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

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!
To: cd
Subject: FW: Apartments corner Marguerite/LaPaz

-----Original Message-----
From: Linda Cooper <coopgl@icloud.com>
Sent: Friday, April 1, 2022 12:33 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? The plan stuffs way too much in there.

Linda Cooper
949 275 5416
Angela Hannis

To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

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

[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.
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: ASC <timnandi@aol.com>
Date: April 1, 2022 at 6:27:48 PM EDT
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 in Mission Viejo
Reply-To: ASC <timnandi@aol.com>

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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.

Andrea Craig - Mission Viejo resident for 25 years
Dear Mayor Bucknum and City Council,

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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.

Eric LeVine
To: Janice Potter <anpotter@cox.net>
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Janice Potter <anpotter@cox.net>
Date: April 1, 2022 at 6:45:15 PM EDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

Dear Mayor Bucknum and City Council,

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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.

Janice Potter
Dear Mayor Bucknum and City Council,

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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.

Sent from my iPhone
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As the first successful planned community, the one thing Mission Viejo specifically did not plan for was mixed use. There is no successful way to graft such a thing on to the community now. Much as I would love to see 1) affordable housing for seniors and college students, 2) businesses and organizations reflecting culture, creation and less consumerism (we need a book store in this town/art galleries), the plan from ValueRock does nothing to address these needs and further disrupts the already heavy flow of traffic on Marguerite/La Paz. This kind of creation would be better suited near The Shops where the parking lot is never filled and there is plenty of room. Across the street from the proposed zoning change is our shopping area and trails. Breathe in deep and you immediately realize that perhaps money would
be better spent fixing the antiquated water/sewer than beginning new ventures that will surely make the water/sewer situation worse.

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.

Margaret Elysia Garcia (Upton)
Director @LasPachucas
(714) 746-4093
megupton@thestudy.us
Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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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.

NO to high-rise development in Mission Viejo

Kristine Towers

(resident since 2014)

**One of the main reasons we chose Mission Viejo when we moved from Los Angeles to Orange County was because it was a residential community with very little residential/commercial buildings. Otherwise, we would have ended up in Irvine.
From: Kevin Tock <kevin.j.tock@gmail.com>
Date: April 1, 2022 at 7:53:17 PM EDT
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 <elist@cityofmissionviejo.org>
Cc: benmartella@icloud.com
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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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.
Kevin Tock
27432 Betanzos
Mission Viejo, CA 92692
949-348-3744
Dear Mayor Bucknum and City Council,

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I look forward to seeing the right thing done for this community. Please reject ValueRock’s proposal and keep the property zoned Office/Professional.

Thank You
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Peggy Liimatainen <peggysellsoc@gmail.com>
Date: April 1, 2022 at 8:22:59 PM EDT
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
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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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.

--
Peggy Liimatainen
Cell# 949-296-5541
Dear Mayor Bucknum and City Council,

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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.
Dear Mayor and Council Members,

I am writing to express my strong opposition to the creating of an RMU40 zoning on the property as proposed by ValueRock.

The property should remained zoned as it is now and not be changed to introduce such a large mixed use development in our city.

Not only do I oppose this in terms of setting a precedent in our city, but that parcel is totally inappropriate for the high density, mixed use project they propose. Most of us who live near that intersection know it already suffers from congestion that ValueRock’s proposal could never adequately remedy. Our children transit that intersection on bikes and on foot as the access the 3 schools and sports park all very close by on La Paz. La Paz already suffers from substantial traffic congestion during peak hours as residents go to/from the freeway, and Marguerite is our major internal artery moving into other areas of the city, including a primary bus route.

And, most importantly to me, many of us elected to purchase our homes in Mission Viejo because of its current structure which does not include multi story residential properties of 6 stories, much less a mixed use development of that size. We wanted a more suburban feel to the place where we bought our homes and raised our families, while still being close enough to major industry and commerce to enable us to work close to home. The development of our lake, recreation, sports and senior facilities all were conceived and executed with these values in mind!

Please don’t let ValueRock change the feel and look of our city!! If they successfully rezone this parcel, it will be just the start of many such projects proposed on other land in our city and it will forever, irreversibly, change the look, feel and entire dynamics of our city and quality of life here.

Respectfully,

Debbie Corwin – 25 year resident
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 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

e-mail: ernani-d@usa.net

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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.
Dear Mayor Bucknum and City Council,

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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.
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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. Mary Hugar
Dear Mayor Bucknum and City Council,

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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.

Best Regards,
Thomas Tsui
To: cd
Subject: FW: Zoning changes (visit Value Rock’s other projects)

From: Sean Doran <1seandoran@gmail.com>
Date: April 2, 2022 at 1:57:00 PM EDT
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
Subject: Zoning changes (visit Value Rock’s other projects)

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.

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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.
Dear Mayor Bucknum and City Council,

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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.

Julie McCoy
Mission Viejo Resident
Dear Mayor Bucknum and City Council,

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

NO THANKS
Subject: FW: No thanks

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: 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
To:  
Subject: FW: NO THANKS

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!!!
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!!
To: cd
Subject: FW: NO THANKS

From: Finder fi <finderfi@gmail.com>
Sent: Sunday, April 3, 2022 1:26 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!
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.

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.

La Paz and Marguerite are major street by my home. There are both already very impacted with traffic. Allowing such a development would reduce my and my neighbors quality of life and make it nearly impossible to travel on these two major street.

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.

Deborah Boice
27 year Mission Viejo Resident
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. Sent from my iPad.
Hello,

I am a resident of Mission Viejo. I live at 27082 Segovia Circle.

Please do not rezone Mission Viejo's Garden Plaza!

No additional zoning added.

Keep the current zoning, professional office.

No to Whole Foods!

No apartments.

Thank you,
Kari Ferrari

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

Mission Viejo Resident

Sent from Mail for Windows
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Ron Salzberg

Mission Viejo Resident
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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.

Thank you
-----Original Message-----
From: Terrilynn Mendoza <tlmendoza@cox.net>
Sent: Sunday, April 3, 2022 10:10 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 think about a smaller project in this location. There is no room for more traffic to freeway. Across the street think about nice night life like nice sit down restaurants, out door shopping, updated store fronts. Ice cream shops, outside music, Nice and mellow night life. Add to the bowling with other fun activities. We need to update the area but not over populate it. Bring in revenue by bringing in fun things to do. Both the shopping centers are so boring and need a lift. All of Mission Viejo wants things to do right here in our town. We don’t want to have to drive else where for excitement.

Make Mission Viejo better! Make it fun!

Thank you,
Terrilynn Mendoza

Sent from my iPad
To:               cd
Subject:          FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Joy Sanders <joysanders05@yahoo.com>
Date: April 3, 2022 at 11:55:31 PM EDT
To: Elaine Lister <elister@cityofmissionviejo.org>
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,

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Sincerely,

Joy Sanders
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Sincerely,
Liz Phillips
Dear Mayor Bucknum and City Council,

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Clay Vaught
310-420-8655
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Lauren Lewis <lolalew22@gmail.com>
Date: April 4, 2022 at 9:00:20 AM CDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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Sent from my iPhone
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: "farrell.family@cox.net farrell.family@cox.net" <farrell.family@cox.net>
Date: April 4, 2022 at 10:26:53 AM PDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo
Reply-To: "farrell.family@cox.net farrell.family@cox.net" <farrell.family@cox.net>

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

See below,..............

Thank You,

Bill Mahlstadt | Superintendent | 949.500.5381

PACIFIC CONSTRUCTION GROUP
17895 Sky Park Circle #K Irvine, CA 92614
949.748.1500 office | 949.748.1509 fax

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. Anyone who receives this message in error should notify the sender immediately and delete it from his or her computer.

From: Bill Mahlstadt <bill@pcgoc.com>
Sent: Monday, April 4, 2022 8:17 AM
To: Bill Mahlstadt <bill@pcgoc.com>
Cc: William Mahlstadt <hanktherooster@iCloud.com>; shaehae1226@gmail.com
Subject: Mixed Use Zoning

City Leaders,
We are against implementing zoning changes that would create a variety of changes across the face of our community. We have lived here in Mission Viejo since 1979 and are opposed to this kind of change. Thank you for your leadership and hearing our voice to maintain the wonderful city we all enjoy.

Thank You,

Bill Mahlstadt | Superintendent | 949.500.5381

PACIFIC CONSTRUCTION GROUP
17895 Sky Park Circle #K Irvine, CA 92614
949.748.1500 office | 949.748.1509 fax

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Dear MV City Council,

I have been a resident of Mission Viejo for 27 years and live in Pacific Hills directly across from where this monstrosity of a building is being proposed. I beg of you to vote “NO” on behalf of us MV local residents. The location is terrible for such high density housing. Traffic will be horrendous which is already there with the schools and infrastructure. Just a bad idea all around in our opinion. We love the businesses that are already there and we love Mission Viejo which is why we have raised our family here and don’t ever want to leave.

You all have done such a great job thus far in making this city so wonderful to live ! Please help us and say NO!

Thank you so much,

--

Dede Engelbrecht
Realtor

The Dina & Dede Team
DRE #00843276
Pacific Sotheby's International Realty
949.322.2177
32358 South Coast Hwy
Laguna Beach, CA 92651
[Links: www.DinaandDede.com, dede.engelbrecht@sothebysrealty.com]
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please BUILD THE GARDEN PLAZA PROJECT. The city needs diversity. THANK YOU,

A concerned citizen,

Cina O. Naderi
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: James Lin <p.james_lin@hotmail.com>
Date: April 4, 2022 at 2:49:54 PM PDT
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
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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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.

Sincerely,

James Lin
10 Cantata Dr
Dear Mayor Bucknum and City Council,

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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.
Best,

Alice Lin
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- Shaunn Khan
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Elisa Kemmer, a concerned resident of Mission Viejo
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I look forward to seeing the right thing done for this community.
Please reject ValueRock’s proposal and keep the property zoned Office/Professional.

Thank you.

Roger and Cecilia Castle
Dear City Council,
I strongly oppose the rezoning and any kind of apartment or stores or anything such as that to be built.
STOP THE MONSTER. PLEASE.
It will create noise, traffic and unsafe environment for school, Kids, residents, seniors, etc.
Thank you!

Ipsa Vora
24272 Juaneno Dr.
Mission Viejo, CA 92691
Dear Mayor Bucknum and City Council,

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Hello MV City Council,

We are all in agreement that a new development is needed at the La Paz/ Margaurite intersection. However the majority of the MV residents feel this new proposal is way too large. Perhaps we can compromise on a more scaled back design? 1/2 the size? Less apartments? Maybe a nice corner piece waterfall, unique park front or statue on the corner of the development that we all can admire in the heart of our city?

I say NO THANKS! To the monster.

Dave Mendoza
Graphic Designer - DAM Designs
Firefighter - NASCAR/Speedway
EMT - Emergency1 Response

c: 949.246.6149
e: davidm24@cox.net
w: davemendozadesigns.com
Dear Mayor Bucknum and City Council,

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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.

Sincerely,
Brooks & Randy Keith
3 Covington
Mission Viejo, CA
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: George Mylonas <geomylo@cox.net>
Date: April 5, 2022 at 9:37:25 AM PDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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George & Michele Mylonas
24732 San Doval Ln
Mission Viejo, CA 92691
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Sent from Ron's iPhone
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Sent from my iPhone
Dear Mayor Bucknum and City Council,

I have been a resident here for 5 plus years and in OC for 10 plus. I escaped the 'hell' and 'sprawl' of LA for this wonderful county. I strongly oppose continued development. What makes South OC amazing is that urban sprawl is minimal and we are still close to nature.

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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Thank you,

Nik Stefanov
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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.

