

# The Village at Laguna Hills

## Attachment 2a

April 26, 2021 Supplemental Memo & Attachments  
City Council/ Planning Agency Joint Public Hearing



**CITY OF LAGUNA HILLS  
MEMORANDUM**

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DATE: April 26, 2021

TO: Mayor, Council Members, and Planning Agency

FROM: David Chantarangsu, Community Development Director

SUBJECT: JOINT PLANNING AGENCY/CITY COUNCIL AGENDA ITEM 1  
SUPPLEMENTAL INFORMATION

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The following additional information regarding the subject Project is for clarification and background purposes. This memorandum seeks to provide a history of the Mall's building area, additional details on the Project's retail component square footage details, background on residential uses in the UVSP, the calculation of School District student generation rates, relative differences between condominium and apartment sizes, a visualization of residential density, a comparison of multi-family residential parking code requirements, the requirement in the proposed Development Agreement for an Affordable Housing Implementation Plan, and an update on public comments for the Project.

Laguna Hills Mall (Mall) Building Area History

The County's approval of the Mall's construction encompassed +/- 536,000 square feet for three (3) department stores and 242,823 square feet for "in-line" retail shops. County plans in the City's possession indicate the department store building area was comprised of Broadway, the former Macy's department store (160,000 square feet), J.C. Penney (169,000 square feet), and Sears (+/- 207,000 square feet). By 2016, the in-line retail space had increased to 265,139 square feet. Pad areas had also resulted in an additional 67,751 square feet bringing the total building area at the mall to 869,352 square feet.

Project Retail Use Detail

Table 6 of the Project traffic study (Appendix G of Exhibit A of "attachment a"), includes a more detailed breakdown of uses and areas proposed for the Project. Table 6 identifies the following uses:

- Retail: 99,305 sq. ft.
- Restaurants: 60,695 sq. ft.
- Health Club: 40,000 sq. ft.
- Cinema: 50,000 sq. ft.

Staff notes that in the Restaurants category above, 23,095 square feet include BJ's Restaurant & Brewhouse (10,125 square feet), In-N-Out (4,400 square feet), and King's Fish House (8,570 square feet). New restaurant area proposed is 37,600 square feet. Including the existing restaurant uses identified above, the total Project retail area is 250,000 square feet, of which 226,905 square feet would be in new building construction.

#### Allowance of Residential Units within the Laguna Hills Mall Property

The City's General Plan Land Use Map (June, 1996) identified the Mall site as "Village Commercial" (VC), which permitted High Density Residential at 18-30 dwelling units per acre.

In 2002, the adoption of the UVSP increased the maximum residential density from 30 to "up to 50" dwelling units per acre.

In July 2009, the City adopted the 2009 General Plan Update establishing an allowable density range in the UVSP of 30-50 units per acre in response to the state's review of the City's 2009-2014 Housing Element.

In 2011, an amendment to the UVSP was enacted to implement a minimum residential density of 30 units per acre authorized by the General Plan for the reason described above. Table 2 of the UVSP was revised to reflect allowable density at 30-50 dwelling units per acre, the current standard.

#### Student Generation Rates

The Project's environmental review document (the Fifth Addendum to the 2009 General Plan Program EIR) carries forward 2009 data to project the number of students the Project could generate, in addition to the student population projected to be generated from the 2016 Five Lagunas project.

The table below identifies the anticipated student population from both projects using 2009 General Plan Program EIR data:

Project	Elementary	Intermediate School	High School	Total Students
Five Lagunas	99	46	99	244
Village at Laguna Hills	103	31	58	192
Total	202	77	157	436

Staff notes Saddleback Valley Unified School District (SVUSD) provided comments to the City in a letter dated February 8, 2021 ("attachment j" of the Project staff report) providing its own estimate of student increase based on 2020 data generated by SVUSD. The District anticipates the following student population resulting from the 1,500 residential units:

<b>Project</b>	<b>Elementary</b>	<b>Intermediate School</b>	<b>High School</b>	<b>Total Students</b>
Village at Laguna Hills	323	96	170	589
Increase vs. 2009 Data	121	19	13	153

SVUSD also communicated to staff that it would receive increased on-going property taxes, and increased on-going student-based revenue from increased student population from the Project. These revenues would be in addition to development fees SVUSD would receive incrementally upon the issuance of each building permit for new construction in the Project. SVUSD's analysis provided to staff is included with this memo as Exhibit 1. SVUSD also identified approximately \$65 million in improvements for the three elementary schools serving the City, as well as Laguna Hills High School. Improvement needs for Intermediate Schools was not provided.

SVUSD notes in its February 8 correspondence that elementary schools located in Laguna Hills lack the capacity to serve the increase in student population projected to be generated by the Project. According to Section 65996 of the California Government Code, development fees authorized by state law are deemed to be "full and complete school facilities mitigation." In SVUSD's "Residential and Commercial/ Industrial Development School Fee Justification Study" (Study) dated March 18, 2020, the study determines that SVUSD has a need to provide school facilities for 2,678 students through 2029 from new development expected to occur within SVUSD's service area. The Study is accessible on-line at:

[https://www.svusd.org/uploaded/SVUSD\\_Department\\_Files/MOC/Documents/2019-20/Residential\\_and\\_Commercial-Industrial\\_Development\\_School\\_Fee\\_Justification\\_Study.pdf](https://www.svusd.org/uploaded/SVUSD_Department_Files/MOC/Documents/2019-20/Residential_and_Commercial-Industrial_Development_School_Fee_Justification_Study.pdf)

#### Condominium and Apartment Unit Sizes

Staff reviewed 2020 County Assessor Data to compare existing built condominium unit sizes in the City with apartment unit sizes proposed in the Project. The information below depicts staff's findings for existing condominium units:

Number of properties identified in County data as "CONDOMINIUM" by 2020 Assessor Data: 2,893;

Average Unit Size: 1,195 Square Feet.

Following the Countywide condominium data is a listing of the proposed apartment units in the Village at Laguna Hills.

