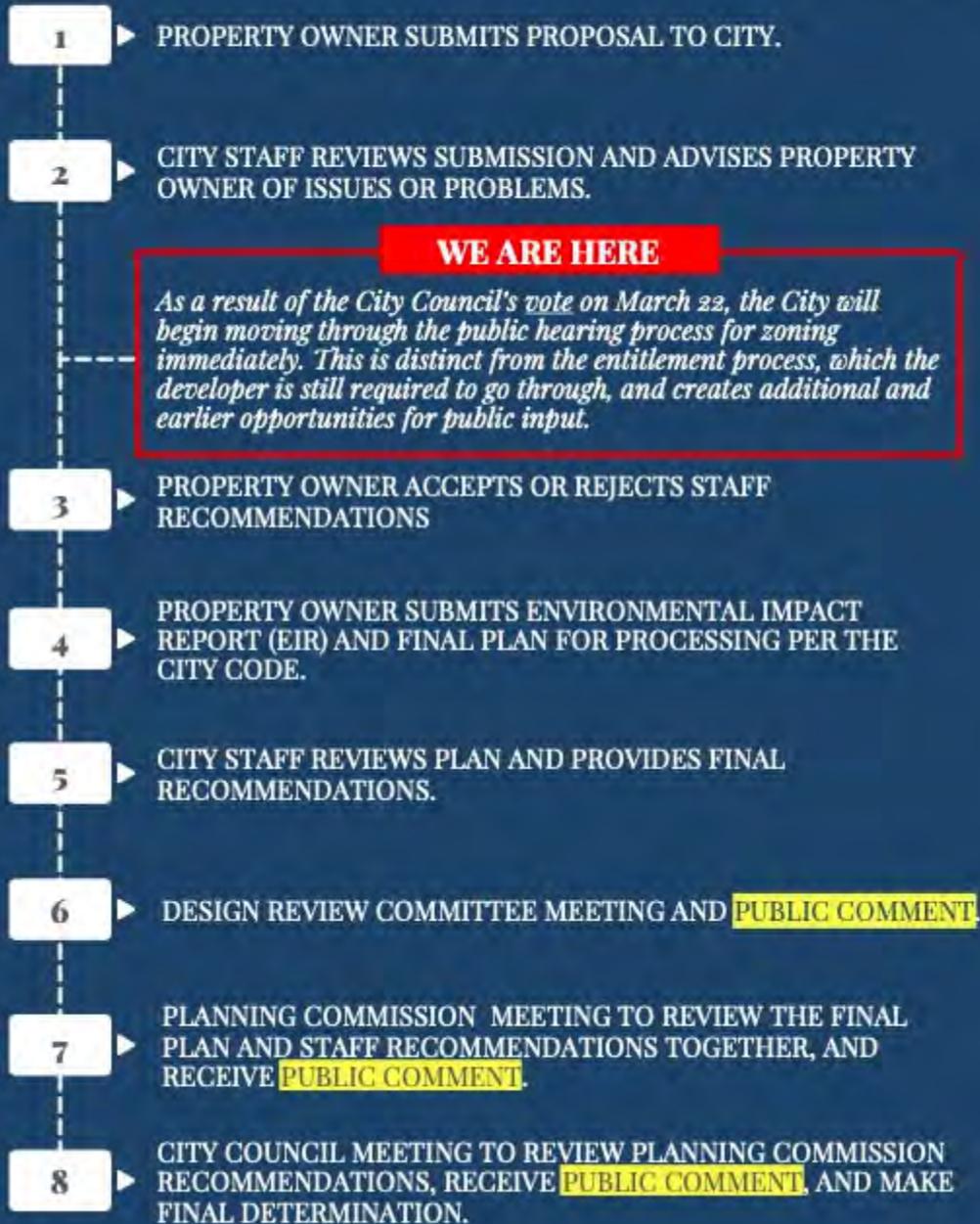
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Terrill Holland <darwinian2@aol.com>

Sent: Tuesday, March 22, 2022 2:52 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: 3-22-22 Agenda Item 21: Opposition to Proposed ValueRock Realty Mixed Use Zoning Changes

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To Mayor Wendy Bucknum, Mayor Pro Tem Ed Sachs, and Council Members Brian Goodell, Trish Kelley, and Greg Rath:

Many of us moved to Mission Viejo years ago in the hope of escaping and avoiding overdeveloped urban centers and their traffic congestion, crime, air pollution, noise, littering, and the general breakdown in civilized behavior associated with overcrowding. Even though surrounded by overcrowded urban centers, Mission Viejo has remained a small town with the soul of a village. Please don't take the first step in the direction of urban overdevelopment and overcrowding by starting the process of zoning changes to allow high-rise, high-density housing in the Garden Plaza at the corner of La Paz and Marguerite.

Respectfully submitted,

Terrill R. Holland
25721 Via Viento
Mission Viejo, CA 92691
Tel. 949-951-9089
Homeowner 35 years

From: Community Development
Subject: FW: Stop the Monster

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 8:48:33 PM PDT

To: Ken Wilkins <kwconsulting@prodigy.net>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Stop the Monster

Good Evening Mr. & Mrs. Wilkins,

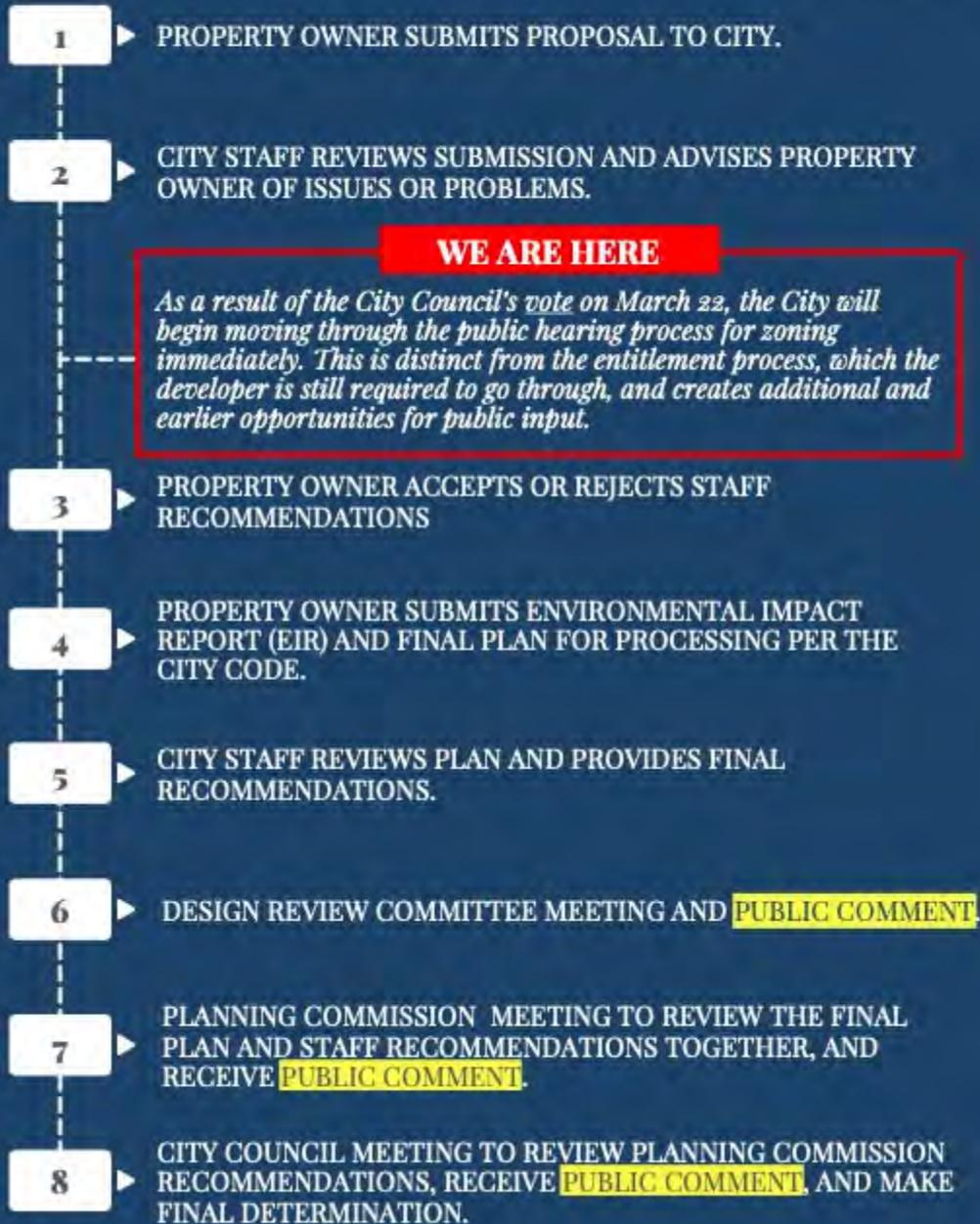
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Ken Wilkins <kwconsulting@prodigy.net>
Sent: Tuesday, March 22, 2022 4:28 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop the Monster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Members,

My wife Debra and I purchased our home in Mission Viejo in 1980. Mission Viejo was created as a new level "planned" Community. We were drawn here by the "California Dream" theme that promoted Mission Viejo as something new and very, very special. We have raised our children here and watched as the city became an actual "City".

Had we wanted to live in an area with high density housing, we could have, we chose this because of the promise.

As a practicing residential Architect for 39 years, I know and believe there are places where this type of product is appropriate AND those **where it is not**.

I ask that you do not sell those out that helped make this City what it has become. My vote is to maintain the "California Dream" that gave you the opportunity to serve it.

Do the right thing and serve those of your City, not those who are just doing business. Do not re-zone an area never intended for this.

Thank you-

Ken Wilkins

From: Community Development
Subject: FW: NO on the Garden Plaza!!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 8:51:16 PM PDT
To: Felicia Harbor <luv2talk73@gmail.com>
Cc: CityClerk <cityclerk@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: NO on the Garden Plaza!!

Good Evening Ms. Harbor,

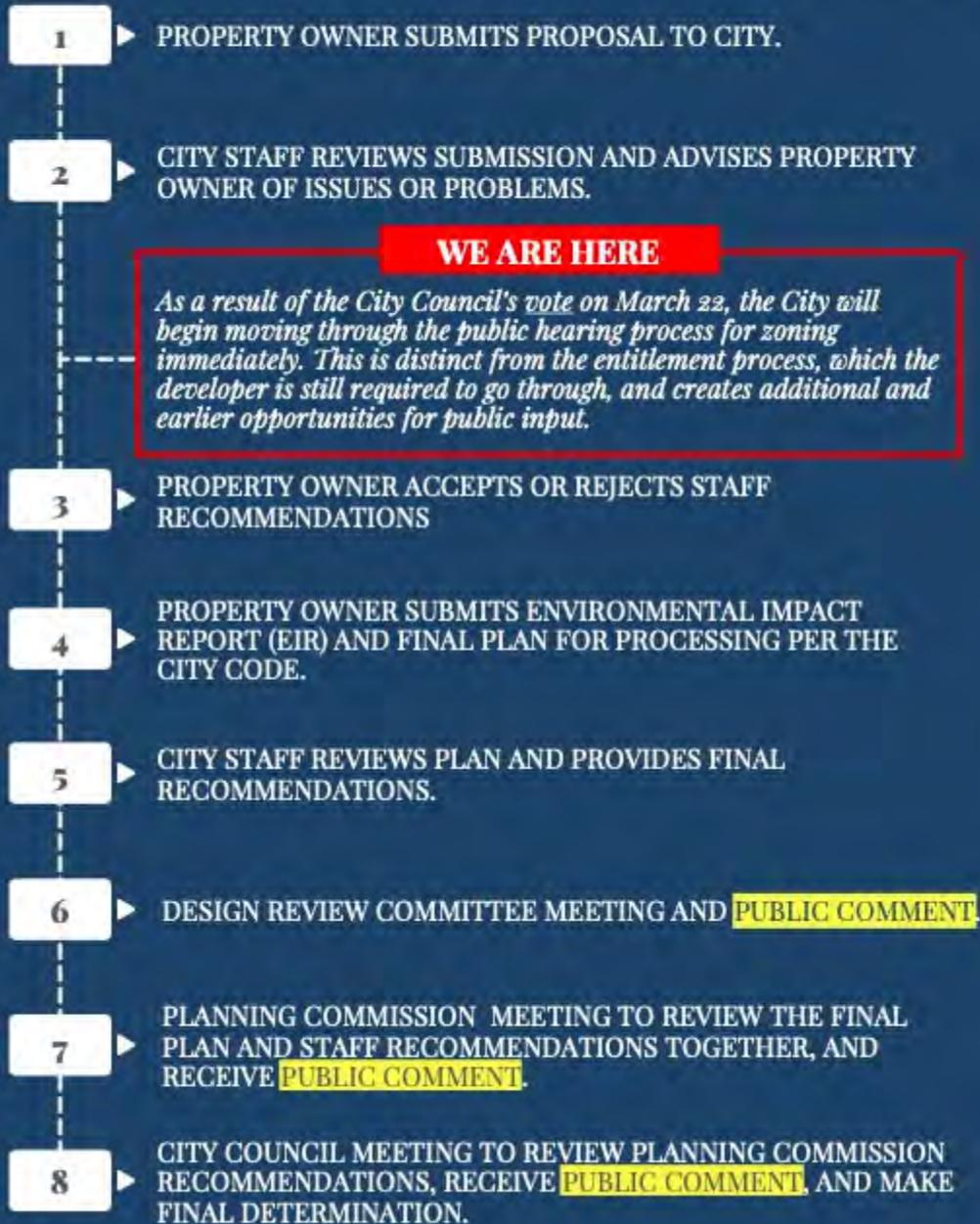
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Felicia Harbor <luv2talk73@gmail.com>

Sent: Tuesday, March 22, 2022 6:04 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: NO on the Garden Plaza!!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

No Thanks! No extra traffic and no new zoning!!

Felicia Golemo

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 8:52:43 PM PDT

To: chamberlain1 <chamberlain1@cox.net>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Garden Plaza

Good Evening Ms. Chamberlain,

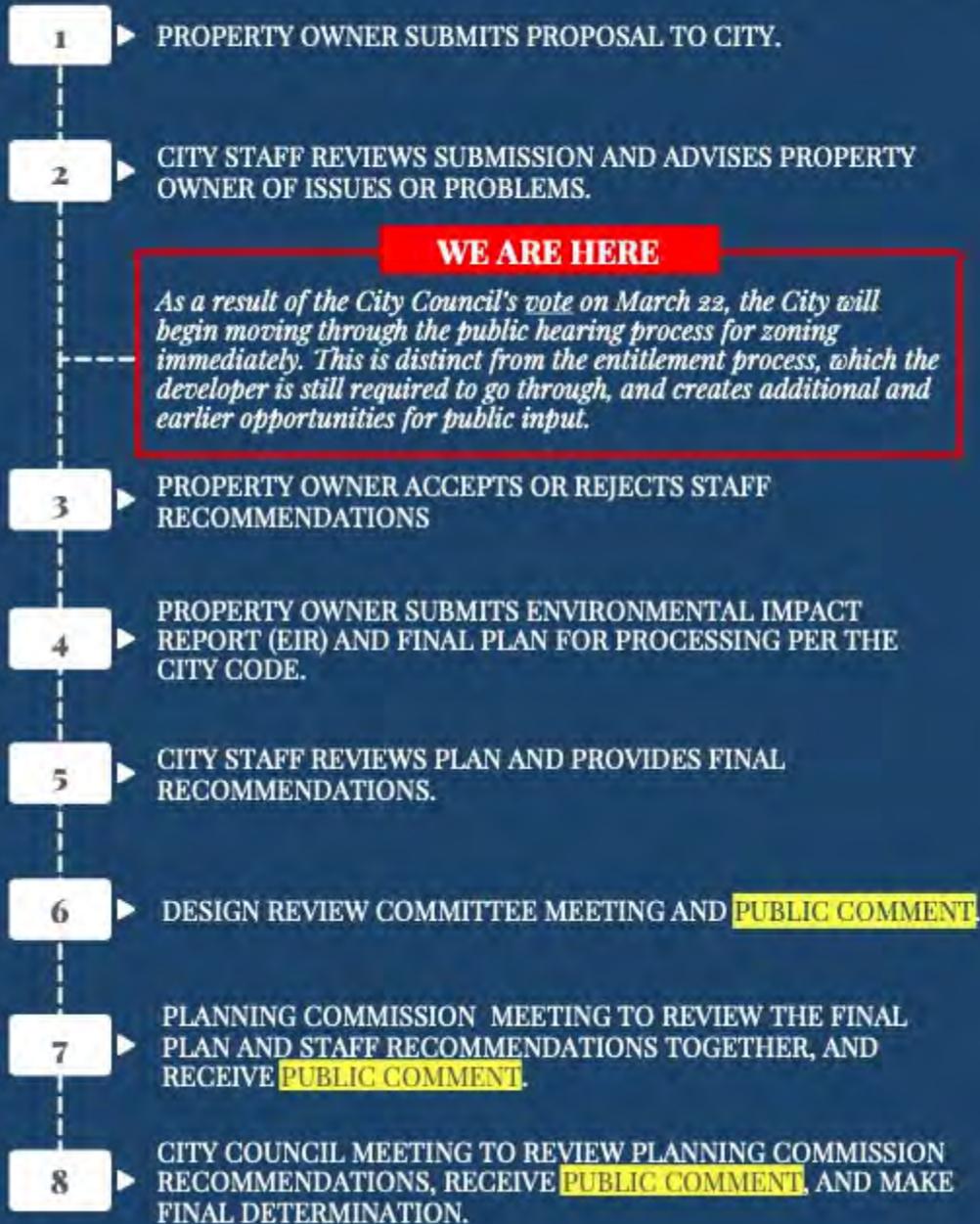
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: chamberlain1 <chamberlain1@cox.net>
Sent: Tuesday, March 22, 2022 8:42 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I just attended the March 22 City Council meeting. Please help me understand how a land owner/developer gets to the point of having public zoom meetings, open-house meetings and a website with artistic drawings of the apartment/retail tower they hope to build for a piece of land with the WRONG ZONING?

Please tell me how the public can influence and give input to the planning committee during this process? I feel we are being told to sit down and just wait for Planning Committee to DECIDE for us what we must accept.

In my opinion, the city council spends a lot of time admonishing the public for having concerns about this project. Repeatedly telling us "it's only a proposal", "the builder has the right to propose anything they want"! However, why is Value Rock proposing an apartment/retail tower for a location zoned for office/professional? Who will the Planning Committee listen to when deciding whether or not to change the zoning? As far as I know, the Planning Committee hasn't asked the public for input. The neighbors who will live in this tower's shadow have never been given an opportunity to comment.

Heck, if a business applies for a liquor license they have to show up to a city council meeting & notices are mailed to every neighbor. But an apartment/retail tower is proposed for a location that will REQUIRE a zoning change and NO NOTICE? NOTHING?

The council offers no direction or help to the concerns of citizens with regard to how we can get our voices heard or we can give input to the planning committee BEFORE they vote or decide?

The plans that HAVE been proposed on Value Rock's website only allows positive feedback. DO WE who will live in the shadow of the "PROPOSED" tower have any way to give input to the Planning Committee BEFORE the zoning is changed?

WHERE do we go for help? WHO will listen to MV citizens who have GRAVE concerns about this project? This building will be in our backyards and will affect our property values, our traffic, our schools and our everyday life.

Thank you for your consideration,

Peggy & Dave Chamberlain

From: Community Development
Subject: FW: City Council meeting & comments - March 22

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 8:55:42 PM PDT
To: Graham <gbritten1@cox.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: City Council meeting & comments - March 22

Good Evening Mr. Graham,

Thank you for your communication. to answer your question, the Garden Plaza is NOT part of the Housing Element. At this point, rezoning of that center is under control of the City Council.

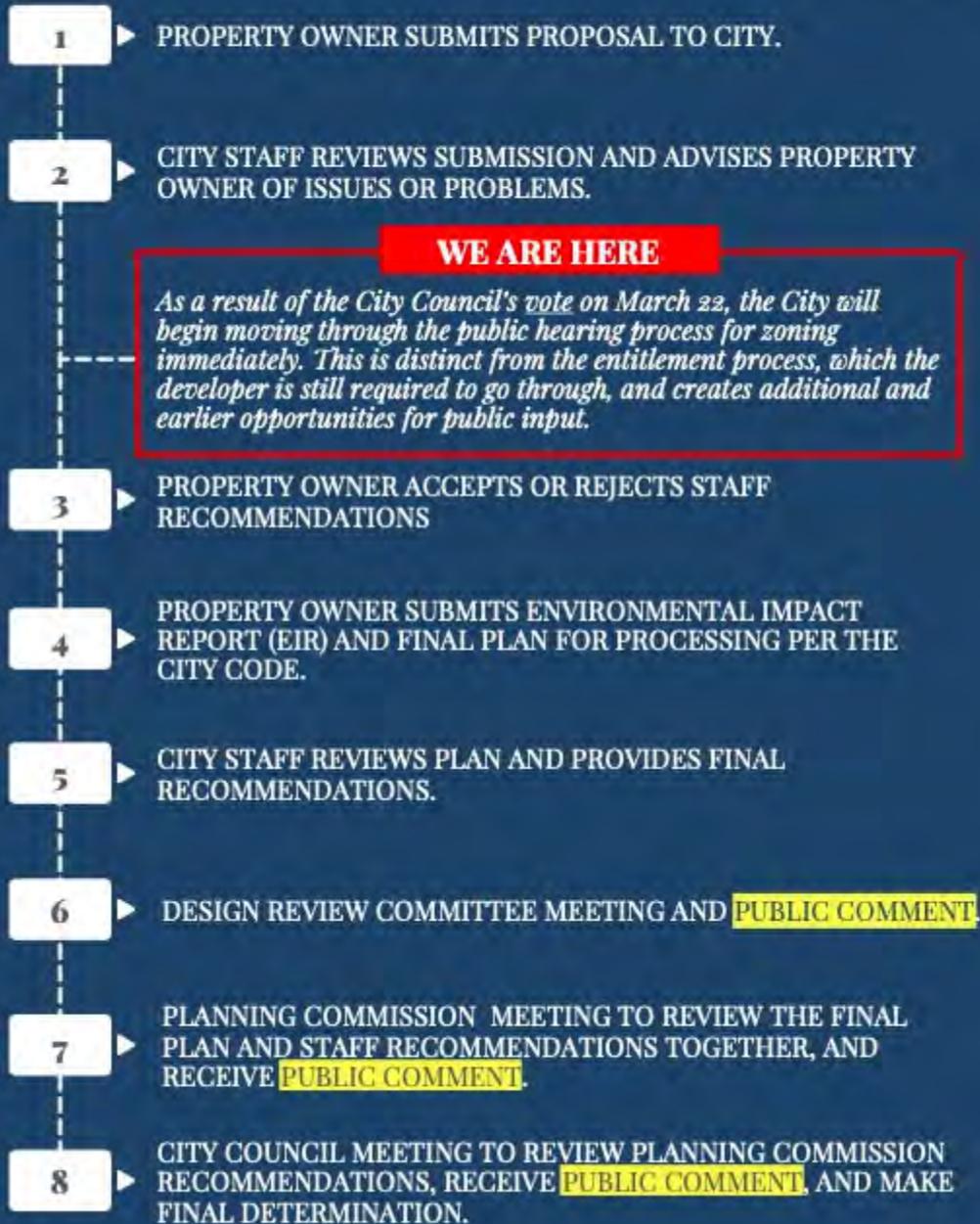
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Graham <gbritten1@cox.net>
Sent: Tuesday, March 22, 2022 10:23 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: City Council meeting & comments - March 22

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Ms Bucknum,

I wanted to point out that the current proposed Garden Plaza project will only net 12 affordable units, just over ½ of 1%, if applied against the 2,217 required by SCAG. I hope I didn't misinterpret your comments after the Housing review where you seemed to indicate that the council hand was being forced by Sacramento to approve a project like Garden Plaza.

Thank You, Graham Britten

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 8:57:49 PM PDT

To: SHIRLEY PARMETER <slparmeter@cox.net>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Garden Plaza

Good Evening Ms. Parmeter,

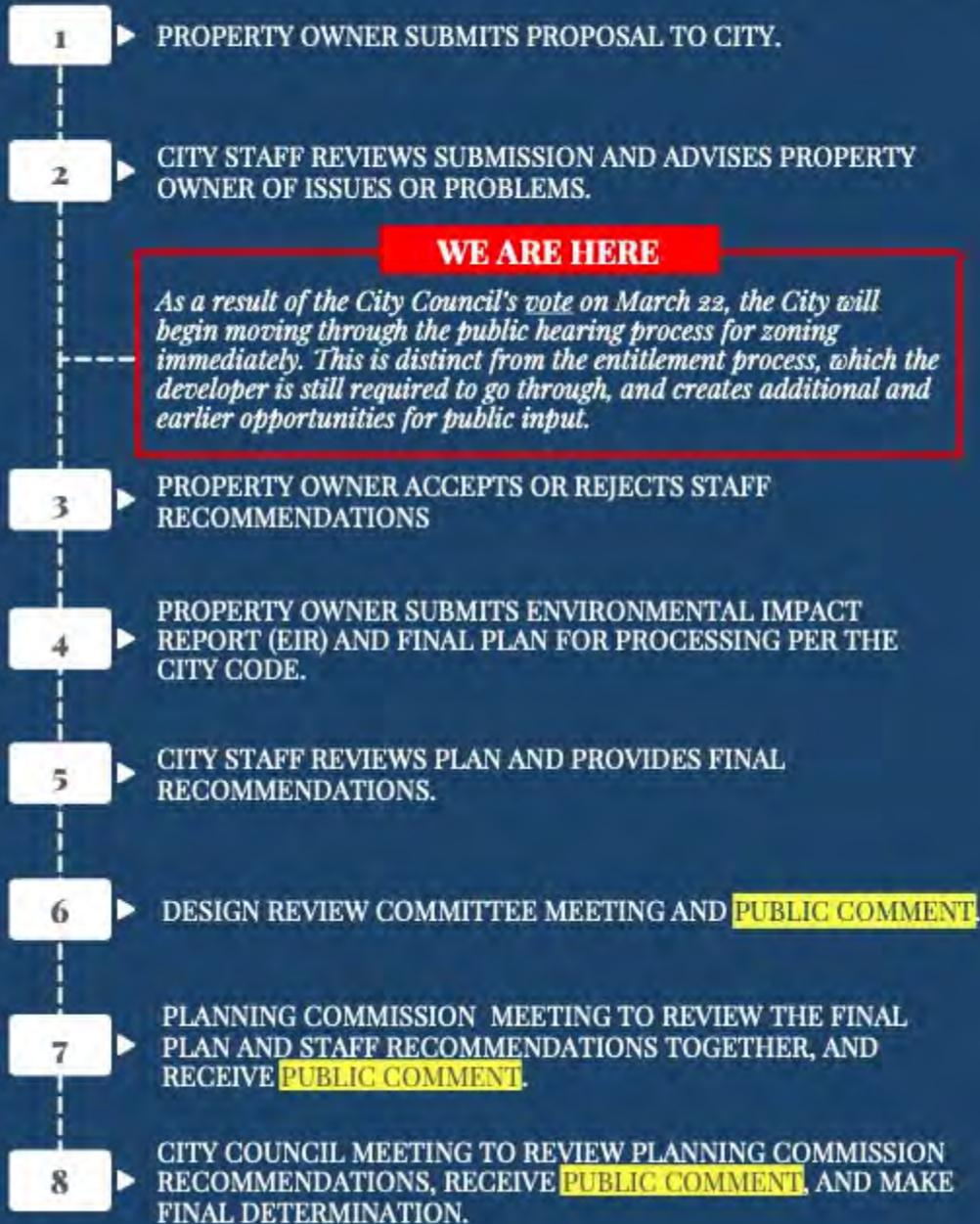
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: SHIRLEY PARMETER <slparmeter@cox.net>
Sent: Wednesday, March 23, 2022 8:43 AM
To: council@cityofMissionViejo.org <council@cityofMissionViejo.org>
Cc: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I have been following the news re the Garden Plaza and attended the Zoom meetings and the town hall. While I can see the need for low income housing this is the worst location possible and will not help with the state mandate since it will only supply 12 of those units. We elected the council to serve the city and it's residents not the greed of Value Rock. This is a foot in the door as they own 9 locations in MV. You can stop this by refusing the mixed use rezoning. Do not sell us out to corporate greed. You are there to protect us the citizens of Mission Viejo. Only one council member had the courage to speak against this proposal. Yes I know he is running for Congress. I have not spoken with one resident who thinks this is a good idea.

Shirley Parmeter resident home owner since 1978

Shirley L. Parmeter
slparmeter@cox.net

From: Community Development
Subject: FW: Garden Project

Good Evening

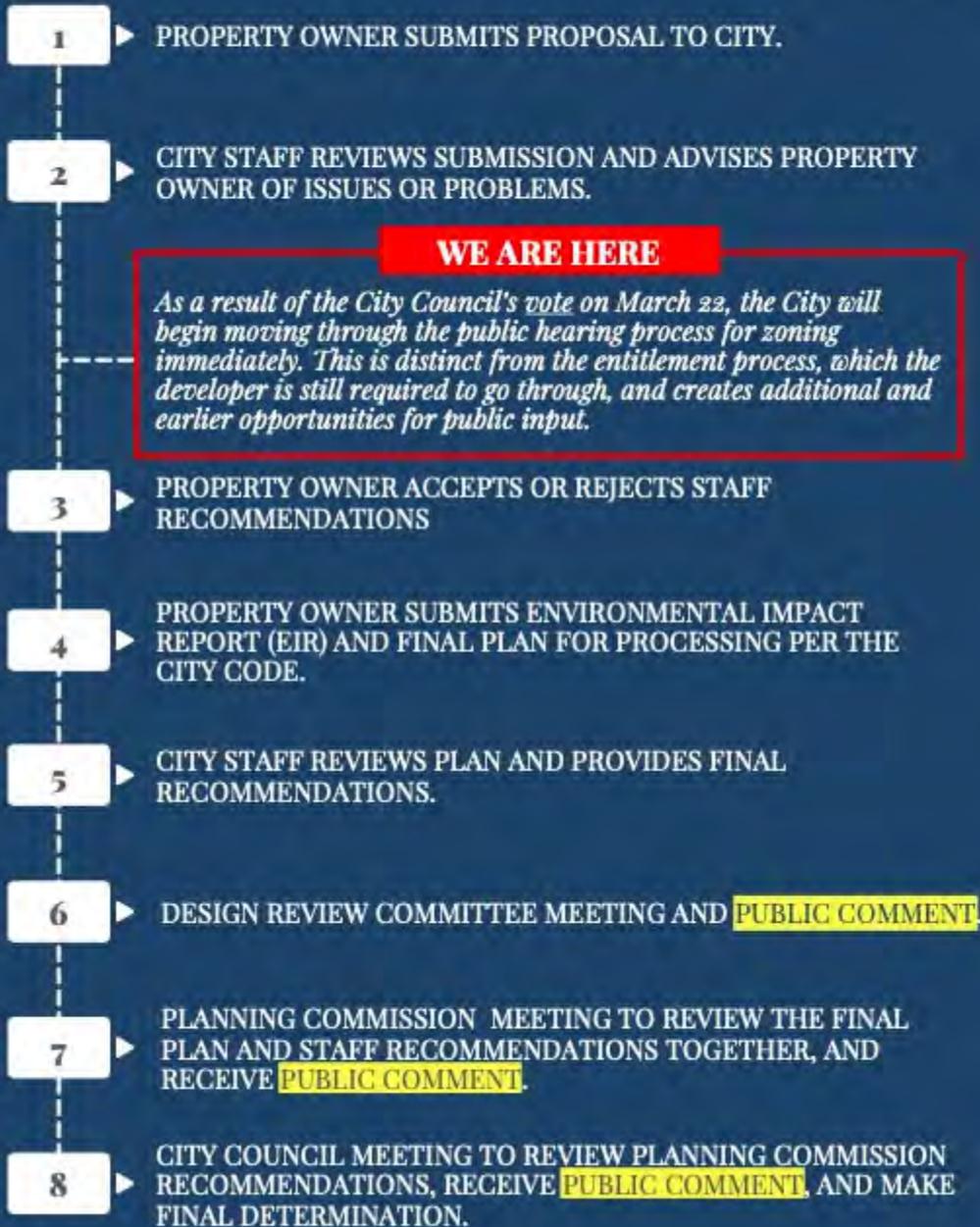
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: jdpavelko <jdpavelko@cox.net>
Sent: Wednesday, March 23, 2022 8:05 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Garden Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I support the idea of mixed commercial/housing for corner of Marguerite and La Paz.