Adrian Aguilera, Mission Viejo resident.
Begin forwarded message:

From: David Mendoza <davidm24@cox.net>
Date: April 5, 2022 at 10:04:23 AM PDT
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>, bennmartella@icloud.com
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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Dave Mendoza
Graphic Designer - DAM Designs
Firefighter - NASCAR/Speedway
EMT - Emergency1 Response

c: 949.246.6149
e: davidm24@cox.net
w: davemendozadesigns.com
Hello there...
Every morning I get the peaceful time to sit on the floor with our puppy with a cup of coffee and enjoy this view. The birds chirping and a local woodpecker along with squirrels, hawks and yes, our pesky crows is my sanctuary. Please NO rezoning of the Garden Plaza. We bought this house over 23 years ago for this view and peacefulness. PLEASE DO NOT RUIN MV FOR GREDDY INTENTIONS.
Thank you for thinking of the folks of Mission Viejo by voting NO to the rezoning of this property.
Sincerely, Tina Finley

Sent from my iPhone

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

This is my morning view. I didn’t sleep all night, tossing and turning after yesterdays 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 peoples 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-marquiere-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
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.

Esther Lee
-----Original Message-----
From: Leona Striek <ldavis12@me.com>
Sent: Tuesday, April 5, 2022 10:17 AM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: Re: Garden Plaza

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

To Whom this May Concern,

I’m a concerned citizen from the Deane neighborhood regarding the potential “re zoning” of the Garden Plaza into apartments/Whole Foods. This will undoubtably become a traffic nightmare for this entire area. I do not believe that is an appropriate area for apartment living too.

Please reconsider this plan and find a better suited area for this project.

Thank you for your time,
Mike and Leona Striek
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.
Dear Mayor Bucknum and City Council,

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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.
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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.
Dear Mayor Bucknum and City Council,

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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.
Tracy

Sent from my iPad
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.

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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.
Ana Ripalda

27311 Mondano Dr

Mission Viejo, Ca 92692

The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged and confidential information. If you are not the intended recipient, any use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To the city council - I have always supported new development in Mission Viejo. However the plans for a large apartment/condo complex on the corner of La Paz and Marguerite Pkwy are awful!! That would ruin the entire feel of Mission Viejo! The traffic patterns would be a mess, the traffic would overwhelm the area and the poor residents that live near there!
I find it hard to believe this is really being contemplated- please rethink!!

Leslie Mortensen
26541 San Torini Rd
Mission Viejo

Sent f my iPhone
To: cd
Subject: FW: NO Re-Zoning for Gardens Project

From: Mary Carlson <marycarlson28@gmail.com>
Sent: Tuesday, April 5, 2022 11:09 AM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Greg Raths <graths@cityofmissionviejo.org>; CityCouncil <citycouncil@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>
Subject: NO Re-Zoning for Gardens 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 Members,

Please DO NOT ALLOW RE-ZONING to let the Garden Plaza Project go forward. The immensity of the proposed project is totally out-of-line with the ambiance of that area and would make traffic in the area unbearable--I would do everything possible to avoid shopping and doing business in that area if I would have to deal with all of that traffic.

Mary Carlson
28142 Via Chocano
Mission Viejo, CA 92692
949-380-0744
Dear City Leaders,

As a local pastor, I am too aware of the impossible cost of housing for South Orange County residents. Members of my own Lake Forest congregation have slept in their own cars or couch-surfed while holding down a steady job because there is no affordable housing in this area. These are good people, who work hard and contribute to our community.

It has come to my attention that you have the opportunity to create more affordable housing in the Value Rock development. The more I learn about affordable housing, the more I find that the proactive pro-housing decisions are crucial for securing housing for our hard-working neighbors. As a pastor both of people who desperately need affordable housing and of people who own millions of dollars worth of residential real estate in Mission Viejo, I implore you to use what power you have to open the Value Rock development for more affordable housing.

Sincerely,
Rev. Kent Doss
Tapestry, A Unitarian Universalist Congregation
Lake Forest, CA
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Nic Case <niccase@cox.net>
Date: April 5, 2022 at 11:37:23 AM PDT
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 in Mission Viejo

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.

Nic Case
Resident
Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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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.
Sincerely,
Tricia Gray
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.

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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.

Bill and Donna Yount

282
Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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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.
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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.
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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.

Regards,

Mission Viejo Citizen’s Rights Council

James Farrell
Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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I look forward to seeing the right thing done for this community. Please reject ValueRock’s proposal and keep the property zoned Office/Professional.
Thank you!

Tracy Isaac
Tracy Isaac
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.

Sincerely and with best wishes,
Nancy van Deusen
Dear Mayor Bucknum and City Council,

I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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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.
I have these concerns:

1. I am glad that the City is wanting to address the low cost housing issue
2. I am concerned that the number of units (3%) is all that is to be given over to low-cost housing
3. I am concerned that the City's traffic will become so dense along Marguerite that that main corridor will become nearly impassable and parking impossible
4. I am concerned that the City's water, sewer and school infrastructure will not be able to handle the sudden increase
5. I am concerned that the visual charm that exists in most places along Marguerite will be destroyed by an overly large structure

I would prefer that we build smaller complexes and spread out the areas and increase in number where we introduce low-cost housing (large, multi-story, small apartment buildings tend to look as attractive as a dormitory).

Thank you for your time.
Respectfully,
Lynn Hillman
233642 Via Potes
I urge the Planning Commission to NOT ALLOW RE-ZONING to let the Garden Plaza Project go forward. This proposed project would create huge traffic problems and congestion on the corner of La Paz and Marguerite, which is already a busy intersection. The size of this project does not conform to the nearby properties or the ambiance of the area either.

Mary Carlson
28142 Via Chocano
Mission Viejo, CA 92692
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.

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Thank you. I look forward to seeing the right thing done for this wonderful community. Please reject ValueRock’s proposal and keep the property zoned Office/Professional.

Sincerely,
Mike Keller & Family

--

Mike@California-Rancher.com
www.California-rancher.com
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.

Sincerely,
Megan Larum
I do not support the creation of a new Mixed Use zoning designation in Mission Viejo.

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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.
To:             cd
Subject:       FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: John Bouldin <jcbouldin@cox.net>
Date: April 5, 2022 at 5:27:42 PM PDT
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
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.

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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.

John Bouldin
24851 El Cortijo In
Mission Viejo CA 92691

Sent from John's iPhone
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.

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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.
-----Original Message-----
From: Bruce Spencer <bruce@r8ix.com>
Sent: Tuesday, April 5, 2022 8:49 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.

Hello City Council Members,

My name is Bruce Spencer. My wife and I moved to Mission Viejo in March of 1972, fifty years ago, and we’re still here! We have watched Mission Viejo grow and have witnessed some of the battles that have been fought to keep Mission Viejo a beautiful residential community, as it was intended. KFC and McDonalds come to mind as they were told that they would have to forego their traditional Bucket and Arches to keep Mission Viejo beautiful. Both companies had enough foresight to want to be in MV, but also realized that the community was serious about being a residential community and they determined to obey the rules and built without their traditional trademarks on prominent display. As Council Members I hope that you will have the best interests of the residents in mind when it comes to building projects in the city. The Garden Plaza Project is, in my opinion, NOT in the best interests of the residents, and I urge you not to approve this project! There is little doubt the the old Miner’s Village is in need of refurbishment, for even total replacement, but not with a behemoth eyesore such as the Garden Plaza! There is also enough traffic already at the intersection of La Paz and Marguerite and the GPP will only make it MUCH worse. PLEASE, DO NOT let this atrocity change the character of Mission Viejo. We love our city just the way it is. The way it was intended to be by its founders.

Bruce & Patti Spencer
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.

Regards

Gozdem Kocak
FW: I do not support a new Mixed Use zoning designation in Mission Viejo and I do not support rezoning of Garden Plaza

From: Graham Britten <exhawk147@yahoo.com>
Date: April 6, 2022 at 7:05:41 AM PDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo and I do not support rezoning of Garden Plaza

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,

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.

I do not support the rezoning of the property on the corner of La Paz and Marguerite. The property on the corner of La Paz and Marguerite should remain Office/Professional and never be rezoned to Residential in any form.

I look forward to seeing the right thing done for this community. Please reject ValueRock's proposal and keep the property zoned Office/Professional.

Thank You

Graham Britten
Dear all,
There has been a lot of discussion within the community about the city’s neutrality on the Gardens Project. I’ve just discovered that the Planning Commission zoning vote was pushed up to the 11th of April.

I’m sure you’re aware that this is Spring Break for local schools, and that the date selected for this discussion has the appearance of deliberately trying to exclude as many families in the community as possible given that this is a school holiday where many families travel.

I would like to reiterate that this project is massively out of scale in our community. The proposed 83 foot structure would tower nearly ~90 feet above Marguerite Parkway and massively over fill the lot.

As for my family, we are long term residents in the city with children in our local schools and an affinity for the current scale and vibe of Mission Viejo. We live in the same housing tract as the proposed project, and will be directly impacted by this construction.

- We DO NOT want to see the current zoning changed or supplemented. Zoning at that site should remain Office Professional.
- We frequent the current businesses at this site and DO NOT want to see them forced out.
- We DO NOT want to see buildings over 3 stories tall in the city.
- We DO NOT need another grocery store in such close proximity to the existing grocery stores.

We hope that you’ll listen to our opinions and assess the situation fairly. We will be casting our votes in future city elections accordingly.

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.

Sincerely,
Christopher & Elaine McCune

On Feb 11, 2022, at 4:41 PM, First <chris.mccune56@gmail.com> wrote:

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 loose 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 Ralphs? At City Hall?

• Where will the new residents work?
• Why Whole Foods vs local small businesses? (That are already there.)
City of Mission Viejo Planning Commission,

As a resident of Mission Viejo and a neighbor to the proposed apartment project at La Paz and Marguerite. I strongly oppose the changing of the zoning for the property and strongly oppose the proposed project. This proposal will negatively affect the environment, the traffic (which I would argue their traffic EIR report was very bias), furthermore will negatively affect the quality of life for all those surrounding and traveling in the area.

Thank you for your consideration and preserving our way of life within the beautiful city of Mission Viejo

Michael Chavez
25245 Terreno Dr
Mission Viejo, Ca 92691

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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.
Hi everybody,

My name is Caitlin and I am a new homeowner in Mission Viejo living off of La Paz and Mosquero. I've seen a lot of commotion around the Garden Plaza project and am very concerned about new zoning laws being added!

I moved to MV after 10+ years living in Los Angeles. I worked hard to save money and move here for better safety, larger streets, less crime, less traffic, cleaner streets, and overall better quality of life. Since moving here in August 2021, all of those expectations have been met! I'm scared to say that the addition of anything in the Garden Plaza would bring all of those things to Mission Viejo, and so close to my new home. I know I'm not alone in feeling this way and hope there is something I can do to help say "no" to additional zoning and keep the zoning as "office professional". My husband is a small business owner and I know a lot of small business owners use the current Garden Plaza for their businesses. There is no need for high-rise apartments, large retailers, and/or grocery chains!

In addition to the above reasons of not wanting to add/change the zoning, I'm very concerned about traffic and traffic accidents at the La Paz/Marguerite intersection. I go to the Orangetheory gym at 7am each weekday, and each time I'm on my way home, the street is SEVERELY backlogged with traffic and/or accidents. It can take me over 20 minutes to travel a little over a mile on this stretch! This is without the added traffic that new zoning would bring. There are a lot of schools nearby and this new traffic would also endanger the students who walk/bike/drive themselves to school.

Please let me know if there's anything else I can do to help fight new zoning in this area or if you have any questions for me. I love Mission Viejo and really hope our little slice of heaven doesn't turn into Los Angeles. I've fought so long to be a homeowner here and this would be so upsetting.

Thank you,
Caitlin

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Caitlin Runzler
caitlinrunzler@gmail.com | 925.286.3578
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I’m writing to express my opposition to rezoning the corner of La Paz and Marguerite. As you know by now, the residents in the vicinity of this proposal are overwhelmingly opposed to the proposed development. Value Rock Realty knew the zoning was commercial when they bought the center and should not be allowed to force their ideas on the residents of Mission Viejo. Please support the residents when considering this atrocity.

Patricia Boyer  
Resident since 1984

Sent from my iPhone
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Patricia Boyer
Resident since 1984

Sent from my iPhone
From: Eric Jensen <eric.e.jensen@gmail.com>
Date: April 6, 2022 at 11:32:25 AM PDT
To: CityClerk <cityclerk@cityofmissionviejo.org>, Elaine Lister <elister@cityofmissionviejo.org>, Wendy Bucknum <wbucknum@cityofmissionviejo.org>, Brian Goodell <bgoodell@cityofmissionviejo.org>, Ed Sachs <esachs@cityofmissionviejo.org>, Trish Kelley <tkelley@cityofmissionviejo.org>
Cc: benmartella@icloud.com
Subject: Please vote NO to Mixed Use zoning designation in Mission Viejo

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.