#### **Condominium Data**

<b>Unit Size Range</b>	<b>Number of Units</b>	<b>Unit Size Average (sq. ft.)</b>
Less than 1,000 sq. ft.	1,023	865
1,001 - 1,500 sq. ft.	1,558	1,269

1,501 – 2000 sq. ft.	222	1,681
Greater than 2,000 sq. ft.	90	2,468

#### **Village at Laguna Hills Unit Size Data**

<b>Residential Building</b>	<b>Number of Units</b>	<b>Unit Size Average (sq. ft.)</b>	<b>Units Under 1,000 sq. ft.</b>	<b>Units Above 1,000 sq. ft.</b>
RES I	358	810	248	110
RES II	230	849	200	100
RES III	300	882	173	127
RES IV	337	819	259	78
RES V	275	838	193	82

Staff notes the unit size range for units under 1,000 square feet is 600 – 783 square feet, and the unit size range for units over 1,000 square feet as 1,028 - 1,431 square feet.

#### Visualization of Density

Staff has attached as Exhibit 2 a graphic prepared for the League of California Cities Planning Commissioners Academy in 2019 depicting housing density. It provides examples of residential development ranging from between 12 to over 40 units per acre. Building height will generally determine density, which is defined as the number of dwelling units per acre.

#### Comparison of Multi-family Residential Parking Requirements

The following is a comparison of the Laguna Hills Municipal Code parking requirements for multi-family residential units with the comparable requirements of selected cities within Orange County. The City's parking requirements are consistent with other agencies as follows:

<b>City</b>	<b>Parking Requirement (stalls per unit)</b>				
	<b>Visitor</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>
<i>Laguna Hills</i>	1 stall / 5 Units	1.5 stalls (1 covered)	1.5 stalls (1 covered)	2 stalls (1 covered)	2.5 stalls (2 covered)
<i>Mission Viejo</i>	1 stall / 3 Units	1.5 stalls (1.5 covered)	1.5 stalls (1.5 covered)	2 stalls (2 covered)	2.5 stalls (2 covered)
<i>Lake Forest</i>	1 stall / 5 Units	1.5 stalls (1 covered)	1.5 stalls (1 covered)	2 stalls (1 covered)	2.5 stalls (2 covered)
<i>Irvine</i>	1 stall / 4 Units	1 stall	1.4 stalls	1.6 stalls	2 stalls
<i>Anaheim</i>	1 stall / 4 Units	1.25 stalls	2 stalls	2.25 stalls	3 stalls
<i>Aliso Viejo</i>	1 stall / 2 Unit	1 covered stall	1.2 covered stalls	2 covered stalls	2 covered stalls

<i>Laguna Niguel</i>	1 stall / 2 Unit	1.5 stalls (1 covered)	1.5 stalls (1 covered)	2 stalls (1 covered)	2.5 stalls (2 covered)
<i>Brea</i>	1 stall / 5 Units	1.5 stalls (1 covered)	1.75 stalls (1 covered)	2 stalls (1 covered)	2.5 stalls (2 covered)

### Affordable Housing Implementation Plan (AHIP)

The proposed Project Development Agreement includes a provision for 200 units of affordable housing, with 100 units dedicated to Low Income households and 100 units dedicated to Moderate Income households, as defined by State law. Attached to the Development Agreement as Exhibit F are requirements the Applicant must fulfill to implement the AHIP, including marketing, selection of tenants, monitoring and record keeping, and other activities related to the management of the units. The required contents of the AHIP's Marketing and Management Plan are found in the Development Agreement on page "Exhibit F-6". The Applicant is required to submit the required Marketing and Management Plan to the City, and receive approval from the City Manager, prior to the issuance of a certificate of occupancy for any Residential Building.

### Public Comments

Public comments received as of April 6, 2021 are included as Attachment I of the staff report for the Project, which was posted to the City website on April 6, 2021. On April 22, 2021, a supplemental compilation of all public comments received was posted to the website. This document (Exhibit 3) included additional comments received since the initial publishing of the documents, as well as the comments included in Attachment I in order to maintain all comments in one document.

Public comments received have generally been organized into three categories; 'In Favor of Project as Presented', 'Supportive with Modifications for Greater Housing Affordability', and 'Against the Project as Presented'.

Of the 82 individuals in favor of Project as presented, twelve (12) have indicated that they are residents of Laguna Hills and eight (8) have indicated that they reside outside of the City. It is unknown where the remaining commenters reside as no addresses were provided. Of the 20 businesses in favor of Project as presented, 11 are businesses located in Laguna Hills.

Of the 108 individuals and 13 organizations that are supportive of the Project with modifications for greater housing affordability, 14 of the individuals are from the City residents. The remaining individuals and all 13 organizations are from outside of the City.

Of the 20 individuals against the Project as presented, 19 have indicated that they are residents of Laguna Hills. Eight (8) other commenters requested additional retail area,

or expressed various concerns. Only two (2) commenters identified they were residents of Laguna Hills.

#### Sources for Staff Report References Regarding Multi-Family Units and Hotel Rooms

Page 10 of the staff report identifies that “Since 2016, there have been almost 4,000 new units built, with occupancy rates remaining steady near 95%.” These units include the Reata Oakbrook apartments, the Vantis Apartments in Aliso Viejo, a few properties in Laguna Niguel near the I-5 / Crown Valley Pkwy, and a few properties in Irvine. The source of the information comes from CoStar, a prime commercial real estate data/analytics provider.

Page 11 of the staff report identifies that “Within a 4-mile radius, there are another 1,400 hotel rooms, primarily in Irvine Spectrum/Research Park area.” This recent hotel development includes the TownePlace Suites Irvine/Lake Forest, the Homewood Suites by Hilton Irvine Spectrum Lake Forest, the Hampton by Hilton Inn Irvine Spectrum Lake Forest, and an upcoming hotel with the SpringHill Suites Irvine Lake Forest. The source of the information comes from Smith Travel Research (STR), a prime hotel industry data provider.

#### Source of 2020 State Income Limits

The State determination of income limits qualifying for affordable housing is provided in Exhibit 4, attached hereto. This document is footnote 18 on page 61 of the Staff Report.