Traffic and parking issues need to be addressed. With the much expanded freeway interchange a widening of La Paz between Midland and chrisanta is a must to prevent a bottleneck. If it can be widened all way to Marguerite that would be even better.

The parking at the site needs to be sufficient to cover residents and shoppers.

To me I get tired of the complaints without the remedies to these complaints (traffic the main one) being addressed as part of the package.

Perhaps a project smaller in scope (3 stories instead of 6) is more workable.

The other thing that bothers me is that the complaints always involve school traffic. Why can't more of a buffer be put between the start and stop times of la paz middle school and MVHS be implemented to ease traffic concerns? Or better bring back school buses? The school traffic issue us exasperated by the school boundaries that don't have families districted to the nearest school locations. Homes physically near a given school have to drive to a much farther location. We need to be serious in all kinds of ways to combat climate change and be proactive.

Can city governments work with school districts? In my mind we all need to work together.

Janice Pavelko
25452 Remesa Dr

Sent from my Verizon, Samsung Galaxy smartphone

From: Community Development
Subject: FW: Apartment building corner of La Paz and Marguerite

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:00:49 PM PDT
To: Randy Paul <rpaul2001@hotmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Apartment building corner of La Paz and Marguerite

Good Evening Mr. Paul,

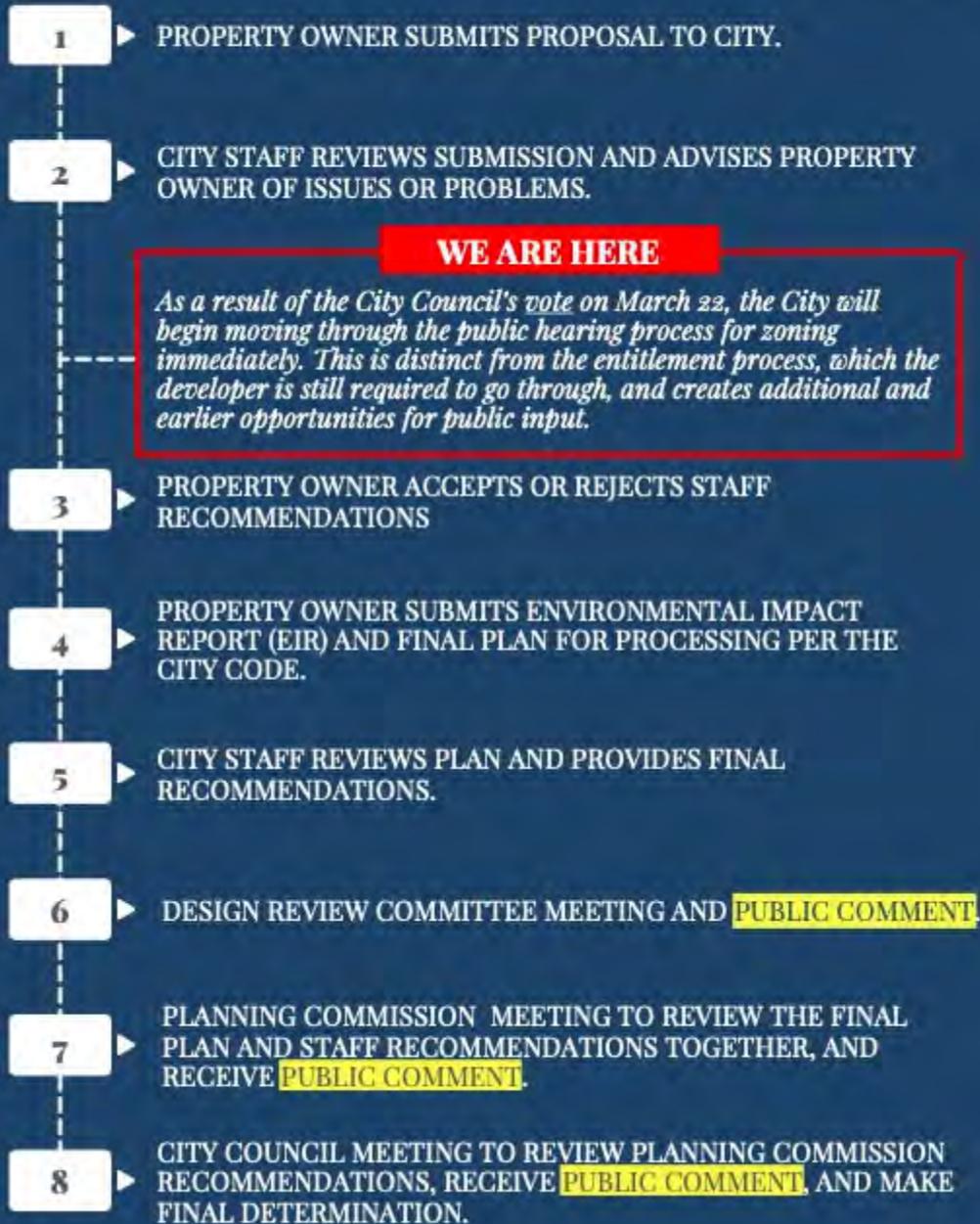
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Randy Paul <rpaul2001@hotmail.com>
Sent: Thursday, March 24, 2022 7:26 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Apartment building corner of La Paz and Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear concerned city council. There is a problem in our country. Big money is taking over. Our middle class is being eroded. What we don't need are more apartment buildings where big money is charging high rents and each year pushing the rents higher and higher on the people who live in their apartments. Just one example of how we are creating more and more division of wealth in our country.

Also, can our infrastructure handle the growth - are our shopping center parking lots already full or close to full? Are are roads too congested? Aree fwy entrances and exits backed upped.

Mission Viejo needs housing that is affordable and one could make an argument like that for an apartment building such as the one proposed. On the other hand, I believe a very low number of the units in the proposed complex are designated as section 8 units.

How about giving some middle class folks an opportunity to buy instead of rent? How about approving the site for some condo's where people could buy and live the American dream rather than umpteen new apartments to further enslave the working class? Some of the units for sale could be designated as affordable housing and prices set accordingly.

The good thing is we have a good city council so I am confident it will all work out ok - just wanted to share some of my thinking on this. Lets push as hard as possible to do what we can to make the outcome of this opportunity benefit those less fortunate rather than wealthy developers. They will make a lot of money no matter what change happens there. Long term it will impact our city, our voting in the city, etc. We need to fight for those with less, not for those already blessed beyond comprehension.

Thanks,

Randy Paul
(m) 714-394-5600

From: Community Development
Subject: FW: "The Gardens " Development Proposal

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:04:24 PM PDT
To: Damir Ibrahimasic <damir.ibr@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: "The Gardens " Development Proposal

Good Evening,

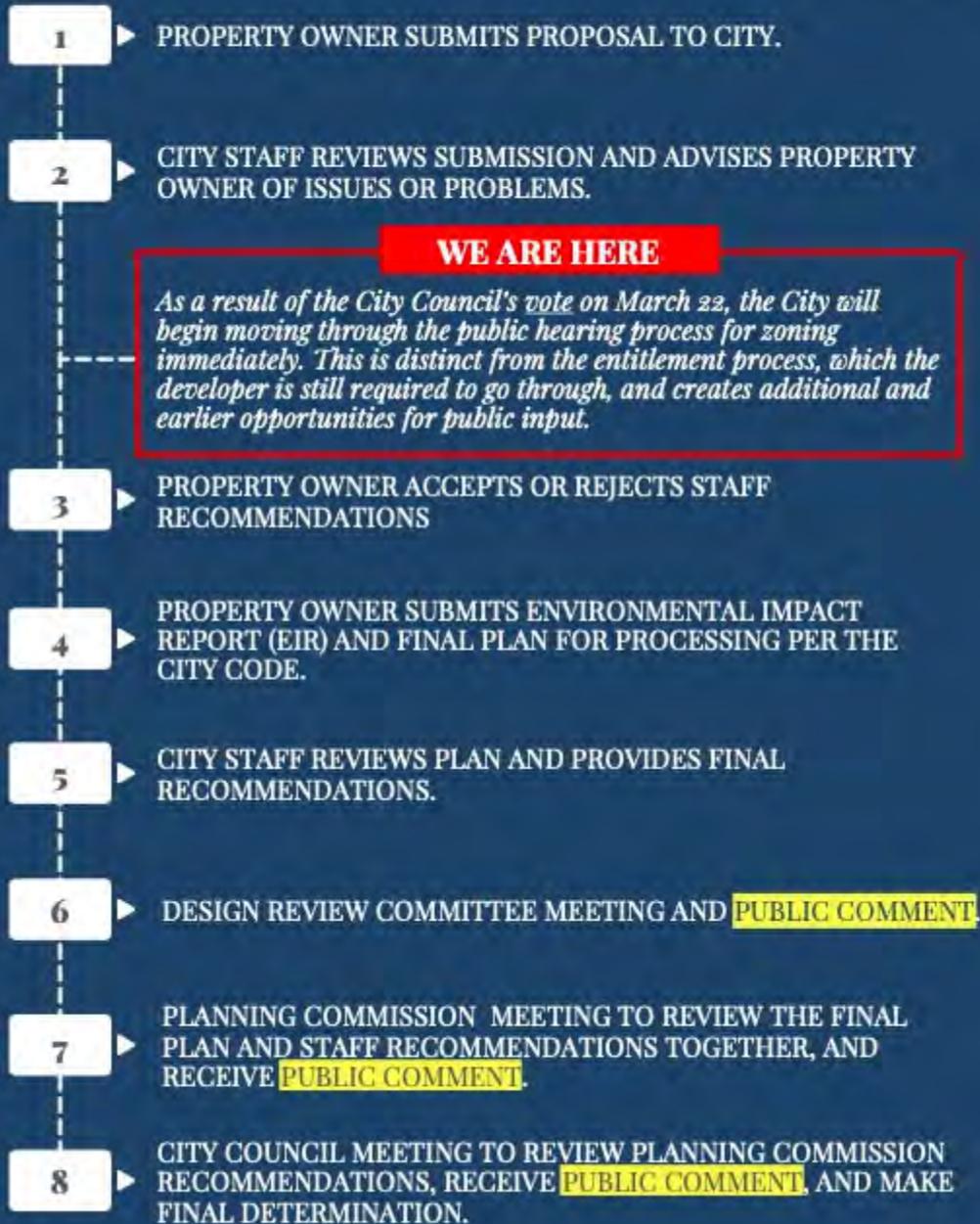
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The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Damir Ibrahimasic <damir.ibr@gmail.com>

Sent: Thursday, March 24, 2022 7:40 PM

To: Mario Gutierrez <mgutierrez@cityofmissionviejo.org>; Mark Chagnon <mchagnon@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: "The Gardens " Development Proposal

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear council members

I have moved my family from West LA to MV during the pandemic to start a new life, free of traffic, clutter and crime . One of the things that attracted me the most about MV was it's suburb charm.

Approving re zoning and development of the proposed project simply isn't the right thing to do on so many levels.

I am hopeful that you will come to the same conclusion and find another proposed site for such project

Kind Regards,

Damir Pasic

P:310.365.3990

F:310.398.7494

From: Community Development
Subject: FW: Mixed-Use Proposal at La Paz & Marguerite

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:06:07 PM PDT
To: Nancy Plambeck <nancyplambeck@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Mixed-Use Proposal at La Paz & Marguerite

Good Evening Ms. Plambeck,

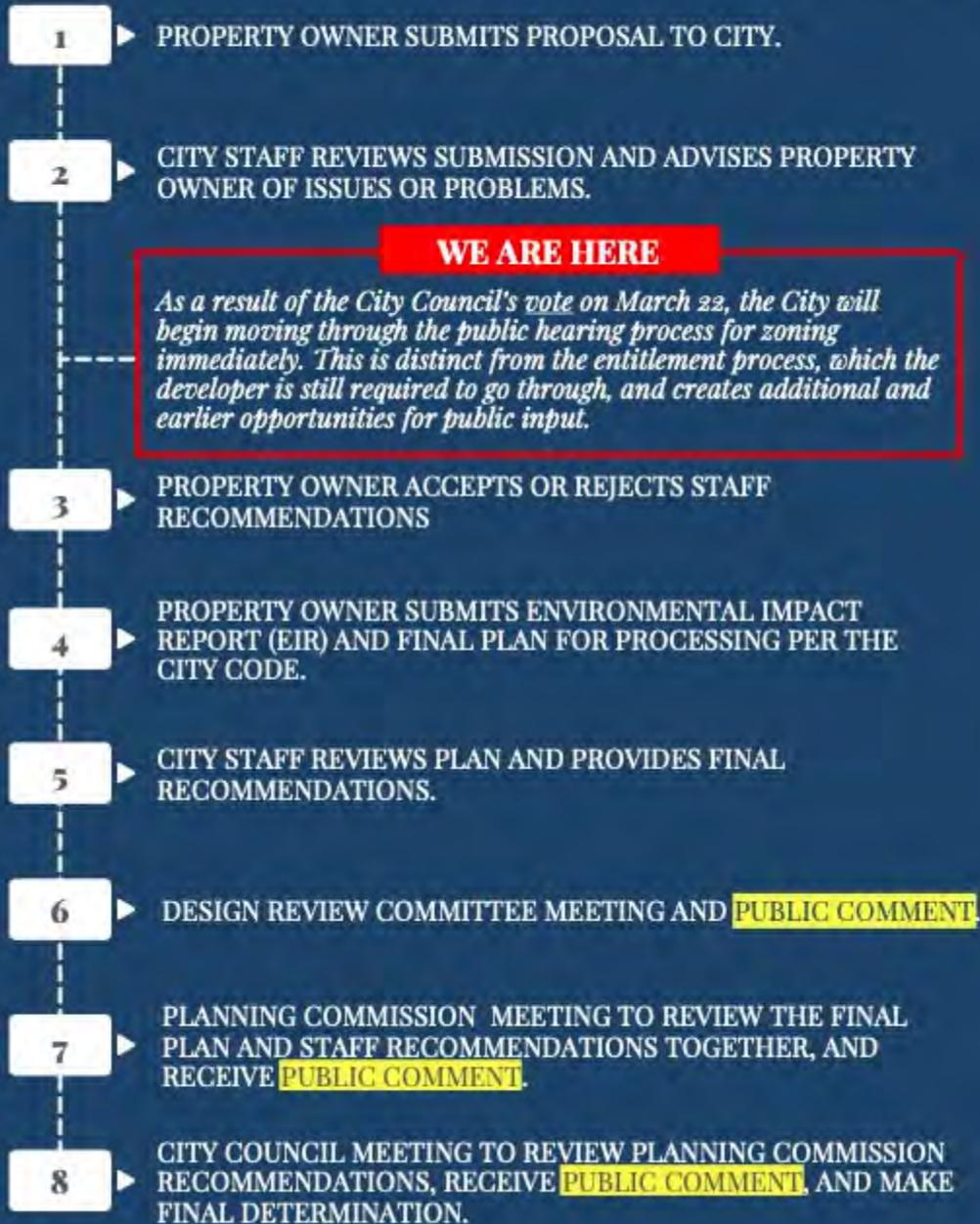
Thank you for your communication. As you are aware, as a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Nancy Plambeck <nancyplambeck@gmail.com>

Sent: Friday, March 25, 2022 9:52 AM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <bcurley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>

Subject: Mixed-Use Proposal at La Paz & Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum and Members of the City Council,

Thank you for agreeing to advance the public hearing process with the Planning and Transportation Commission and City Council for the mixed-use zoning project proposed by ValueRock Realty.

As I have communicated to you in my previous email, as a citizen of Mission Viejo, I am adamantly opposed to this proposal, and strongly urge you to keep the current zoning as Office Professional.

The appeal of Mission Viejo comes from its small town, community oriented culture, which is largely driven by our small business community. Allowing massive, chain stores such as Whole Foods would endanger small businesses, and have a negative impact on Mission Viejo's charm.

Thank you once again for your due diligence.

Best Regards,
Nancy Plambeck

From: Community Development
Subject: FW: No zone change for the Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:06:56 PM PDT
To: Mary Morris <marymorrisre@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: **Re: No zone change for the Garden Plaza**

Good Evening Ms. Morris,

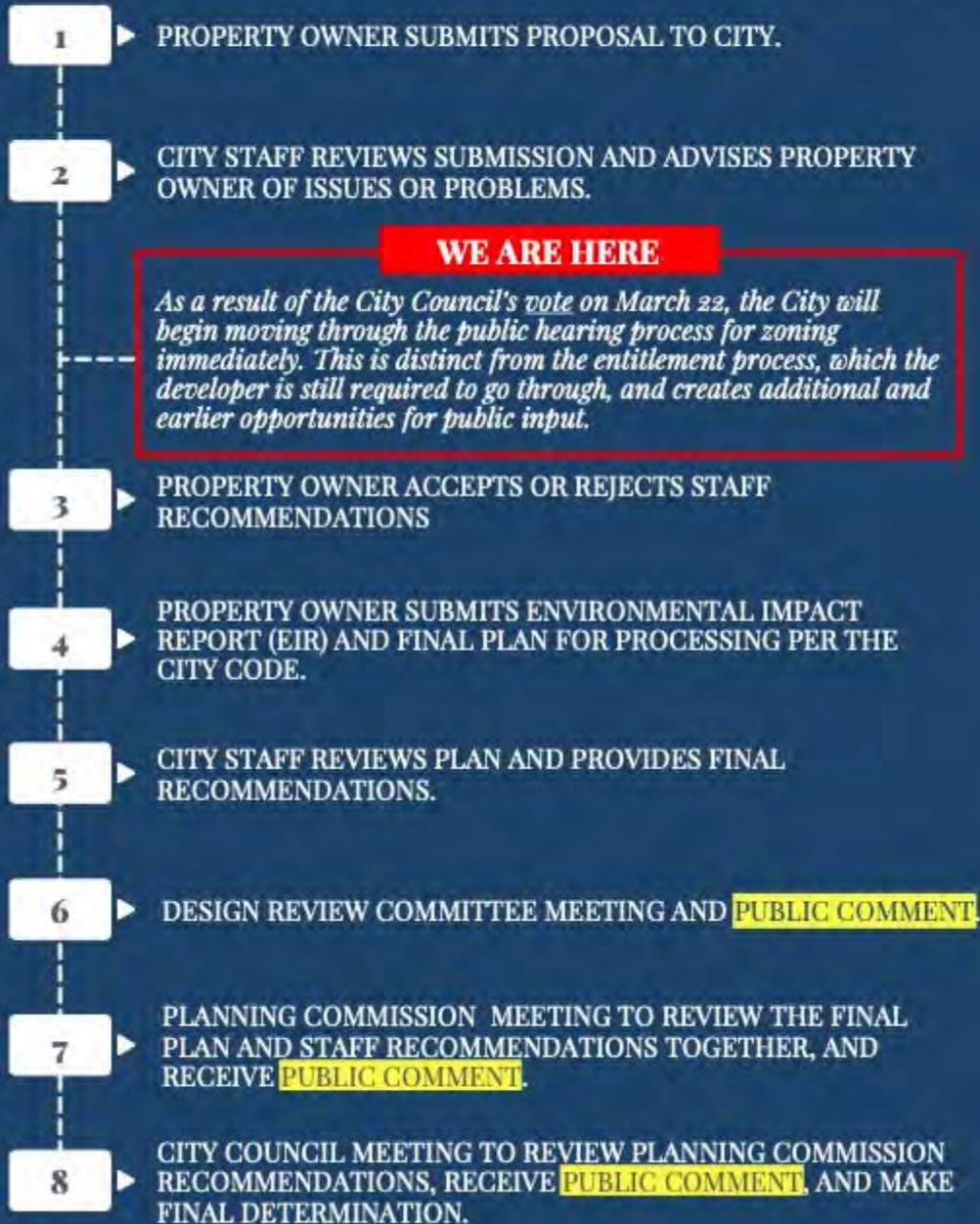
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Mary Morris <marymorrisre@gmail.com>
Sent: Friday, March 25, 2022 1:17 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No zone change for the Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO additional zoning added
Keep the current zoning
No to Whole Foods
NO apartments
Keep the center trees on LaPaz



From: Community Development
Subject: FW: The Garden Plaza Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:07:44 PM PDT

To: Milica Obradovic-Gajic <milica@tripdesigns.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: The Garden Plaza Project

Good Evening,

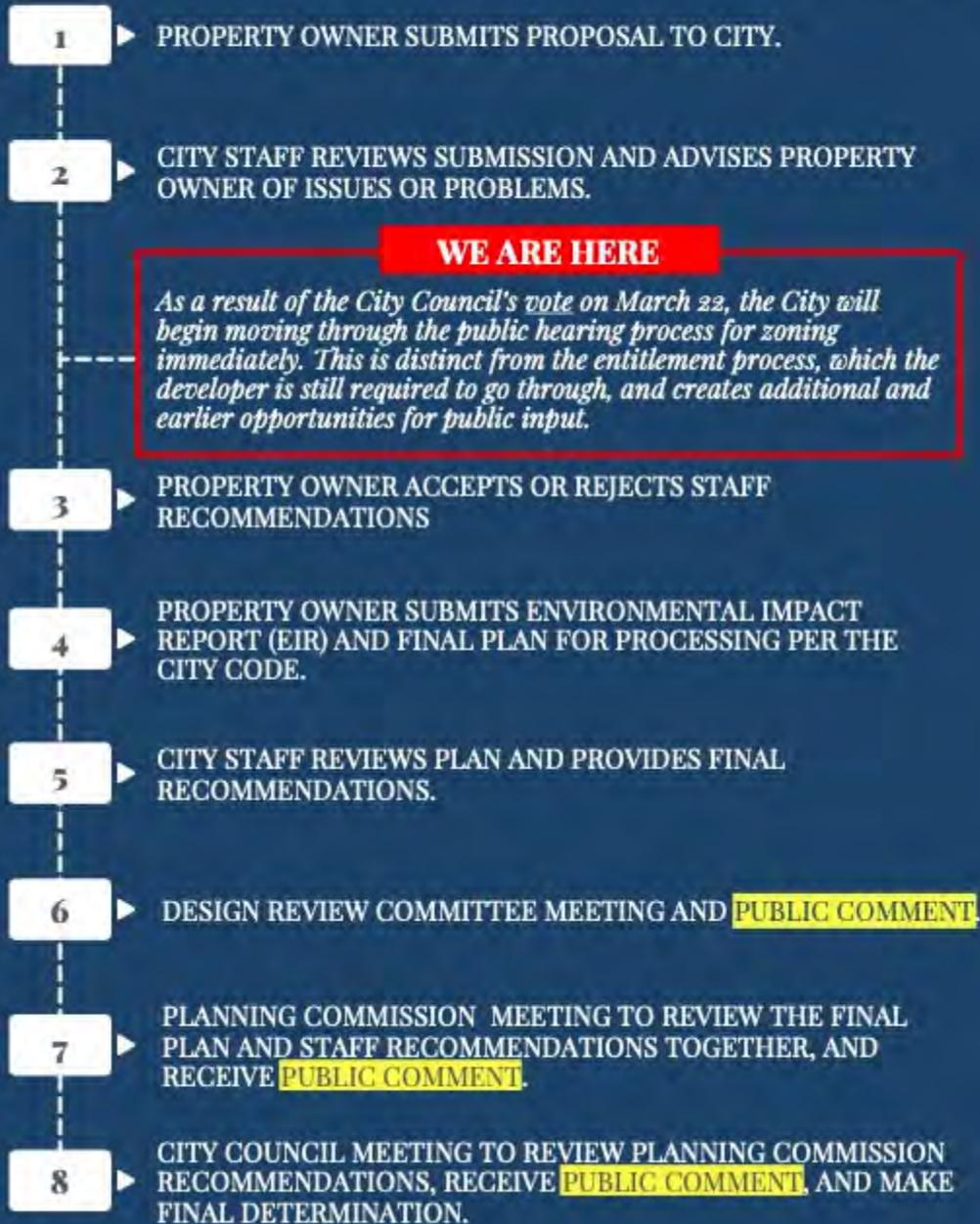
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Milica Obradovic-Gajic <milica@tripdesigns.com>

Sent: Friday, March 25, 2022 1:32 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: The Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor and Council Members,,

I would like to express my concern about the proposed redevelopment of Garden Plaza. I oppose the rezoning of the site, oppose allowing an apartment building to be built there, and most definitely oppose having Whole Foods at that location.

I ran a small business out of that location. Some of you were at our Grand Opening. I serviced citizens of Mission Viejo from that location. I employed Mission Viejo residents. I used the services of many businesses located at Garden Plaza.

It was and still is a perfect location for small service sector businesses. And I think we should keep it that way.

I hope you will consider my opinion when making your decision about the future of Garden Plaza.

Thank you

--



[Milica Obradovic Gajic](#)

Vacation Designer

[Trip Designs](#) -

CST 2086185-40

p: (888) 601-5814

p: (949) 752-7128

w: www.tripdesigns.com e: Milica@TripDesigns.com



From: Community Development
Subject: FW: Stop The Garden Plaza Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:08:46 PM PDT

To: fshemirani@cox.net

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Stop The Garden Plaza Project

Good Evening Mr. Shemirani,

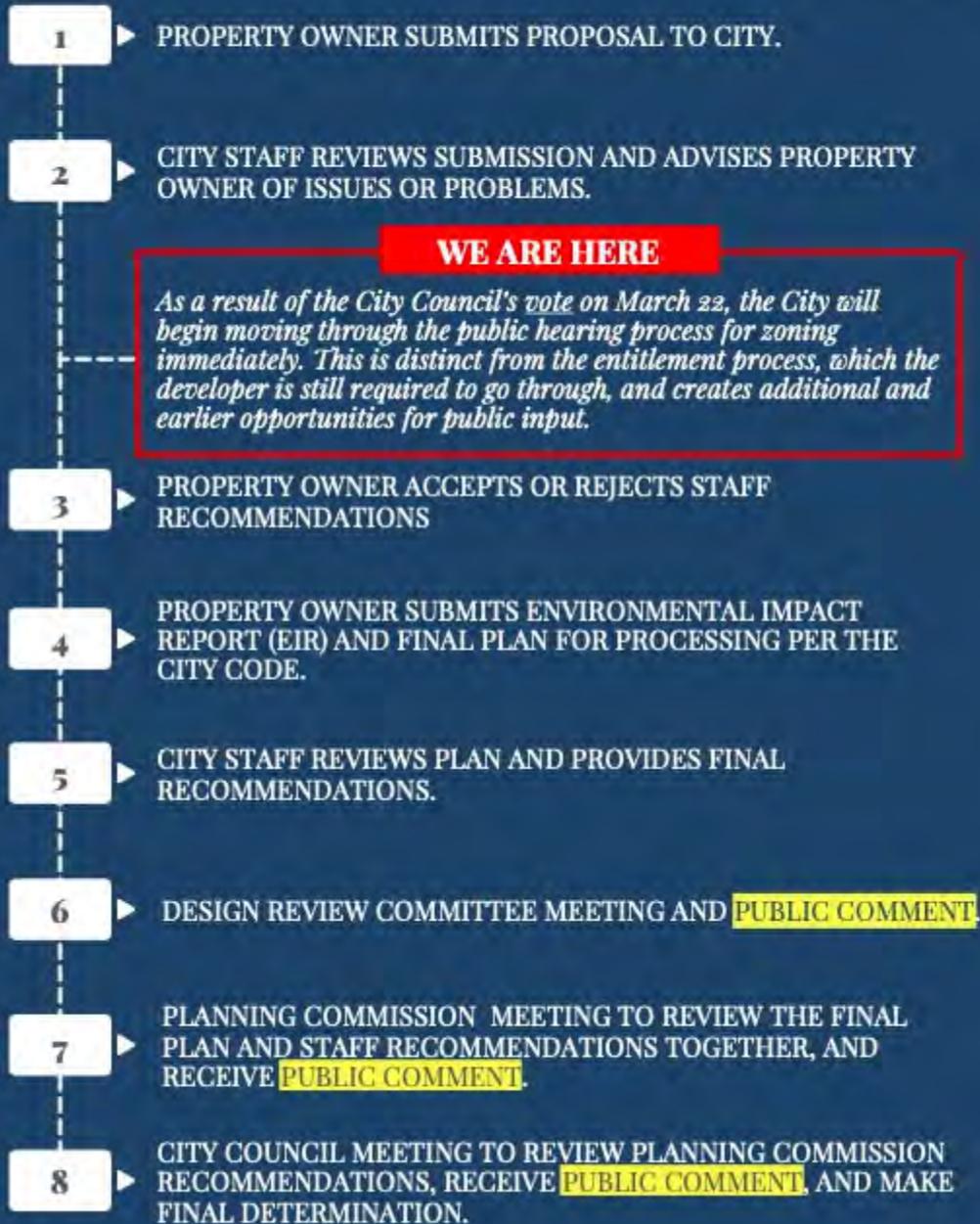
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: fshemirani@cox.net <fshemirani@cox.net>
Sent: Friday, March 25, 2022 1:50 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Stop The Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please stop the proposed Garden Plaza Project. Thanks



Regards,

Fred Shemirani
MBA, EA, Broker
American Arbitrim, Inc
24000 Alicia Parkway, Suite 17
Mission Viejo, CA. 92691
Office: (949) 830-4360
Fax: (949) 830-5208
Cell: (714) 397-1866
Email: fshemirani1@gmail.com

From: Community Development
Subject: FW: Garden Plaza and other considered properties

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:09:52 PM PDT
To: debbie gill <dlynngill@yahoo.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Garden Plaza and other considered properties

Good Evening Ms. Gill,

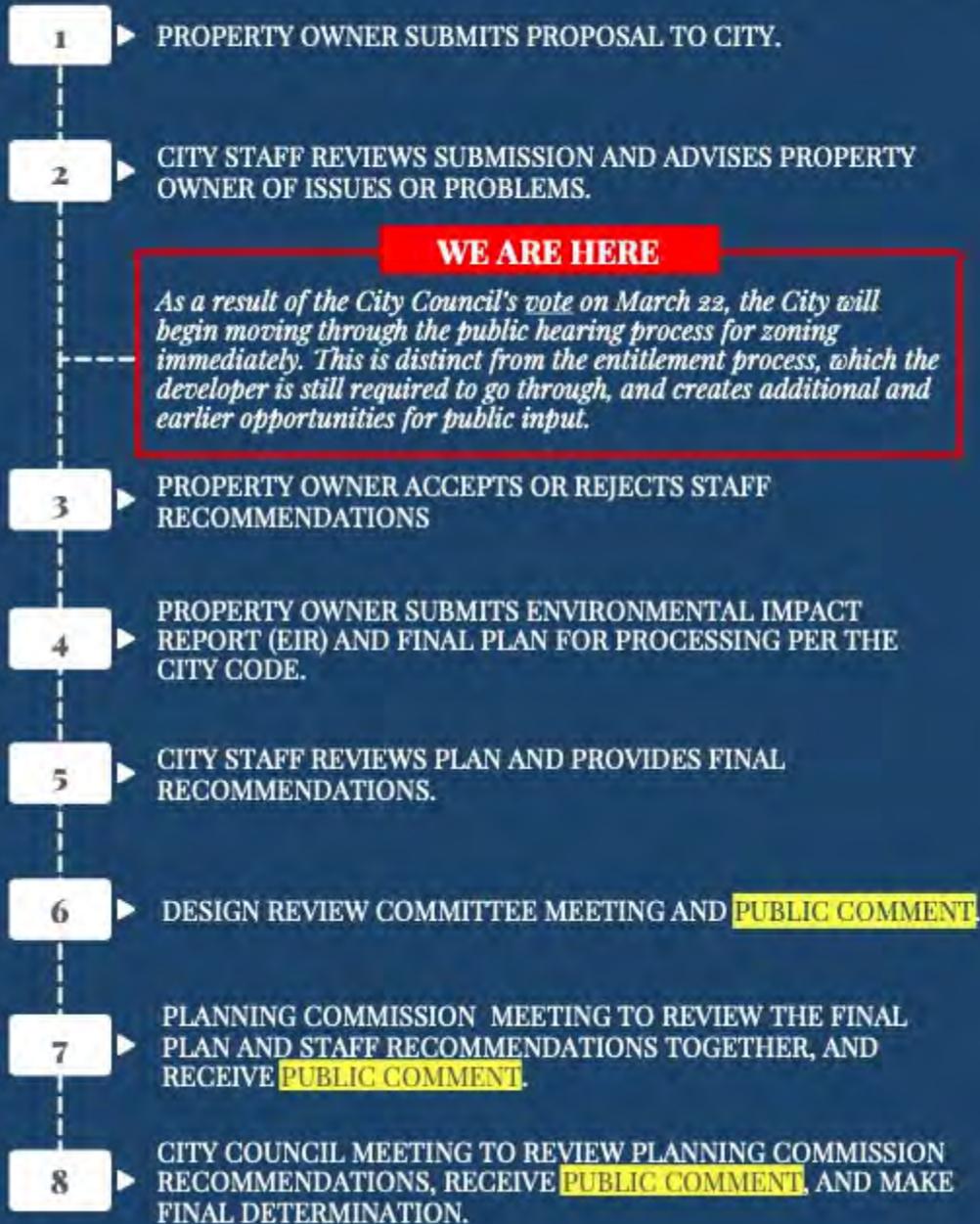
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: debbie gill <dlynngill@yahoo.com>

Sent: Friday, March 25, 2022 1:57 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Cc: Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>

Subject: Garden Plaza and other considered properties

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City representatives,

As a 38 year resident, self employed with my husband as construction contractor, I have seen what can happen to great places to live with dense population. It is a plan in my opinion by big governments to destroy the middle class as we know it.