--
Cheers,
Eric
To: cd
Subject: FW: Stop the Monster I do not support a new Mixed Use zoning designation in Mission Viejo

From: Mary Wathen <mawathen@gmail.com>
Date: April 6, 2022 at 11:44:02 AM PDT
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: Stop the Monster I do not support a new Mixed Use zoning designation in Mission Viejo
From: Cynthia Salway <cynthiajsalway@gmail.com>
Sent: Wednesday, April 6, 2022 11:57 AM
To: Robert Ruesch
Cc: Community Development
Subject: The Garden Project (La Paz and Marguerite)

Dear Sir,

OUR MESSAGE to the City Council and the Planning Commission is simple; NO additional zoning added, Keep the current zoning as Office Professional (which means only small businesses) NO to Whole Foods and No to Apartments.

Cynthia Salway
A Concerned Mission Viejo Resident
From: Nancy Vandeusen <Nancy.Vandeusen@cgu.edu>
Sent: Wednesday, April 6, 2022 12:29 PM
To: Community Development <cd@cityofmissionviejo.org>
Subject: no new Mixed Use zoning designation in Mission Viejo

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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.

Best wishes,
Dr. Nancy van Deusen
Hi,

I'm a new resident to Mission Viejo, just bought our first home here, and am very saddened to hear about this large development project. The small city of Mission Viejo cannot accept a high rise residential building which will ruin traffic in the area (which cannot be expanded).

Our property taxes and my business taxes are 
NO to additional zoning for the Garden Plaza Project. You all were able to enjoy this great city through your lives, so allow new residents to do the same.

Thank you,

Todd

Todd Shigenaga
Business Manager
760-902-0198
todd@momentumattheshelf.com
www.momentumattheshelf.com
-----Original Message-----
From: Justin Mccullough <justtanya@aol.com>
Sent: Wednesday, April 6, 2022 1:13 PM
To: CityCouncil <citycouncil@cityofmissionviejo.org>
Subject: NO THANKS!!

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Stop the Monster!! NO THANKS!!

Well hello there! Have a great day!!
Dear MV Commissioners,

I have lived and have owned in MV since 1979. My primary in/out route to the freeway was via La Paz past the Garden Plaza - - FOR YEARS. I actually rented an office in Garden Plaza back in the 1990's. I am a real estate attorney and have advocated & opposed projects like these for years (including for my own properties).

I am thus uniquely qualified to amplify the obvious.....

THE PROPOSED USE GROSSLY OVER-BURDENS THAT TINY PARCEL & SURROUNDS

No amount of new curb-cuts, light signals, turn lanes, traffic engineering, etc., will ever be enough to mitigate the kind of traffic that will arise from the proposed use.

IT IS A HARD "NO."

I trust you are all sophisticated enough not to be fooled by the standard bait and switch with these sort of things. That is, the developer presents a proposed use that is absurdly large knowing that there will be push back. The developer then cuts the project in half so they and the city can claim that a great compromise was achieved. An old trick that should not fool anyone.

Regards,

Paul R. Allione
Allione & Associates
Attorneys at Law
T. 949.273.8098
E. pallione@aol.com
Please reject the proposed ridiculous change to this location. The intersection is massively impacted already.

*Keep the current zoning as Office Professional* (which means only small businesses) *NO to Whole Foods* and *No to Apartments.*

*If any of you allow this change you should all be required to each drive through this intersection at least 4 times every day.*

*Sincerely,*

*Duane D Loncosky*

*Mission Viejo resident since 1972*
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. Please vote NO to changing zoning and please keep garden plaza zoned as business commercial!
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 elementry 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 changing zoning for this location.

Represent US!

Thank you,

Jamie Trevor
Tricor Contractors, Inc.
949-588-1051
Dear Joseph Blum

1. No to additional zoning added,

2. Keep the current zoning as Office/Professional...

3. No to Whole Foods

4. No to any Apartments

Regards

Wendy Adams. (34 yr resident)
24902 El Cortijo Ln
MISSION VIEJO CA 92691
I'm a 46 year resident of Mission Viejo and strongly oppose the proposed Garden Plaza Project development. There already is a lot of traffic at that intersection and as many as 6 schools feed through it daily. Very bad idea!!!!

Linda Wells
26501 Sinforosa Dr.
Mission Viejo, CA 92691
Dear Council Members,

In addition to many other concerns about this project, I wondered how the pool planned to be on the roof top of the Garden Plaza Project would meet this Mission Viejo Adopted Building code requirement of 2019.

Thank you for your consideration.
Mission Viejo Resident

address to phishing
Dear Commisioners:

As I have expressed in several previous communications to city leaders, the idea of building this “monster” in MV would be disaster! There are many reasons that this is a terrible idea, but a few common sense reasons come to mind:

1. Safety:
   We have traffic jams at peak hours, but for the most part manageable/acceptable. To build this facility at this location would create a “monster” jam at peak hours, resulting in more accidents. Simple - more cars more accidents!

2. Home Value:
   Prospective home buyers experiencing this type of traffic jam would certainly be motivated to buy elsewhere. If they commune to LA, as many do, they get enough of that and don’t want to find it here!

3. We don’t need it:
   All the facilities and services that an included in this “monster” presentation are already available. Whole Foods is a great store, but we have excellent grocery options, swimming facilities and sufficient housing is already here!

Our common sense request to you:
1. No additional zoning added. Keep the current zoning at office professional.

We have been residents of MV for over 35 years and have seen many changes and for the most part good ones. To allow this project to be build at this location could completely change how we and others view this great community.
THANK YOU,

JOHN AND CARLA RAY
25972 MONTANOSO DRIVE
MV
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My name is Elizabeth Ann (Pam) Dyer and I have lived at 26832 Primavera Drive here in Mission Viejo for 56 years. I stood in line for the lottery to be able to buy my house. I paid extra to have a corner lot with a view. I was promised by the Mission Viejo Company salesman that La Paz would stop at Floresta and would not go forward. My view would never be compromised. There would never be houses built on those hills because that area was an Indian Burial Ground. He also promised that Mission Viejo would be a carefully planned community with single family homes, schools, parks and places of worship. Impressed, I bought my home on the spot.

Easter Sunday, 1968, I moved into my home. It was the 87th house to be built in Mission Viejo. My view: beautiful, rolling hills. Each quiet evening some cattle would amble down those rolling hills to their feeding station. Even at that distance, I could clearly hear the bell that the lead cow wore around its neck. That bell was a symbol, a sound, that reinforced that I lived in a quiet, peaceful community.

Well, times changed. Promises forgotten, maybe those promises were lies. Changes were made that were not the vision I had been sold/told.

La Paz now goes from the 405/5 freeway all the way to Olympiad. Marguerite bisects the community. The feeding station/peaceful watering hole is now a Carl's Junior. Big Lots now blocks the cow path. And the KICKER—even it that was a truth and not a lie, that Indian Burial site is now covered with houses. The Garden Plaza was originally Miner's Village. Horses' footprints were stamped in the sidewalk. Miner's Lady was a sandwich shop and there was a fantastic Italian food restaurant, dog groomer, dentists, CPA's beauty shops, chiropractors, acupuncturists and a yoga studio. Still there is a tasty Thai/Chinese restaurant.

Value Rock (Value Wreck) paid 12.2 million dollars for 6.5 acres. Value Rock's Mission Statement touts its visionary leadership and its ability to create a sense of community. NO! Value Rock does not create a positive sense of community. Their plan is to demolish the Garden Plaza and put up over 200+ apartments, a six story high rise building (83 feet tall) that will go further higher and put a club house, pool and lighted tennis courts on the roof of that 83 feet tall, high rise building. Terrible. Can you imagine what that high rise will do to the homes just behind those 83 feet? Can you imagine the traffic, the pollution, confusion at the corner?

At the last open meeting, the commission spoke of their impartiality about that building site. And one of the members said he didn't have a dog in this fight. And I must say that you were wrong. We are important. The residents of Mission Viejo need you on our side. Do not give into Value Rock's vision of changing the zoning of that corner.

Give more credence, more value, more support to your residents. As I said before, I believe the planning commission should work for the good of our community, not the opportunistic carpet baggers, Value Rock

pmolinari@cityofmissionviejo.org
jblum@cityofmissionviejo.org
rbreton@cityofmissionviejo.org
aquino@cityofmissionviejo.org
rruesch@cityofmissionviejo.org
To: cd
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Joanie Kisling <joaniekisling@yahoo.com>
Date: April 6, 2022 at 7:32:23 PM PDT
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
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

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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.

Joanie Kisling
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Dear Council Members,

I hope you have been inundated with emails regarding the Garden Plaza Project but still I would like to bring my opinion to your attention. I have been a Mission Viejo homeowner since 1993 and I live in the Deane homes close to City Hall and the Garden Plaza. I experience the daily traffic jams on La Paz/Marguerite and I certainly know how difficult it can be to get in and out of the businesses already currently in this area during peak traffic times. Traffic is just one of my concerns but I can see that there is no way to widen La Paz or Marguerite so this is the most concrete reason I can give for stating that this corner is unable to sustain an increased number of cars flowing into and out of the Garden Plaza zone.

My request is simple: Do not change the current zoning of the property owned by ValueRock Realty. They purchased it as a commercial property and so it should stay. Anything else does a disservice to your constituents, the city residents, who should be your top priority.

Respectfully,

Peggy Fowler
Sent from my iPhone
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NO ZONING CHANGES!
BEEN A MISSION VIEJO HOMEOWNER FOR 44 YEARS AND LOVE THE COMMUNITY AND WANT IT TO REMAIN A BEDROOM COMMUNITY WITHOUT THE CRIME AND TRAFFIC THAT APARTMENT DWELLERS BRING! FURTHER, I’M CONSTANTLY REMINDED OF MY WATER AND POWER USAGE, EVIDENTLY THE SYSTEM IS CURRENTLY OVERWORKED AND LOW ON BOTH NECESSITIES! HAVE NO IDEA WHERE THE ADDITIONAL SUPPLY WILL COME FROM— HOPE YOU CITY EMPLOYEES HAVE A SECRET STASH AVAILABLE FOR THE THOUSANDS OF NEW CITY RESIDENTS!
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

NO THANKS to the new mixed-use retail/apartment building in MV at la Paz & Marguerite.

Regards,

Mary troutt
From: Julie Carson <califcarson2@cox.net>
Sent: Thursday, April 7, 2022 10:26 AM
To: Peter Molinari; Joe Blum; Robert Breton; Andrew Quinio; Robert Ruesch; Community Development
Subject: Re-Zoning Issue @ LaPaz & Marguerite

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On this vote scheduled to take place at the Planning Commission meeting on April 11th (or any date to which the vote may be postponed) I request that you vote as follows:

Vote to keep the current zoning (Office Professional) in place regarding the property at LaPaz & Marguerite (the site of the proposed development by Value Rock) Vote NO to adding additional zoning designations Vote NO to allowing a Whole Foods at that location Vote NO to allowing apartments to be built at that location

Thank you.

Julie Carson
26622 Carretas Dr
Mission Viejo, CA 92691
Hello Councilmembers,

My name is Jacob Sampson and I currently live in the Canyon Crest Estates community in the city. My fiance and I have just recently graduated college and are living with my fiance's parents while we save for a home. As younger professionals starting at the ground floor, the prices of housing in the greater Orange County area have become daunting, to the point that we are not sure we can afford to stay close to family.

My parents and grandparents on both sides live in Mission Viejo, as well as my fiance. With the current state of the housing market there is nowhere that we can live in OC that is sustainable for fostering a comfortable future. This is why I support the Garden Plaza Project.