# Exhibit 1

## SVUSD Analysis





## Village at Laguna Hills

Development Impact - Saddleback Valley USD

As of 4/22/2021

### Residential Unit Information

Number of Units	1,500
Unit Type	Multifamily/ Mixed Use
Total Square Footage	1,856,068
Average SF/Unit	1,237.4

### Developer Fee Revenues

Land Use	Total Square Feet	Developer Fee per Square Foot	Total Fees
Retail	250,000	\$0.66	\$165,000.00
Hotel	117,198	\$0.66	\$77,350.68
Office	465,000	\$0.66	\$306,900.00
Residential/Mixed Use	1,856,068	\$4.08	\$7,572,757.44
<b>Total</b>	<b>2,688,266</b>	<b>N/A</b>	<b>\$8,122,008.12</b>

### Student Impact (Residential Units)

School Level	SGFs (MFA Units)	Units	Students Generated
Elementary School (K-6)	0.2150	1,500	323
Middle School (7-8)	0.0634	1,500	95
High School (9-12)	0.1127	1,500	169
<b>Total</b>	<b>0.3911</b>	<b>1,500</b>	<b>587</b>

### Annual Property Tax Apportionment

Estimated Assessed Value (at build out)	\$780,850,000
1% Tax Levy	1.00%
SVUSD Portion	46.99%
<b>Annual SVUSD Property Tax Apportionment</b>	<b>\$3,668,980</b>

### Annual LCFF Revenue Estimate (2021\$)

School Level	Elementary School	Middle School	High School	Total
New Students	323	95	169	587
ADA (96.0%)	310.40	91.30	162.41	564.11
LCFF Grant Amount	\$8,160.50	\$8,050.00	\$9,572.00	\$8,594.17
<b>Total LCFF Revenue</b>	<b>\$2,533,043.68</b>	<b>\$734,924.75</b>	<b>\$1,554,578.95</b>	<b>\$4,822,547.38</b>

## Exhibit 2

### Visualization of Housing Density





# Densities & Building Typologies

## Exhibit 3

### All Public Comments Received to Date



# **Public Commenters for The Village Public Hearing**

## **In Favor of Project as Presented**

### **82 Individuals**

Robert & Denise Pardue  
Sheri Feinberg  
Alison B. Cox  
Bob Tagupa  
Diane Katz  
Jasmine Bogwell  
Ronny Johnson  
Nathan Malone  
Chris Boswell  
Carrie Gardner  
Danielle Mount  
Donald Anderson  
Nancy Ratkowski  
Peggysue Mowry  
Tracy Morales  
Fatima Amin  
Sarah Hackett  
Barbara Forsse  
S. Trevett  
Steve Mendoza  
Tom Homan  
Gloria Mendoza  
Nilesh Kanse  
Lindsey Gilbert

Gerald Hester  
J. Malitonis  
Manuel Rodriguez  
Khalil Sarwari  
Patricia Pollac  
Thy Pham  
William Barnett  
Phyllis Bristow  
Leslie Bird  
Shelia Lind  
Laura Ontiveros  
Larin Barnett  
Jennifer Tolifson  
Linda Back  
Rachel Stephenson  
Florene Barr  
Lisa Tagupa  
Jennine Daniels  
Marian Grace  
Jill & Todd Lewis  
Joel Lautenschleger  
Carly Owens  
Alexa Goldblatt  
Rachel Gillooly

Josh Provance  
Kylee Brown  
Chanel Juzaitis  
John Jovanovski  
Jeffrey Provance  
Geoff Kint  
Pam Mc Garry  
Jessica Kavanagh  
Clemnte Pepe  
Liz Martin Wilson  
Cameron Chadwick  
Justin Woodworth  
Carol Agon  
Yasser Soliman  
S. Feinberg?  
Jerry Clark  
Amy St. Hilaire  
William Faithlovhope  
Nanciann Horvath  
Patricia Thee  
Stephanie Solomon  
(Illegible Name) 11

### **20 Businesses**

Sheri Feinberg – Printex  
Patricia Thee – Beach Hardwood Floors, Inc  
Stephanie Solomon – Orange Coast Orthodontics  
Steve Seifert – Weston Automotive  
Bill Faithlovhope – Alpha Omega Constructors, Inc  
Amy St. Hilaire  
Martha Haecherl – Keller Williams Realty  
Trisha Yee – The Inside Group  
Jerry Clarke – Alpha Omega Constructors, Inc  
Nanciann Horvath  
Mike Mattson – One Source Realty Solutions

Yasser Soliman – Chipotle  
Sabrina Phillips – Designing Women of Orange  
County  
Alex Presley – Smartflyer  
Lydon Brown – Alpha Omega Constructors, Inc  
Jeff Zaret – PayProTec West Coast  
Rich Rappa – Waverider Security  
Jay Lukes – The Lukes Network  
Jeff Halloran - Primerica  
Barbara J. Thomas – South Orange County  
Economic Coalition

## Supportive with Modifications for Greater Housing Affordability

### 108 Individuals

Eva Lydick	Barbara Siry (2)	Robert Henry
Karen Stone	Louise Adler	Vicky Mazid
Ami Lief	Marty Deutschman	Michelle Antenesse
Maureen Terry	Christianne Rottenberg	Stephanie Strain
Christine Roy	Marquita & Jay Miller	<a href="#">felicitynf</a>
Barbara Daly (2)	Rosemary De Monte	Grayson Gothard
Ryan Lenney	Frieda Gorelick	Dan Schmid
Andrea Alexander	Jeremiah Lawson	Rev. Rayna Hamre
Phyllis Roberts	Judy Curry	Carolyn Dingus
Catherine R. Van Camp	Sarah Burt	Barbara Boczek
Sue Dearing	Bernadette Rego	Cindy Ashley
Annie Krinsky (2)	Christine Schechter	Bonnie Benton
Christine L. Morinello(2)	Joseph & Olive Rego	Vicki Hines
Leslie Palm	Karen Tagawa	Sherly Hayashi Sterry
Marilyn Schroeder	Doug Graham	Karen Maurer
Karen Nichols	Maureen Mehler	Jody Berger
Richard & Sue Snyder	Erin Schwarz (3)	Iris Anderson
Linda Ellinor	Metch F. Franke, Ph.D.	Anne Kolar
Joy Chen	Flora Niermann (2)	Adam Overton
Marilyn Freeman	Myra Vure	Anna Riviere
Cindy Ashley	Debra David	Janice Cochran
Lydia Lewis	Lynn Einarsson Woods	David Salahi
Cathy Palmer	Katherine Dechter	Lisa Gibilie
Toni Mendell	Fayez Mazid	Denise Legters
Ann Owens	Penelope Kinnear	Denise Fleury
Ann & Tony Beltran	Tim Olsen (2)	Jim Bucklin
Suzanne Model	Elaine Grist	Max Uehara
Colleen McHugh	Carol Novick	Debbie Salahi
Sophia Uehara	Suzanne Staulz	Cecile Vu
Sandra Townes Ward	Wendy McQuillan-Burry	Daya Shankar-Fischer
Janet Lusk	Gerald Halpert	Jay Grimm
Kathleen Rubin	Linda Yeargin	Pat Davis
Lois Anderson	Judy & Richard Northrop	Eliana Iturrizaga
Ramesh Joshi (2)	John Mendonca & Bruce L.	
Carol E. Semelroth (2)	Johnson	