I strongly SAY with a big NO TO EVERY THING being considered , no additional rezoning, keep current zoning, no Whole Foods, and no apartments.

Please do not consider Value Rock or any owner the freedom to change what we have built as a community.

Thank you,

Debra Gill

From: Community Development
Subject: FW: STOP THE MONSTER!!!!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:10:26 PM PDT

To: Rod Booth <rodabooth@gmail.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: STOP THE MONSTER!!!!

Good Evening,

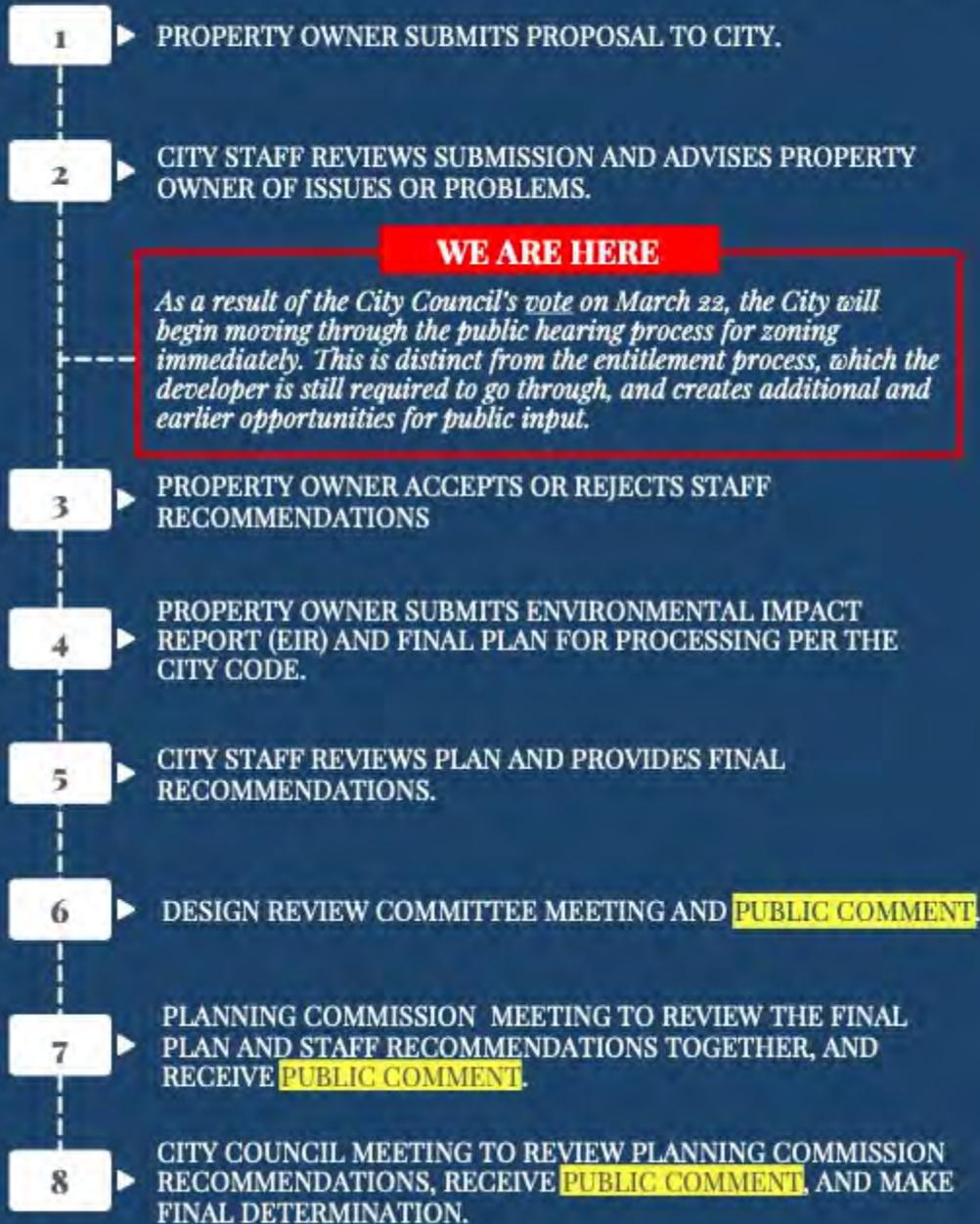
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Rod Booth <rodabooth@gmail.com>
Sent: Friday, March 25, 2022 2:54 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: STOP THE MONSTER!!!!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

THE MESSAGE

- (A) NO additional zoning added
- (B) Keep the current zoning as Office Professional
(which means only small businesses)
- (C) NO NO NO No to Whole Foods
- (D) NO apartments

From: Community Development
Subject: FW: STOP THE MONSTER!!!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:11:04 PM PDT

To: Karen Clark <kareclar@gmail.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: STOP THE MONSTER!!!

Good Evening

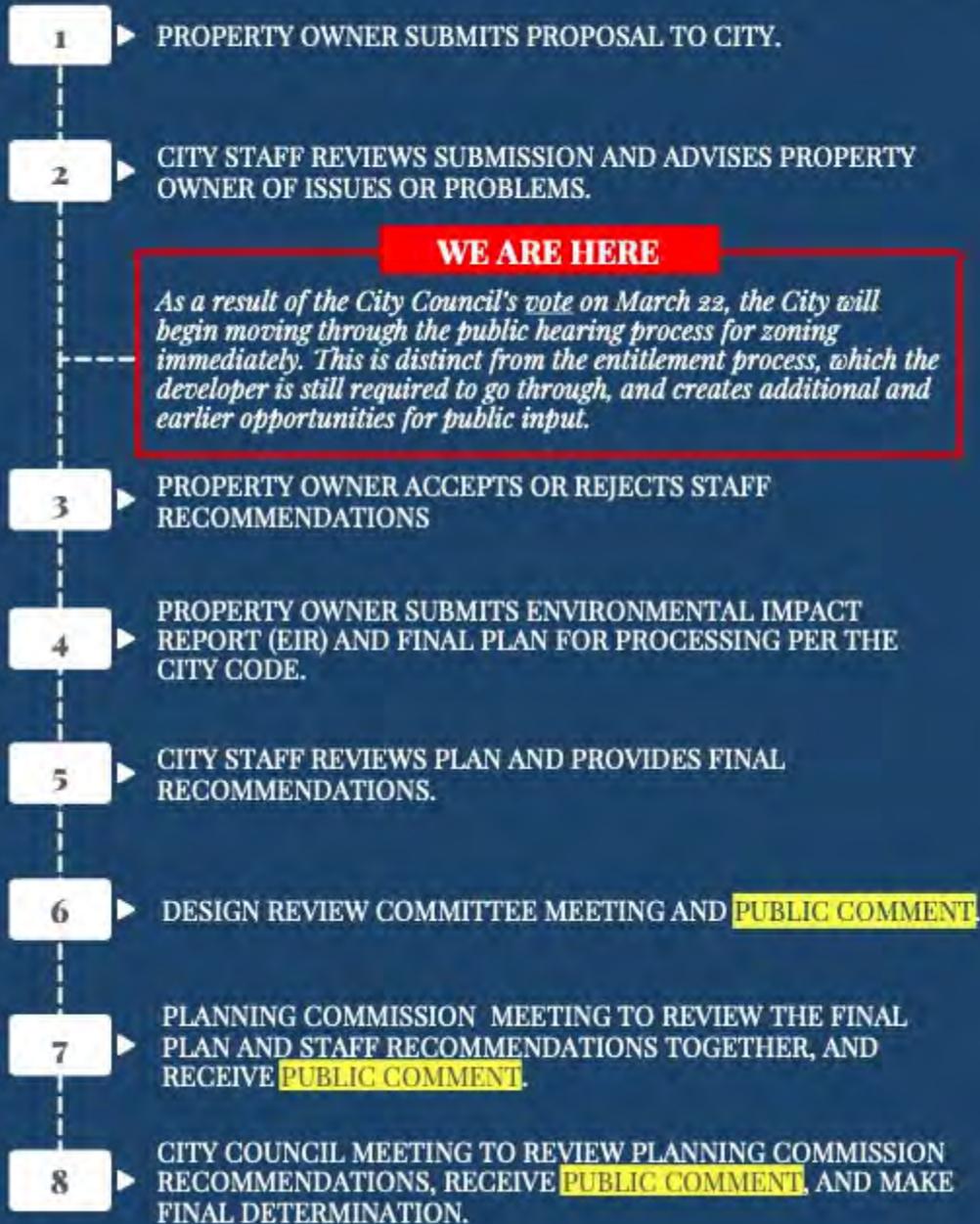
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Karen Clark <kareclar@gmail.com>
Sent: Friday, March 25, 2022 2:55 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: STOP THE MONSTER!!!

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THE MESSAGE

- (A) NO additional zoning added
- (B) Keep the current zoning as Office Professional
(which means only small businesses)
- (C) NO NO NO No to Whole Foods
- (D) NO apartments

From: Community Development
Subject: FW: PLEASE VOTE *NO* ON THE MIXED-USE ZONING PROJECT - GARDEN PLAZA

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:11:58 PM PDT
To: Sheila Abregov <sheila@abregov.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: PLEASE VOTE *NO* ON THE MIXED-USE ZONING PROJECT - GARDEN PLAZA

Good Evening Ms. Abregov,

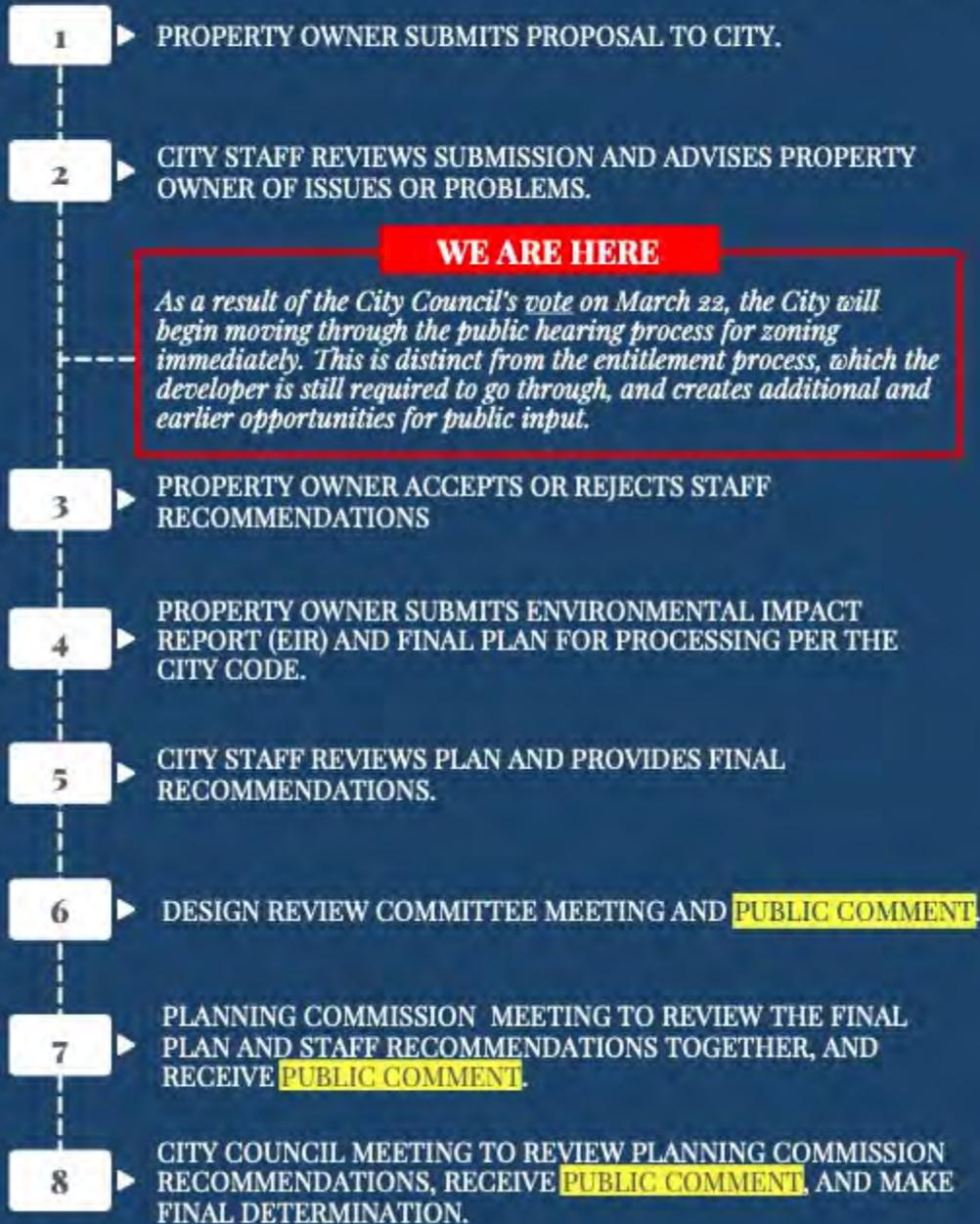
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Sheila Abregov <sheila@abregov.com>

Sent: Friday, March 25, 2022 3:46 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: PLEASE VOTE *NO* ON THE MIXED-USE ZONING PROJECT - GARDEN PLAZA

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Buckman and members of the Mission Viejo City Council,

As a constituent, I am writing with regard to the proposed Garden Plaza project on the corner of LaPaz & Marguerite Parkway. With all the information that has been given through Zoom and City Council meetings, it would be impossible for us to approve of this multi-zoned project.

* First, and most obvious, it is and extremely busy corner and would be far too dangerous, especially with it being in the route for a dozen schools, and freeway access.

* Second, even with the proposed street work, it would be a traffic nightmare(!) - especially with the additional stoplight proposed for LaPaz.

* Third, it is a very questionable place to have a mixed-use project... an absolute eyesore on the corner where two sides are beautifully structured, especially our library. A city needs to be absolutely dedicated to maintaining somewhat of a fluid design style. Putting this monstrosity next to our beautiful library would honestly be a travesty.

* Fourth, we have more than enough grocery stores. I am doubtful that Whole Foods can be successful in such an odd location, and if it's not, we end up with a huge abandoned building like we have in the Steinmart/Michael's lot. My family and I give a resounding NO WAY to Whole Foods in that location.

* Fifth, that particular quarter of LaPaz & Marguerite could use a facelift; sure. However, we are adamant that Mission Viejo **keeps this corner zoned for Office Professional**. There is so much potential for this center to thrive if it's a safe & secure building that is more inviting for customers. As it is now, the overgrown trees and horrible curb appeal (clearly by design of the property owner) don't encourage shoppers or foot traffic. **This is not a situation where we either have a run-down building -or- a 80-foot-high mixed-use monstrosity.** We can thoughtfully and carefully decide on something appropriate for Mission Viejo and it's residents.

*Sixth, and last, I must reiterate what an ugly, greedy idea it would be to change the zoning to include apartments at that location. It's a ludicrous, dangerous idea that Mission Viejo residents would have to live with long after ValueRock has taken their money & run.

This whole mixed-use zoning proposal is a terrible idea and we wholeheartedly reject this idea. We hope you agree and will vote NO on additional zoning, NO on Whole Foods, and NO for apartments on LaPaz and Marguerite.

Thank you for your time.

Respectfully,
Oz & Sheila Abregov & Family

From: Community Development
Subject: FW: stoptheMonster

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:13:08 PM PDT

To: Genevieve Ortiz <genevieveortiz1331@gmail.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: stoptheMonster

Good Evening

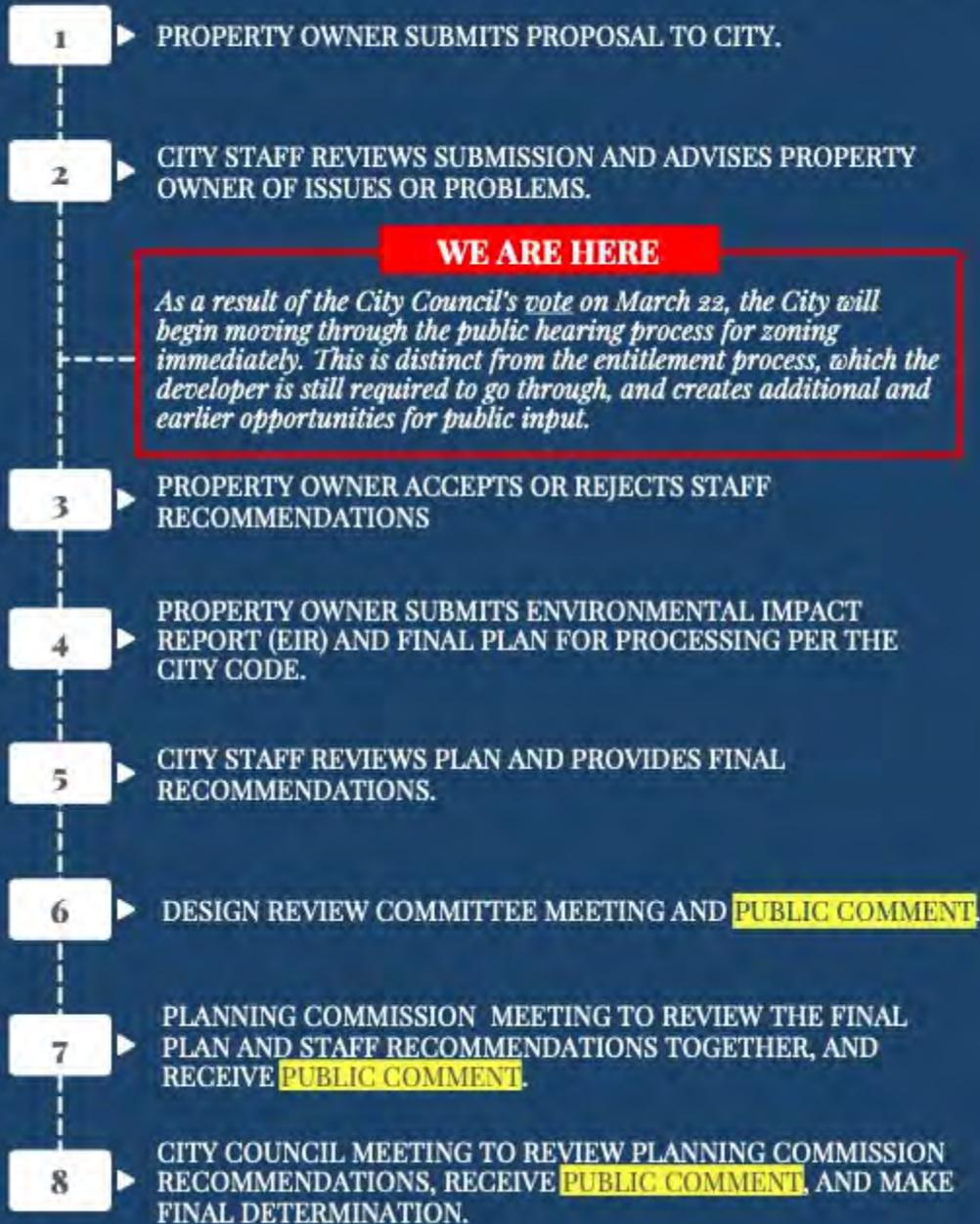
Thank you for your communication. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

The developer's application is still incomplete, and they will still be required to go through the entire entitlement process once they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Genevieve Ortiz <genevieveortiz1331@gmail.com>

Sent: Friday, March 25, 2022 6:10 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: stoptheMonster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Do not let this complex be built...we have enough buildings in Orange CO. as is..and most of them are empty!

From: Community Development
Subject: FW: GARDEN PLAZA PROJECT

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:14:26 PM PDT
To: Valerie McPherson <jessenval2@aol.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: GARDEN PLAZA PROJECT

Good Evening Ms. McPherson,

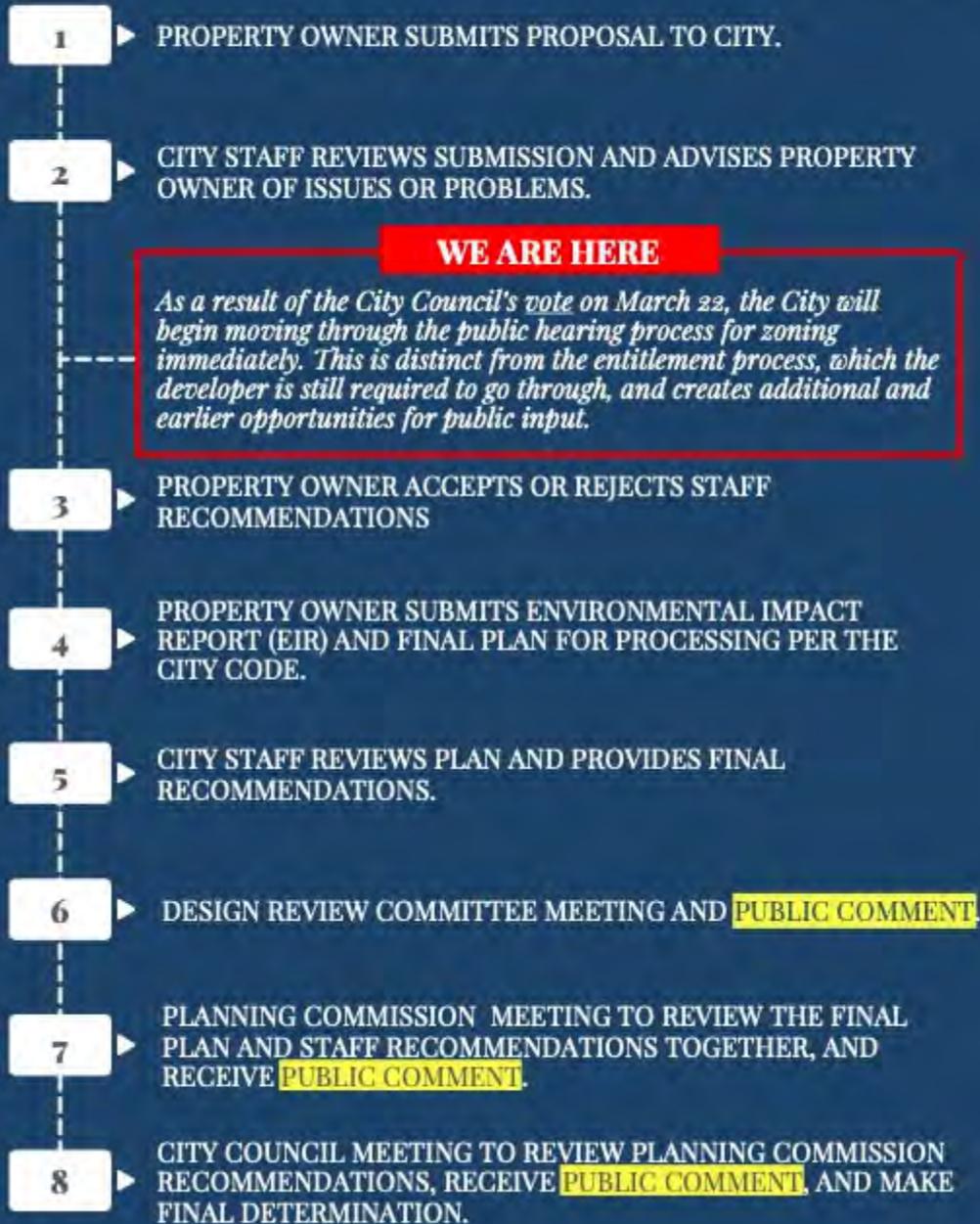
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Valerie McPherson <jessenval2@aol.com>
Sent: Saturday, March 26, 2022 1:19 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: GARDEN PLAZA PROJECT

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please do not build the Garden Plaza Project in Mission Viejo.

I have been a resident of Mission Viejo since 1972 and have watched it grow. This project will impact the already busy intersections of La Paz and Marguerite Pkwy. It will be a disaster for traffic and should not be built.

Sincerely,

Mrs. Valerie McPherson

From: Community Development
Subject: FW: Mayor, Do Not Rezone MV for Garden Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:16:17 PM PDT

To: Eric Jensen <eric.e.jensen@gmail.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Mayor, Do Not Rezone MV for Garden Project

Good Evening Mr. Jensen,

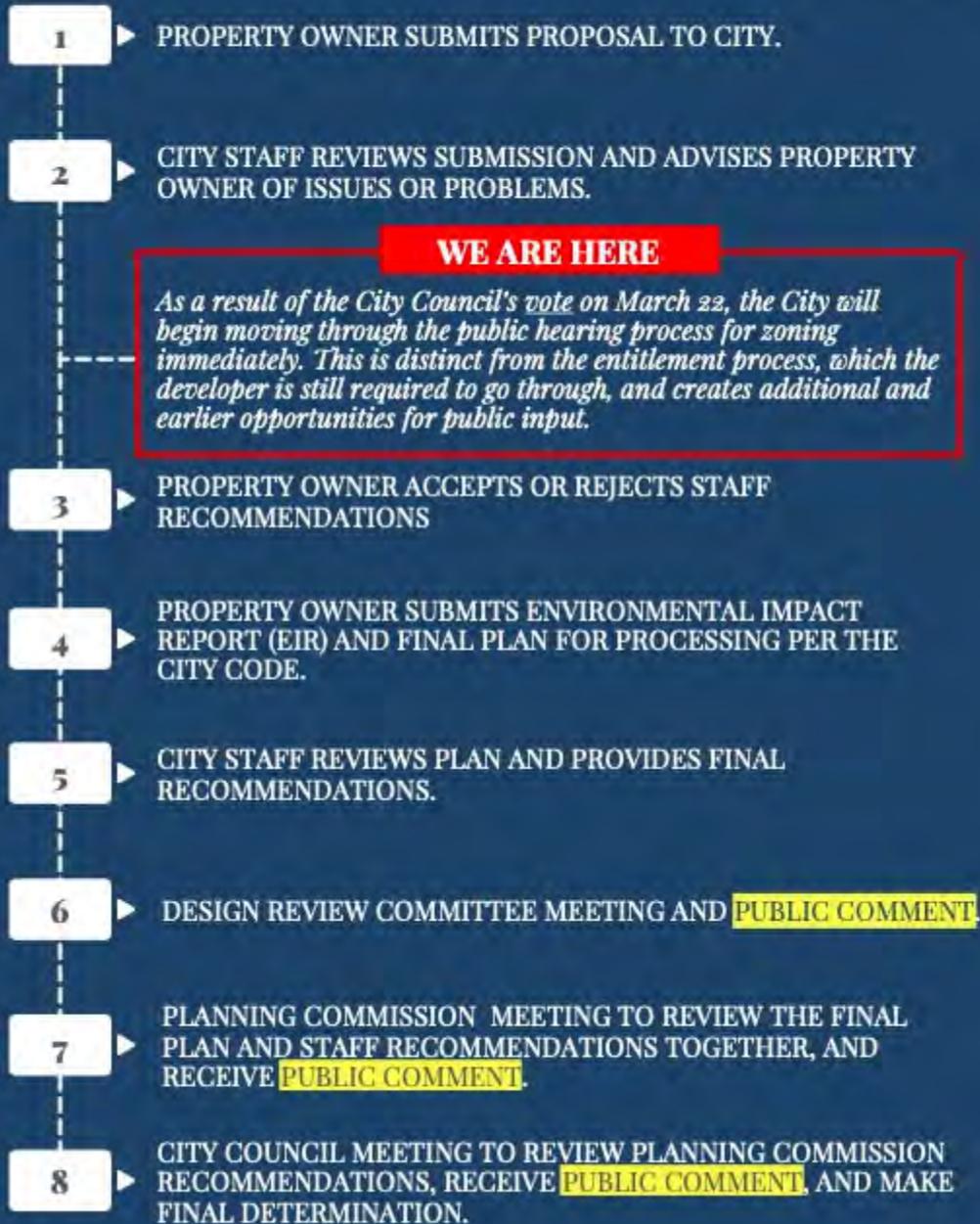
Thank you for your communication. As you are aware, as a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Eric Jensen <eric.e.jensen@gmail.com>
Sent: Saturday, March 26, 2022 2:54 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Mayor, Do Not Rezone MV for Garden Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mayor,

Thank you for the discussion this past week at City Hall. Residents continue to urge self reflection and transparency of motives by council members. Residents are unifying around the clear threat to our community.