The supply of housing is low, while the demand for housing is high. This imbalance in the housing market is causing prices to skyrocket to unprecedented levels. We need more housing in the city. If my fiance and I want to live close to family, this is our only option. The opponents of this project have most likely owned their home for many years and bought their homes when it was more reasonable. Times have changed. I know some residents that reminisce on how Mission Viejo used to be "rolling green hills" before it was developed. Times have changed. I trust that the council is requiring environment and traffic surveys as a result of this project, and if the impact is acceptable, I do not see why this project cannot happen. I almost beg of you, as the younger generation living in Mission Viejo do not have many options left.

I am always available for follow up conversations in the future, and I hope that the voices of the younger generations are heard while considering this project.

Thank you,

Jacob Sampson
22471 Bluejay
Mission Viejo, CA 92692
(949) 616-2834
To:            cd
Subject:       FW: NOT in Support a new Mixed Use Zoning designation in Mission Viejo!!!

From: Debbie Osborne <osbornedeb@yahoo.com>
Date: April 7, 2022 at 10:44:41 AM PDT
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>, City Clerk <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
Subject: NOT in 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:

We do not support the creation of an RMU40 zoning designation as requested by Value Rock!

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 Value Rock’s proposal anywhere in Mission Viejo and we cannot in good conscience commit the community to the many compromises Value Rock’s proposal would entail.

Thank you. We look forward to seeing the right thing done for this community. Please reject ValueRock’s proposal and keep the property zoned Office/Professional.

Osborne Family
Via Amistoso, MV
92692
From: Tomas B. <tomasgb@gmail.com>
Sent: Thursday, April 7, 2022 11:03 AM
To: CityCouncil
Cc: Robert Ruesch; Andrew Quinio; Robert Breton; Joe Blum; Peter Molinar!; Community Development
Subject: NO to the Garden Plaza Development Project

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

NO to the Garden Plaza Development Project
No additional zoning. Keep office professional ONLY.
Absolutely NO to Whole Foods!
No apartments.

Please respect the surrounding homes, neighborhoods, local businesses and streets, which were never designed to accommodate a project of this magnitude at what is already a very busy intersection. The whole idea of this development is insane. The scale of the proposed monstrosity will ruin our quality of life. Mission Viejo was designed as a planned community. Please keep what's left of the Mission Viejo promise.

Thank You,

Tomas Billitti
27942 Sheffield, MV
City Council Members,

Please do not put so many apartments and people in one area. Fewer residencies in the area like a small duplex complex would be better. Stop looking at the money aspect on the front end, in the long run it could cost the city much more in having too many people for such a small town and what about the water and sewer issues.

Please keep the current stores that I frequent and restaurants that are in the shopping center which are conveniennt on LaPaz and Marguerite. The current plan is going to change our whole quite little community that we enjoy.

Why aren't you considering putting large apartments at the Mission Viejo Mall that is slowly dying and is closer to Saddleback college? There is plenty of room and plenty of parking.

I love our city not being congested and has good traffic flow, please don't ruin it.

Concerned resident.

Cheryl Kittrell
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.

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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.

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

Hello Elaine Lister,
i’m writing to you today to ask you to oppose the rezoning at the corner of LaPaz and Marguerite Pkwy.
This corner is the busiest corner in MV with traffic for 4+ schools in the immediate vicinity.
Hartman Intermediate
Linda Vista Elementary
La Paz Intermediate
Mission Viejo High School
Plus a couple of private schools.
Having driven 3 kids to and from to 3 of those schools for years I can tell you the traffic on LaPaz goes all the way down and across Marguerite Pkwy as you also add in all those commuting to work.
At lunch and after school many students drive, walk, bike and skateboard down LaPaz and cross at the intersection already filled with back to back traffic to get to fast food places or the library where many wait for parents to pick them up after work.
There have been so many close calls at that intersection with kids almost getting hit in the midst of so much traffic. It’s already hazardous.

I know the building on that corner needs a facelift which I agree would be beneficial and maybe a nice restaurant, but that corner is the last place in MV that needs more traffic!
I'm sure you've heard the word is getting out about the Monster on the corner.
I have to agree is way too much and too many people and more traffic for that area to support.
Please, please, please don’t allow rezoning on that corner.
Why didn’t they just build the Whole Foods without the apartments which would be way less traffic and give residents an alternative to Trader Joe’s?
I know it wouldn’t make the developer as much money but please make decisions on what is best for MV residents not a developer.
Thank you for your time.
Sincerely,
Sherry Iverson
949-394-8976
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.
Megan Cable  
Floresta Ln.  
Mission Viejo, CA 92691

April 7, 2022

City of Mission Viejo  
Planning and Transportation Commission  
City Council and Mayor Bucknum  
200 Civic Center  
Mission Viejo, CA 92691

Planning and Transportation Commission, City Council Members, and Mayor Bucknum,  
Thank you for reading my comment. I am opposed to the adoption of the new RMU zone put before the City of Mission Viejo. As I read the new proposed zoning district agenda there are a few items that are especially troublesome.

Sec 9.10.005 states that the purpose is to:

“(a3) Minimize traffic congestion and avoid overloading of public services and utilities.” This seems like an odd statement as with the addition of more cars to an area, it seems reasonable to believe there will be more traffic congestion. As far as the utilities, it is common knowledge that our state has been in a severe drought for the last three years. I know it is the state that is requiring more housing, but it seems odd when there is no water. We are constantly being told to conserve water and adding more households who require water seems counteractive to this point.

“(a4) Protect residential neighborhoods from excessive noise, illumination, unsightliness, odor, smoke and other objectionable influences.” It seems like putting a lot of people in one place will lead to more noise. As for illumination, permitted amenities include swimming pools and tennis courts. It seems like unless there is a lot of land and these things can go on the ground they will end up on the roof of the building. You cannot play tennis in the evening hours without lighting and swimming after dark is also made safer with lights. These lights would negatively affect neighbors and with the hilly terrain, whole neighborhoods as they shine into living rooms and bedrooms. I think of my kiddo trying to sleep at night with a light shining directly in her room.

“(b5) While the predominant use of the development is residential, the city encourages the vertical and/or horizontal integration of retail and/or office uses that are compatible with the residential development.” I object to the language of this point. “Encourages” is not enough. The whole point of mixed use is that there is some retail/office space that will contribute to the community along with the high density housing. The word “encourages” would allow developers to not include the retail. It will allow them to cloak their high density housing in the mixed use zoning to get a higher elevation and
make more money. If this new zone is necessary to our city, when requesting mix use zoning it should be **required** that there be retail/office space.

My last and biggest objection to this zoning proposal is the height maximum. "Main building and structure height (maximum) 68 feet. In the RMU zone, the main building height shall be based on the top of roof. Stairs, elevators, clubhouses and tower elements up to 15 feet above the top of roof shall not be included in determining the height maximum" SO, this is saying that the roof of the building could be 68 feet. This is already larger than the largest building that exists in the city. The tallest building to date is The Mission Medical Tower which stands about 61 Feet. (Please see attachment) However, if this weren't bad enough, when you read the fine print, the builder could go as high as 15 more feet to account for miscellaneous items on the roof related to access, or amenities. 15 feet! That puts the maximum height at 68+15= 83 feet! That is over 20 feet higher than the city's highest building. This, I find unacceptable. I feel it is reasonable to expect builders to limit the size of their building (all of the building, amenities and roof top activities included) to the height of the tallest building we now have. In the draft of the 2021 housing element on the city website even the new high density housing zones for RPD 50 and RPD 80 do not exceed 68 feet. I know this draft has not been approved by the state but it's all I have access to. (please see attachment)

In conclusion, as you consider this particular proposal for a mixed use zone I hope you can see that it is not the right fit for Mission Viejo.

Thank you,

Megan Cable
# Tallest buildings in Mission Viejo

Here you see the 20 tallest buildings of Mission Viejo. This list only regards multi-story buildings.

<table>
<thead>
<tr>
<th>#</th>
<th>Building</th>
<th>City</th>
<th>Floors</th>
<th>Height</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mission Medical Tower</td>
<td>Mission Viejo</td>
<td>5</td>
<td>≥61 ft</td>
<td>1984</td>
</tr>
<tr>
<td>2</td>
<td>Fairfield Inn Mission Viejo</td>
<td>Mission Viejo</td>
<td>5</td>
<td>≥61 ft</td>
<td>1987</td>
</tr>
<tr>
<td>3</td>
<td>Mission Medical Plaza</td>
<td>Mission Viejo</td>
<td>5</td>
<td>≥61 ft</td>
<td>2007</td>
</tr>
<tr>
<td>4</td>
<td>Mission Hospital</td>
<td>Mission Viejo</td>
<td>5</td>
<td>≥61 ft</td>
<td>1992</td>
</tr>
<tr>
<td>5</td>
<td>Cerro</td>
<td>Mission Viejo</td>
<td>4</td>
<td>≤49 ft</td>
<td>1984</td>
</tr>
<tr>
<td>6</td>
<td>Mission Ridge II</td>
<td>Mission Viejo</td>
<td>4</td>
<td>≤49 ft</td>
<td>2000</td>
</tr>
<tr>
<td>7</td>
<td>Mission Ridge I</td>
<td>Mission Viejo</td>
<td>4</td>
<td>≤49 ft</td>
<td>2000</td>
</tr>
<tr>
<td>8</td>
<td>Crown Valley Financial Plaza</td>
<td>Mission Viejo</td>
<td>4</td>
<td>≤49 ft</td>
<td>1981</td>
</tr>
<tr>
<td>9</td>
<td>Ayres Suites Mission Viejo</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>1981</td>
</tr>
<tr>
<td>10</td>
<td>Shops at Mission Viejo Parking Garage</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>2000</td>
</tr>
<tr>
<td>11</td>
<td>Mission Corporate Plaza South</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>1981</td>
</tr>
<tr>
<td>12</td>
<td>Mission Corporate Plaza North</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>1981</td>
</tr>
<tr>
<td>13</td>
<td>Puerta Real Corporate Plaza</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>1984</td>
</tr>
<tr>
<td>14</td>
<td>Hampton Inn &amp; Suites Mission Viejo</td>
<td>Mission Viejo</td>
<td>3</td>
<td>≤36 ft</td>
<td>2017</td>
</tr>
</tbody>
</table>
# Table H-31

## Residential Development Standards

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Zoning District Designations</th>
<th>RPD 3.5</th>
<th>RPD 6.5</th>
<th>RPD 14</th>
<th>RPD 30</th>
<th>RPD 30A</th>
<th>RPD 50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (du/ac)(^1)</td>
<td></td>
<td>3.5</td>
<td>6.5</td>
<td>14.0</td>
<td>30.0</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Area (sq. ft.)</td>
<td></td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td>20,000</td>
</tr>
<tr>
<td>Front Yard (ft.)</td>
<td></td>
<td>20</td>
<td>20</td>
<td>30</td>
<td>30</td>
<td></td>
<td>40</td>
</tr>
<tr>
<td>Side Yard (ft.)</td>
<td></td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>15</td>
<td></td>
<td>25</td>
</tr>
<tr>
<td>Rear Yard (ft.)</td>
<td></td>
<td>10</td>
<td>10</td>
<td>30</td>
<td>30</td>
<td></td>
<td>40</td>
</tr>
<tr>
<td>Coverage (%)</td>
<td></td>
<td>60</td>
<td>60</td>
<td>50</td>
<td>50</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Building Height (ft.)</td>
<td></td>
<td>35(^2)</td>
<td>35(^2)</td>
<td>35(^2)</td>
<td>35(^2)</td>
<td></td>
<td>50(^2)</td>
</tr>
</tbody>
</table>

Mission Viejo Development Code

\(d\)ressed in dwelling units per gross acre.

\(w\)o stories whichever is less. In the RPD 30, RPD 30A, RPD 50 and RPD 80 Districts, \(e\)n\(b\)uilding \(h\)eight may be modified by the Planning and Transportation Commission as part of Development Permit application up to a maximum height of 45 feet or 3 stories.
To: cd  
Subject: FW: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Bill and Sandra Greenfield <wd.greenfield@att.net>  
Date: April 7, 2022 at 5:28:21 PM PDT  
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 <elist@cityofmissionviejo.org>  
Cc: 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.

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.