### 13 Organizations

Cesar Covarrubias, Kennedy Commission (2)	Sara Radecki, Interfaith Council of Greater
Reverend Kent Dos, Tapestry a Unitarian	Rancho Santa Margarita
Universalist Congregation	Wendy Bury, Concerned Citizens of Laguna
Susan B. Parks, Orange County United Way	Woods
Elizabeth Hansburg, People for Housing – YIMBY	Brenda J. Rodriguez, Affordable Housing
OC	Clearinghouse
Rev. Rodrick Echols, Neighborhood	Dawn Price, Friendship Shelter
Congregational Church, Laguna Beach	Cyndee Albertson, Family Promise of Orange
Chris Collins and Diane Nied, League of Women	County
Voters of Orange Coast Homelessness	LaVal Brewer, South County Outreach
Advocacy Team	
Rona Smyth Henry, Welcoming Neighbors	
Home	

## **Against the Project as Presented**

### **20 Individuals**

**Requests for the Project to be approved in smaller packages and for the hearings to be delayed until after COVID-19 restrictions have been lifted**

Marsha Westropp  
Gary Hierman  
Bob & Genie Martin  
Mario Vasquez  
Clint Refsnyder  
David Harrington

Kenneth Benson  
Sidney Harrington  
Connie George  
Faye Checkoway  
Raquel Bruno

### **Requested More Retail**

John Kefeil  
Karen E. Stone  
Elaine Roccio

### **Various Concerns**

Carl Christiansen – concerns with the proposed size of retail, parking, architecture and traffic.  
Michelle Nolan – request for additional trees  
Reshma Peck – request for consideration of a public vote on the project  
Karen Hollingsworth – concerns of a concert venue use  
Jay Smith – requests mature landscaping for immediate shade



RECEIVED

APR 20 2021

April 8, 2021

The Hon. Erica Pezold  
Mayor, City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

CITY OF LAGUNA HILLS

Dear Mayor Pezold,

The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envisioned this space for the 21<sup>st</sup> century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

Because it is freeway adjacent, the residents and visitors to this new South County destination will be able to travel to and from the Village at Laguna Hills with minimal impact on our quality of life. But the benefits to the City and its taxpaying residents are significant!

- A 2.5-acre park in the heart of the Village, which can be used for community gatherings, non-profit fundraisers, concerts in the park and other city events.
- More than \$22 million to the City to upgrade existing city parks and other community features.
- A new revenue stream for sales tax and TOT tax to the city to enhance public safety, parks and other public city services.
- Thousands of jobs at a time when unemployment in California is near an all-time high.
- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you on April 27th. Thank you for your consideration of this needed community enhancement.

Sincerely,

*Carol Agon*

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

*Laguna Woods*

*CA 92653*



RECEIVED

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APR 20 2021

February 18, 2021

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The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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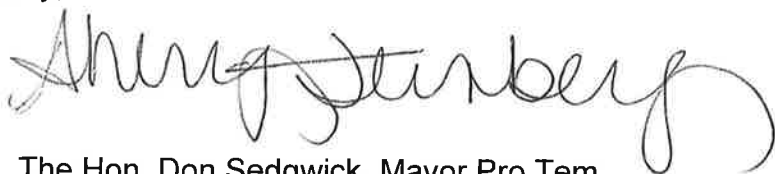
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The Hon. Dave Wheeler, Council Member

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Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

RECEIVED

APR 20 2021

CITY OF LAGUNA HILLS

February 18, 2021

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I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,



Amy St. Hilaire

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
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*William Faith/vhope*  


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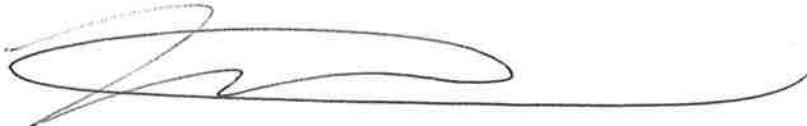
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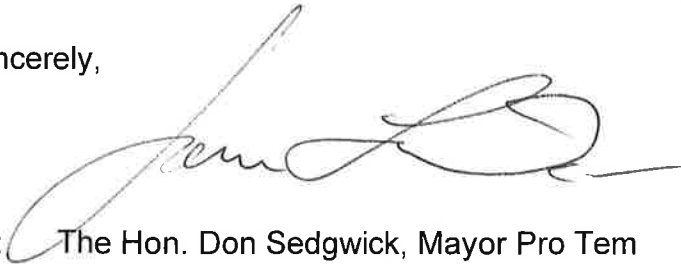
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Orange Coast Orthodontics

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
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The Hon. Janine Heft, Council Member  
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The Hon. Dave Wheeler, Council Member

**Jennifer Lee**

---

**Subject:** FW: Support for new housing at Mall

---

**From:** Justin Woodworth

**Sent:** Wednesday, April 14, 2021 10:06 PM

**To:** Public Comments

**Subject:** Support for new housing at Mall

The state of California has a housing crisis. My family, who lives in Laguna Hills, has a homeless woman who lives in an RV on our street. People need homes. Our great state cannot retain talented young workers because they cannot afford to be here. So I support more housing at the Laguna Hills Mall. More apartments or higher density homes. If people are worried about traffic, it's best to put new housing near the freeway.