1. DO NOT rezone MV (do not add to or modify current zoning). Maintain current zoning as Office Professional for all four corners of La Paz / Marguerite
2. NO to overpriced and small business-killing Whole Foods / Amazon Fresh.
3. NO to large multi unit developments (apartments / condos / townhomes)

We look forward to the Planning meeting on April 11th as support for the above grows exponentially.

--
Cheers,
[Eric](#)

--
Cheers,
[Eric](#)

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:19:24 PM PDT

To: Dona Kirsten <dbkirsten@cox.net>, John Kirsten <jkirsten@cox.net>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Garden Plaza Project

Good Evening Mr. & Mrs. Kirsten,

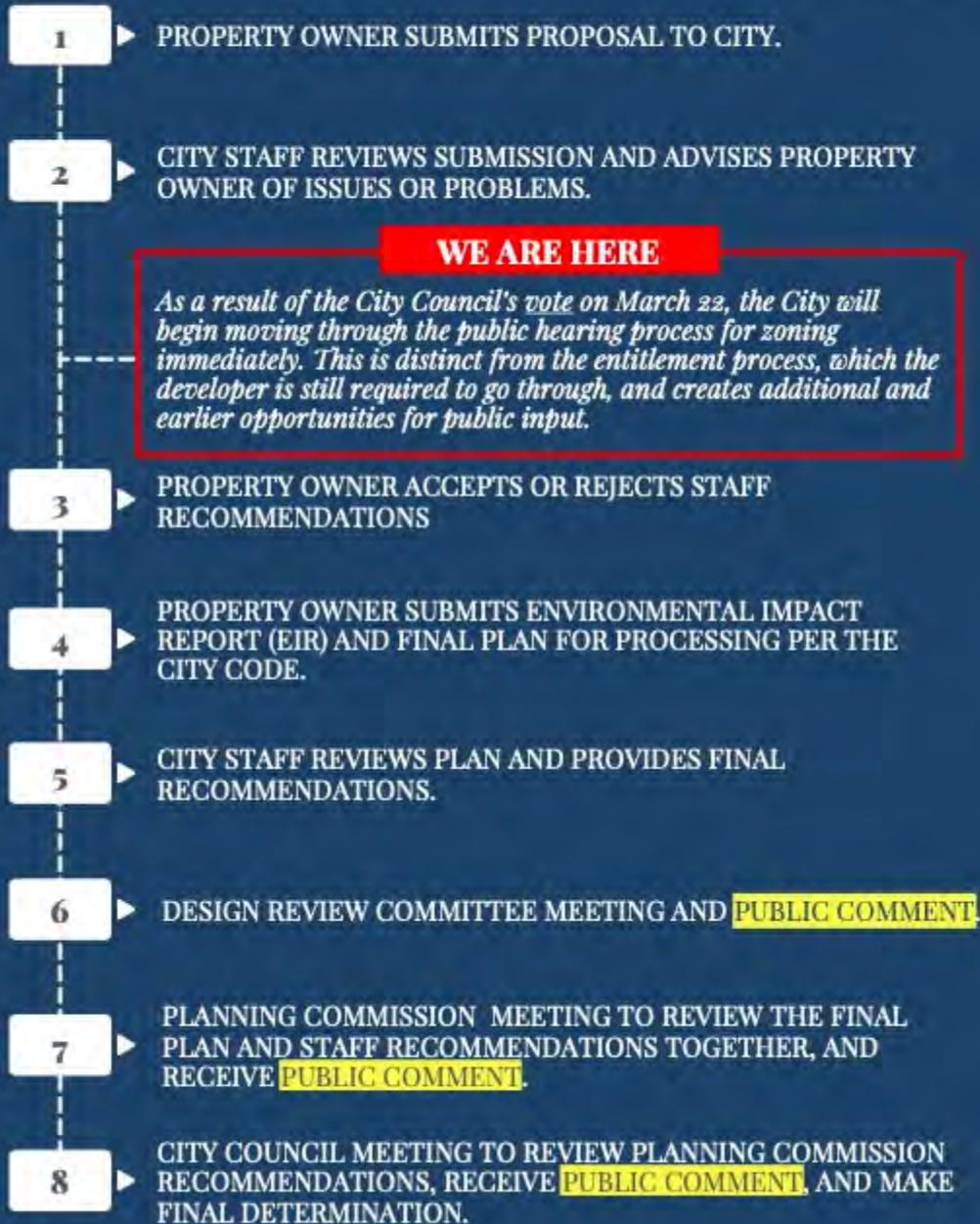
Thank you for your communication. As you may be aware, as a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your prior communication you mentioned, as well as this email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Dona Kirsten <dbkirsten@cox.net>
Sent: Saturday, March 26, 2022 3:41 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>
Cc: John Kirsten <jkirsten@cox.net>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council,

My husband and I have already weighed in on this proposed monstrosity, but apparently we need to reiterate.

- #1 Not additional zoning.
- #2 Keep current designation as office professional only.
- #3 NO NO NO to Whole Foods.
- #4 NO apartments.
- #5 Leave our trees alone.

Mission Viejo began as a planned community and has prospered based on that original plan. Respect the original vision by protecting our neighborhoods, our small business and our roads, which were never designed to accommodate the density and traffic this development will impose on our once peaceful community. Please do not ruin our quality of life by betraying that promise!

From: Community Development
Subject: FW: The Monster Garden Plaza apartment project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:23:08 PM PDT

To: Patrick Dwyer <DwyerPat69@outlook.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: The Monster Garden Plaza apartment project

Good Evening Patrick,

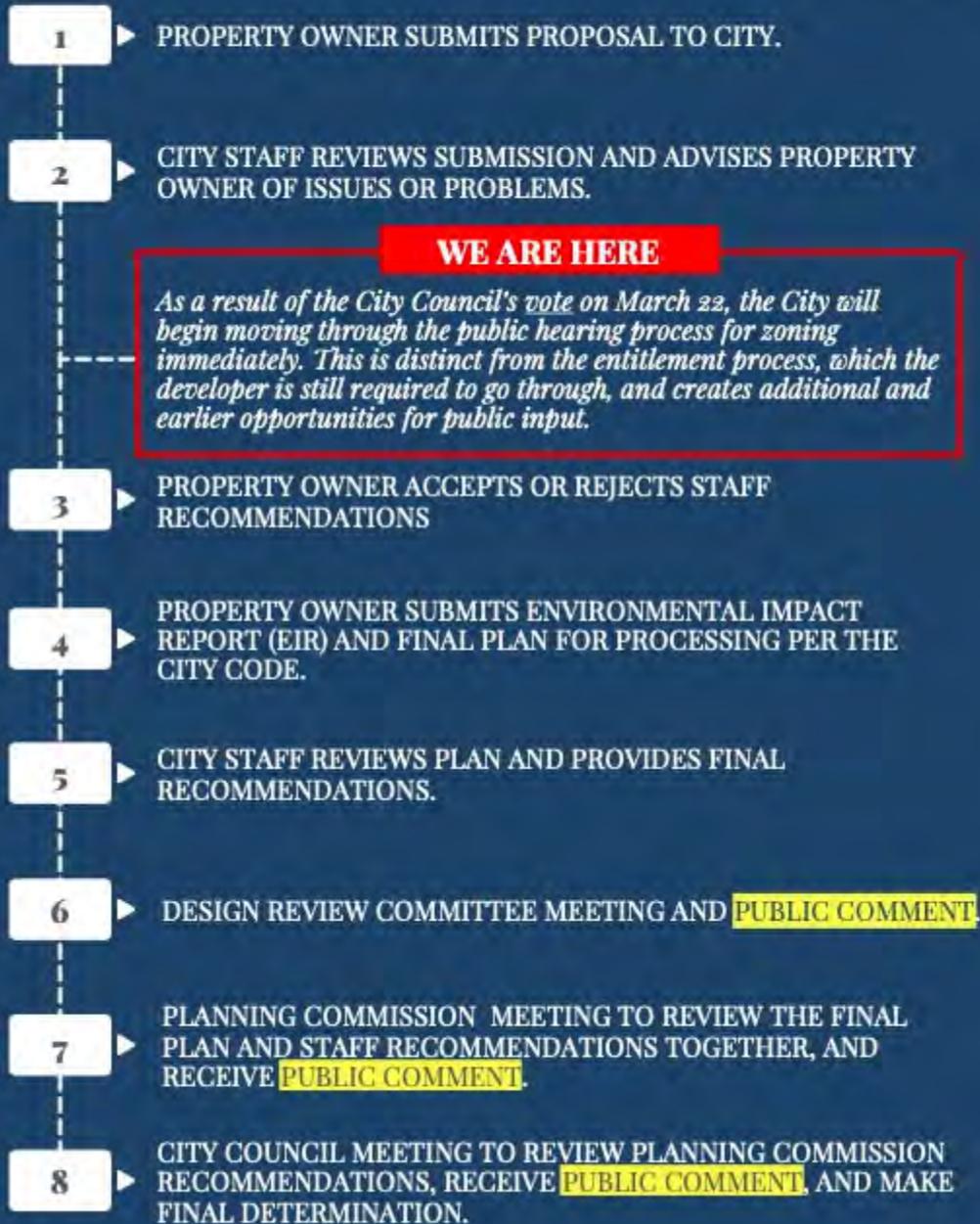
Thank you for your communication - it's good to hear from you and I hope you and the family are well. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



You have my personal email and cell - feel free to call if you have questions.

Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Patrick Dwyer <DwyerPat69@outlook.com>
Sent: Saturday, March 26, 2022 4:41 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: The Monster Garden Plaza apartment project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good afternoon.

The proposed project would degrade the city.

The project would bring lower standard of living and enormous traffic to the center of town. It's obvious and needs no further discussion.

What should go into that site is anything that does not lower the standard of living and increase traffic at Marguerite and La Paz.

Patrick Dwyer
Mission Viejo resident 30 plus years
949-939-0996

Sent from [Mail](#) for Windows

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:24:18 PM PDT
To: Hugh Armstrong <hughd@pacbell.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Garden Plaza Project

Good Evening Hugh,

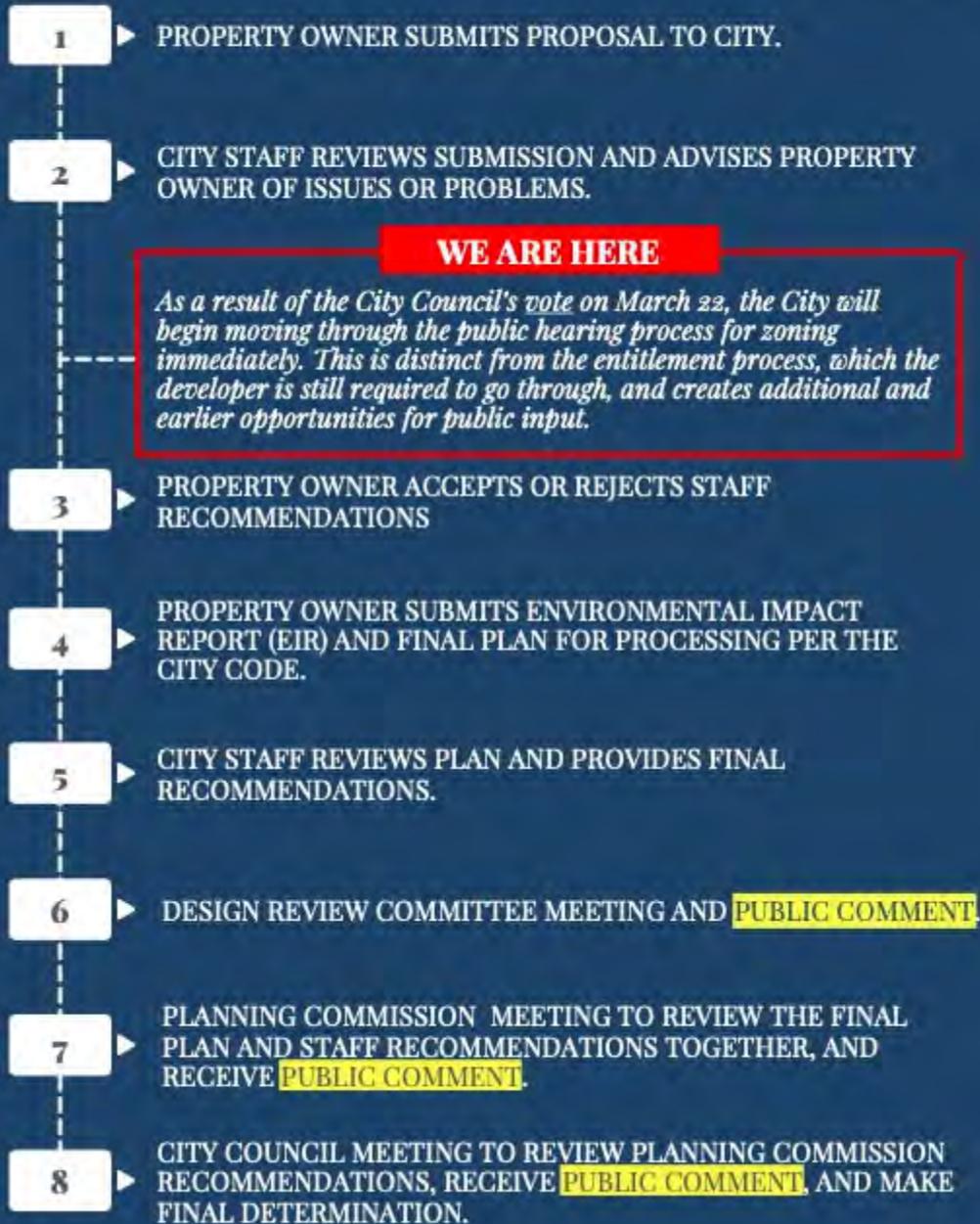
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Hugh Armstrong <hughd@pacbell.net>
Sent: Sunday, March 27, 2022 12:26 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy
Please

- A) NO additional zoning added
- (B) Keep the current zoning as Office Professional
(which means only small businesses)
- (C) NO NO NO No to Whole Foods
- (D) NO apartments

Thank You

Hugh Armstrong
Mission Viejo resident since 1985

From: Community Development
Subject: FW: Garden Plaza Feedback and a sad story

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:27:03 PM PDT
To: Anita Goldin <anita@goldinleadership.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Garden Plaza Feedback and a sad story

Good Evening Ms. Goldin,

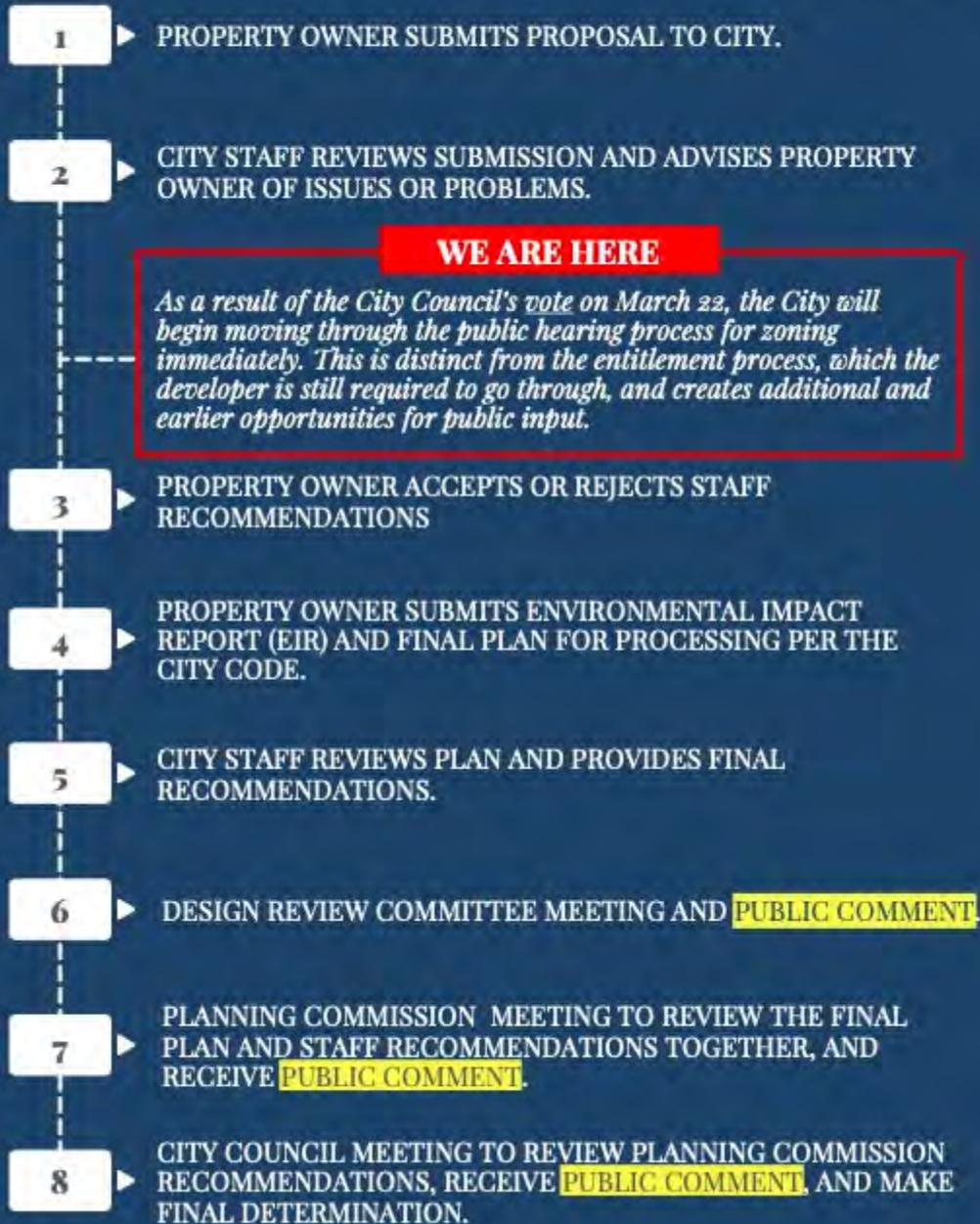
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Anita Goldin <anita@goldinleadership.com>
Sent: Sunday, March 27, 2022 3:23 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Cc: Trish Kelley <tkelley@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>; Carlos Pianelli <c7pianelli@aol.com>
Subject: Garden Plaza Feedback and a sad story

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Mayor Buckman and City Council Members,

I am copying all of you to ensure my feedback is received. My letter on February 1 somehow got lost in your website's black hole. I contacted Robert Schick and it has now been added it to the other resident comments.

I am reaching out to you to express my strong desire to Stop the Garden Plaza from being rezoned to multi – use. I would like to see the current Garden Plaza remain zoned as Office Professional. It is a great space for small businesses, professional office space, shops, and restaurants. Bringing in some new unique small stores, art shops, even a wine bar would be fun. I support the idea of renovating the building .. or even rebuilding the structure. It is a beautiful tree filled area and my wish would be that we preserve the beauty of that corner.

I strongly oppose the idea of building apartments. I strongly oppose the building of a Wholefoods. Both projects would bring a huge traffic strain to the community. And if the Commerce Center across Marguerite on La Paz gets rezoned and developed as apartments ... it will be a traffic nightmare. The city council has done a wonderful job over the years maintaining Mission Viejo's special atmosphere and beauty. I trust that you want to continue down that path.

My heart broke today when I was talking to the husband of Carol A Wilbert, a Mission Viejo resident who has **officed at the Garden Plaza for 32 years**. Her company, Carol A Wilbert & Associates, is an accounting firm. He told me she was moving out at the end of April and had already secured a **new office space in Laguna Hills** on Cabot because of the Value Rock plan. Just **one of many casualties in the rezoning fight**.

Thank you for your consideration.

Anita Goldin

Anita Goldin, SPHR



www.GoldinLeadership.com

Office: 949-521-7800

Mobile: 310-902-0479

Growing Leaders... Building Teams... Driving Success

From: Community Development
Subject: FW: Proposed "Monster" and Zoning Change

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:28:57 PM PDT
To: Pat Giuliano <gblue73@cox.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Proposed "Monster" and Zoning Change

Good Evening Mr. & Mrs. Giuliano,

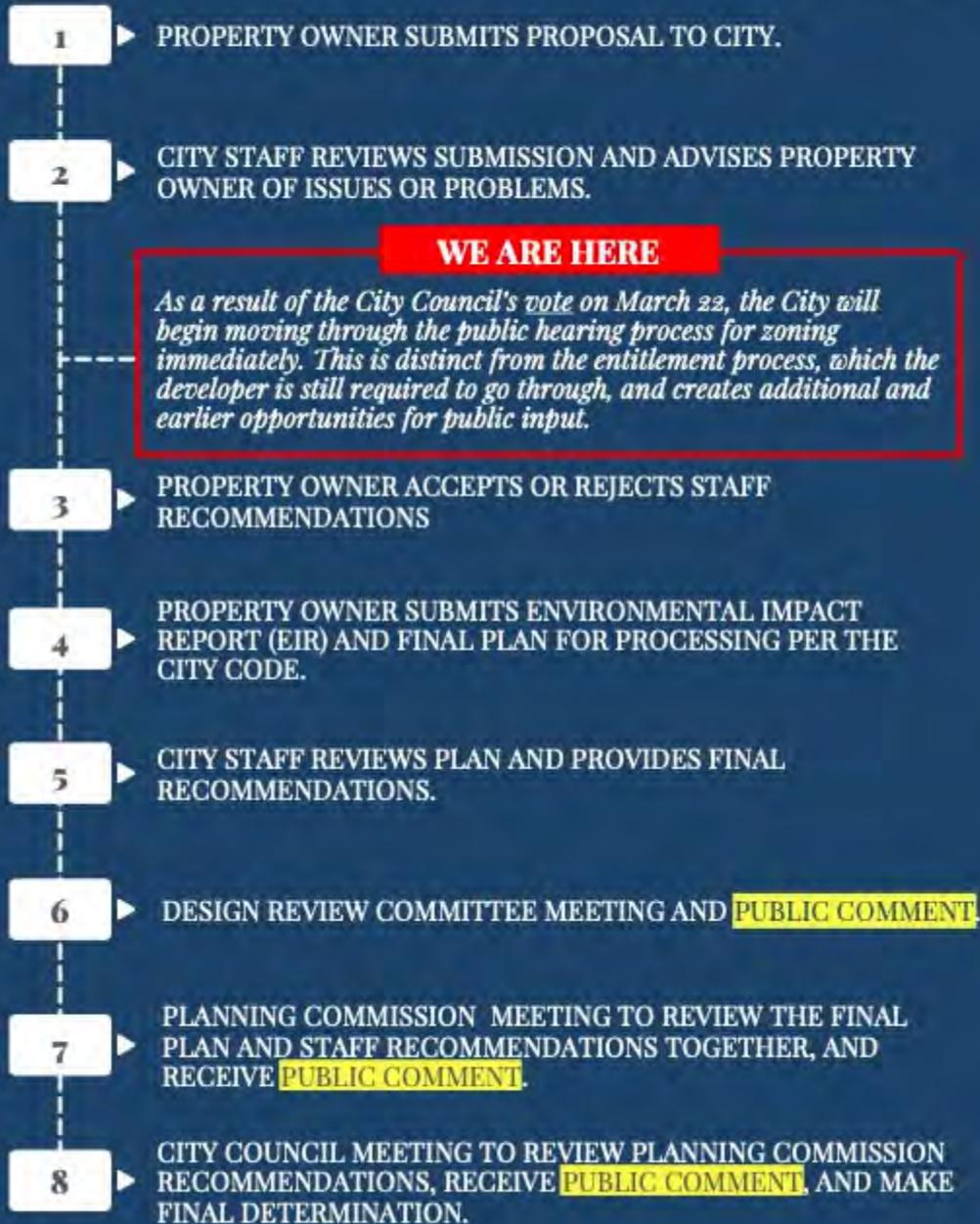
Thank you for your communication - I can assure you we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Pat Giuliano <gpblue73@cox.net>
Sent: Sunday, March 27, 2022 3:43 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Re: Proposed "Monster" and Zoning Change

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

From: Community Development
Subject: FW: Corner of La Paz and Marguerite

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 27, 2022 at 9:30:19 PM PDT

To: mterry1@cox.net

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Corner of La Paz and Marguerite

Good Evening Ms. Terry.

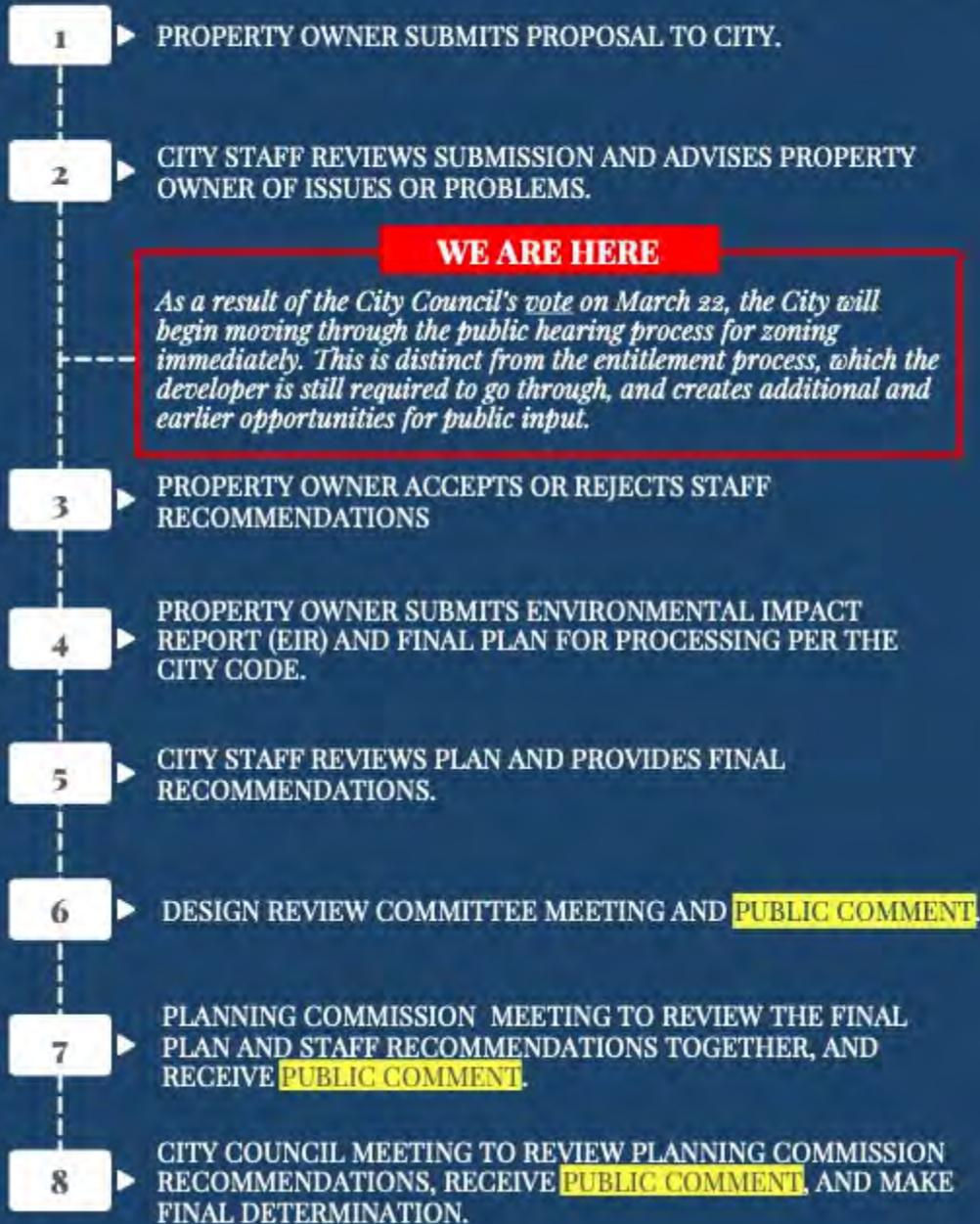
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: mterry1@cox.net <mterry1@cox.net>
Sent: Sunday, March 27, 2022 4:05 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Corner of La Paz and Marguerite

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi City Council Members,

I believe it is in the best interest of our city to prevent a large apartment complex at the corner of Marguerite and La Paz. That intersection and La Paz to the freeway are overcrowded already, not just at commute times and school start times but, almost all day.

Our city is charming and adding a high rise there will irreparably damage that corner.

Please do not re-zone that corner.

Sincerely,

Mary Terry

MV resident since 1979

From: Community Development
Subject: FW: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

:

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 27, 2022 at 9:33:49 PM PDT
To: luckyoneliqor@gmail.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

Thank you for your communication.