Sandra Greenfield  
27195 Mariscal Lane  
Mission Viejo, CA
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

My message to the City Council and the Planning Commission regarding the corner of La Paz and Marguerite is as follows:

- NO additional zoning added
- Keep the current zoning as Office-Professional (only small businesses)
- NO Whole Foods
- NO apartments

Charlene Jordan
35 year Mission Viejo resident
-----Original Message-----
From: Takamiya, Pamela - Mission Viejo High School <Pamela.Takamiya@svusd.org>
Sent: Thursday, April 7, 2022 7:15 PM
To: MVNews <mvnews@cityofmissionviejo.org>
Subject: NO Big time 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.

Please, do not change the character of Mission Viejo! We moved away from LA and chose to NOT live in Irvine! Please do not change the zoning for that parcel on La Paz & Marguerite, the Garden Plaza project is too big, too tall and way too much and over the top from what we all love about Mission Viejo! No high rises and a big no to The Garden Plaza re zoning! Please listen to your people!
CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Director of Community Development, Elaine Lister,

I am strongly against the creation of the new mixed use residential zone currently under consideration. My family and I moved to Mission Viejo in 2016 from central OC. Living in the Tustin/Orange/Anaheim area was very stressful for a variety of reasons but the lack of a greater city plan was very obvious and the extensive large-scale, high-density buildings were an affront to everyone’s senses. What is happening at the Platinum Triangle in Anaheim is particularly offensive and was just one of many reasons why we sought refuge in Mission Viejo.

Now, we are possibly facing a zone change that will bring up to 83 feet of concrete, construction, noise, traffic, lights, and congestion on an unimaginable scale directly behind our house. This was never a consideration when we purchased our house and I worry our investment, the largest of our life, will be forever diminished by such a change.

I completely understand the situation the state has placed on municipalities to increase density and housing units across California. It’s a very short-sighted goal too when we don’t have enough resources for such an influx to begin with. But I do feel the planned vision of Mission Viejo should remain intact as much as possible to ensure commercial districts stay commercial, and residential stay residential without the added strain of mixing zones where city resources can’t support them.

As of this writing, I can see that there are also 5,495 other residents who have voiced their opposition to this new mixed-use zone and signed an online petition at: www.change.org/SaveMissionV. This is a massive block of citizens that I hope will help sway the committee to make the right choice for this beautiful city and its community for years to come.

Please do not allow the proposed mixed-use zone to move forward.

Thank you
Seth Cable

26952 Floresta Ln
Mission Viejo, CA 92691
From: Seth Cable <sethcable@gmail.com>
Sent: Thursday, April 7, 2022 7:36 PM
To: Community Development
Subject: Please do not approve proposed mixed-use residential zone!!

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

Dear Planning and Transportation Commissioners,

I am strongly against the creation of the new mixed use residential zone currently under consideration. My family and I moved to Mission Viejo in 2016 from central OC. Living in the Tustin/Orange/Anaheim area was very stressful for a variety of reasons but the lack of a greater city plan was very obvious and the extensive large-scale, high-density buildings were an affront to everyone’s senses. What is happening at the Platinum Triangle in Anaheim is particularly offensive and was just one of many reasons why we sought refuge in Mission Viejo.

Now, we are possibly facing a zone change that will bring up to 83 feet of concrete, construction, noise, traffic, lights, and congestion on an unimaginable scale directly behind our house. This was never a consideration when we purchased our house and I worry our investment, the largest of our life, will be forever diminished by such a change.

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Please do not allow the proposed mixed-use zone to move forward.

Thank you
Seth Cable

26952 Floresta Ln
Mission Viejo, CA 92691
(714) 813-1391
-----Original Message-----
From: Barb <bnotko@gmail.com>
Sent: Thursday, April 7, 2022 7:42 PM
To: MVNews <mvnews@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.

There couldn’t be a worse plan than to put this MONSTER at the corner of Marguerite and LaPaz. The congestion that currently exists is unbearable. Traffic in the morning and traffic from three schools in the immediate area is beyond horrible. We live off LaPaz and often need to travel on/off Alicia or Oso to get to/from home. This MONSTER will help destroy our wonderful Mission Viejo neighborhood.

Sent from: Barb
Have an amazing day!
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There couldn't be a worse plan than to put this MONSTER at the corner of Marguerite and LaPaz. The congestion that currently exists is unbearable. Traffic in the morning and traffic from three schools in the immediate area is beyond horrible. We live off LaPaz and often need to travel on/off Alicia or Oso to get to/from home. This MONSTER will help destroy our wonderful Mission Viejo neighborhood.

Sent from: Barb
Have an amazing day!
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.

Zach Lewis
OUR MESSAGE to the City Council and the Planning Commission is simple: NO additional zoning added, Keep the current zoning

This horrible planned project must not be approved. It is just the wrong location, period! Building high rise apartments in the city center is wrong. This is definitely not the right location for a building taller than the hospital. Not to mention it matches nothing of our center.

This is bad for our community, our children, and the future of Mission Viejo.

I fully believe something is off. Seems shady. Value Rock does not pan out to be an honorable company. Surely you must see this!

If you approve new zones so they can become mixed use properties, it will open the floodgates for another and another and another! It will destroy this beautiful, family, planned city. Destroy the saying that “Mission Viejo is a nice place to live.”

If following it true, you cannot possibly think this is good for the community! Value Rock Reality will present a bigger high rise now going to 83 feet, Including a Club house, Lighted Tennis courts and a Pool all on top of the roof of the HIGH RISE apartment. At the bottom of this lighted Monster is complete with a corner park no bigger then a average Mission Viejo back yard, to be located at the deadliest corner for children playing at the location of the busiest traffic intersection in Mission Viejo, La Paz and Marguerite Parkway.

How many kids could die in a dangerous situation in a tiny park in front of the street.

Where is the dog crap going?

Where are all the extra cars going? When there is no parking.

And what about TRAFFIC! Will any of you have to sit in that mess every day? Value Rock has lied about their supposed EIP reports. What else are they lying about?

Please no zone changes!
No zone additions.

Laurie Halperin

Sent from my iPhone
To: cd
Subject: FW: I Do Not support a new Mixed Use zoning designation in Mission Viejo

From: Zenia Irani <zeirani@gmail.com>
Date: April 8, 2022 at 9:37:42 AM PDT
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 <elist@cityofmissionviejo.org>
Cc: 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,

As a resident of Mission Viejo, 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 busy corner. As a result, the existing streets are far 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 of our city’s integrity 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,

Zenia Irani

Sent from my iPhone
From: Farie Momayez <drfarie@yahoo.com>
Sent: Friday, April 8, 2022 10:37 AM
To: Community Development
Subject: Rezoning!

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 vote as a Mission Viejo resident apposing the building of a project that will effect the quality of my life. I'm. The traffic congestion will deter me from using the library, CVS, Ralphs, and other shops daily. I'll have to take my business somewhere else!

Farie Momayez,- Tafreshi, PhD
27231 Regio, Mission Viejo, CA 92692
949-367-1973
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.

Sincerely,

Laura Rydell

Mission Viejo resident
Hello,

My name is Cathy Koeblitz and I've been a resident of Mission Viejo forever. To give you an idea of how long, my brother used to work at the stables where Ralph's is located, on Marguerite and La Paz. I'm in the neighborhood where my folks first owned a home, in 1962, their house being on the corner of Estanciero and El Picador.

I've been here a while.

Our kids have gone to Linda Vista Elementary, La Paz Intermediate and Mission Viejo High School. Our daughter is graduating from MVHS in May and will go to Saddleback College. As a family, we have a very good sense of the type of area we live in, the quality of daily life here in Mission Viejo, and what we residents value about our community. A high rise apartment/Whole Foods Market on the corner of La Paz and Marguerite is not something that is wanted by the community of people who live here.

The idea that somehow this project would benefit our community more than harm it is completely laughable. The traffic flow alone, in that area, should shut this project down. 234 units, with 636 parking spots....insert my eye roll here. Have you personally tried to enter that center from either street? It's risky as it is, what with the entrances so close to the corner of the intersection. Now add more in/out travel from residents and shoppers to an already congested and dangerous area. I haven't even addressed the pedestrian situation at this intersection. As a runner, this is a part of my route that always requires extra vigilance when crossing La Paz. Adding more cars, bikes and pedestrians to an already chaotic and highly trafficked road is not a smart thing to do. 234 units means at least 1000 people on that corner alone. Picture at minimum 1000 people with their cars, bikes, e-bikes and motorcycles(31 bike stalls is a joke), small children, older children, pets, all flowing in and out of that area. That is a situation that is begging for accidents and injuries.

Vote against Re-zoning that plaza. Please keep it as it is, for small retail. Those businesses that are there deserve to continue operating and adding to our community in a positive way. Do not turn this spot into an unsustainable high density area. We don't want it.

Thank you,

Cathy and David Koeblitz
Sent from my iPad

Sent from my iPad
Members of the Planning Commission,

I am sending you this brief email to express my extreme opposition to changing the zoning on this property. This corner is not the place for high density housing paired with a Whole Foods Market. We are a suburban community, not an urban one. The only entity that would benefit from this project would be the developer.

Value Rock knew what this was zoned for when they purchased this property. It is up to them to update it as a small business/office complex.

I hope you all will be rejecting this proposal which is not in the best interest of our community.

Thank you!

Janet Mueller
Mission Viejo
Hello Mr. Blum,

My name is Joe Noval and I am a 43 year resident of Mission Viejo. I am asking you to please say NO to any proposed zoning changes; NO to Whole Foods and No to any new apartment construction. Please help us keep Mission Viejo the city it was originally planned to be.

Very Respectfully,

Joe Noval
Dear City Council Members and Planning Commission,

I am aware that in the next few days the City Council will be meeting to vote on the request for a zoning change relating to the Garden Plaza center on the corner of Marguerite and La Paz, in the heart of our beautiful community.

If a zoning change were to be approved by the City Council for this location, the consequences would be disastrous. For one thing, the project is just HUGE and would overshadow everything around it. Add to that, increased traffic, noise, and congestion. We do not need a Whole Foods. We have Ralphs across the street as well as Trader Joe’s. Why would we need another market? And we certainly don’t need a high rise apartment complex. Please don’t allow developers to turn us into Los Angeles. We love our community.

Please keep the zoning as it is. No zoning change, no Whole Foods, no apartments.

Thank you,

Kris Campoli
To: cd
Subject: FW: Garden Plaza

-----Original Message-----
From: Michele Lotts <lottsmichele@yahoo.com>
Sent: Friday, April 8, 2022 2:41 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.

Hello,

My name is Michele Lotts, and I have lived in Mission Viejo for 49 years. I live on Alicante in the Deane Homes track right off La Paz Road. Mission Viejo is a beautiful city, and I have always taken pride in driving down La Paz Road, especially during the holidays. I wanted to take a minute to share my perspective on the Garden Plaza project. At the same time, I agree with you that our city is long overdue for a facelift and that you need to find a solution to be compliant with Senate Bill 8. I do not feel that bringing in a high-rise apartment building to the corner of La Paz and Margurite is a solution. It will grossly effect my commute to work. I can not assume that any one of the board members lives in my neighborhood and feel compelled to tell you.

When this neighborhood shifted when the original homeowners' kids all grew up and did not move out, SVUSD decided to close O'Neill elementary due to enrollment issues. That choice made a significant impact on neighborhood traffic. With the opening of Mission Viejo Christsains School, the traffic it brought leaving my neighborhood at peak commuting time was substantial. Combined with the traffic coming down La Paz Road from MVHS, LPMS, and other neighborhood schools, it can take 20 minutes to get out of my neighborhood and onto the five freeway to leave for work. I have seen La Paz backed up past Spadra Lane on school days.

If you approve the Garden Plaza, you will be adding at least 500 more cars commuting to work down La Paz. When not tear down the shopping center at Jeronimo and Los Alisos? That would distribute traffic between Alicia and El Toro, and both set up to handle that kind of traffic load. The way La Paz is now would cause a significant impact on the road to accommodate this many new families moving into the Garden Plaza.

Will Juniper Serra Mission Bell be replaced in its original location?