Justin Woodworth  
Laguna Hills

Sent from my iPhone

[External E-mail]

The Hon. Erica Pezold  
Mayor, City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

April 8, 2021

Dear Mayor Pezold,

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I encourage you to vote YES when this project comes before you on April 27th. Thank you for your consideration of this needed community enhancement.

Sincerely,

A handwritten signature in black ink, reading "Cameron Chadwick". The signature is stylized with a large, sweeping initial "C" and a long, horizontal stroke extending to the right.

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member



April 12, 2021

The Honorable Erica Pezold, Mayor  
City of Laguna Hills  
24035 El Toro Road  
Laguna Hills, CA 92653

**RE: VILLAGE AT LAGUNA HILLS - SUPPORT**

Dear Mayor Pezold,

On behalf of the South Orange County Economic Coalition Board of Directors (Coalition), I am writing to convey our strong support of the Village at Laguna Hills (Project). The Coalition has long advocated for infrastructure and housing projects that promote a strong economic climate for our growing region. Particularly as we emerge from this global pandemic, south Orange County is situated to be a leader as an incubator for job growth and economic revival.

Nowhere is that opportunity more evident than at the proposed 65-acre mall site. This Project will create more than 8,000 jobs in retail, entertainment, construction and other areas. The time to approve this Project is NOW!

This mall has been treading water for more than a decade. The Project investors, Merlone Geier Partners, have committed resources necessary to build an amazing destination location for not only Laguna Hills residents and businesses, but all of south Orange County.

The Project will be a huge economic engine for the City from its tax generation comprised of sales tax, property tax and Transient Occupancy Tax (TOT) to the city's general fund. Additionally, the Project will generate approximately \$22 million in park fees to upgrade community parks in the city.

The new residential community will help Laguna Hills move one step closer to meeting half the state-mandated Regional Housing Needs Assessment (RHNA) requirements for the city. If the city does not appear to be attempting to meet the numbers, then it could face the possibility of the state of California stepping in and that is not acceptable due to the devastating results which would be out of the City's control.

April 12, 2021

Page 2

In addition, the housing crisis is in such demand and the city has the control whether units are for sale or for rent. The time is NOW to exercise local control.

The benefits to the City's residents and businesses far outweigh taking no action or delaying a decision. As the leading business advocacy organization in the region, the South Orange County Economic Coalition urges you and your council colleagues to be leaders and vote YES for this Project!

Sincerely,

A handwritten signature in black ink that reads "Barbara J. Thomas". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Barbara J. Thomas  
Executive Director  
South Orange County Economic Coalition

cc:     The Hon. Don Sedgwick, Mayor Pro Tem  
          The Hon. Janine Heft, Council Member  
          The Hon. Bill Hunt, Council Member  
          The Hon. Dave Wheeler, Council Member  
          SOCEC Board of Directors

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

February 16, 2021

RECEIVED

APR 06 2021

CITY OF LAGUNA HILLS

**RE: APPROVE the Village at Laguna Hills**

Dear Mayor Pezold,

Laguna Hills residents have been waiting for years for the revitalization of Laguna Hills Mall. For decades we have seen the popularity of malls slide as more and more people bought items online and socialization with friends and family migrated to social media platforms. I think we can all agree that without a major investment from the property owner at the mall, this potential tax generator for Laguna Hills will remain just that – potential.

Now, with COVID19, we have seen the struggles of our local businesses amplified. But in every challenge, I see an opportunity. With the Village at Laguna Hills, we have an opportunity if our council has the foresight to approve this project.

The property owner is willing to invest hundreds of millions of dollars to revitalize this great community asset. This will include new restaurants, new retail and a dedication of more than 20% of the property as open space.

Yes, there will be additional housing, but this is housing that Laguna Hills needs to allow for. Even with approval of this project, Laguna Hills will still have a housing shortfall according to the Southern California Association of Government's Regional Housing Needs Assessment. But it is critical that the city move in the right direction to develop needed housing alternatives.

Thank you for considering my comments and I ask you to APPROVE this project at your public hearing later this spring.

Sincerely,



Liz Martin-Wilson

Laguna Hills, Ca 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member



The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

Dear Mayor Pezold,

I support the Village at Laguna hills because:

- The Laguna Hills Mall is in need of revitalization.

Please vote YES when this project comes before you for a vote.

Sincerely,

Rachel Gillooly  
Temecula

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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MAR 21 2021

CITY OF LAGUNA HILLS

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

RECEIVED

MAR 21 2021

CITY OF LAGUNA HILLS

Dear Mayor Pezold,

I support the Village at Laguna hills because:

- This project will protect the taxpayers and bring millions of dollars in new tax revenue to the City.

Please vote YES when this project comes before you for a vote.

Sincerely,

Josh Provance  
San Clemente

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

Dear Mayor Pezold,

I support the Village at Laguna hills because:

- The Laguna Hills Mall is in need of revitalization.
- This project is freeway adjacent.
- I work in Laguna Hills and it would be nice to have a place to spend my time (and money) to avoid rush hour traffic.

Please vote YES when this project comes before you for a vote.

Sincerely,

Kylee Brown  
Sun Pac Storage Containers, Laguna Hills

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

RECEIVED

MAR 21 2021

CITY OF LAGUNA HILLS

Dear Mayor Pezold,

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- This project will protect the taxpayers and bring millions of dollars in new tax revenue to the City.
- The City can use the tax revenue generated by this project to add police and fire protection as well as improve our parks.
- The project will help the City comply with state housing regulations.
- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.

Please vote YES when this project comes before you for a vote.

Sincerely,

Chanel Juzaitis  
San Clemente

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

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- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.

Please vote YES when this project comes before you for a vote.

Sincerely,

John Jovanovski  
Lake Forest

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

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MAR 21 2021

CITY OF LAGUNA HILLS

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- The project will help the City comply with state housing regulations.
- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.
- Laguna Hills NEEDS THIS!!!

Please vote YES when this project comes before you for a vote.