Wendy Bucknum
Mayor
City of Mission Viejo

From: Alaa Elias <noreply@123formbuilder.com>
Sent: Friday, March 25, 2022 1:30 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Alaa Elias

25571 Marguerite pkwy

Mission Viejo 92692

luckyonliquor@gmail.com

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Sent: Sunday, March 27, 2022 8:45 PM
To: Nonny Kristina Bailey <nonny@baileyindllc.com>
Subject: Re: Garden Plaza

Good Evening Ms. Bailey,

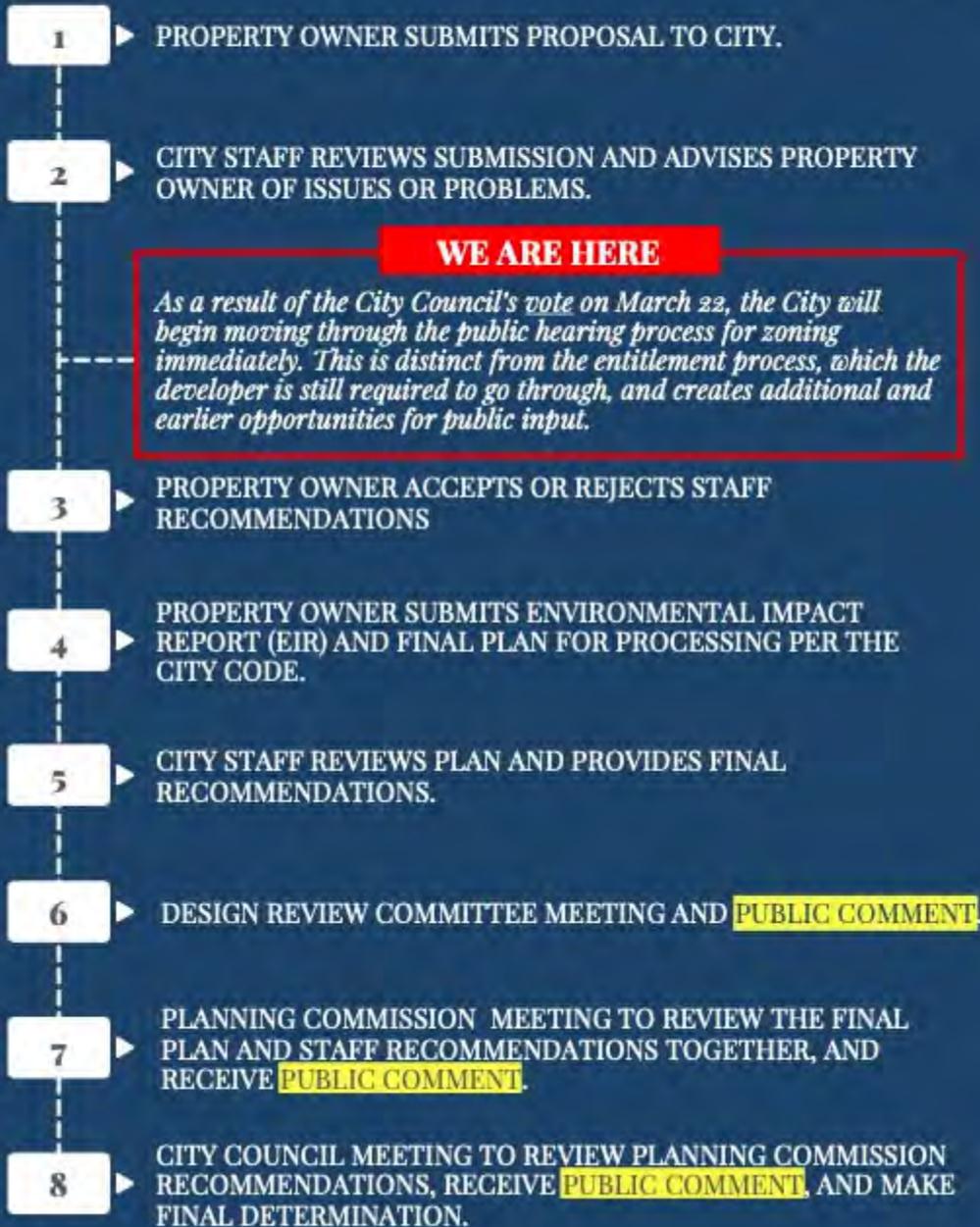
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The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Nonny Kristina Bailey <nonny@baileyindllc.com>
Sent: Tuesday, March 22, 2022 3:15 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Buchmann

Please read the attached letter concerning the proposed Garden Plaza

Thanks

Nonny



25256 Terreno Drive, Mission Viejo, CA 92691, USA
949-233-8664 | nonny@baileyindllc.com

From: Community Development
Subject: FW: Stop the Garden Plaza Project

From: Wendy Bucknum
Sent: Monday, March 28, 2022 11:38 AM
To: Wayne Rushing <wayne.rushing@outlook.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Stop the Garden Plaza Project

Good Morning Mr. Rushing,

Please look to Sacramento and the Supermajority state legislature, relative to the mandates that are coming upon cities.

We are doing everything we can to ensure the residents are heard in this particular property which is NOT included in the housing element that includes the housing to comply with housing mandates directed by the a Governor.

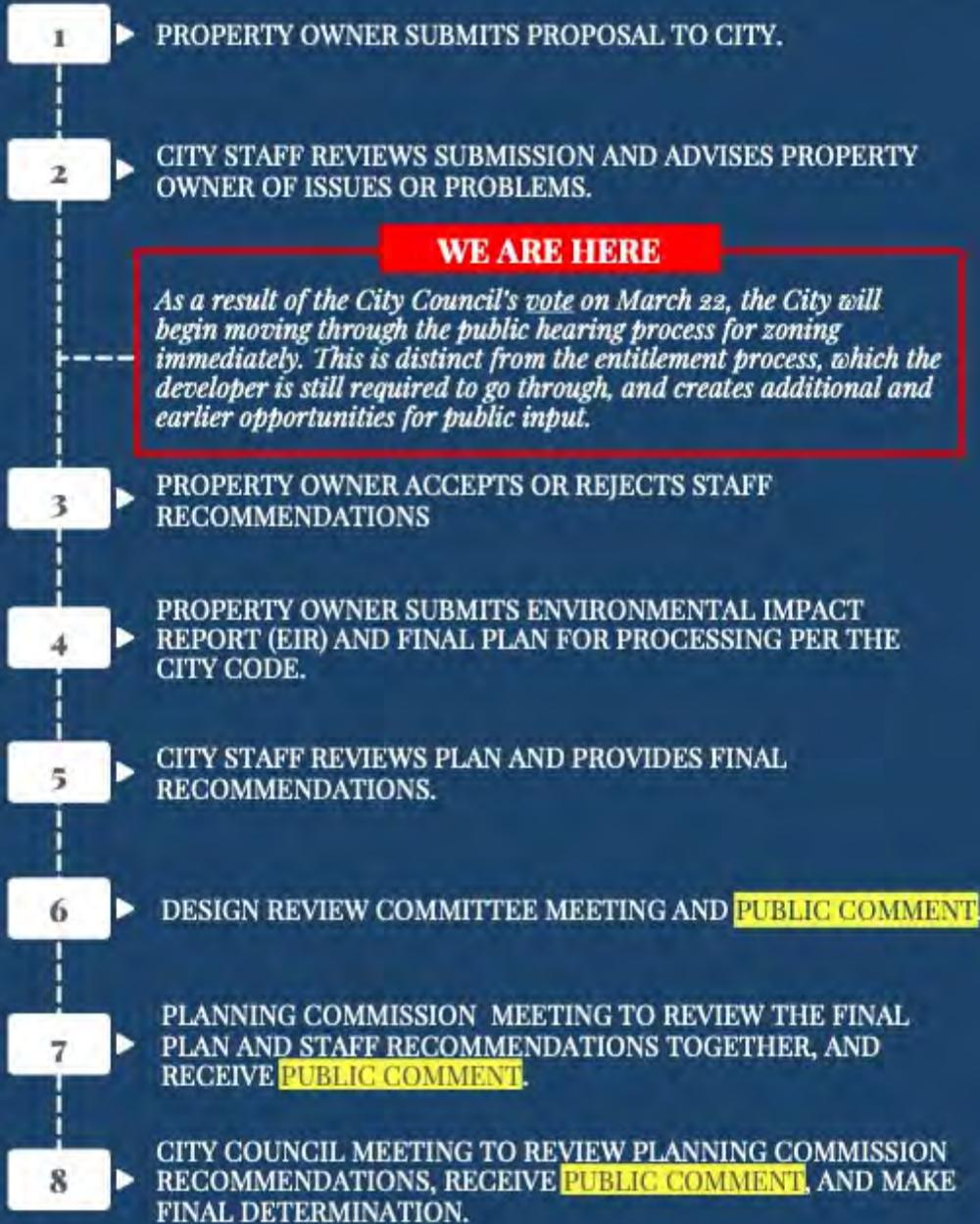
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 11:06 AM, Wayne Rushing <wayne.rushing@outlook.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council Members,

I wanted to make sure I have the facts correct.

In CA, we have shutdown the nuclear power plant which was capable of generating far more power than any fossil-fuel, solar, wind, or even hydro-electric source. Though I heard in the early 90's that CA was going to implement a course of action such that every new home would be built with solar power by the end of the 90's, those dates went by with nothing like that in place.

Since then, we've imported hundreds of thousands of people including immigrants and illegals who rarely fund our infrastructure. Land and housing developers are no doubt overjoyed as they get to build, build, build, all the while the state and municipal utilities continually warn us about natural resources dwindling and raise the prices of water, natural gas, and electricity.

Again, I'm trying to make sense out of HOW it could possibly make sense to build a monstrous high density housing project in Mission Viejo, when according to all of the information I've been getting that we don't have the water, power, and/or natural gas to support the current population.

The only reason, which is the common one, is to follow the money. How much are they paying you to ignore common sense and throw what at one time was one of the most beautiful and safe cities in America away? Rest assured we will be researching that.

Wayne Rushing
Mission Viejo

From: Community Development
Subject: FW: Meeting of the Council, March 22, 2022
Attachments: a004cd66-abda-4d03-bc57-9e82e528cd5e.png; ValueRock response read version.docx

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 28, 2022 at 12:33:03 PM PDT
To: Nancy Vandeusen <Nancy.Vandeusen@cgu.edu>
Cc: CityClerk <cityclerk@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: Meeting of the Council, March 22, 2022

Thank you for your email. I can assure you I am in touch with my constituency and am acting accordingly. I also want to let you know, all resident comments to date will be shared with the Planning Commission.

As you know, as a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

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Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 11:53 AM, Nancy Vandeusen <Nancy.Vandeusen@cgu.edu> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links attachments.

March 28, 2022

Dear Mayor Bucknum and Members of the Council, Mission Viejo,

I attended the council meeting on Tuesday, March 22, 2022 and presented the enclosed response to the ValueRock Open House, a response that I sent previously to the Council.

Having lived in Mission Viejo since May, 1984, I have only recently involved myself to this extent in the affairs of the Mission Viejo Council. Aside from attending “Town Halls” at election time, reviewing the qualifications of the mayor and councilmembers to be considered, and voting, I have had confidence in, and respect for, the governance of my city. Obviously at least a majority of Mission Viejo voters were of the same mind.

Recently, not only in conversations with the families in my wider neighborhood, as well as in the meeting of the council that I attended last Tuesday, I have noticed that the Council is out of touch with its constituency. Do you actually have any idea what people in the immediate area of La Paz/Marguerite have gone through in the last two years? My dentist was closed for several months and had to invest hundreds of thousands of dollars in a new ventilation system. Several medical/dental/professional practices in the area closed. The nail salons and hairdressers were locked down; my hairdresser had to sue the mortgage company because he was losing his salon. The restaurants in some cases closed, others have barely scraped by.

This is not the time to disrupt our lives--our ability to go to and fro and pick up our children from school--bulldoze our necessary and customary businesses, and cause us to conform to radical change in the environment to which the people of this area—your constituency--are accustomed. We must go about our lives efficiently, safely, and without obstruction. This is why you have the offices you have as members of the council.

But, as I also said in my short presentation on Tuesday evening, the train, so to speak, has already left the station. The proposed business model is already, for our community, no longer valid. We do not need, nor can the city accommodate, more high-density apartment buildings, and the social/cultural trend also does not encourage growth in this direction, rather larger homes for multi-generational families or home offices. Even retired persons are buying or retaining larger homes to accommodate children and guests, as well as more space for avocations and expanded professions. (See WSJ, 3/25/22.)

You councilpersons are savvy, slick, practiced, politicians; and have been working with one another now, perhaps as cronies, for quite some time. We understand this. But what, is needed is an authentic will to serve the needs of the people of this community. One of you responded to a letter I sent that you were “neutral.” How can this possibly be the case?

You need, quite simply, to keep the current zoning as “Office Professional.”

Sincerely,

(Dr.) Nancy van Deusen, Ph.D.

From: Community Development
Subject: FW: Garden Plaza Project- Opposed

From: Wendy Bucknum
Sent: Monday, March 28, 2022 4:40 PM
To: Todd Shigenaga <todds1018@gmail.com>
Cc: Mario Gutierrez <mgutierrez@cityofmissionviejo.org>; Mark Chagnon <mchagnon@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>; Caitlin Runzler <caitlinrunzler@gmail.com>; CityClerk <cityclerk@cityofmissionviejo.org>; Bill Curley <wcurley@harperburns.com>; Dennis Wilberg <DWilberg@cityofmissionviejo.org>; Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project- Opposed

Good Evening

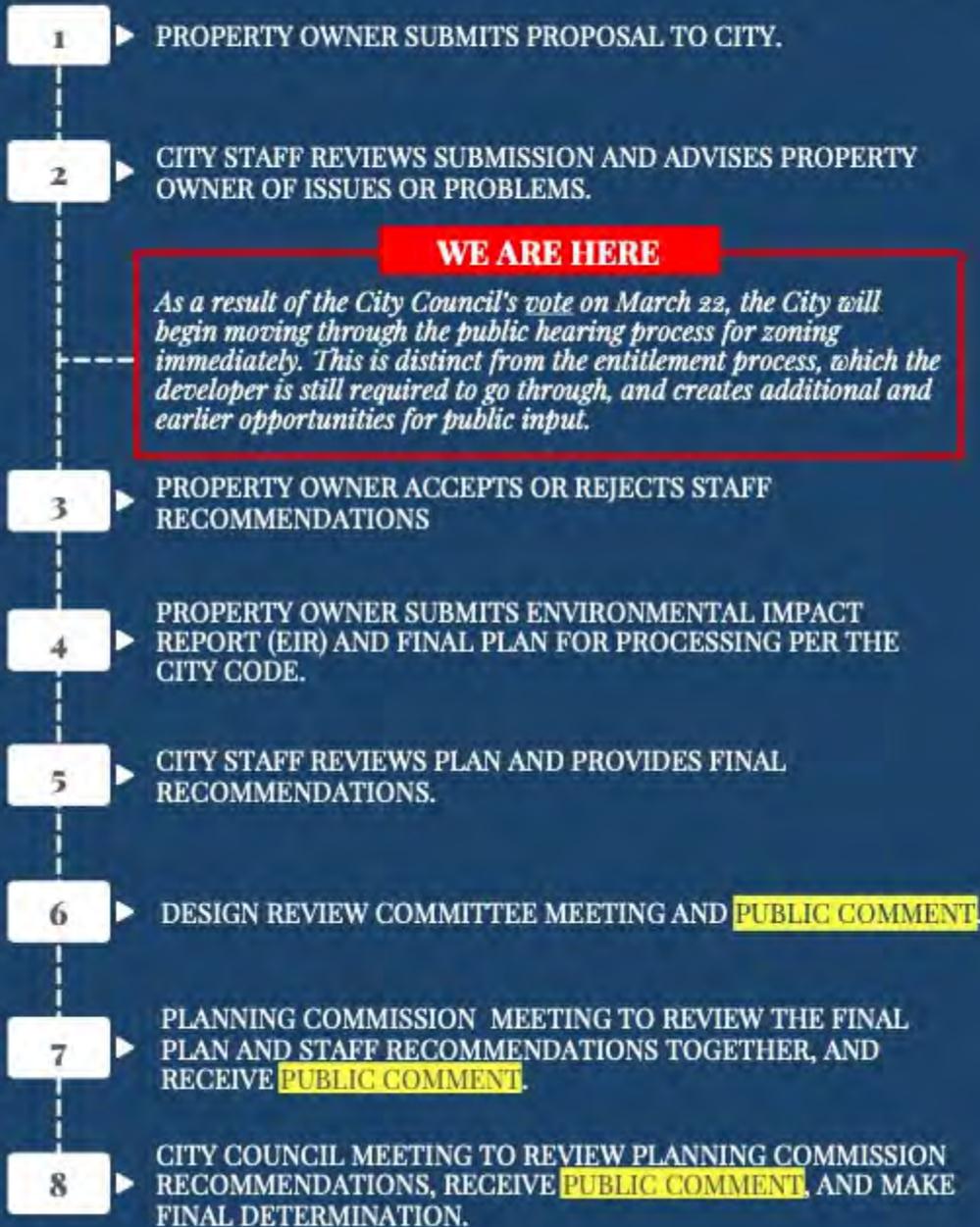
Thank you for your communication and for the nice pic! We are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

The developer's application is still incomplete, and they will still be required to go through the entire entitlement process once they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 2:53 PM, Todd Shigenaga <todds1018@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi,

First I wanted to say what great work you all are doing for this City. Thank you! We LOVE the Christmas lights around the city during the holidays, so nice to see.

We are first time home owners and chose Mission Viejo for the close knit community, school districts, and safety. We moved from Los Angeles because all the reasons listed above were definitely not being met. We feel our property taxes are going to good use here!

We read about the Garden Plaza project and are opposed to this project. Traffic, overpopulating the city, and crime will all come with it. Even with the completed freeway project, La Paz cannot be widened to take that much traffic plus not to mention school traffic. With this new project, we feel our reasons for leaving LA would be coming back with the Garden Plaza Project.

Please keep this city great by running it the way that originally made us want to build a family here and stay long term!

Thank you,

Todd and Caitlin



--
Regards,

Todd

From: Community Development
Subject: FW: GARDEN PLAZA PROJECT

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 28, 2022 at 7:28:47 PM PDT
To: Julie Carson <califcarson2@cox.net>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: GARDEN PLAZA PROJECT

Good evening Julie,

Thank you for the conversation this evening. Here is the information I wanted to share so you have it.

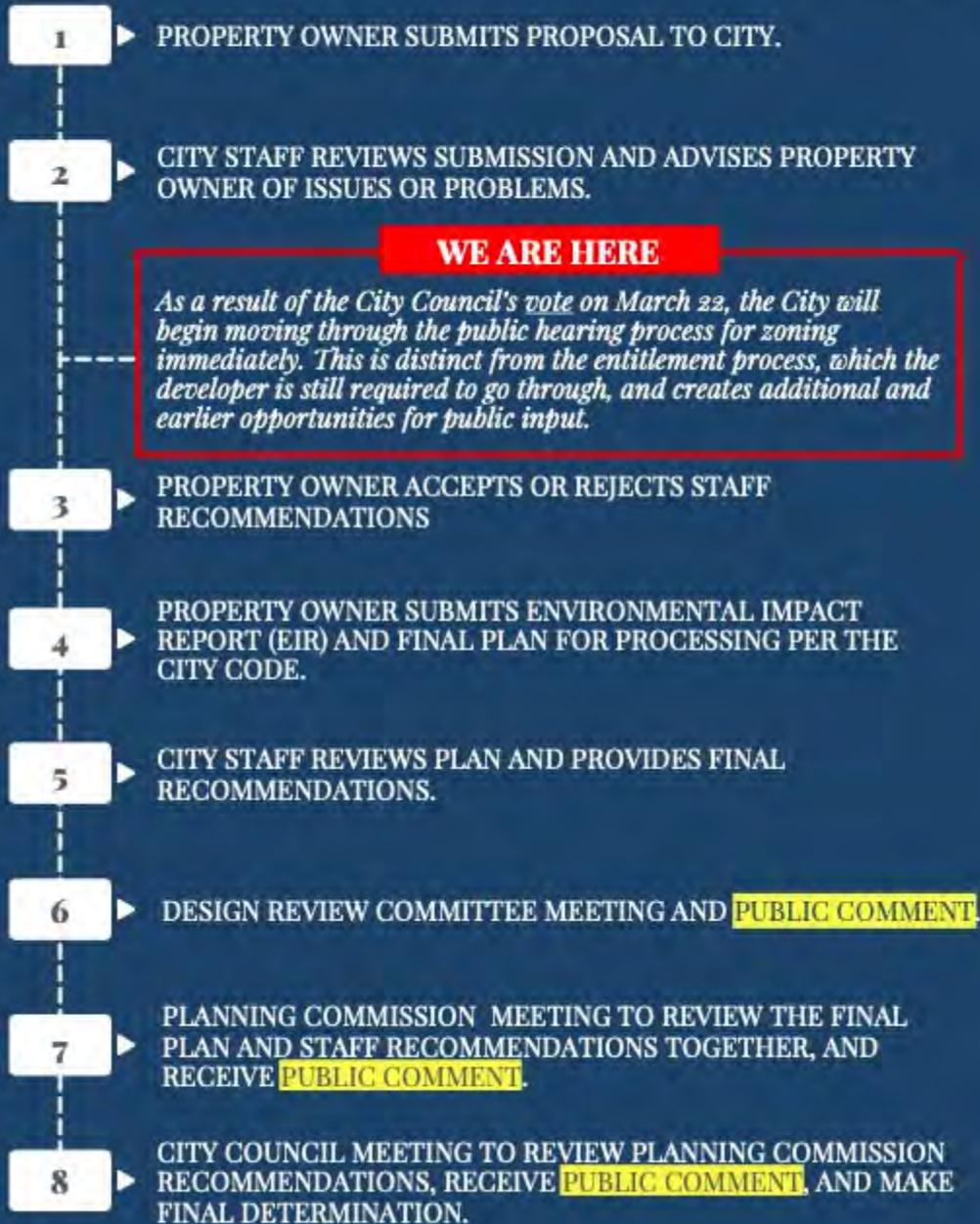
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In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 12:23 PM, Wendy Bucknum <wbucknum@cityofmissionviejo.org> wrote:

Good afternoon,

Who advised you the prior letters would not be considered going forward?

Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 11:49 AM, Julie Carson <califcarson2@cox.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on a attachments.

March 28, 2022

Wendy Bucknum, Mayor

City of Mission Viejo

200 Civic Center

Mission Viejo, CA 92691

Re: Garden Plaza Project

Mayor Bucknum,

Up until now, I have been giving you and Councilmembers Sachs, Goodell and Kelley the benefit of the doubt in your obvious support of the proposed Garden Plaza Project at La Paz & Marguerite. My thoughts were that the Council was acting in response to the mandate(s) handed down by Governor Newsom to find ways to increase the number of multiple use properties/housing density/affordable housing units within established cities. I trusted that your motives were to take steps

towards complying with the mandates, but that you would also be sensitive and responsive to the wishes and best interests of your constituents (the citizens of Mission Viejo), if for no other reason than your own political self-preservation. Your latest maneuver in relationship to this proposed project seems to indicate otherwise.

If I understand the situation correctly, the Council on March 22nd, stated it was going to “use our legislative powers to define the types of uses we believe would be in the best interest of Mission Viejo and its residents”. Further, the Council will now invite and will accept letters from the public (I would hope this is limited to voting citizens/residents of Mission Viejo) *between now and May 7th* indicating our preference for the issues of uses and zoning applicable to the property in question at La Paz and Marguerite. I believe it is currently zoned for Office Professional, which allows only small businesses. On the surface, inviting letters/input has the appearance that the Council wants to act according to the wishes of the citizens.

The caveat though says otherwise: the Council is only going to consider the input it receives going forward (between March 22 and May 7), *disregarding the letters and emails received prior to March 22nd*. The information I have is that the count on those prior communications was 198 opposed vs 7 in favor of the Garden Plaza Project. To ignore those prior communications seems devious and underhanded to me. Unless everyone is extremely up to date on the issue, and is paying very close attention to the actions of the City Council, it would not be unreasonable to assume that a communication I sent in February or earlier in March would already be “on record” and would be considered all the way up through the final decision. I would not necessarily realize that I need to send an additional communication. In fact, it is more likely that I would assume my “vote” is already cast. The Council has created an illusion of partnership with the public, but in fact is constructing a green curtain to veil the steps you are taking to favor the developer. Councilmember Greg Rath is the only one of you who has stated his opposition to the Garden Plaza Project.

I would also like to comment on the Environmental Impact Report. If the Council and the Planning and Transportation Commission wants true transparency, and wants to act from a position of neutrality, then it would seem to me that you would require an ***independent*** Environmental Impact Report. You should not be acting on a report which was paid for by the developer, Value Rock.

Having voiced the above frustrations and distrust, I would like to express what I would like to see happen at the property in question:

- No additional zoning added
- Keep the current zoning as Office Professional
- No Wholefoods
- No apartments.

Please record my wishes regarding the Garden Plaza Project and the property in question at La Paz and Marguerite.

Julie Carson

26622 Carretas, MV 92691

(949) 768-6982

Califcarson2@cox.net

From: Community Development
Subject: FW: Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 28, 2022 at 7:32:12 PM PDT
To: Glenna Thacker <thackerfamily6@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: Garden Plaza

Good Evening,

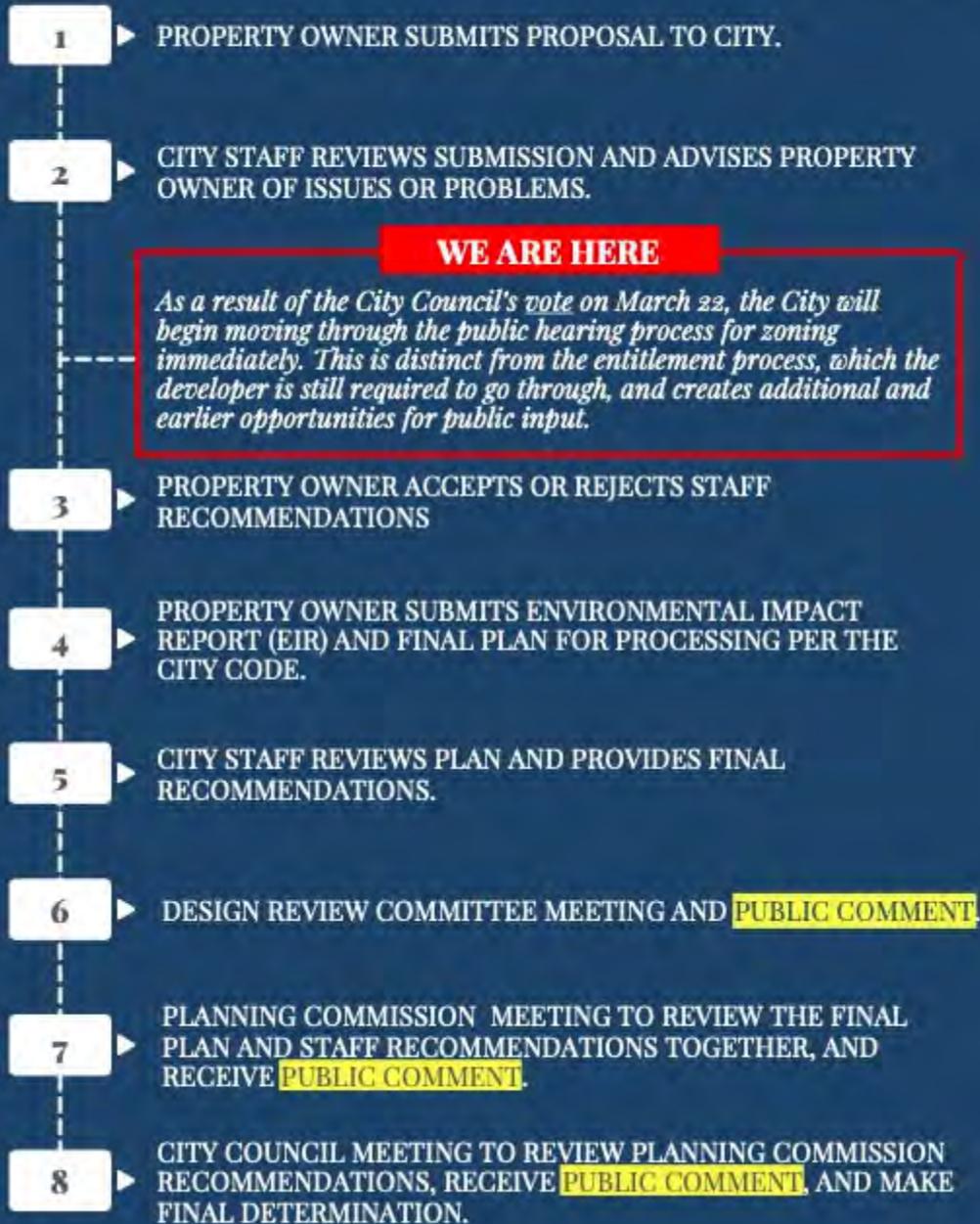
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

On Mar 28, 2022, at 5:38 PM, Glenna Thacker <thackerfamily6@gmail.com> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please do not make any changes to the zoning at Garden Plaza! Please keep the current zoning as office professional, and no higher height than is already on the corner. I am opposed to a grocery store and apartments.

Keep the feeling that attracted us to Mission Viejo when we moved here!

Sincerely,
Glenna Thacker

Sent from my iPhone

From: Community Development
Subject: FW: Garden Plaza Project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:43:18 AM CDT
To: Jayne McCown <jaynemccown@gmail.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: Garden Plaza Project

Good Morning Ms. McCown,

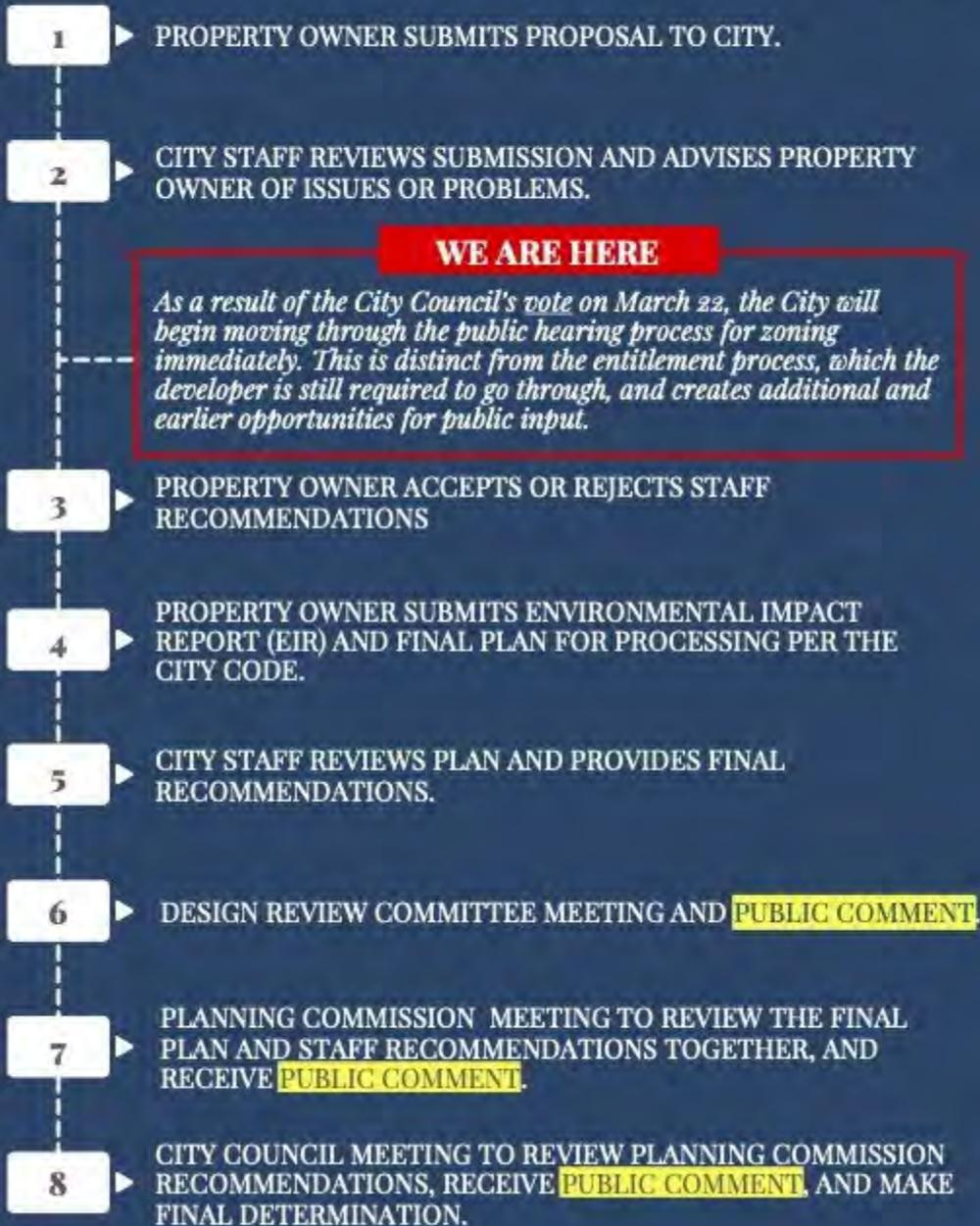
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Jayne McCown <jaynemccown@gmail.com>
Sent: Tuesday, March 29, 2022 4:36 PM
To: Mario Gutierrez <mgutierrez@cityofmissionviejo.org>; mchagon@cityofmissionviejo.org
<mchagon@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Elaine Lister
<elister@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Brian Goodell
<bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Rath
<graths@cityofmissionviejo.org>
Subject: Garden Plaza Project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Council Members,

I'm writing to voice my opinion that I don't think the zoning should be changed to allow the Garden Plaza Project to be built. La Paz and Marguerite is already a busy intersection and a main thoroughfare for the city. That project would increase traffic and increase density of people living at that intersection. Of the 200 apartments projected only 12 will be low income, so it doesn't really solve the low income housing issue either. The project doesn't fit with the master plan of Mission Viejo. There has got to be other areas within the city that can better accommodate this type of complex that won't create congestion/traffic in the center of the city. How about they look at sites that are already zoned for that, and will make a lesser impact on the community.