Michele Lotts
From: Matthew Willey <mattew.willey@yahoo.com>
Sent: Friday, April 8, 2022 3:48 PM
To: Peter Molinari; Joe Blum; Robert Breton; Andrew Quinio; Robert Ruesch; Community Development
Subject: Garden Plaza

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

I was glad to see on your website that the preliminary decision to deny Value Rock’s application for a zoning change. I am absolutely opposed to such a change. This project would be detrimental to the citizens of Mission Viejo and would forever alter the intended design for our community.

I would also be remiss if I did not reemphasize the deceptive and unethical representations of Value Rock. In particular, I would like to call your attention to the recent Register article, in which Value Rock continues to misrepresent the project:

1. No reasonable person would classify the corner proposal as a “park”, nor would anyone seriously agree the proposal includes a “network of hiking and biking trails.”

2. Yes, there have been calls and meetings with concerned citizens, but Value Rock representatives clearly conveyed the plans presented had virtually no community involvement and it was very clear they had no intentions of significantly deviating from their plan.

3. Value Rock self-righteously attempts to portray the project as being good for the community. Representatives from Value Rock were unable to credibly support this claim, and when called out they were forced to admit that the apartment building was a requirement of Whole Foods.

Again, I wish to express my complete opposing to any zoning change and ask the City Council to hold strong. I understand there is always a concern about potential litigation; this should not deter the Counsel to do the right thing for the citizens of Mission Viejo.

Sincerely,
Matthew Willey

26981 Sandalia Circle
Mission Viejo City Council and Planning Commission Members:

I have been carefully monitoring the developments concerning the proposed Garden Plaza project. I have also objectively participated in the online and in-person meetings. From the onset I was really shocked that such a massive apartment building/Retail undertaking was even being considered in such an already high traffic congested area.

I recently was very relieved to read the well-reasoned recommendation to deny Value Rock’s application to change the zoning to accommodate this project from Elaine Lister. Not only will the Garden Plaza project be incongruent with the Cities design and objectives for our master-planned community, it adversely affects the peace of surrounding neighborhoods and the already over-burdened infrastructure.

Furthermore, call it a slippery slope or opening a Pandora’s box, capitulating to Value Rock with a zoning change would make denying future such requests in other areas very difficult to defend.

Therefore, I implore City Council to please deny any such zoning change. Please vote NO to DCA21-20!!

Sincerely,

Michele Reynolds
Concerned 15 Year resident of Mission Viejo
(Dr.) Nancy van Deusen
26952 Aldeano Drive
Mission Viejo, CA 92691
March 14, 2022

Mission Viejo Garden Plaza Project
C/O Consensus (sic) Inc.
3900 W. Alameda Ave., Suite 2050
Burbank, CA 91505

To whom it may concern:

I attended the “Open House” last Wednesday evening, March 9, 2022 at the Mission Viejo Murray Senior Center. Aside from observing the large number of people who attended and who were opposed to this initiative, the event was a waste of time since there was no serious, research-based forum. We mainly circulated amongst ourselves, conversing about this nefarious plan of the Amazon-ValueRock-Whole Foods to take over the center of Mission Viejo. I mentioned the issues of parking and traffic to the architect, and he said, “Oh that is no problem,” and simply walked away.

My own stance has gone from sheer disbelief, then anger, that the Mission Viejo City Council could entertain this reckless proposal, then amazement at the stupidity of ValueRock. The company, according to the ValueRock representative with whom I spoke, is overextended, having followed the trend of malls, which “Pat” told me “no longer make enough money.” “It’s just not in retail any more,” he said. Apparently the current “money-maker” is to build huge apartment complexes and pack in renters. I would imagine that this has been going on perhaps for the last twenty years, since there are so many apartment buildings in and around Mission Viejo. They are not occupied to capacity.

Perhaps ValueRock’s investments are again hanging on the cusp of another decisive shift, namely, that the limit for high-density apartment buildings in suburbs has now been exceeded. The proposed massive building could either stand half-empty—or even half-built—effectively destroying the center and main traffic artery of what has been the prosperous city of Mission Viejo. In any case, I was told by Pat that ValueRock has fifteen properties in this area, one of which they have been seeking for some time to obtain permission to build upon. It could well be at least two decades before the Mission Viejo project, if authorized, will turn a profit, depending upon the unlikely good fortune and advantageous market conditions necessary to find renters in what is essentially a suburban residential community.
This is simply not the place for what the people of Mission Viejo have named a "Monster," and ValueRock, as well as the Mission Viejo city council will have nothing but trouble if this is pursued. It is also, most importantly, a corporate intrusion of Amazon, destroying a suburban community with its necessary small businesses.

Sincerely,

(Dr.) Nancy van Deusen
Louis and Mildred Benezet Professor of the Humanities
Claremont Graduate University
Claremont, CA 91711
To: cd
Subject: FW: The Gardens

-----Original Message-----
From: The Dillons <tlaadillon@cox.net>
Sent: Friday, April 8, 2022 5:34 PM
To: Wendy Bucknum <wbucknum@cityofmissionviejo.org>; Ed Sachs <esachs@cityofmissionviejo.org>; Brian Goodell <bgoodell@cityofmissionviejo.org>; Trish Kelley <tkelley@cityofmissionviejo.org>; Greg Raths <graths@cityofmissionviejo.org>
Subject: The Gardens

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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
To all of you:

the project Valuerock wants to build at the corner of la Paz and margurite has no place in mission viejo. Nothing anywhere near that big is appropriate for this particular corner. Throwing in a “park” to make it ok and pretending that the wavy sidewalks they’ll place re “trails” or “pathways” is ridiculous.

the city council set this up in 2016 when they started smoking something that gave them “visions!” The commissioned videos of those visions included mixed use on this corner, and the one diagonally opposite. All this 1 year after valuerock bought the property? hmm...

and pre authorization, putting tenants on short term leases? And signing a deal with Whole Foods? Pretty sure ,of themselves aren’t they? and if they can empty the center, what are the choices for us then?

for now, there should be NO “mixed use” zoning code in mission viejo. This corner should remain zoned for professional and small business. Value rock should spruce it up..and if that means knocking it down and rebuilding, lovely! But make it desirable for business and professional. If we allow a "mixed use" zoning to exist, every corner on the city will be sky high.

IF there’s EVER. A “mixed use” zoning, it needs to be restricted. No more than 3 stories. Something like that.

and the traffic! I love what they did with the numbers. how can it NOT make traffic worse? any sane person can see this.

this monstrosity does not belong here!

Barbara Hosmer

Cervantes Ln
p.s. I see tonight you've come to a sane conclusion. I wish I thought you'd stick to it. Or that the council will take the advice. So here's my letter anyway.
To: cd
Subject: FW: benmartella@icloud.com

From: debbie valdez <debbielvaldez@hotmail.com>
Date: April 9, 2022 at 11:34:44 AM PDT
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
Subject: benmartella@icloud.com

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.

Debbie Valdez
Dear Mission Viejo Member of City Council and Planning Commission,

Hello, my name is Yin Lu, I’ve lived in Mission Viejo for 25 years, next to Newhart middle school.

I used to wonder why some of the large major cities like LA, Seattle, NY CITY, etc. are full of graffiti, crimes and trash.

25 years ago we bought a house here because we love the city. It is beautiful, safe, family oriented, low density, mostly owner occupied and it has a lot of public space and parks. I remember my realtor proudly told me Mission Viejo is a master planned community, i.e. no dramatic zoning changes. So we don’t wake up one day, Walmart, Amazon Fresh or High rise apartments will pop up in some places.

One of my favorite things in the last decades is walking in the park. I met many people and I often ask people and friends how they like Mission Viejo. Almost everyone loves Mission Viejo with passion. I personally think Mission Viejo is a hidden Jewel in California. My brother, who has traveled around the world, told me Mission Viejo is one of the best places to live. It makes him feel like home.

Last October, I was shocked when I heard this high rise apartment building project in the names of “inclusivity” and “affordability”, I started to connect the dots. This is how the nice safe, beautiful and family oriented communities got infiltrated and eventually ended up like some dump areas in LA and NY cities.

My neighbor told me Inglewood used to be a very nice suburban city. But now, it is one of the rough areas and I wouldn’t want to walk at night to feel safe. Also just look at the apartment in Los Aliso, between Trabuco and Jeronimo, police cars in and out almost every night. We have friends who eventually moved out of that area due to crime and safety.

Someone said, we cannot afford to live in Mission Viejo, and need more low income housing. Personally I don’t mind living on the Beach, but I cannot afford to live there, so I bought a
house in Mission Viejo. This is called “common sense”. You buy what you can afford. If you like high-rise apartments, there are many apartments in LA, or other big major cities. But don’t ruin this nice neighborhood most of us hold dear to it.

We the residents in Mission Viejo have invested our finance, life and future in this city. We want to keep this city the way we invested in it. So I urge all the city council members, who we voted for, and you have sworn oaths before taking your jobs, to represent most of the residents’ best interests and stop this mixed zoning application, because 99% of the residents said no. We don’t want to end up like Inglewood in LA.

STOP MONSTER BUILDING COMING INTO MISSION VIEJO!!!!!!!

Sincerely,

Yin Lu
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

From: Michael Fate <mfate@cox.net>
Date: April 9, 2022 at 6:12:55 PM PDT
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

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.

Michael Fate
mfate@cox.net
I really hope the council votes for the Garden Plaza project. We sure need a Whole Foods in Mission Viejo. We have nothing of this type of shopping here. We need to go outside of the city to find upscale stores.
To everyone involved in the decision-making process,

Please do not grant the new zoning requested by ValueRock to build this mixed-use monstrosity. Once this kind of change is made, it opens up the entire city to more of this kind of huge and unnecessary building developments. The city of Mission Viejo was never planned for this, and it would destroy the small town feeling many have moved here for. Does that corner, and other centers around town, need updating? Without question, but it is not the best solution. Invest in local, small business and not the behemoths - hasn't Amazon brought enough traffic with their thousands of vans? Don't we have enough Starbucks and Targets? Mission Viejo does not need a Whole Foods, or the 234 apts and the influx of people and traffic this would bring. Only the developer profits, not the citizens of Mission Viejo. Please invest in our community and it's citizens and vote NO on the request to rezone. Please stop this eyesore from happening!

Thank you,
C. Cianciarulo
Dear Mr. Blum,

It's my understanding that the zoning of the property at the corner of Marguerite and La Paz is under consideration to add residential. While the plaza there is in need of upgrading I am strongly against rezoning so that apartments can be added for the following reasons:

1- Congestion on La Paz. I live on Floresta Lane (which backs to the plaza) and drive on La Paz daily. My 5 children have attended and graduated from the schools adjacent to La Paz. Sometimes when leaving my home to turn right onto La Paz I immediately come to a stop because traffic is backed up all the way to Floresta Lane!

2- Concern that my street will get the overflow parking that always accompanies apartment complexes. Whomever is setting the parking space limits for complexes is out of touch with current needs of the individuals and families living there. Please visit any apt/condo complex in MV in the evening to see that the surrounding streets are packed with overflow cars!

3- MV Vision Plan esthetics. We have been through a long ordeal in this city to come together on a plan for updating the intersection at La Paz and Marguerite. I do not recall a mention of a Garden Plaza plan at this corner during any of that ordeal. I don't think it fits with anything that was presented and would tower disproportionally over any current plans for the intersection.

4- Something smells fishy. It doesn't seem plausible that someone would buy the said property, then pay a builder to draw up plans for a large apartment complex on the chance that a change in zoning would allow them to build it. It seems more likely that this buyer felt pretty confident that the zoning would be changed. Who would provide them with that confidence? Is there money involved? This is something worth looking into.

Please take proper care of our city and don't allow the Cal Trans improvements taking place on La Paz go to waste by adding hundreds of commuter cars on that street.

Thank you for considering my thoughts.