Sincerely,

Jeffery S. Provance, Jr.  
San Clemente

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

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CITY OF LAGUNA HILLS

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- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.

Please vote YES when this project comes before you for a vote.

Sincerely,

Geoff Kint  
San Clemente

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 15, 2021

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CITY OF LAGUNA HILLS

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- This project will help the City comply with state housing requirements.

Please vote YES when this project comes before you for a vote.

Sincerely,

Pam McGarry  
Saddleback Valley Insurance  
Ladera Ranch

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member



RECEIVED

MAR 21 2021

CITY OF LAGUNA HILLS

March 15, 2021

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

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- The City can use the tax revenue generated by this project to add police and fire protection as well as improve our parks.
- This project will help the City comply with state housing requirements.

Please vote YES when this project comes before you for a vote.

Sincerely,

Jessica Kavanagh  
San Juan Capistrano

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

RECEIVED

MAR 21 2021

CITY OF LAGUNA HILLS

March 15, 2021

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Dear Mayor Pezold,

I support the Village at Laguna hills because:

- This project will protect the taxpayers and bring millions of dollars in new tax revenue to the City.
- The City can use the tax revenue generated by this project to add police and fire protection as well as improve our parks.
- This project will help the City comply with state housing requirements.
- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.
- For the Laguna Hills residents, shoppers and City, it's a win-win-win all the way around.

Please vote YES when this project comes before you for a vote.

Sincerely,

Clement Pepe  
Laguna Hills resident

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

**Jennifer Lee**

---

**Subject:** FW: Laguna Hills Mayor and City Council  
**Attachments:** letter to LH mayor and city council.pdf

---

**From:** Alexa Goldblatt  
**Sent:** Wednesday, March 17, 2021 1:55 PM  
**To:** City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>  
**Subject:** ATT: Laguna Hills Mayor and City Council

Hi,  
Please find attached my letter to the Mayor and City Council of Laguna Hills. I hope by sending this letter it will encourage growth within our City, and help keep our City funded during this time of despair.

Thank you,

Alexa Goldblatt  
Executive Assistant to Edgar Mendaros, Vice President CAPS Quality

\*\*\*\*\* NEW ADDRESS\*\*\*\*\*

Central Admixture Pharmacy (CAPS)  
6430 Oak Canyon, Suite 200  
Irvine, CA 92618

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[External E-mail]

March 17, 2021

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Dear Mayor Pezold,

I'm a longtime Laguna Hills resident and I fully support the Village at Laguna Hills. This is a project that will not only create a new vibrant hub for our community, but it will also bring in millions of dollars in tax revenue that can be used to improve our parks, pave our streets and pay for police officers and public safety services.

I do my best to support our local businesses and restaurants in Laguna Hills and prefer if my purchases go towards the tax revenue in the city, I live in. I really think something needs to be done to revitalize the area of the old Laguna Hills Mall, and to have a mix of retail space, office space and homes would mean I could stop going to the Irvine Spectrum, which is a hodgepodge layout of a mall, but is the only outdoor shopping mall in the area. With almost all businesses struggling right now, having someone to build and revitalize the area is crucial, while also employing local businesses and people...

Let's support local business that will make our community stronger and I ask you to vote yes on the Village at Laguna Hills.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexa Goldblatt', with a stylized flourish at the end.

Alexa Goldblatt

Laguna Hills, CA

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

**Jennifer Lee**

---

**Subject:** FW: APPROVE the Village at Laguna Hills

**From:** Carly Owens  
**Sent:** Friday, March 12, 2021 9:31 PM  
**To:** City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>  
**Subject:** APPROVE the Village at Laguna Hills

Dear Mayor Pezold,

As a Laguna Hills resident, I am asking that you vote to approve the proposed revitalization of the Laguna Hills Mall. The impact on me and my neighbors will be small, but the benefits will be significant. Most importantly, we'll finally have a new retail destination location we'll look forward to frequenting! It'll have a new movie theatre, a central park area and lots of new shops and restaurants. The Village at Laguna Hills will breathe life into our community and I am excited about this prospect!

Buying online is admittedly convenient, but it isn't as fun as meeting friends to go shopping and dine together. As we emerge from this pandemic, I'm really looking forward to visiting a place like the Village at Laguna Hills and I hope you will vote to support this important project that will bring jobs, tax revenue, and vibrancy into Laguna Hills.

Sincerely,  
Carly

Carly Owens

CA, 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

[External E-mail]

March 11, 2021

The Hon. Erica Pezold, Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Re: Support for the Village at Laguna Hills

Dear Mayor Pezold,

Like you, I have had a strong passion for public service, which is why I served on the Laguna Hills City Council from the City's incorporation in 1991 through 2012. My primary goal – along with defeating the proposed airport at El Toro – was to ensure fiscally conservative policies to protect our residents. We found ways to encourage economic development so that we could continue to enjoy quality parks, a new community center and sports complex, and pay for the public safety we need, all while protecting the Laguna Hills taxpayers.

The Laguna Hills Mall was critical to our city's financial success for years. Residents from throughout the region would visit, spend money there and provide our city a reliable and significant source of sales tax revenue to the City. As online shopping cut into those sales, it became clear that a new way to look at the mall had to be considered.

After researching the issue and viewing the video presentations provided, I firmly believe The Village at Laguna Hills project is that new vision for success that will propel our City for a new generation. We'll see more robust retail, entertainment and even hotel TOT revenue from this project. The City will get a multi-million-dollar infusion at the beginning of construction and millions more over the years in a steady stream of tax dollars that can go to the programs and services Laguna Hills residents have come to expect.

I encourage you to vote yes on this important project and I thank you for your service to our community.