I have lived in Mission Viejo for 28 years, not far from this intersection, and I say no rezoning to accommodate the Garden Plaza Project.

Jayne McCown

From: Community Development
Subject: FW: Stop the monster

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 30, 2022 at 9:44:42 AM CDT

To: Ruby Khan <rubynadir@yahoo.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Stop the monster

Good Morning Ms. Khan,

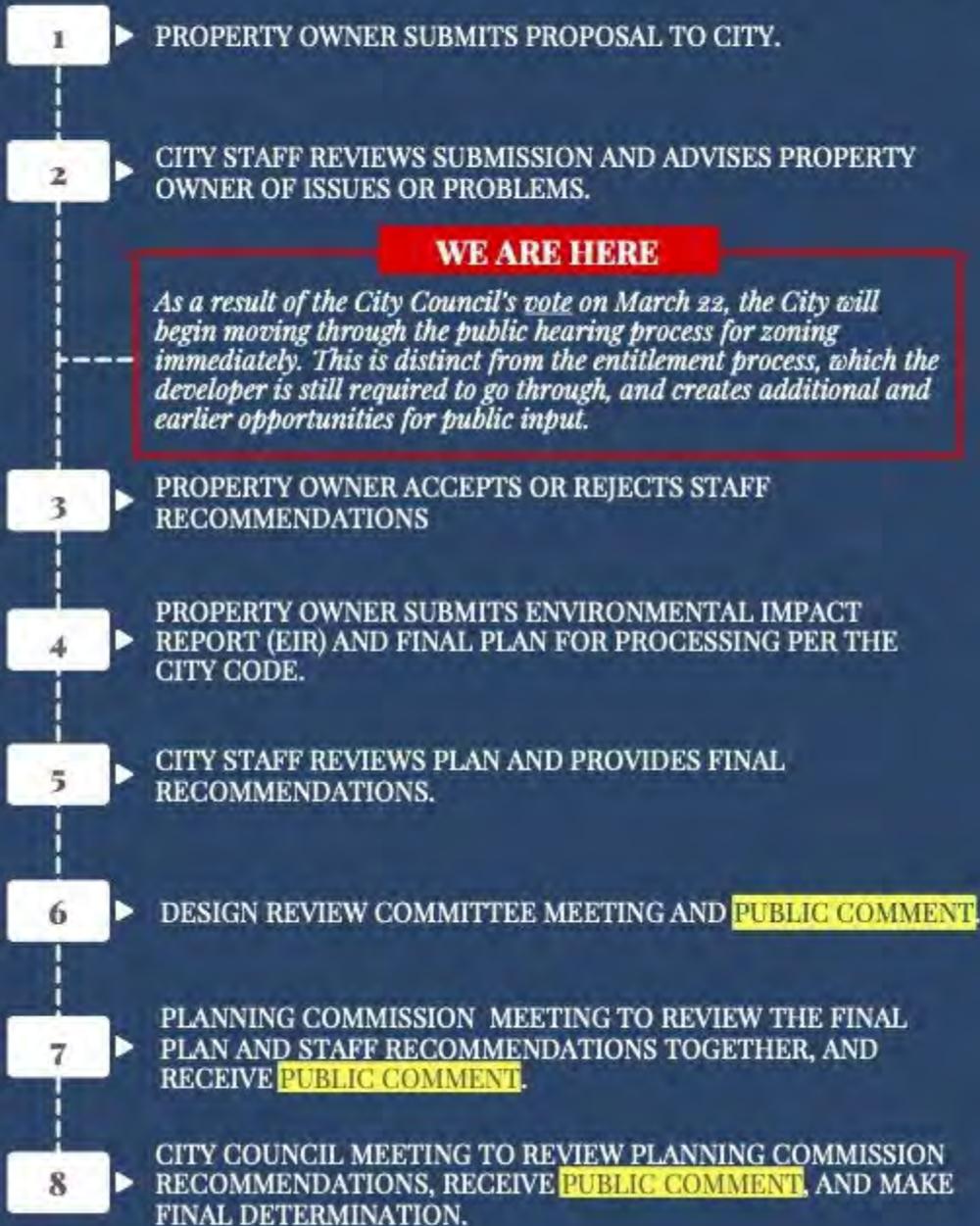
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Ruby Khan <rubynadir@yahoo.com>

Sent: Tuesday, March 29, 2022 1:19 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: Stop the monster

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS

Sent from my iPhone

From: Community Development
Subject: FW: Miner's Village / Garden Plaza

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:49:49 AM CDT
To: Julie Tully <julietully3@icloud.com>, joetully3@me.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: Miner's Village / Garden Plaza

Good Morning Julie & Joe,

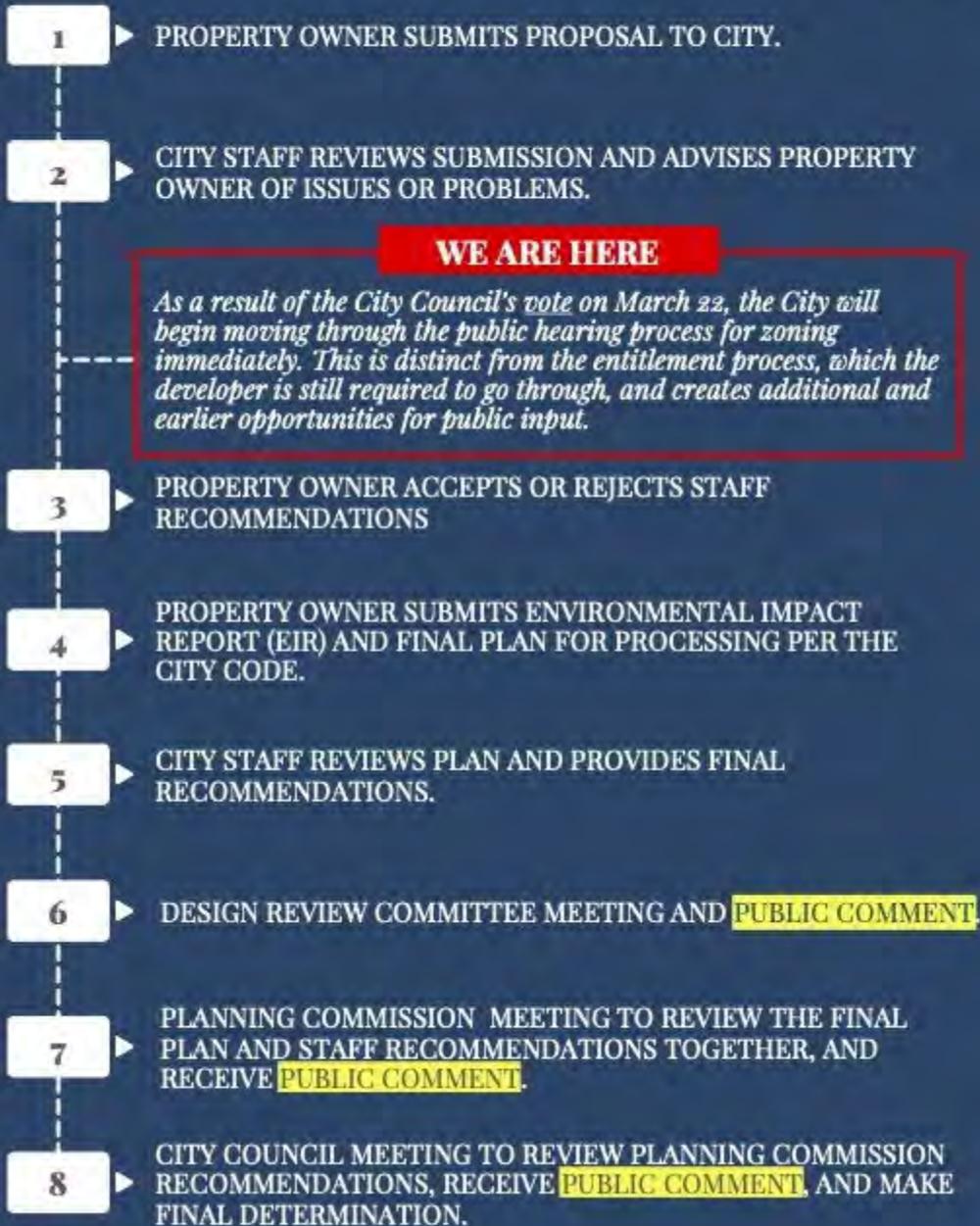
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Julie Tully <julietully3@icloud.com>
Sent: Tuesday, March 29, 2022 11:28 AM
To: Community Development <cd@cityofmissionviejo.org>
Cc: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Miner's Village / Garden Plaza

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Council and Commissioners:

President Kennedy said, "I look forward to an America which is not afraid of grace and beauty, which will protect the beauty of a natural environment which will preserve great old American houses, squares and parks and which will build handsome and balanced cities for our future."

Mission Viejo has a history worth preserving. Miner's Village/ Garden Plaza is worth preserving. On the corner, in the center of town, it inhabits the founders "The California Promise." The old shady trees are a sanctuary, offering peace to the souls of residents driving by.

We packed up and moved our family here 34 years ago. Mission Viejo offered everything we wanted; safety, good schools, tree lined streets, parks, a strong sense of community, pride in the community and sports for our two athletic sons.

Three decades later there are 3 Tully generations with a Mission Viejo address. Our family still loves our city however in recent years we've noticed a decline with increased commercial signage and a growing number of high density housing projects. Shopping centers are being replaced with mundane cookie cutter architecture.

A beautiful city serves a purpose and its beauty should be an integral part of planning and policy. A building may be considered beautiful when built, then ugly and "dated" for a generation then beautiful again. The march goes on. Old places are a key aspect of what makes a community beautiful. Think about Rome, Paris, England and more locally, Old Towne Orange, Santa Barbara and Carmel. In light of this truth, a preservation renovation project is what the Garden Plaza needs to preserve the history and character of our city.

I agree with every local resident I know to:

Keep the current zoning as office Professional (small business only)
No additional zoning added
No to Whole Foods
No apartments

Sincerely,
Julia Tully
28212 San Marcos
Mission Viejo, CA 92692

"If you like the fairy tales, visit the old towns"

"Towns are like people. Old ones offer character, the new ones are interchangeable."

From: Community Development
Subject: FW: Stop the Monster!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 30, 2022 at 9:52:35 AM CDT

To: "Heidi L. Tecklenburg" <heidi925@yahoo.com>

Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Stop the Monster!

Good Morning Ms. Techlenburg,

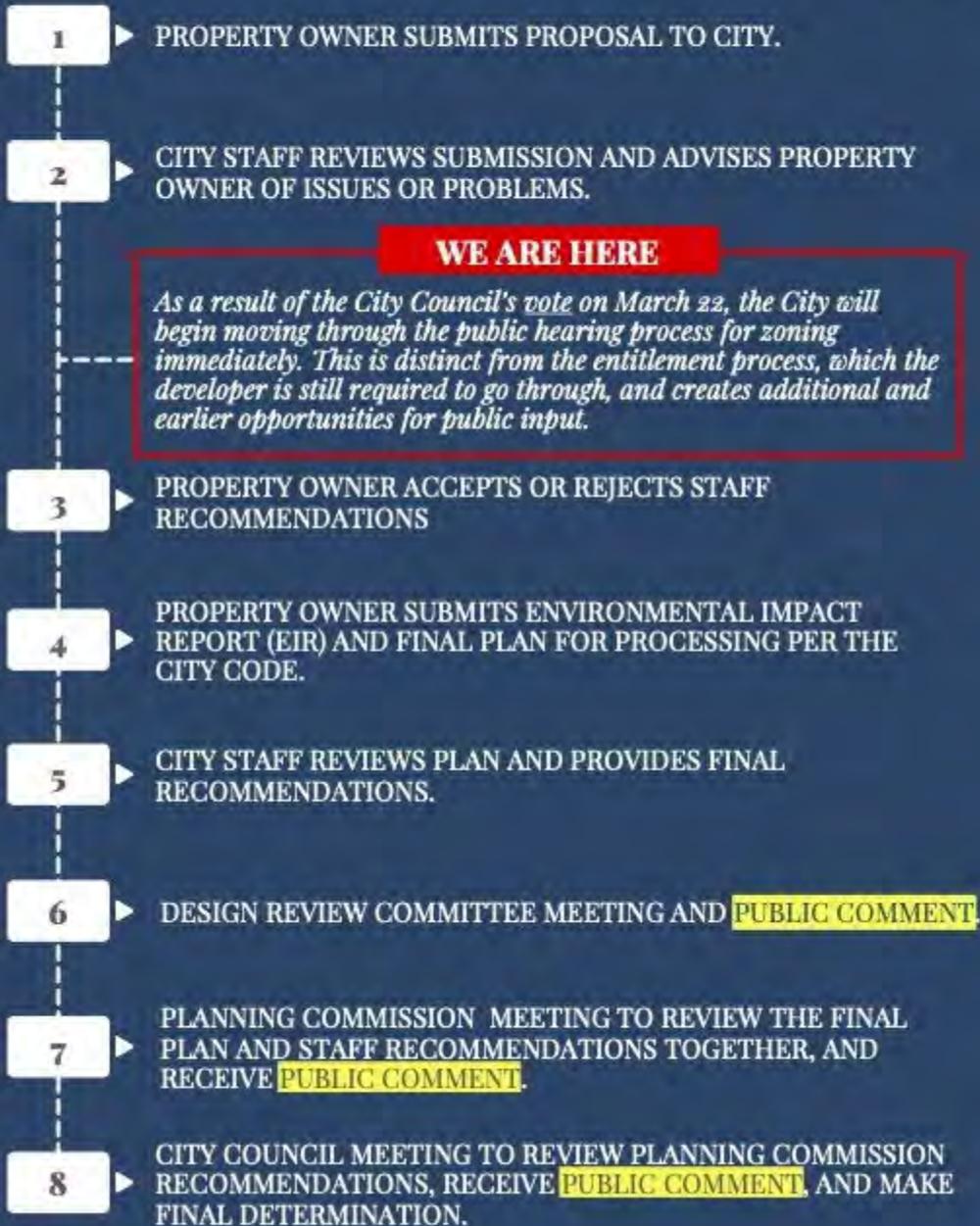
Thank you for your communication and please be assured - we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

The developer's application is still incomplete, and they will still be required to go through the entire entitlement process once they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Heidi L. Tecklenburg <heidi925@yahoo.com>
Sent: Tuesday, March 29, 2022 9:31 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>; Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Cc: Heidi Tecklenburg <heidi925@yahoo.com>
Subject: Stop the Monster!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO additional zoning, please! And please keep the current zoning as Office Professional. NO to Whole Foods and No to Apartments! Traffic is already horrendous from Marguerite/La Paz to the 5 frwy in the morning with five school drop offs in that vicinity. AND one lane is closed to the 5 north on ramp. We do not need further congestion.

Heidi L. Tecklenburg, JD

Mission Viejo, CA 92691

714-330-0923

Heidi925@yahoo.com

From: Community Development
Subject: FW: Garden plaza project

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: March 30, 2022 at 9:53:42 AM CDT

To: pernillao@sbcglobal.net

Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>

Subject: Re: Garden plaza project

Good Morning,

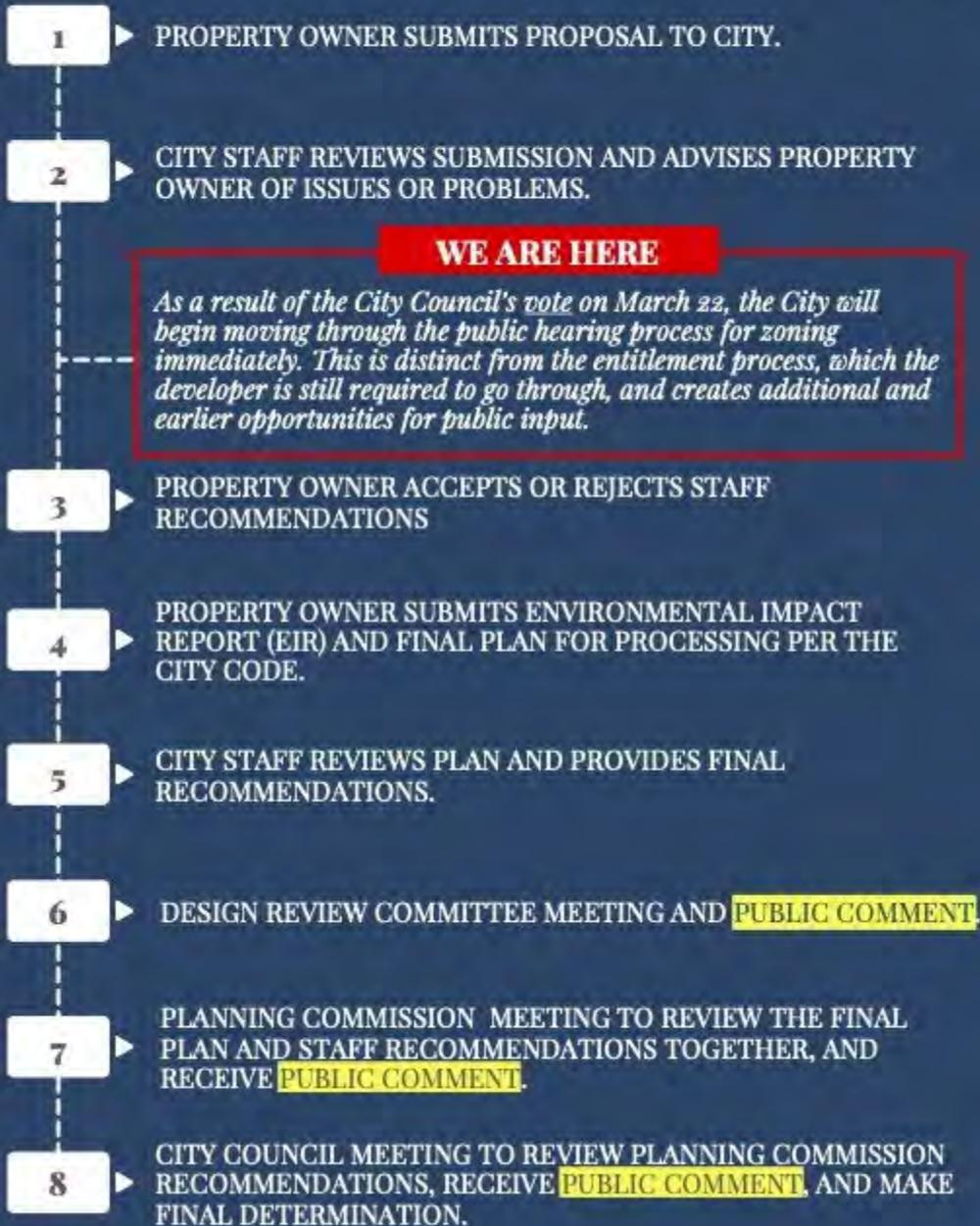
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: perillao@sbcglobal.net <perillao@sbcglobal.net>

Sent: Tuesday, March 29, 2022 10:47 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Cc: CityManager <citymanager@cityofmissionviejo.org>; Greg Rath <graths@cityofmissionviejo.org>;

Trish Kelley <tkelley@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>

Subject: Garden plaza project

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I'm writing to let you know I'm against the garden plaza project in MV. Anyone who votes to support this project will not have my vote in the next election cycle. Thank you.

Sincerely, Pernilla Olszynski

From: Community Development
Subject: FW: I,Katie Ta , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:55:26 AM CDT
To: kt.ta97@gmail.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: I,Katie Ta , Support the Mission Viejo Garden Plaza Project!

Good Morning,

Thank you for your communication and sharing your perspective.

Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Katie Ta <noreply@123formbuilder.com>
Sent: Tuesday, March 29, 2022 9:19 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: I,Katie Ta , Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. As a resident of Mission Viejo for 25 years, I am thrilled to see this project proposal. It offers a much needed variety of housing and desirable retail that would help support local businesses and keep residential dollars within our city. In recent years, I've found that I almost never shop at local Mission Viejo businesses, often traveling to RSM, Lake Forest, or Irvine to shop and dine. This is not because I don't love our community, but because I'm simply not interested in the businesses in the area or many of them are outdated. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity to save our community and local businesses!

Katie Ta

22676 White Oaks

Mission Viejo 92692

949-485-9954

kt.ta97@gmail.com

From: Community Development
Subject: FW: I,Matthew Ta , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:56:12 AM CDT
To: matthewta91@gmail.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Re: I,Matthew Ta , Support the Mission Viejo Garden Plaza Project!

Thank you for sharing your perspective.

Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Matthew Ta <noreply@123formbuilder.com>
Sent: Tuesday, March 29, 2022 7:15 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: I,Matthew Ta , Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

The need for additional housing units is also critical to our community. The Garden Plaza Project will provide housing options that more people can afford without losing the high quality, neighborhood-friendly feeling that we know and love.

Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Matthew Ta

22676 white oaks

Mission Viejo 92692

matthewta91@gmail.com

From: Community Development
Subject: FW: I,Miles Toma , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:57:08 AM CDT
To: milestoma24@gmail.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: I,Miles Toma , Support the Mission Viejo Garden Plaza Project!

Good Morning,

Thank you for sharing your position.

Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Miles Toma <noreply@123formbuilder.com>
Sent: Tuesday, March 29, 2022 12:04 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: I,Miles Toma , Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

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Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit

this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Miles Toma

27525 White Fir Lane

Mission Viejo 92691

milestoma24@gmail.com

From: Community Development
Subject: FW: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: March 30, 2022 at 9:58:34 AM CDT
To: luckyoneliqor@gmail.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, CityClerk <cityclerk@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: Re: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

Thank you for sharing your position.

Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Alaa Elias <noreply@123formbuilder.com>
Sent: Friday, March 25, 2022 1:30 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Subject: I,Alaa Elias , Support the Mission Viejo Garden Plaza Project!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mission Viejo City Councilmembers,

I am in full support of the Mission Viejo Garden Plaza Project. My family and friends are excited for the new modern apartments and best-in-class retail, including a Whole Foods Market. Adding a variety of housing and desirable retail provides Mission Viejo residents with the opportunity to shop and eat in our city rather than traveling to nearby cities and spending their dollars elsewhere. Furthermore, locating residences above retail promotes walkability, which is the long-term solution to traffic in the area.

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Finally, if you look at our aging retail centers it's clear that small businesses are struggling and the toll of the pandemic is still being felt. To help our small businesses thrive, we need every unit this project will bring to provide more residents to patron their businesses.

Please consider all the benefits this project brings when making this critical decision for the future of Mission Viejo. Let's not miss this opportunity!

Alaa Elias

25571 Marguerite pkwy

Mission Viejo 92692

luckyonliquor@gmail.com

From: Community Development
Subject: FW: STOP THE GARDEN PLAZA PROJECT

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 2:32:09 PM EDT
To: Marisa Mockery <moonymonster@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: STOP THE GARDEN PLAZA PROJECT

Good Morning

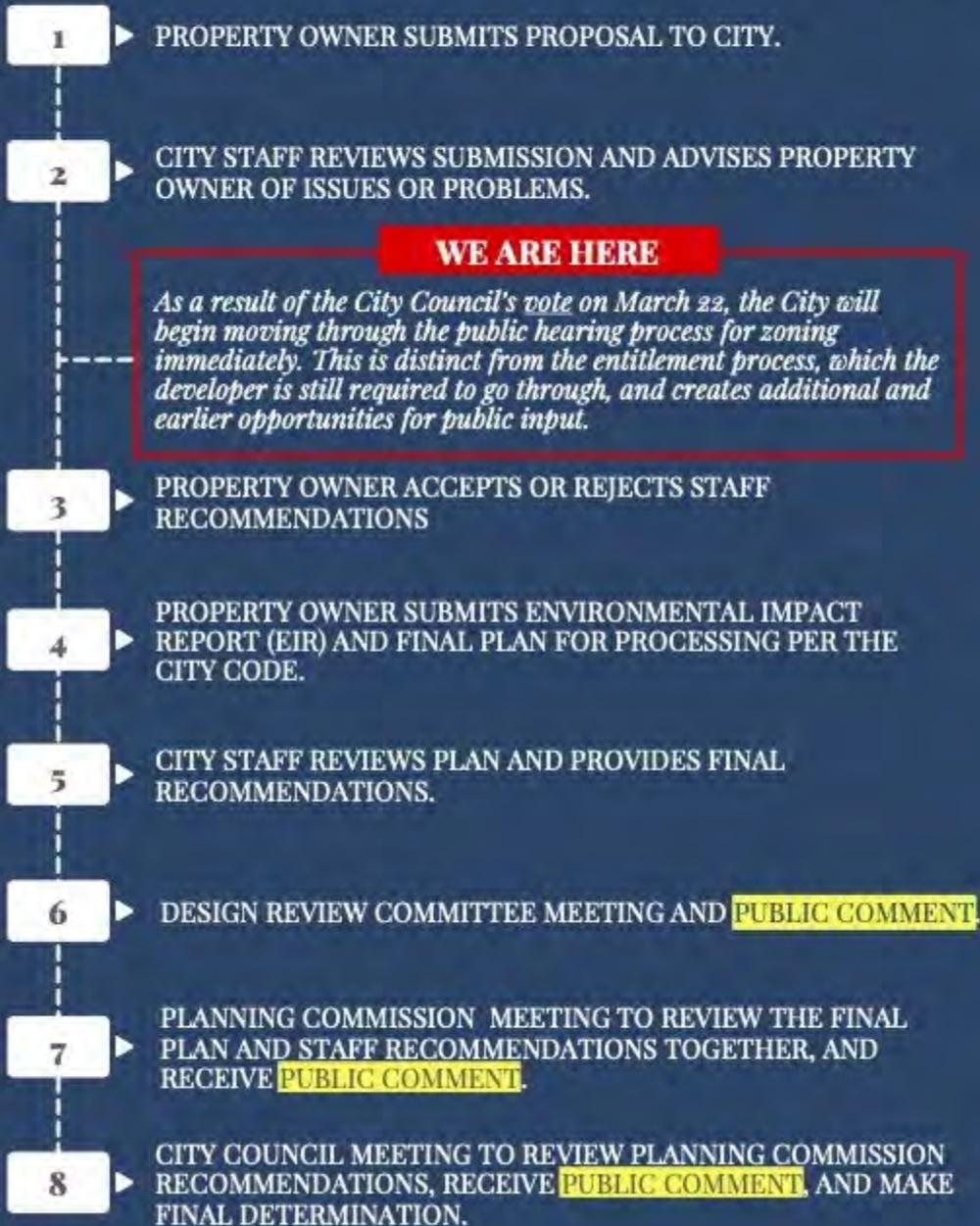
Thank you for your communication and know we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Importantly, this does not affect the land use entitlement process that ValueRock must go through – or the associated opportunities for public input – which are distinct.

The developer's application is still incomplete, and they will still be required to go through the entire entitlement process once they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Marisa Mockery <moonymonster@gmail.com>

Sent: Saturday, April 2, 2022 9:40 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: STOP THE GARDEN PLAZA PROJECT

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

This sounds HORRIBLE! WHAT ARE YOU THINKING? We BARELY have a city center and the closest we have to it you want to ruin??? Build something NICE, not ugly!!

From: Community Development
Subject: FW: NO THANKS

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 2:32:41 PM EDT
To: Alejandra Olmedo <aleolmedo@hotmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: NO THANKS

Good Morning

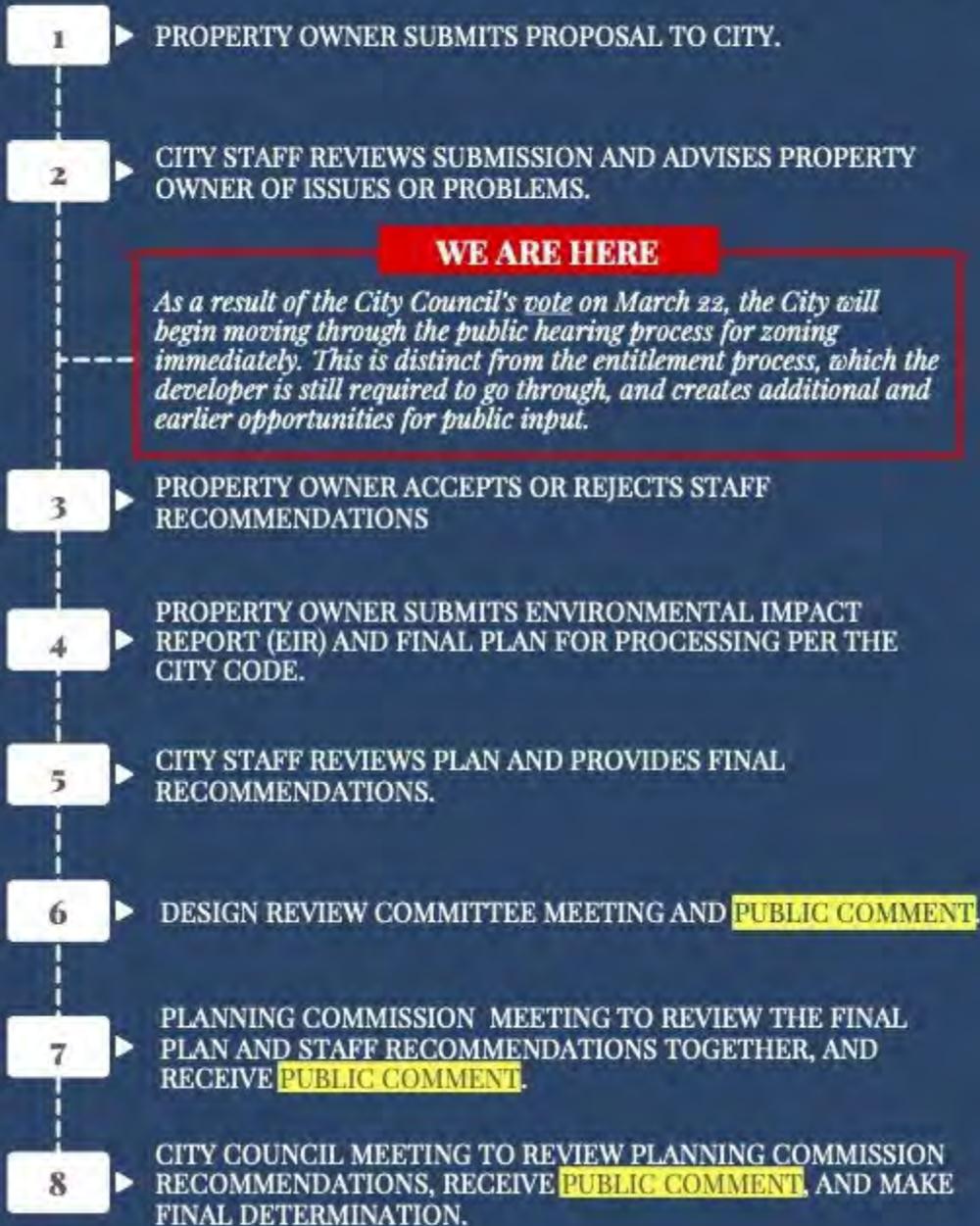
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Alejandra Olmedo <aleolmedo@hotmail.com>

Sent: Saturday, April 2, 2022 7:24 PM

To: CityCouncil <citycouncil@cityofmissionviejo.org>

Subject: NO THANKS

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sent from my iPhoneNO THANKS!!!