~Carolyn Amundsen
From: Donna Maguire <dkeanemaguire76@gmail.com>
Date: April 10, 2022 at 8:37:58 PM PDT
To: Elaine Lister <elister@cityofmissionviejo.org>
Subject: I do not support a new Mixed Use zoning designation in Mission Viejo

Elaine
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.
Bob & Donna Maguire
To: cd
Subject: FW: Proposed Development on Corner of La Paz and Marguerite

From: Diane Crandall <crandalls5@yahoo.com>
Date: April 10, 2022 at 10:55:21 PM PDT
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 Raths <graths@cityofmissionviejo.org>, Peter Molinari <pmolinari@cityofmissionviejo.org>, Joe Blum <jblum@cityofmissionviejo.org>, Robert Breton <rbreton@cityofmissionviejo.org>, Andrew Quinio <aquinio@cityofmissionviejo.org>, Robert Ruesch <rruesch@cityofmissionviejo.org>

Subject: Proposed Development on Corner of La Paz and Marguerite

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We have lived in Mission Viejo for almost 22 years and we love this city, our city. We moved here from LA County to provide our children a great place to grow up and an opportunity to go to top notch schools. Our oldest was the Valedictorian at Mission Viejo High School in 2012 and received a scholarship to Yale!! This community was even better than we imagined back in August 2000.

We chose Mission Viejo for type of bedroom community, low density neighborhood and family friendly area it is. When we first moved here, we took our kids to a different park every weekend. Our kids took swimming lessons on Marguerite, played soccer at every field in this city, played basketball on rec. teams, achieved their Black Belts at a local dojo, and grew into responsible adults. Now our grandchildren are enjoying visiting us here. We are so grateful to live in this beautiful city.

We are totally against rezoning the property on La Paz and Marguerite. We know how much traffic is currently overwhelming this intersection every day and it will only get much worse. There are many schools in this area so the traffic starts getting heavy from 1:30 until long after 7:00 pm. There is no opportunity for these streets to be widened in this area. Please preserve our city for the families that live and love Mission Viejo.

Sincerely,

Scott & Diane Crandall
949-981-4664
Dear Mr. Blum,

My husband and I moved here with our five children over 25 years ago. We chose to purchase a home in a city that was a nice, educated, bedroom community. Our desire was not to live in a busy city. Our Realtor said one of the most important things to look at was location. We live between La Paz and Jeronimo. We love our neighborhood and community. We would love to see it remain this way.

Please keep the zoning laws the same as they are now. We do not want to have added traffic at La Paz and Marguerite. There are times of the day already when getting in and out of the Garden Plaza is not safe. Please keep the current zoning as Office Professional.

Kindly,
Ann Beckstead
24531 Ladera Drive
Dear Mission Viejo Planning Commissioners,

Please find attached public comment regarding the Garden Plaza housing project. Please read these comments into the record at the April 11, 2022 Mission Viejo planning commission meeting.

Thank you,

Ilene Geiger
Mission Viejo resident
Dear Mission Viejo Planning Commission,

My name is Ann Owens, and I am a representative of Mission Viejo Planning Partnership who advocates for workforce housing in your community. There seems to be enough people tonight who are probably going to speak against the Garden Plaza Project so I won’t take up your time with that. However, that project did point out a major issue that I have brought before this commission before which is having an inclusionary housing ordinance. Both you and the City Council seem to feel that an ordinance which requires at least 15% of a project include units from extremely- low to low-income are not needed. However, the development of this project shows just the opposite. Value Rock was only willing to include ten units or 5% of the total number of apartments for low-income renters. When I asked the financial director why they didn’t include more low-income units on a zoom meeting which city staff attended, the answer was – “We don’t have to. The city has no such requirement. “ No company is going to meet this requirement out of the goodness of their heart. The city must be progressive in its plan to encourage more of this housing level if your RHNA numbers are to be met. I have also attached a list of many surrounding cities that have successfully passed some sort of required housing laws to encourage this demographic.

My second concern is the Agenda Report of March 22, 2022 in which the City states in its Executive Summary “ If the City Council were ultimately to approve amending the Development Code to include this new zone (referring to mixed-use), other developers could request this zone be applied to other properties throughout the City, especially in conjunction with General Plan Housing Element opportunity sites.” This quote perplexes me in that it seems to insinuate that mixed-use zoning to implement the Housing Element is a negative thing. How else is the City going to meet its numbers without changing zoning to mixed-use so that the city can benefit from both property and sales tax and spread workforce housing throughout the community as encouraged by Fair Housing laws? The Mission Viejo 6th cycle Housing Element was found by HCD to have inadequately vetted the sites already chosen and was admonished for declaring sites could accommodate more low-income numbers than were realistic. It is likely that the City will need to identify more sites to have your element approved. Thus, my quandary concerning the above quote. Please do not let your decision concerning Value Rock pre-determine your future actions that could benefit the city.

I hope that the city will be open minded in its approval of any and all projects that come before you in the future so that those who work in Mission Viejo can live in Mission Viejo. Our group is here and willing to help you achieve that goal.

Sincerely,

Ann Owens
<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Policy</th>
<th>Policy Date</th>
<th>Policy description</th>
<th>In-lieu fees</th>
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<td>Brea</td>
<td>Affordable housing</td>
<td>3/2/1993</td>
<td>For developments of 20+ OWNERSHIP units only, Ordinance requires developers of residential projects with 20 or more units to provide 10 percent of the units for affordable housing, &quot;provided the city determines the development of the affordable units does not place an economic burden on the developer or the future homeowners&quot;</td>
<td>Median sales price of new home in Brea - Max affordable sales price (moderate income) = In lieu fee</td>
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<tr>
<td>Huntington</td>
<td>Inclusionary housing</td>
<td>early 1990's</td>
<td>For residential projects with 3+ units, 10% set aside for both low or moderate income (for rent), or just for moderate (for sale)</td>
<td>In-lieu fees for projects above 9 units doesn't appear to have been established</td>
</tr>
<tr>
<td>Beach</td>
<td>program</td>
<td></td>
<td></td>
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<tr>
<td>Irvine</td>
<td>Inclusionary housing</td>
<td>2003</td>
<td>All residential development must provide 15% of total units as affordable units: -5% affordable to extremely low or very low income households -5% affordable to low income households -5% affordable to moderate income households</td>
<td>$17,000 per unit if in IBC and filed prior to 1/1/2007</td>
</tr>
<tr>
<td></td>
<td>ordinance</td>
<td></td>
<td></td>
<td>In-lieu fee determined at issuance of building permit, unable to find further info</td>
</tr>
<tr>
<td>Location</td>
<td>Ordinance Type</td>
<td>Date</td>
<td>Requirements</td>
<td>Fee Description</td>
</tr>
<tr>
<td>--------------</td>
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<tr>
<td>La Habra</td>
<td>Inclusionary housing ordinance</td>
<td>April 2021</td>
<td>Residential projects with 10+ units must provide 15% of total units as affordable units: (FOR SALE) 15% to households earning no more than 110% of AMI (FOR RENT) -9% to moderate income households -6% to very low or low income households.</td>
<td>$6.50 per sq ft of building space for the project's total floor area.</td>
</tr>
<tr>
<td>Laguna Beach</td>
<td>Inclusionary housing ordinance</td>
<td>2009-ish?</td>
<td>For new subdivisions with 2+ units/ lots and development of 3+ units on existing sites: 25% affordable to extremely low, very low, low, or moderate income households.</td>
<td>The current fee is approximately $247,317 for each required affordable rental unit or $348,197 for each affordable for-sale lot or unit.</td>
</tr>
<tr>
<td>Laguna Woods</td>
<td>Inclusionary housing ordinance</td>
<td>2009</td>
<td>Projects with 5+ dwelling units: (FOR RENT) 7.5% to VLI, 7.5% to LI (FOR SALE) 10% to LI, 5% to moderate.</td>
<td>Median sales price of new home - affordable two-bedroom sales price = In-Lieu Fee.</td>
</tr>
<tr>
<td>Location</td>
<td>Program Description</td>
<td>Calculation</td>
<td>Notes</td>
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<tr>
<td>San Clemente</td>
<td>Inclusionary housing program (ordinance??)</td>
<td>For developers building 6+ housing units: -4% of total units for very low income households</td>
<td>Development Costs (direct construction costs + indirect costs + land) - affordable unit’s ability to pay = VLI unit value = cost/affordable unit = affordability gap</td>
<td></td>
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<td></td>
<td></td>
<td>Affordability gap x 4% inclusionary variable = in-lieu fee/market rate unit</td>
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<tr>
<td>San Juan Capistrano</td>
<td>Density bonus for BMR housing</td>
<td>Density bonus percentages based on percentage of affordable units; see municipal code for precise numbers</td>
<td>(Mean Monthly Market Rent(1) - Mean Monthly Affordable Rent(2)) x 10 year affordability Covenant(3) = Δ</td>
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<td></td>
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<td>Δ x 10%(4) = Obligation Per Unit</td>
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<td></td>
<td>Obligation Per Unit - (10% x Obligation Per Unit) = Housing In-Lieu Fee Per Unit</td>
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<tr>
<td>Santa Ana</td>
<td>Housing opportunity ordinance</td>
<td>Residential projects with 20+ housing units: (FOR SALE) 10% sold to moderate income households (FOR RENT) 15% rented to low income households or 10% to very low income households</td>
<td>For 20 or fewer units: $5.00/sq ft (habitable, exterior walls) For &gt;20 units: $5.00/sq ft, reverting to $15.00/sq ft beginning 10/1/21</td>
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<td>2011, replaced in 2015</td>
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<td>Tustin</td>
<td>Voluntary Workforce Housing Incentive Program</td>
<td>All projects: 15% affordable, divided into: 6% VLI, 4.5% LI, 4.5% mod OR 12.5% affordable, divided into: 7.5% VLI, 5% mod OR 5% of base units VLI, or 10% of base units LI</td>
<td>$12,946 per unit * 0.5 * # of base units provided on site OR $12,946 * 0.5 * total sq ft of residential area, if application was received but not deemed complete on or before 4/17/2018</td>
<td></td>
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<tr>
<td>Sources</td>
<td>Notes</td>
<td>Questions</td>
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<td>How Does Inclusionary Housing Work? A Profile of Seven Southern California Cities (2005)</td>
<td>Establishing in-lieu fee amounts for larger developments was a goal stated in the 2014-21 Housing Element which was adopted in 2020. (Also mentioned on a KC spreadsheet last updated on 5/1/2018 so they might've been dragging their feet). HB's 2021-29 HE could potentially have an update on in-lieu fees, but the public review draft isn't out yet</td>
<td>In-lieu fees for larger projects is in the works and may appear on a Planning Commission agenda soon</td>
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<td>City of Brea 2014-2021 Housing Element. PDF page 79, paper page 3-70</td>
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<td>Huntington Beach Charter and Codes 230.26 Affordable Housing</td>
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<td>Huntington Beach 2013-2021 Housing Element</td>
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<tr>
<td>Zoning Ordinance Chapter 2-3. Affordable Housing Implementation Procedure</td>
<td>City is seeking to increase the affordability requirement to 9% VLI, 6% LI, and 5% moderate (total 20% set-aside) in their 2021-29 Housing Element</td>
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<td>Ordinance No. 1833</td>
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<tr>
<td>Laguna Beach 2013-2021 Housing Element</td>
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<tr>
<td>Laguna Beach 2021-2029 Draft Housing Element</td>
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<tr>
<td>Code of Ordinances Chapter 13.25 Inclusionary Housing</td>
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</table>

Unsure why this policy is only mentioned in the Housing Element but not on the books. Also unclear why the affordability requirement as 30% for in-lieu option is mentioned in the 2013-21 HE but not 2021-29 HE.
City of San Clemente 2021-2029 Draft Housing Element (August 2021), page page D-4/PDF page 246

<table>
<thead>
<tr>
<th>Municipal Code sec. 9-5.103. Housing in-lieu fee.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Code sec. 9-5-505. Affordable housing requirements.</td>
</tr>
</tbody>
</table>

| (17.24.120) says 7.5% of new units must be VLI and 7.5% must be LI. Housing Element says "While the City's inclusionary housing program has been implemented at four percent of the total units, the Zoning Code has been set at 15 percent. The City will amend the Zoning Code to be consistent with how the City has been implementing the program." |

| See Mildred's email for explanation on calculation |
| Section 9-5.103 claims "City requires minimum of 10% of new developments to be attributed to affordable housing" citing 9-3.505, but that section mainly discusses density bonuses and incentives/concessions. |

<table>
<thead>
<tr>
<th>Article XVIII.1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 41-1902. - Applicability and inclusionary unit requirements.</td>
</tr>
<tr>
<td>Sec. 41-1904. - Options to satisfy inclusionary requirements.</td>
</tr>
</tbody>
</table>
Tustin Code of Ordinances Chapter 9B Voluntary Workforce
Housing Incentive Program
Development Impact Fees Handout
From: WineFlirt <wineflirt@cox.net>
Sent: Monday, April 11, 2022 10:41 AM
To: CityClerk <cityclerk@cityofmissionviejo.org>
Subject: Time Sensitive: April 11 (Today) Planning and Transportation Commission Meeting

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

Are residents able to access the Planning and Transportation Commission meeting tonight at 6:30 PM VIA ZOOM? I saw this event listed on the city website, but no mention if it was available at Zoom like the City Council meetings. If available on Zoom, would you send me the link?