Sincerely,



Joel Lautenschleger  
Former Laguna Hills Mayor and Council Member

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** Cindy Sands on behalf of City Council  
**Sent:** Thursday, March 11, 2021 4:16 PM  
**To:** Ken Rosenfield; David Chantarangsu; Erica Pezold  
**Cc:** Jennifer Lee; Melissa Au-Yeung  
**Subject:** Village at Laguna Hills Development  
**Attachments:** letter to city supporting Village at LH.docx

The Hon. Erica Pezold, Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Dear Mayor Pezold,

My husband and I are 26-year residents of Laguna Hills. During this time, we have seen many positive changes and developments in our community. Something that has concerned us for the last few years is the eye sore that is the current Laguna Hills Mall property. We, as a community, have been waiting for years for the revitalization of the Laguna Hills Mall and now finally have a solution with the proposed Village at Laguna Hills. The project will offer not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

This mixed-use development will be a benefit to all in the community with the addition of a 2.5-acre park, dining and entertainment options, office space which attracts new employment to the area, additional taxes for both local and state programs and a walkable environment where residents can live, work and shop.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

Jill and Todd Lewis

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 11, 2021

Dear Mayor Pezold,

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This mixed-use development will be a benefit to all in the community with the addition of a 2.5-acre park, dining and entertainment options, office space which attracts new employment to the area, additional taxes for both local and state programs and a walkable environment where residents can live, work and shop.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

Jill and Todd Lewis

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member



**Jennifer Lee**

---

**Subject:** FW: Laguna Hills Mall

**From:** Marian

**Sent:** Monday, March 8, 2021 8:48 PM

**To:** City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>

**Subject:** Laguna Hills Mall

Dear Laguna Hills City Council Members,

I don't know where you are in the process of reviewing the plans for the Village at Laguna Hills, but I hope for the sake of this community you are giving it serious consideration. After attending the Town Hall Zoom meeting that was held with the developers, I cannot think of a single reason not to move forward with this. They presented an extremely progressive and sustainably conscientious plan that would give our city the face lift it so desperately needs to compete in today's market. You know we need to keep up with the times to draw more business and families to this area. The scale and quality of this project would definitely keep us competitive and hopefully inspire other centers and businesses in Laguna Hills to update in ways that add even more value to our community. I spent 12 years supporting our public schools and can tell you they need this project to succeed. Homeowners, small LH businesses, employees of small LH businesses all need this to happen.

I respect your willingness to step up and be a civic leader.

Please approve the Village at Laguna Hills to show your commitment is earnest.

Thank you,

Marian Grace

Laguna Hills Resident since 2006

[External E-mail]

## Jennifer Lee

---

**From:** Cindy Sands on behalf of City Council  
**Sent:** Monday, March 8, 2021 10:02 AM  
**To:** Erica Pezold  
**Cc:** Ken Rosenfield; David Chantarangsu; Jennifer Lee; Melissa Au-Yeung  
**Subject:** FW: Revitalization of the Laguna Hills Mall.  
**Attachments:** VLH Letter\_SUPPORT.docx

I support the proposed Village at Laguna Hills.

Jennine



Homes By Jennine Inc.

Jennine Daniels

REALTOR® | Lic# 02033033

(949) 636-1152

[info@homesbyjennine.com](mailto:info@homesbyjennine.com)

[jenninedaniels.firstteam.com](http://jenninedaniels.firstteam.com)



**FIRSTTEAM**  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**ATTENTION: Cybercrime and online fraud are on the rise. If you receive any email containing WIRE TRANSFER INSTRUCTIONS, you are advised to VERIFY that all wire transfer instructions are correct PRIOR to transferring any funds. Please immediately contact your Escrow Officer for assistance with verification.**

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[External E-mail]

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

March 8, 2021

Dear Mayor Pezold,

The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envision this space for the 21<sup>st</sup> century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

Because it is freeway adjacent, the residents and visitors to this new South County destination will be able to travel to and from the Village at Laguna Hills with minimal impact on our quality of life. But the benefits to the City and its taxpaying residents are significant!

- A 2.5-acre park in the heart of the Village, which can be used for community gatherings, non-profit fundraisers, concerts in the park and other city events.
- More than \$22 million to the City to upgrade existing city parks and other community features.
- A new revenue stream for sales tax and TOT tax to the city to enhance public safety, parks and other public city services.
- Thousands of jobs at a time when unemployment in California is near an all-time high.
- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely, Jennine Daniels

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

February 27, 2021

Dear Mayor Pezold,

The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envision this space for the 21<sup>st</sup> century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

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- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

 ALISON B COX

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Mayor Pezold Letters RE: VALH

Alison B. Cox

Bob Tagupa  
Aliso Viejo

Diane Katz

Jasmine Bogwell

Ronny Johnson

Nathan Malone

Chris Boswell

Carrie Gardner

Danielle Mount

Donald Anderson

Nancy Ratkowski  
Lake Forest

Peggysue Mowry  
Lake Forest

Tracy Morales  
Lake Forest

Fatima Amin  
Irvine

Sarah Hackett  
Foothill Ranch

Barbara Forsse

S. Trevett  
Rancho Santa Margarita

Steve Mendoza

Tom Holman

Gloria Mendoza

Nilesh Kanse

Lindsey Gilbert  
Lake Forest

Gerald Hester

J. Malitonis (?)  
Laguna Hills

Manuel Rodriguez  
Laguna Hills

Khalil Sarwari

Patricia Pollac

Thy Pham

William Barnett

Phyllis Bristow

Leslie Bird

Sheila Lind

Laura Ontiveros

Larin Barnett

Jennifer Tolifson  
Mission Viejo

Linda Back  
Mission Viejo

Rachel Stephenson  
Mission Viejo

Florene Barr

Lisa Tagupa  
Aliso Viejo

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suburb

The Honorable Erica Pezold  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

RECEIVED

MAR 05 2021

CITY OF LAGUNA HILLS

92653-310335



The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

February 18, 2021

Dear Mayor Pezold,

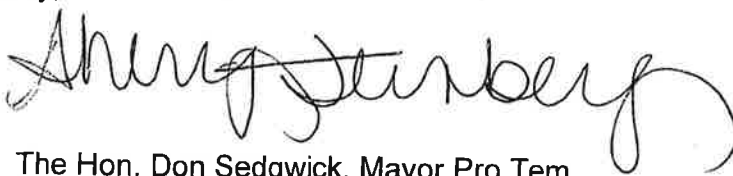
The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envisioned this space for the 21<sup>st</sup> century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

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- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,



cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

Sheri Feinberg  
Printex  
23024 Lake Forest Drive  
Suite 1  
Laguna Hills, CA 92653

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Printex

The Honorable Erica Pezold  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