From: Community Development
Subject: FW: NO THANKS!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 2:33:15 PM EDT
To: Kody Perrin <kodyperrin008@yahoo.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>
Subject: Re: NO THANKS!

Good Morning

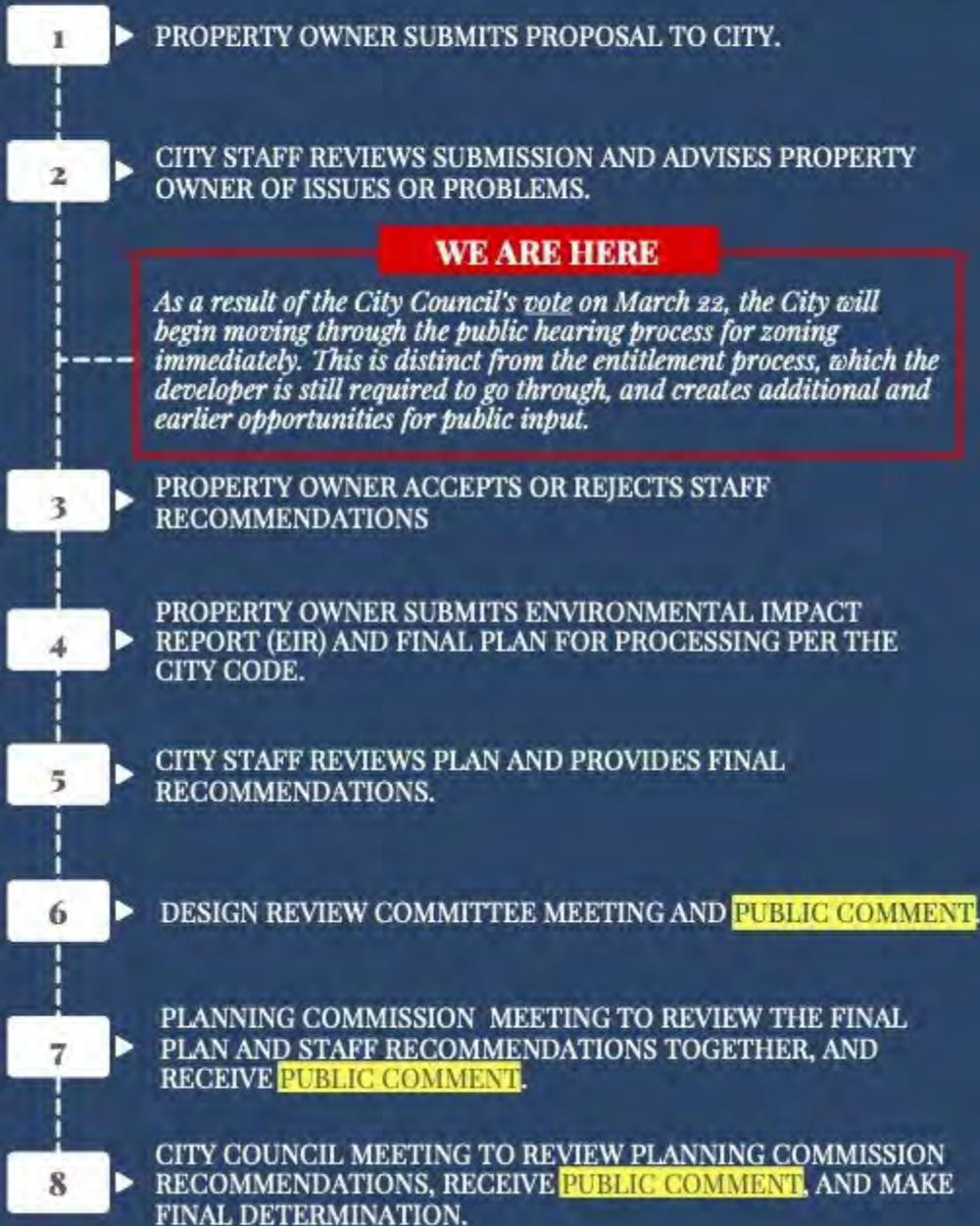
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Kody Perrin <kodyperrin008@yahoo.com>
Sent: Saturday, April 2, 2022 6:20 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS!!!
Do not build that ugly garden plaza!

Kody Perrin

From: Community Development
Subject: FW: No thanks

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Date: April 3, 2022 at 2:35:40 PM EDT

To: Daniel Young <danielhyoung@gmail.com>

Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>

Subject: Re: No thanks

Good Morning

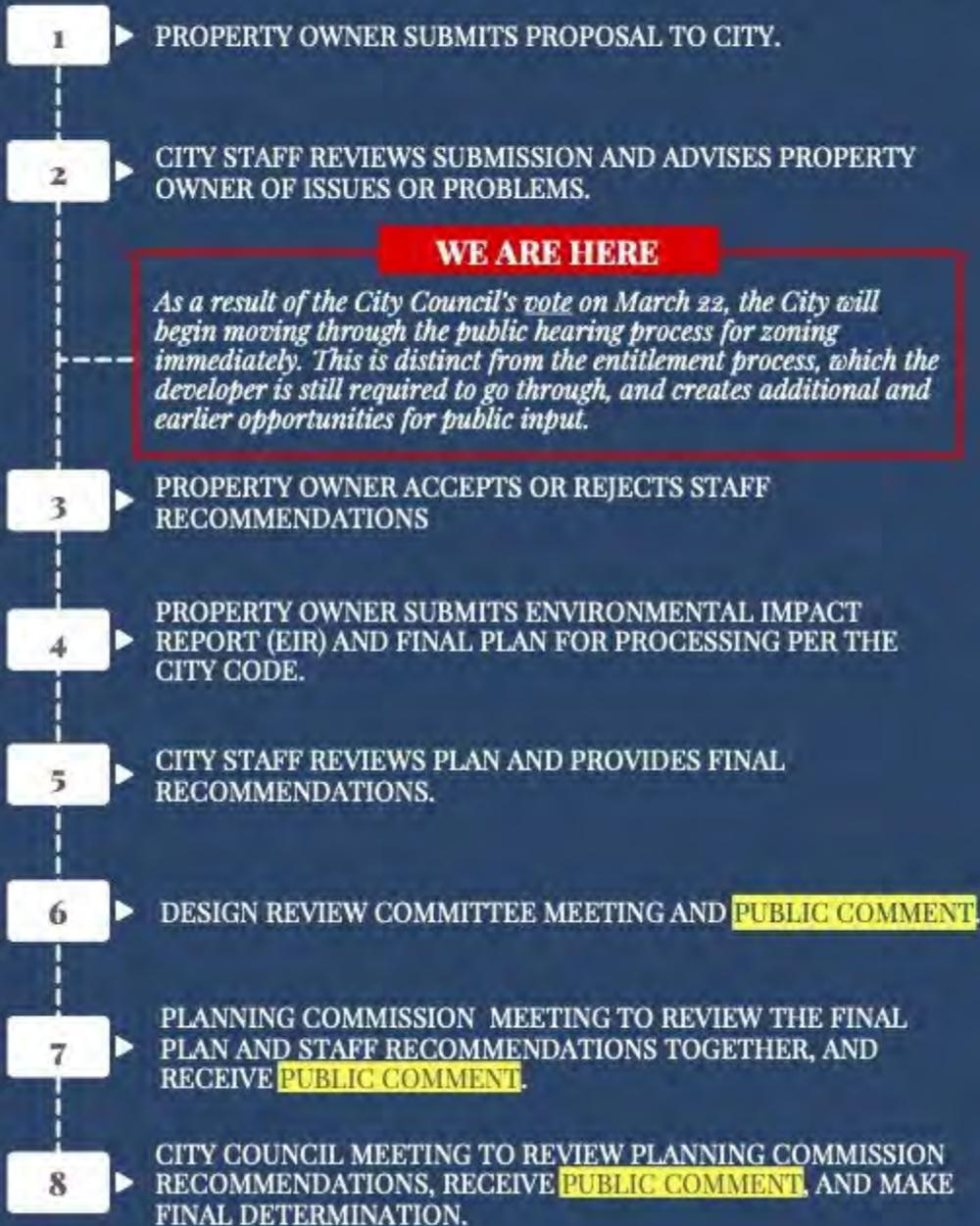
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Daniel Young <danielhyoung@gmail.com>
Sent: Saturday, April 2, 2022 5:44 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: No thanks

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sent from my iPhone

From: Community Development
Subject: FW:

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 2:52:12 PM EDT
To: Enrique Leveron <enriquejdtint@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>
Subject: Re:

Good Morning

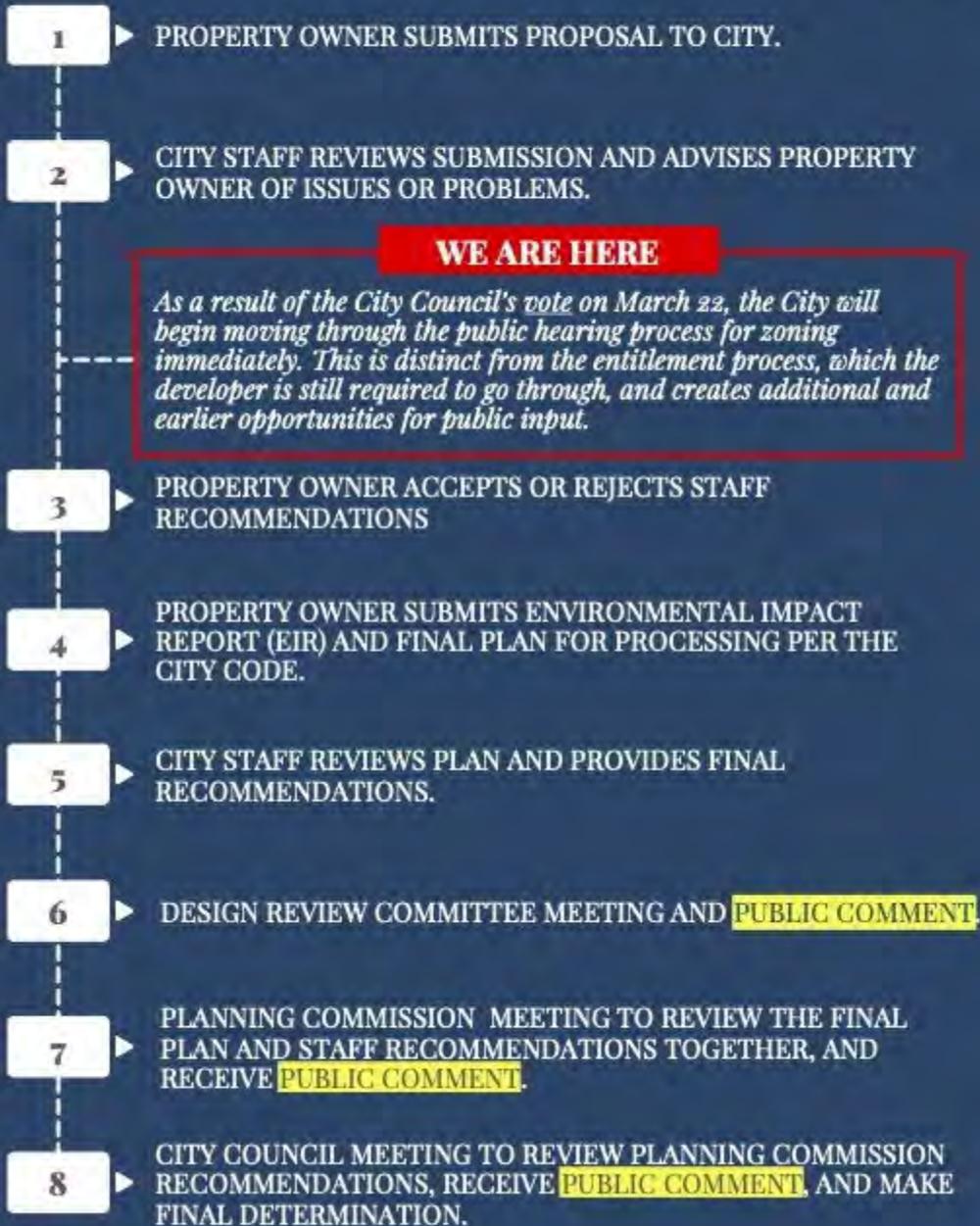
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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: Enrique Leveron <enriquejdtint@gmail.com>
Sent: Saturday, April 2, 2022 4:39 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS

From: Community Development
Subject: FW: NO MIXED USE ZONE IN MISSION VIEJO, CA

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:03:49 PM EDT
To: Thomas Tsui <nordschleife2020@gmail.com>
Cc: benmartella@icloud.com, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: Re: NO MIXED USE ZONE IN MISSION VIEJO, CA

Good Morning Mr. Tsui and Mr. Martella,

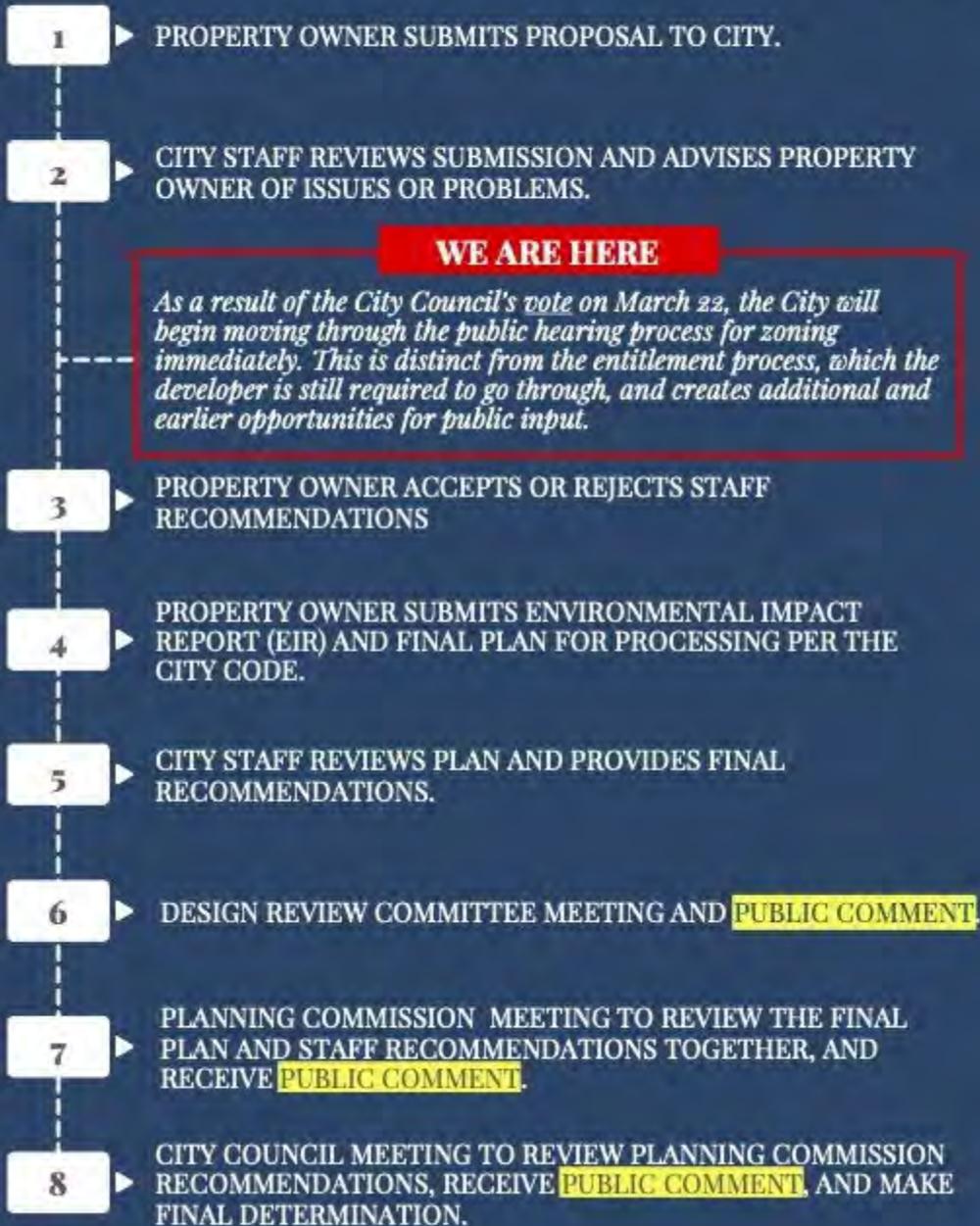
Thank you for your communication, and the others we have received copying Mr. Martella. I want you to be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Thomas Tsui <nordschleife2020@gmail.com>
Sent: Saturday, April 2, 2022 1:23 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Cc: benmartella@icloud.com <benmartella@icloud.com>
Subject: NO MIXED USE ZONE IN MISSION VIEJO, CA

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

Best Regards,
Thomas Tsui

From: Community Development
Subject: FW: do not support a new Mixed Use zoning designation in Mission Viejo

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:05:51 PM EDT
To: Mary <amttt@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>
Subject: **Re: do not support a new Mixed Use zoning designation in Mission Viejo**

Good Morning Ms. Hugar,

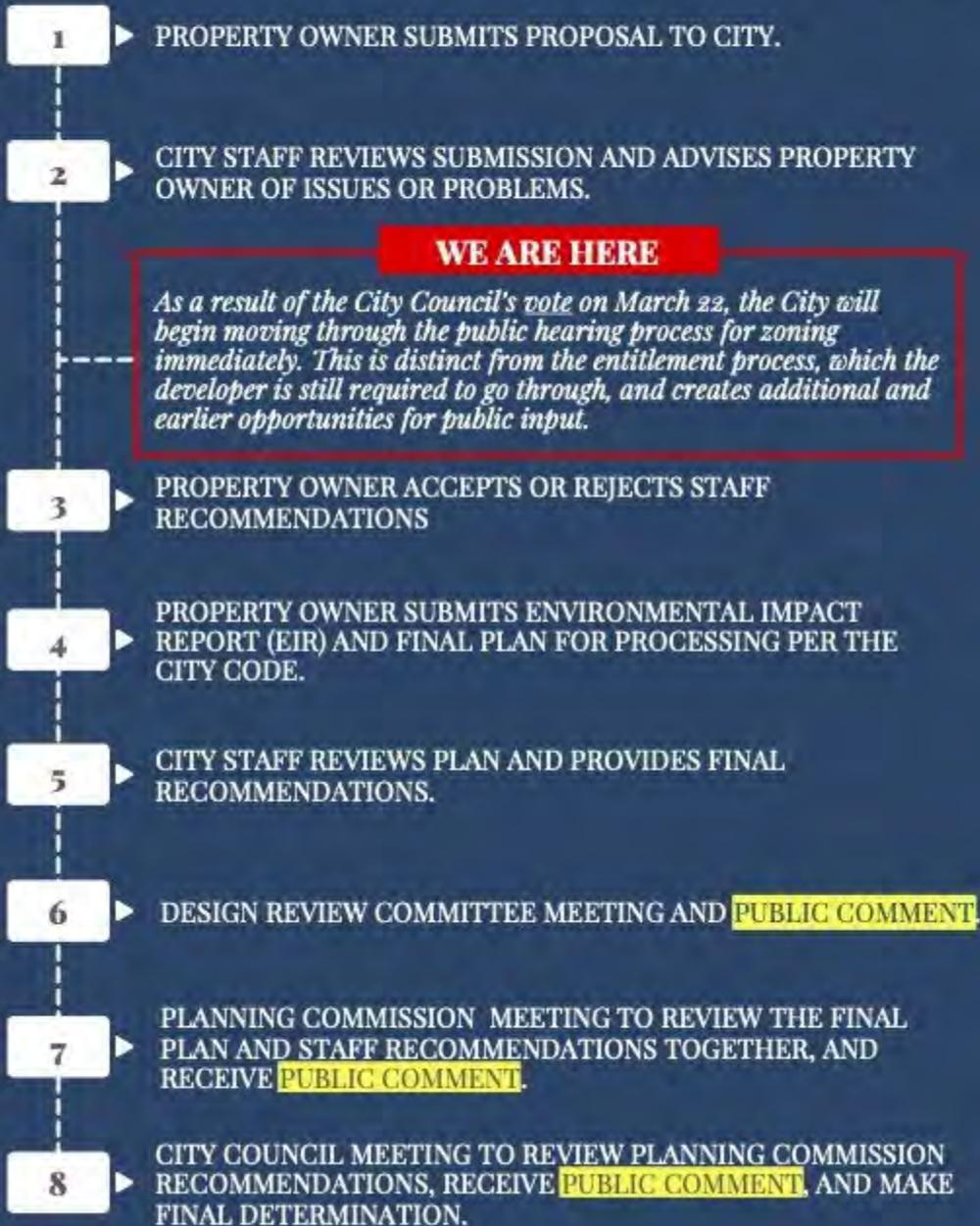
Thank you for your communication, and the others we have received copying Mr. Martella. I want you to be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Mary <amttt@cox.net>

Sent: Saturday, April 2, 2022 1:05 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>

Subject: do not support a new Mixed Use zoning designation in Mission Viejo

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional. Mary Hugar

From: Community Development
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:06:53 PM EDT
To: David McCoy <da.mccoy@att.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: I do not support a new Mixed Use zoning designation in Mission Viejo

Good Afternoon Mr. McCoy,

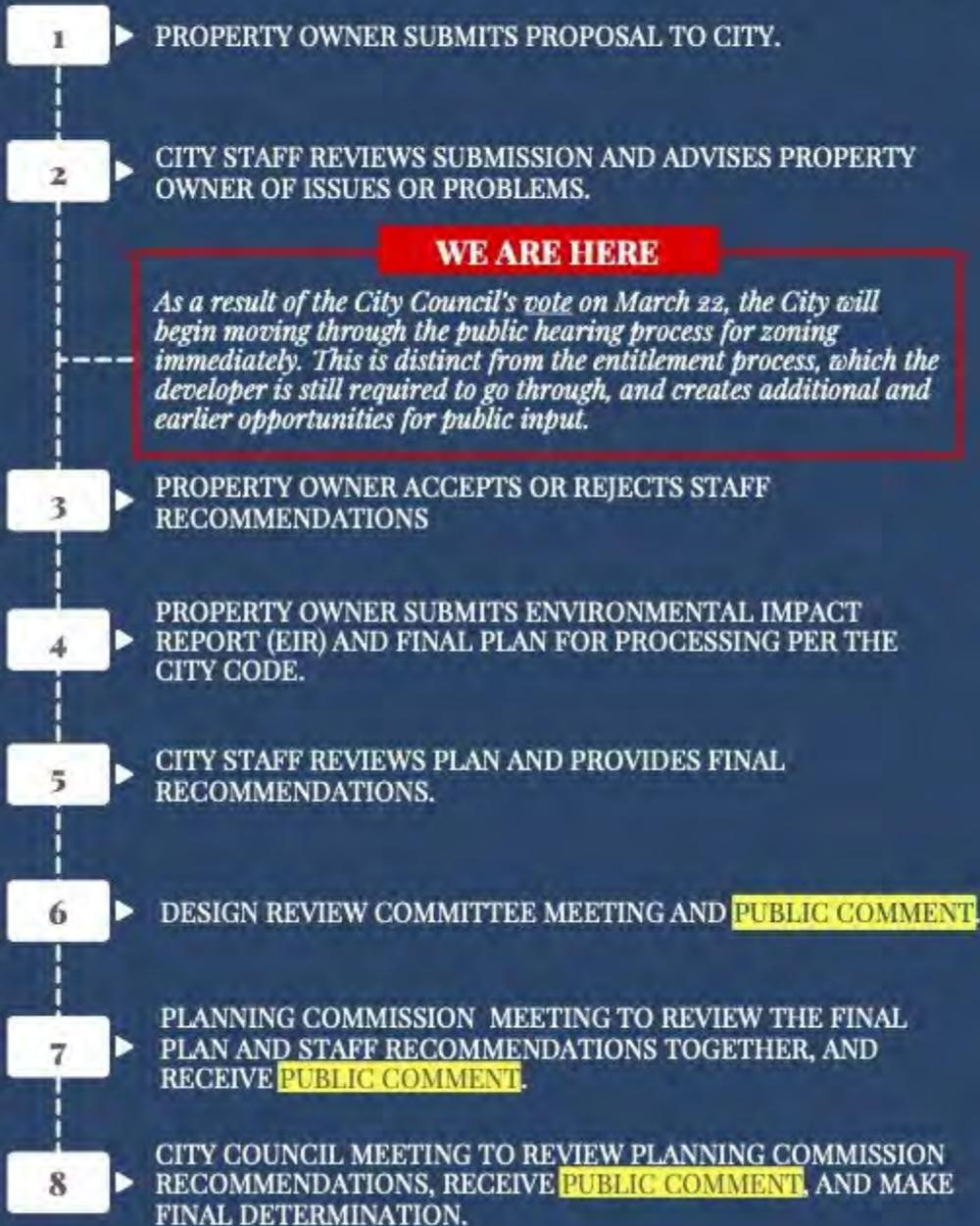
Thank you for your communication, and the others we have received copying Mr. Martella. I want you to be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: David McCoy <da.mccoy@att.net>
Sent: Saturday, April 2, 2022 12:50 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Cc: benmartella@icloud.com <benmartella@icloud.com>
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

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Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

David McCoy

Mission Viejo Resident

From: Community Development
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:14:15 PM EDT
To: ATT Mail <juli.mccoy@att.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: I do not support a new Mixed Use zoning designation in Mission Viejo

Good Afternoon,

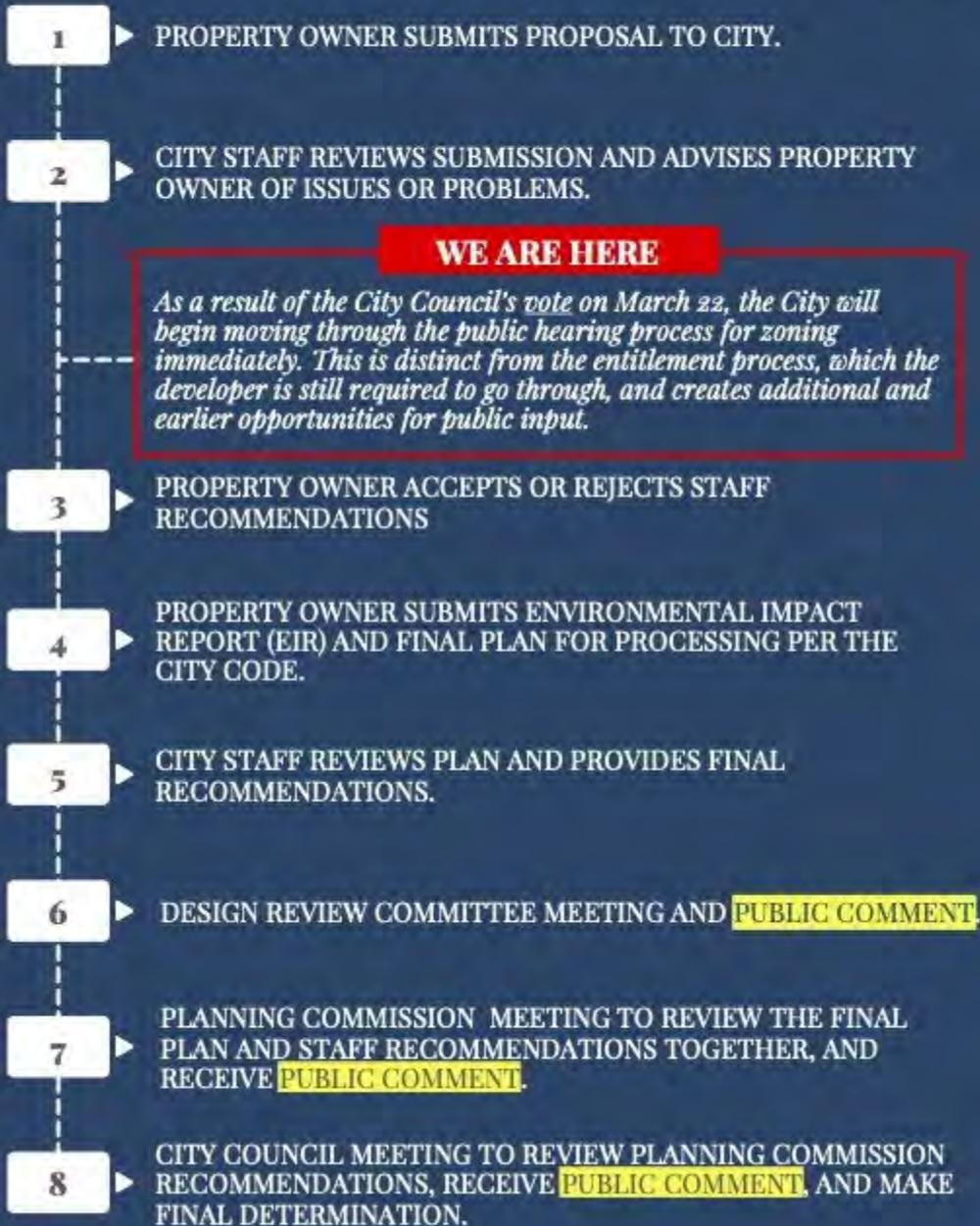
Thank you for your communication and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: ATT Mail <juli.mccoy@att.net>
Sent: Saturday, April 2, 2022 12:45 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Cc: benmartella@icloud.com <benmartella@icloud.com>
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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Dear Mayor Bucknum and City Council,

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I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

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The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

Julie McCoy

Mission Viejo Resident

From: Community Development
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:21:05 PM EDT
To: Pat Hommeland <patriciahommelnd@yahoo.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: I do not support a new Mixed Use zoning designation in Mission Viejo

