

Frequently Asked Questions: The Gardens mixed-use project proposal

Q: Why is the City doing this project?

A: The City is NOT creating or supporting this project and is a neutral party in the process. The parcel is private property owned by ValueRock Realty Partners, which submitted plans to the City for a proposed new development.

Q: Why don't they move this to another location?

A: The owner of this private property – ValueRock Realty – selected this location for its proposed project.

Q: Why doesn't the City shut down this project immediately?

A: The City respects the rights of private property owners, and every owner has a right to submit proposed plans, and the right to expect that every proposal will be given serious consideration by the City. This is a fundamental duty of municipal government. Whether those plans are for a new backyard pool, new landscaping, or converting a dining room to a disco lounge, the City carefully evaluates every set of plans for conformance to Building Codes, Zoning Codes, etc.

Q: What do the City Council Members think about this project?

A: The plans have not been presented to the City Council yet. Just as every private property owner has a right to submit a proposal, the owner has a right to a fair and neutral review. Any City Council Member expressing an opinion before being presented the plans would not be acting in a fair and impartial manner. When the plans do come before the Council, the Council Members will serve as “jurors” in the public hearing – and just as a juror expressing an opinion on a case before a trial begins may be removed from the trial and be subject to legal penalties, the Council Members cannot express opinions before the public hearings. If Council Members do, they may be forced to recuse themselves from the public hearing and/or face legal consequences for themselves and the City.

Q: Are the City Council Members receiving campaign contributions from ValueRock Realty?

A: All campaign contributions received by Council Members and City Council candidates are available to view on the City's website. You may visit <https://cityofmissionviejo.org/onbase-document-search>, select “Campaign Statements” from the “Search Type” menu and research all filings from the last seven elections.

Q: Why is the City promoting the project on the News page (<https://cityofmissionviejo.org/news>)?

A: The City is not promoting this project, but in the spirit of transparency is performing due diligence to inform and educate the public about the developer's proposal and ways that residents can get involved, understand the process of development applications, ask questions and provide input to the developer.

Q: How can I receive updates from the City about the project and be informed when it receives hearings at the Planning and Transportation Commission and the City Council?

A: Residents can receive all future City articles on this proposal by visiting <https://cityofmissionviejo.org/subscribe> and subscribing to “The Gardens Mixed-use Project Application Newsletter.” News articles will be posted when public hearings are scheduled, and at this same page, you can also subscribe to receive all Agendas of the Planning and Transportation Commission Meetings and City Council Meetings.