Really appreciate your help!
Dear 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, nor should you as our community representative!

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.

Sincerely,
Si Herbers
Mission Viejo resident since 2003
Hello,

My name is Umut Aksoy, the owner of the property at 13 Bolero, Mission Viejo, CA 92692. I would like to submit our written objection to the AR2022-18 before the hearing today at City Council Chamber at 6.30pm. I will also be there physically to present our case.

Please find the attached letter that explains the details of our objection. Thank you for time and consideration. See you today at 6.30pm.

Umut Aksoy
Subject: Objection to the Architectural Review (AR2022-118)

Date of Hearing: Monday, April 11, 2022

Location: City Council Chamber, City of Mission Viejo
200 Civic Center, Mission Viejo, CA, 92691

OBJECTION: I, Umut Aksoy, reside in 13 Bolero, Mission Viejo, CA 92692, hereby represent my objection Architectural Review (AR2022-118) with the following reasons;

I am the owner of 13 Bolero, Mission Viejo, CA 92692 which is part of the Pacific Knolls HOA. We have received your letter regarding the proposal of our neighbor located at (11 Bolero) to extend their family room (AR2022-118). The proposal will definitely block our view and the sunlight which were the two main criteria when we bought the property (13 Bolero) approx. 2 years ago. We paid the top dollars for our house and selected it over many others just because it has a nice backyard view and has natural light. Also, having an extension so close to the shared wall line towards our house might definitely increase the chance of jumping sparks that might naturally occur because that side of the house has a really narrow passage way which only a trash bin can fit through. The area will be so tight and will be hard to reach by the fire department in case of an emergency. By granting the approval, the city is taking a risk of owning this responsibility. In addition, we have a 3 months old baby. Having a construction site so close to our house will definitely disturb our newborn. We did not buy our house to be in the middle of a construction zone. During Covid-19 times, we know that almost everything has an extended or delayed schedule which is an unknown for this project. Therefore, we strongly disagree with the plan and will use our every right to oppose it.

In addition, I am attaching the CC&R (Community Guidelines of our HOA) below that clearly states the blocking view is prohibited.

10.15. View Obstructions.
Each Owner by accepting a deed to a Lot hereby acknowledges that any construction or installation by a Declarant may impair the view of such Owner and hereby consents to such impairment. No other Improvement or obstruction shall be constructed, planted or maintained upon any Lot in such location or of such height as to unreasonably obstruct the view from any other Lot in the vicinity thereof. If there is a dispute between Owners concerning the obstruction of a view from a Lot, the dispute shall be submitted to the ARC, whose decision in such matters shall be binding. Any item or vegetation maintained upon any Lot which item or vegetation is exposed to the view of any Owner, shall be removed or otherwise altered to the satisfaction of the ARC, if it determines that the maintenance of such item or vegetation in its then existing state is contrary to the purposes or provisions of this Declaration. If an Owner fails to perform necessary pruning, trimming, or thinning, the Association shall have the right, after Notice and Hearing, to enter upon such Lot for the purpose of performing such work. The ARC shall ensure that the vegetation on the Common Area is cut at such intervals so that the view of any Owner is not unreasonably obstructed.
Also, there is ambiguous information regarding the actual size of the room addition which makes us believe that something has change recently and we are not aware of it. The first letter to us from the City of Mission Viejo stated an area of 280 sq-ft for room addition but the public hearing notice we received later stated an area of 299 sq-ft.

The City of Mission Viejo Community Development Department is in receipt of a Building Permit application and site plan to permit a 280-square-foot room addition at an existing single-family residence, located at 11 Bolero in Mission Viejo. The City of Mission Viejo would like to give you an opportunity to review the request before City approval is granted.

December 9, 2021

Current Resident/Owner
11 Bolero
Mission Viejo, CA 92692

SUBJECT: PROPOSED PROJECT AT PROPERTY LOCATED AT 11 BOLERO, MISSION VIEJO, CA.

To Whom It May Concern:

The City of Mission Viejo Community Development Department is in receipt of a Building Permit application and site plan to permit a 280-square-foot room addition at an existing single-family residence, located at 11 Bolero in Mission Viejo. The City of Mission Viejo would like to give you an opportunity to review the request before City approval is granted.

CITY OF MISSION VIEJO
PLANNING AND TRANSPORTATION COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Transportation Commission of the City of Mission Viejo will conduct a public hearing pertaining to the item listed below.

DATE OF HEARING: MONDAY, APRIL 11, 2022

TIME OF HEARING: 6:30 P.M. or soon thereafter

LOCATION OF HEARING: City Council Chamber, City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691

PROPOSAL:
ARCHITECTURAL REVIEW AR-2022-118
Petition submitted by homeowner Massoud "Mike" Saidi to permit a new 299-square-foot, first-floor addition to an existing 2,339-square-foot, two-story, single-family home located at 11 Bolero, in the RPD 6.5 (Residential Planned Development) zone. The proposed addition includes an expanded kitchen and family and dining room.
OBJECTION LETTERS by the NEIGHBORS

Here are the objection letters that are signed by the immediate neighbors which either a have shared wall or has direct view from side and uphill with the subject property (11 Bolero).

To: City of Mission Viejo
   Planning and Transportation Commission

From: Umut ARSOY

Address: 13 Bolero, Mission Viejo, CA 92692

I, Umut ARSOY, residing at 13 Bolero, hereby present my opposition to the Architectural Review AR2022-138 which is attached to this letter.

Yours Sincerely,

Signature: [Signature]
To: City of Mission Viejo  
Planning and Transportation Commission  

From: MARI LUCIEN CULLEN  

Address:  

I,                     reside in                                  hereby present my opposition to the Architectural Review AR2022-118 that is attached to this letter.

Yours Sincerely.  

Signature:  

Date: 04/07/2022
To: City of Mission Viejo
Planning and Transportation Commission

From: Sherry Ott

Address: "Tesoro, Mission Viejo, 92692"

I, Sherry Ott, reside in "Tesoro", hereby present my opposition to the Architectural Review AR2022-118 that is attached to this letter.

Yours Sincerely,

Signature:

[Signature]
The subject room addition will be so close to the next house which will violate some privacy rights, as well as block the view and sunlight.

The passage way is already so narrow, only a trash bin can fit through. In the case of emergency fire department will have hard
Also, after speaking with the subject property owner (11 Bolero) and talking to other neighbors, it is our understanding that the subject property owner will most likely sell the property in the near future after the room addition if the proposal is approved by the city. The subject property owner has already listed the property for sale in 2020 which proves the intention of selling. (See below). There is no reasonable need to extend the room other than financial gains.

Sale & Tax History for 11 BOLERO

Sale History

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jun 17, 2020</td>
<td>Delisted (Hold Do Not Show)</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>CRMLS #OC20112589</td>
<td></td>
</tr>
<tr>
<td>Jun 11, 2020</td>
<td>Listed (Active)</td>
<td>*</td>
</tr>
<tr>
<td></td>
<td>CRMLS #OC20112589</td>
<td></td>
</tr>
<tr>
<td>Jan 2003</td>
<td>Sold for $470,000</td>
<td></td>
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</tbody>
</table>
Having a room addition that blocks our view and sunlight, violates our privacy rights, creates fire hazardous environment and construction noise that disturbs our newborn baby will be definitely opposed by us and our neighbors. Therefore, we strongly disagree with the plan and will use our every right to oppose it.

Thank you.
TO THE MAYOR, AND MISSION VIEJO CITY COUNCIL

The citizens of Mission Viejo want to know “WHAT THE HECK IS GOING ON !! ! ????”

RUMOR HAS IT THAT YOU APPROVED A SIX-Story APARTMENT BUILDING IN THE OLD MINERS VILLAGE !!!! And, you changed the zoning rules!! Especially for this project !!! And a Mother’s market??

IF IT’S TRUE WE ALL THINK SOMEONE LINED YOUR POCKETS WITH SOME CASH !!!! Yes definitely someone lined your pockets. An investigation is warranted.

That will completely ruin our main intersection of Mission Viejo.

A Mother’s Market – they are way too expensive with lots of stuff we would never buy. I personally would never go there. Nor would any of my neighbors that I have spoken to. And, it would take business away from Trader Joes, and Ralphps. Why would you do that???

The intersection of La Paz and Marguerite if the busiest one in our city already! And, you know what happens with apartment buildings – one person rents an apartment & 5 of their friends move in too. There will be extra traffic going in and out of Miners village area. Extra cars will be parked up and down La Paz. There are four schools on or just off La Paz. What about the parents who already have a difficult time driving to pick up there kids. And, school busses up and down in the morning and afternoon. You people are clueless.

We have three schools on La Paz, and traffic coming down from RSM, etc to get to the freeway. It just doesn’t make any sense. Someone is off their rocker. Maybe all of you.

With all the open land near Saddleback College why not in that area???? This project is not fair to all of the home owners of the La Paz homes and the Deane home owners. This will cause more traffic, noise and emission pollution. But obviously you don’t care. You should all be voted OUT!!! You have been sitting on the city council way too long and have become very corrupt.

Max & Mary Anne Johnson
3/15/22
April 4, 2022

Re: Garden Plaza Redevelopment

Dear Mission Viejo City Counsel,

My name is John W. Anderson but go by Jack Anderson and I have lived in Mission Viejo since 1979. I am also a real estate broker here in the Saddleback Valley since 1977.

I currently reside at 26962 Floresta Lane which is the street behind the current Garden Plaza. I have lived on Floresta Lane since 1984. I have talked to ValueRock and have kept current on your redevelopment desires. I have heard the city attorney state that the city has no dog in this fight, and they are neutral. I learned from ValueRock that they purchased the site in 2014 and entered discussions with the city in 2017/2018. Since the city has been talking to the owners since 2017/2018, I find it hard to believe the city has no stance on this issue. But I digress.

When Donald Bren developed the city and had his 40-year plan, it was always to be a bedroom community. It was very tightly controlled, you even had to have your paint colors approved prior to painting the exterior. This was an attempt to keep the continuity and beauty of the city (which at the time was county property). The streets were even designed to get people to and from the freeway quickly and when you get into the housing developments, there are numerous cul-de-sacs to slow down traffic. When the Mission Viejo Company was dissolved and the city incorporated, I don’t ever remember that vision being replaced. If there was a different vision, shame on me for not getting more involved with city council meetings.

Now I am getting involved. What you are attempting to do completely upends the beauty and simplicity of the city. I would brag to my clients that here in Mission Viejo, the shopping centers and commercial spaces are separated from the housing tracts. This new zoning law and the Garden Plaza redevelopment completely undoes that vision. This will allow commercial, apartments, condos, and low-income housing all squeezed into a nice box. And directly in front of and inside a residential area. Nice if this was LA but not so good for Mission Viejo.

I am opposed to this variance and rezoning and this type of development so near our residential neighborhoods.

Sincerely,

John W. Anderson
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 (mailto:slparmeter@cox.net)
March 28, 2022

Wendy Bucknum, Mayor
Ed Sachs, Major Pro Tem
Brian Goodell, Councilmember
Trish Kelley, Councilmember
Greg Raths
City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691

Re: Garden Plaza Project

Dear Councilmembers:

Up until now, I have been giving you as Councilmembers 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 Raths 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