Good Afternoon Ms. Hommeland,

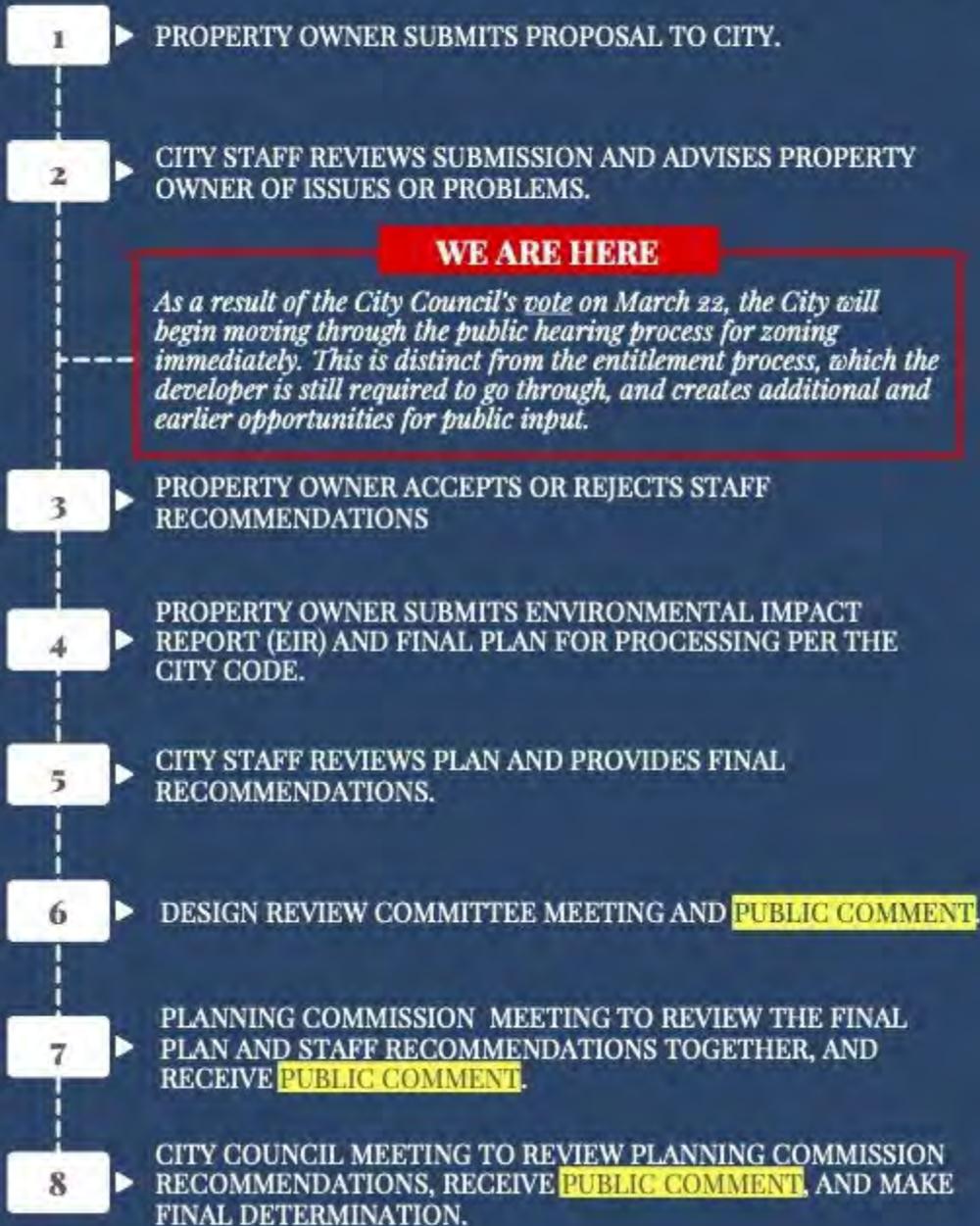
Thank you for your communication and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Pat Hommeland <patriciahommelnd@yahoo.com>
Sent: Saturday, April 2, 2022 8:53 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Cc: benmartella@icloud.com <benmartella@icloud.com>
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sent from my iPhone

Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional

From: Community Development
Subject: FW: Zoning changes (visit Value Rock's other projects)

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:19:14 PM EDT
To: Sean Doran <1seandoran@gmail.com>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <wcurley@harperburns.com>
Subject: **Re: Zoning changes (visit Value Rock's other projects)**

Good Afternoon Mr. Doran,

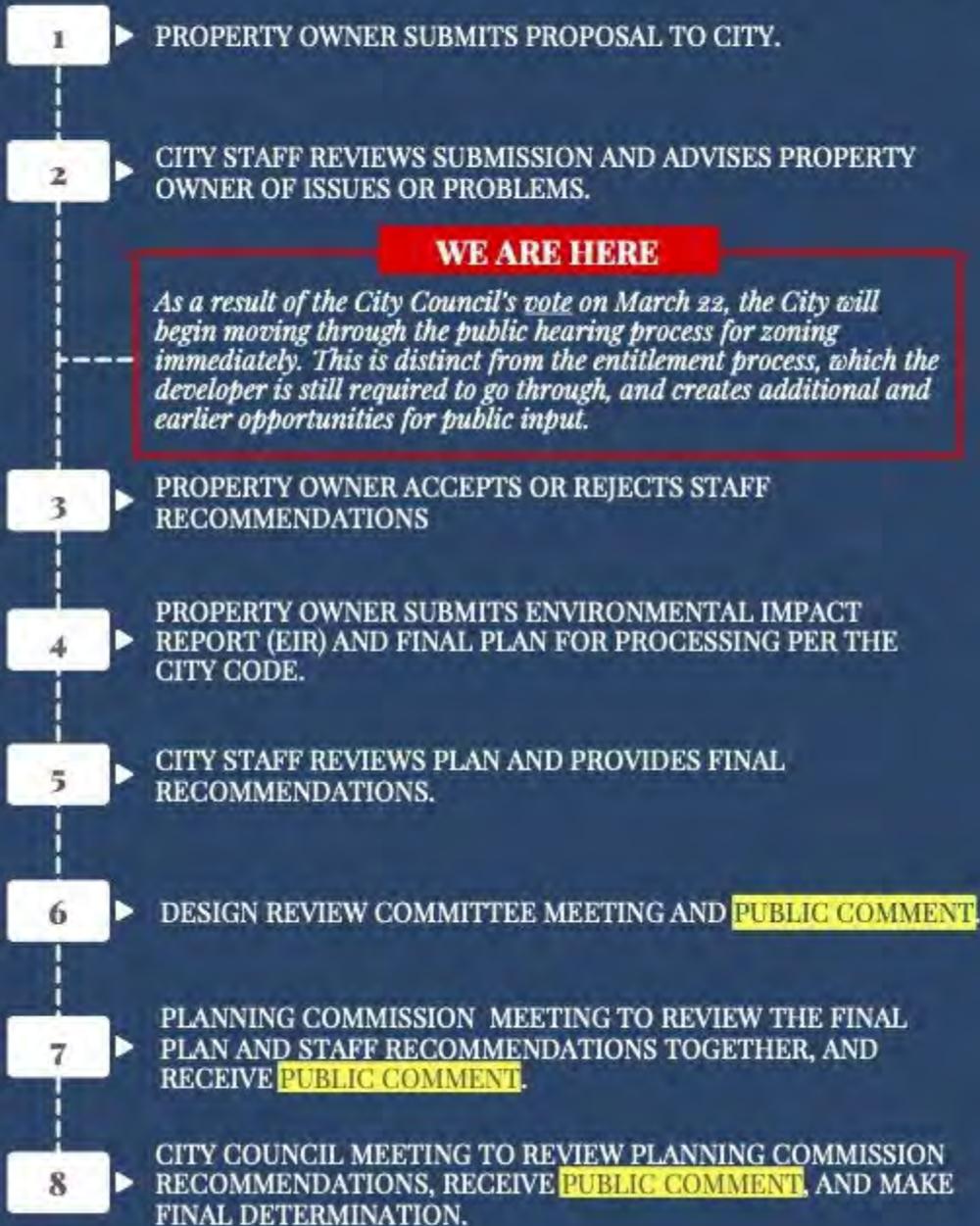
Thank you for your communication and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: Sean Doran <1seandoran@gmail.com>

Sent: Saturday, April 2, 2022 10:56 AM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Cc: benmartella@icloud.com <benmartella@icloud.com>

Subject: Zoning changes (visit Value Rock's other projects)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Bucknum and City Council,

Before I include the unified message below, if you want to see what Value Rock delivers instead of what they promise, go visit the tenants at their other development at the corner of Rockfield and Lake Forest. Value Rock created a center of traffic and parking chaos to the point customers tell the tenants they can't visit their stores and restaurants because there simply is no parking. The business owners are upset because they feel the developer promised one thing and created something different that only benefited the developer. That is who they are. Please do not be complicit in any zoning changes that only foster bad business practices.

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

From: Community Development
Subject: FW: I do not support a new 'Mixed Use' zoning designation...

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:26:07 PM EDT
To: ernani-d@usa.net
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: I do not support a new 'Mixed Use' zoning designation...

Good Afternoon Ernani,

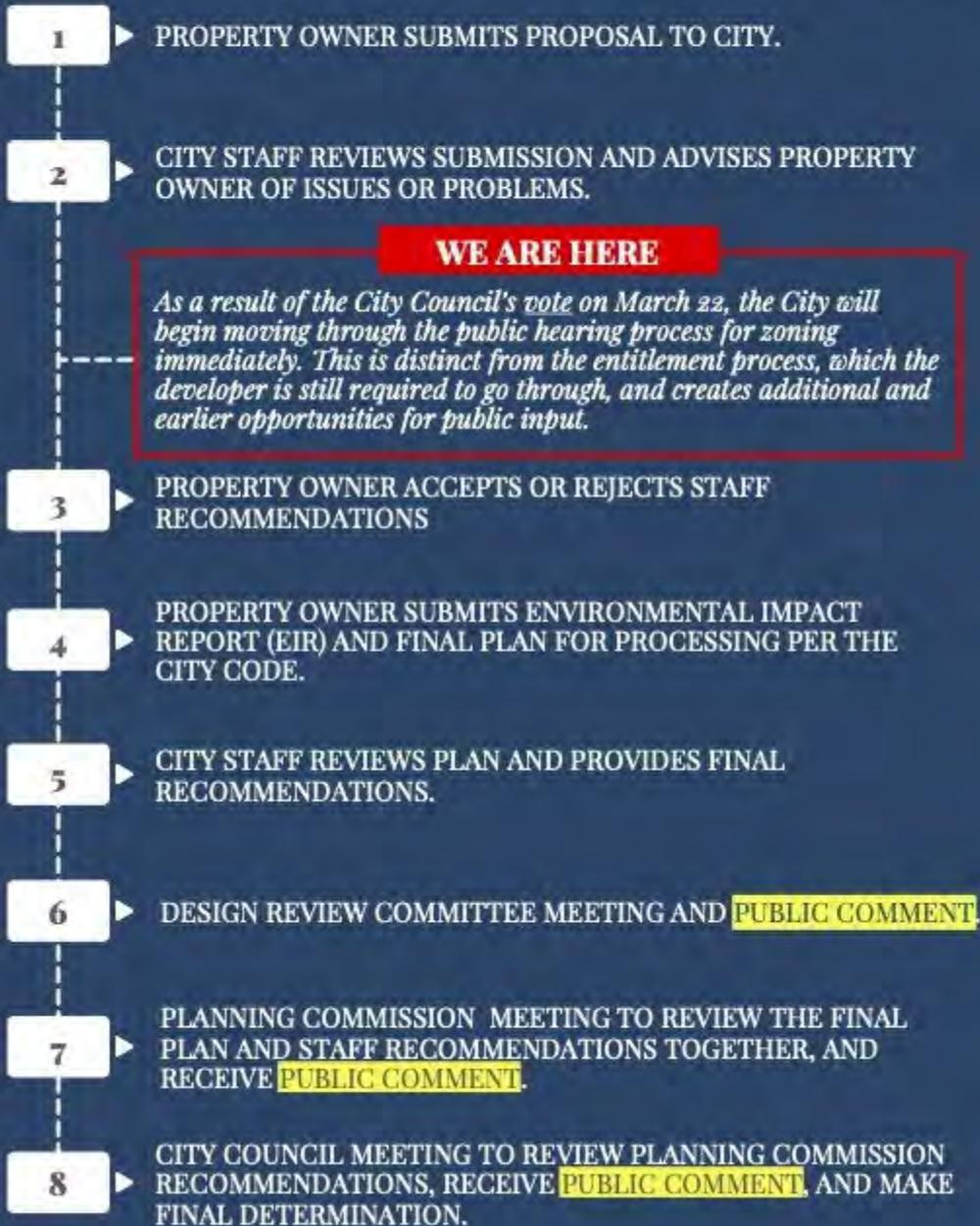
Thank you for your additional communication, kind and understanding remarks, and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

City of Mission Viejo

From: E V DI MASSA JR <ernani-d@usa.net>

Sent: Friday, April 1, 2022 7:16 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Subject: I do not support a new 'Mixed Use' zoning designation...

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Dear Mayor Bucknum and Members of City Council,

I have written to you previously on this subject and I very much appreciate your having kindly responded to me in the past.

As a television producer and media executive I have worked with government officials on all levels from Federal to State to Local over my long career. I have received many different types of responses from elected officials over the years. I found your previous response to me to be honest and well intentioned. I also understand the pressure that a State can 'force' on a local community.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock at the location in question.

As we all know Mission Viejo as it was planned and as you in government have protected over the years, offers a great quality of life. The cities services and assets are unparalleled on many levels and both you and the City Council are to be complimented for your diligence in maintaining and continuously enhancing those valuable services and assets.

My fear is that a 'high-rise' building at one of the busiest intersections in the city will cause unexpected problems and consequences not just for nearby home owners but will also lead to the inevitable new large budget costs to the city as well as a diminished quality of life in Mission Viejo for all residents.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of this enormous size on that corner. Plainly said the streets are too narrow for the traffic density that will be created and the residential community is too close to maintain the 'quality of life' that being a resident of Mission Viejo provides.

There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal at this location would create for current

and future residents.

I believe there are many other locations in the City of Mission Viejo that can meet the demands of Sacramento.

I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep that property zoned Office/Professional.

Thank you again for your stewardship time and consideration.

Sincerely,
Ernani V. Di Massa, Jr.

E.V. Di Massa, Jr.
President
Vista Media

Board Member
Hollywood Media Professionals

Office: 844-509-9944
Mobile: 949-812-2770

email: ernani-d@usa.net

The information transmitted is intended only for the person(s) or entity to which it is addressed and may contain privileged, confidential and/or proprietary information, including material protected as intellectual property (IP). Any review, re-transmission, dissemination, or action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this message in error, please contact the sender and delete the material from any computer.

From: Community Development
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:27:35 PM EDT
To: bekahsue39@gmail.com
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: **Re: I do not support a new Mixed Use zoning designation in Mission Viejo**

Good Afternoon,

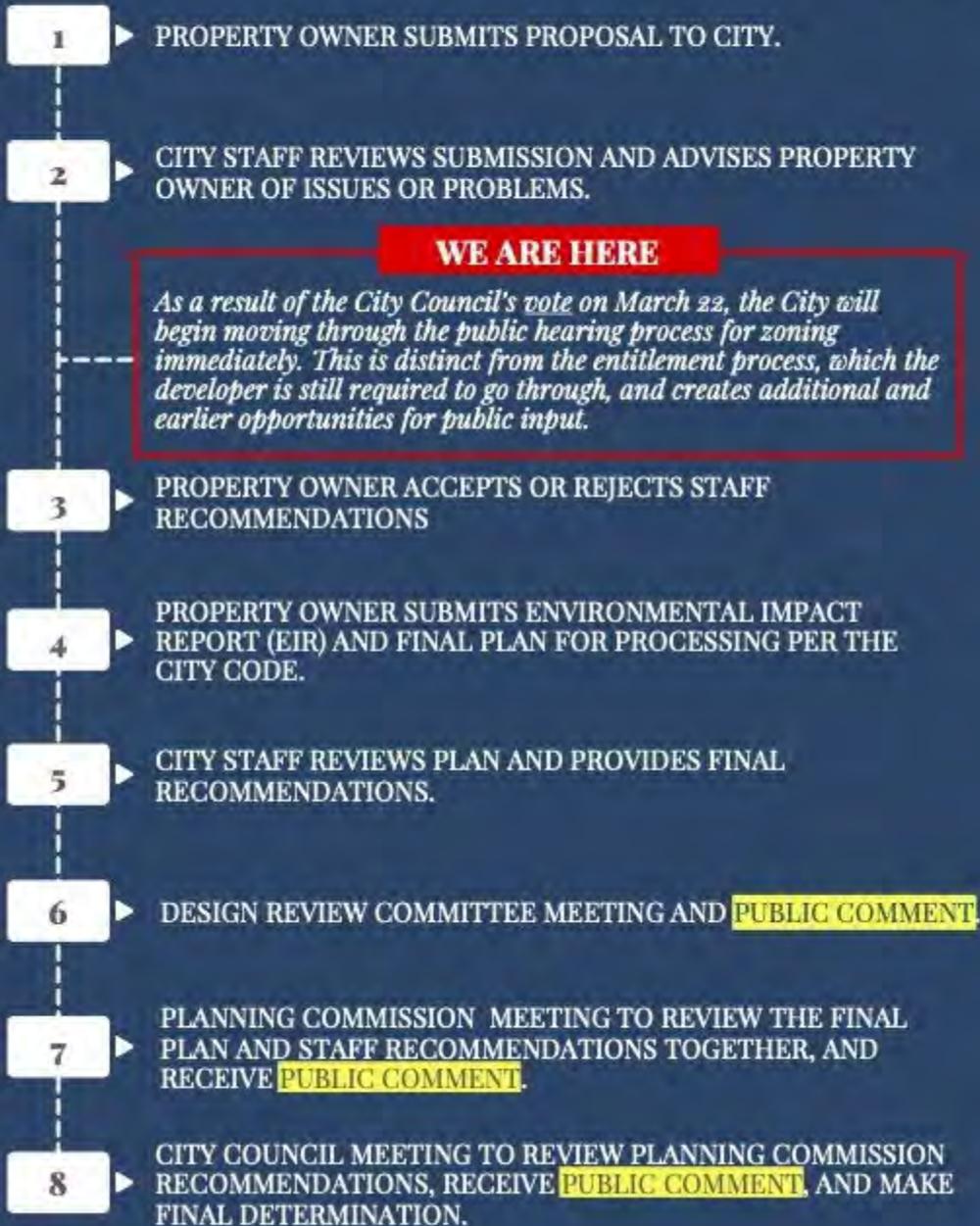
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However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

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CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor

From: bekahsue39@gmail.com <bekahsue39@gmail.com>

Sent: Friday, April 1, 2022 5:33 PM

To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>

Cc: benmartella@icloud.com <benmartella@icloud.com>

Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

I do not support the creation of an RMU40 zoning designation as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain Office/Professional and the developer should adjust their plans to live within the zoning as it existed on the day they purchased the property.

The Mission Viejo Plan never contemplated a structure of that size on that corner. As a result, the streets are too narrow, the residential community too close. There is currently nothing like ValueRock's proposal anywhere in Mission Viejo and I cannot in good conscience commit the community to the many compromises ValueRock's proposal would entail.

Thank you. I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

From: Community Development
Subject: FW: Do not cave in to developers

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:31:07 PM EDT
To: Ron Roussell <finnroussell@gmail.com>
Cc: Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: **Re: Do not cave in to developers**

Good Afternoon Mr. Roussell,

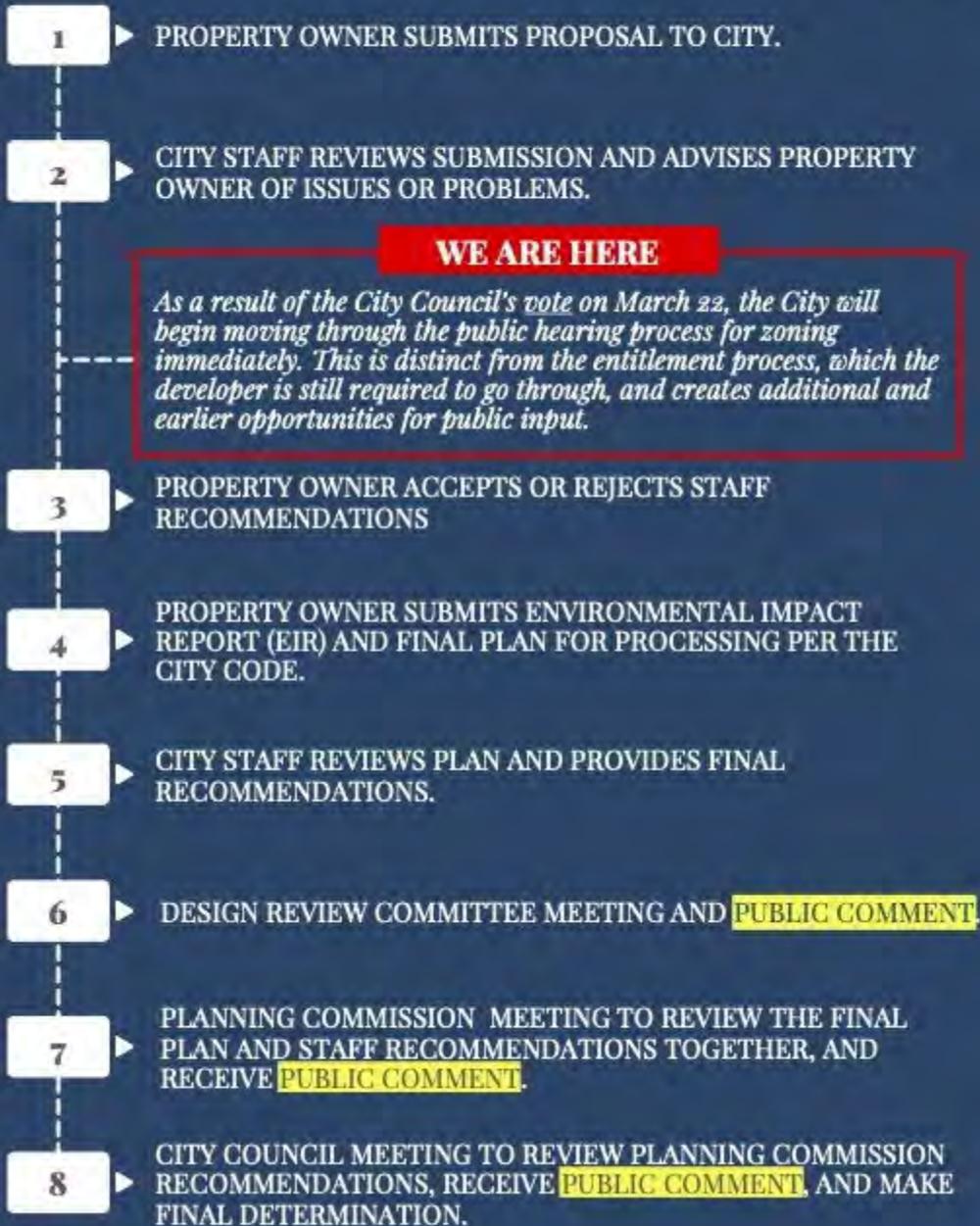
Thank you for your communication and please be assured we are listening. I also appreciate your offer to assist. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.

CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK



Kind Regards,

Wendy Bucknum
Mayor
City of Mission Viejo

From: Ron Roussell <finnroussell@gmail.com>
Sent: Saturday, April 2, 2022 8:30 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; CityClerk <cityclerk@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Elaine Lister <elister@cityofmissionviejo.org>
Subject: Do not cave in to developers

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Hi Wendy,

My name is Ron Roussell, My wife and I have been residents of Mission Viejo since the early 1980's. Myself, my wife, and ALL my neighbors are opposed to the new development on the north west corner of La Paz and Marguerite Parkway.

We have building codes that are intended to be followed. We should not bend to the private business sector's interests. Which is exactly what all you our elected council members and mayor would be doing if you approve this project and change the current building code for this area.

The developers interests are purely financial. Please stop this project. We don't need the additional traffic, and absolutely don't need a building this high at this location.

It will open the door to many more if our council accommodates them.

If you have even been to Europe and experienced the "the old town" areas of cities they only exist because the city leaders protected them. Please protect the original intent, and character of our Mission Viejo.

We do not support the creation of RMU40 zoning as requested by ValueRock.

The property on the corner of La Paz and Marguerite should remain office/professional and developers should adjust their plan to within our existing code.

I am a retired professional office designer. I worked during my career with the very best architectural firms in our country. I know a lot about design, and I've done projects during my career all over America. I would be happy to meet with the council to discuss why this project design is not acceptable to so many of our residents.

Respectfully Yours

Ron & Diane Roussell 25732 Santo Drive, Mission Viejo.

From: Community Development
Subject: FW: Apartments corner Marguerite/LaPaz

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 3:57:02 PM EDT
To: Linda Cooper <coopgl@icloud.com>
Cc: Elaine Lister <elister@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: Apartments corner Marguerite/LaPaz

Good Afternoon Ms. Cooper,

Thank you for your communication and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.



Kind Regards,

Wendy Bucknum
 Mayor
 City of Mission Viejo

From: Linda Cooper <coopgl@icloud.com>
Sent: Friday, April 1, 2022 12:32 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Apartments corner Marguerite/LaPaz

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I would like to express my opinion that the proposed apartment/retail complex at the corner of Marguerite and La Paz is a terrible idea. My objections are:

1. Traffic Traffic is already horrific at peak hours.
2. Appearance: It is WAY too tall. On top of that, the wall will be next to the street, making it look even more ominous. Currently the buildings are set back from Marguerite.
3. Retail: I am not opposed to retail, after all, there is retail already there. And while many people would love to have a Whole Foods, what about Ralphs across the street that has been there for decades?

Summary: Does it have to be so big and so tall? mThe plan stuffs way too much in there.

Linda Cooper
 949 275 5416

From: Community Development
Subject: FW: NO THANKS!

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 3, 2022 at 4:04:10 PM EDT
To: JEAN COFFEY <j.coffey@cox.net>
Cc: Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Bill Curley <bcurley@cityofmissionviejo.org>
Subject: Re: NO THANKS!

Good Afternoon Ms. Coffey

Thank you for your communication and please be assured we are listening. As a result of the City Council's [vote](#) on March 22, we will begin moving through the public hearing process for zoning immediately. Let me be clear - I am required to keep an open mind, however, I am NOT supportive of changing the zoning of the Garden Plaza.

However, this does not affect the land use entitlement process that ValueRock is going through – or the associated opportunities for public input – which are distinct. The developer's application is still incomplete, and they will still be required to go through the entire entitlement process when and if, they submit the final EIR and plan, including the opportunities for public comment outlined in steps 6, 7, and 8 in the attached updated chart. The net result of the City initiating the zoning process prior to the submission of the final plan is that there will be additional and earlier opportunities for public comment.

The Planning and Transportation Commission will consider the zoning request on April 11, and the Council will follow suit in May. Your email will be shared with the Planning and Transportation Commission and the City Council.

In the meantime, the entitlement process will proceed once the developer submits the final plan. To receive regular updates about this project, you can sign up for the City's [eNewsletter](#) and select The Gardens Mixed-use Project Application Newsletter.



Kind Regards,

Wendy Bucknum
 Mayor
 City of Mission Viejo

From: JEAN COFFEY <j.coffey@cox.net>
Sent: Friday, April 1, 2022 12:05 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS!

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Leave the zoning as it is!

Don't want more traffic and congestion. We all love Trader Joe's--don't need Whole Foods. Leave our beautiful city as it is.

Oso Pkwy and Crown Valley have become like freeways. Leave LaPaz & alone. Already have much traffic on Marguerite.

We love our city as it is!

From: Community Development
Subject: FW: The Gardens

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Date: April 10, 2022 at 12:15:45 PM PDT
To: The Dillons <tlaadillon@cox.net>
Cc: Bill Curley <bcurley@cityofmissionviejo.org>, Dennis Wilberg <DWilberg@cityofmissionviejo.org>, Keith Rattay <krattay@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>
Subject: Re: The Gardens

Good afternoon,

We, by law, can't prohibit a land owner from proposing a project. Did you watch our last meeting? We explained how we viewed this proposal and in fact I was the one who asked to have staff separate the zoning application separately from the Value Rock proposal.

The planning commission will consider staffs recommendation, to NOT change the zoning, tomorrow. I am required to keep an open mind however, but with the information provided to date, I support staffs recommendation to deny a zoning change.

Kind Regards

Kind Regards,

Wendy Bucknum
Mayor

On Apr 8, 2022, at 5:34 PM, The Dillons <tlaadillon@cox.net> wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I've been a resident of Mission Viejo since the age of 8 (1975). I have seen many changes over the years, not all of them for the better. The consideration of building an apartment complex at the corner of La Paz and Marguerite has to be one of the worst ideas ever considered. The traffic at that corner is already terrible, and putting in 234 apartments would make it exponentially worse. I can't believe you would even consider doing this to our lovely city. I hope you will vote NO!

Lisa Dillon
22292 Canaveras

Sent from my iPad

From: Community Development
Subject: FW: Stop the Monster

From: Wendy Bucknum <wbucknum@cityofmissionviejo.org>
Sent: Thursday, May 5, 2022 8:30 AM
To: speters820@aol.com
Cc: Elaine Lister <elister@cityofmissionviejo.org>
Subject: Re: Stop the Monster

Thank you for your email Mr. Peters. I am sure you know that I requested at a council meeting earlier this year that staff bring the zoning question forward on this issue even though the developer had not been able to submit a complete application for this proposed project (which California State Law allows them to do). Subsequent to that staff recommended to NOT change the zoning to the planning commission in April and the Commission unanimously agreed to NOT change the zoning for that site. The council is set to ratify that on May 10th. I can assure you we will be accepting staffs and the Planning Commission's recommendations. Is the group walking the community is not sharing all this info with you?

Kind Regards,

Wendy Bucknum
Mayor

On May 4, 2022, at 11:14 PM, speters820@aol.com wrote:

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Dear Council Members,

On May 10th there is a council meeting that will address Stop The Monster, the proposed project at the corner of La Paz and Marguerite. I wanted to hear my thoughts.

How can you even consider destroying the reason people settled in Mission Viejo?

When Mission Viejo began building and selling houses people that had worked hard, saved thier money, camped out and participated in a home buyers lottery just be buy a home in a "California Planned Community". They did this to be part of a planned community that catered to quality family living, which included parks, schools, recreational facilities and a lake. Now investors are trying to destroy Mission Viejo's home town feeling, culture, family way of life and small town appearance.

The proposed project at the corner of Marguerite and La Paz is the start of the decline of our hometown. Some people may call it progress, but it is the start of future congestion, parking and traffic tie-ups. The most difficult part to understand is why are you even discussing changing the rules. The height limit was put in place to preserve our city's integrity. Changing the rules to accommodate a developer screams out FOLLOW THE MONEY. This project will line the pockets of a few and disrupt the quality

of life of residents for the future. The start of corporate blight. The intersection at La Paz and Marguerite already has 2 left hand turn lanes in the North, South, East and West directions. The Marguerite and Oso intersection on a mid week day is almost backed up to La Paz. The city already has problems that are already growing.

This proposal should be stopped. In my opinion, and my understanding if the information is correct, any council member that approves this project does not believe in or supports the interests of the community should step down.

Thank you,

Respectfully,
Steve Peters