RECEIVED

MAR 0 1 2021

CITY OF LAGUNA HILLS

92653-310335





## Mayor Pezold Letters RE: VALH

Sheri Feinberg  
Printex  
23024 Lake Forest Drive, Suite I  
Laguna Hills, CA 92653

Patricia Thee  
Beach Hardwood Floors Inc.  
806 Avenida Pico, #1179  
San Clemente, CA 92673

Stephanie Solomon  
Orange Coast Orthodontics  
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Steve Seifert  
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Irvine, CA 92612

Bill Faithluvhope  
Alpha Omega Constructors Inc.  
23182 Alcalde Drive, Suite J  
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Amy St. Hilaire  
12 Amber  
Aliso Viejo, CA 92656

Martha Haecherl  
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The Inside Coup  
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Nanciann Horvath  
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Mike Mattson  
One Source Realty Solutions  
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Mission Viejo, Ca 92691

Yasser Soliman  
Chipotle  
24881 Alicia Parkway, Suite E-412  
Laguna Hills, CA 92653

Sabrina Phillips  
Designing Women of Orange County  
23016 Lake Forest Drive, Suite D219  
Laguna Hills, CA 92653

Alex Presley  
Smartflyer  
23016 Lake Forest Drive, Suite D219  
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Jeff Zaret  
PayProTec West Coast  
23016 Lake Forest Drive, Suite D219  
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Rich Rappa  
Waverider Security  
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Escondido, CA 92025

Jay Lukes  
The Lukes Network  
27068 La Paz Road, #820  
Aliso Viejo, CA 92656

Jeff Halloran  
Primerica  
1421 E. Sunset Road, Suite 13  
Las Vegas, NV 89119

## Jennifer Lee

---

**Subject:** FW: I support the Village at Laguna Hills  
**Attachments:** image010.jpg; image011.png; image012.png; image013.jpg; image009.jpg; Sheri Feinberg Supports VLH.PDF

---

**From:** Sheri Feinberg <[sheri@printexinc.net](mailto:sheri@printexinc.net)>  
**Sent:** Tuesday, February 23, 2021 2:21 PM  
**To:** City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>  
**Subject:** I support the Village at Laguna Hills  
**Importance:** High

Hello City Council friends!

Please see attached letter in support of the proposed new Mall project. The business community is very excited to see this started. We hope you will approve this project when it comes before the Council. Sending you all positive vibes in this crazy economic climate. Grateful for all you do for our community!

*Sheri L. Feinberg*

**Printex Printing and Graphics Inc**

23024 Lake Forest Drive, Suite I

Laguna Hills, CA 92653

949.586.3800

Fax 949.586.3802

[sheri@printexinc.net](mailto:sheri@printexinc.net)

[www.printexinc.net](http://www.printexinc.net)

***\*Please note once your files/artwork are approved they are released to production immediately.***

***Changes or holds may result in additional charges.\****

We appreciate your review: <http://bit.ly/Printex>

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External Affairs

Proud Member

Proud Member

[External E-mail]

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

February 18, 2021

Dear Mayor Pezold,

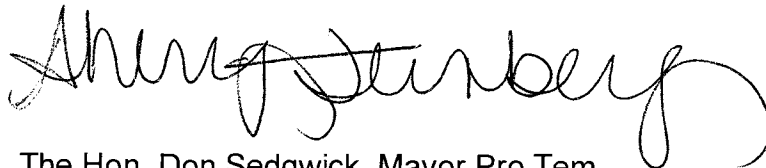
The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envisioned this space for the 21<sup>st</sup> century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

Because it is freeway adjacent, the residents and visitors to this new South County destination will be able to travel to and from the Village at Laguna Hills with minimal impact on our quality of life. But the benefits to the City and its taxpaying residents are significant!

- A 2.5-acre park in the heart of the Village, which can be used for community gatherings, non-profit fundraisers, concerts in the park and other city events.
- More than \$22 million to the City to upgrade existing city parks and other community features.
- A new revenue stream for sales tax and TOT tax to the city to enhance public safety, parks and other public city services.
- Thousands of jobs at a time when unemployment in California is near an all-time high.
- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

A handwritten signature in black ink, appearing to read "Sherry Stenberg", with a large, stylized flourish at the end.

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

**Jennifer Lee**

---

**Subject:** FW: Merlone Geier project at Laguna Hills Mall site

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**From:** Robert Pardue  
**Sent:** Tuesday, February 2, 2021 7:48 PM  
**To:** City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>  
**Subject:** Merlone Geier project at Laguna Hills Mall site

Dear Laguna Hills Mayor & City Council

I have been following the proposal for the new mixed use concept at the Laguna Hills mall. I attended the in-person briefing some months ago, and have reviewed the plans submitted by the owner / developer, Merlone Geier.

Recently, I received information from the FLAG group, in which they proposed a smaller series of projects and multiple approvals along the way.

Contrary to the FLAG recommendation, I am in **SUPPORT of the original plan submitted by the developer**, subject to the City Council's review for zoning, density and other such factors and/or variances.

I personally believe the project sounded like an appropriate update for the site, and I would like to see the re-make begin as soon as possible.

By way of background, my wife and I are Laguna Hills residents for over 30 years, and enjoy the city very much.

Thanks for the opportunity to give input on this project.

Sincerely,

Robert Pardue  
Denise Pardue

Laguna Hills, CA

[External E-mail]

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with MODIFICATIONS - Joint Public Comment - April 27th Hearing  
**Attachments:** LH Village Group Comment Letter\_FINAL 2021-04-21.pdf

---

**From:** Cesar C <[cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org)>

**Sent:** Thursday, April 22, 2021 11:03 AM

**To:** Public Comments; City Council; Erica Pezold; Donald M. Sedgwick; Janine Heft; Dave Wheeler; Bill Hunt

**Cc:**

**Subject:** Village at Laguna Hills - Support with MODIFICATIONS - Joint Public Comment - April 27th Hearing

Attached is a public comment letter regarding the Village at Laguna Hills. Please make this part of the agenda packet for the April 27, 2021 Entitlement Hearing. The attached public comment is from the following organizations:

Kennedy Commission

Tapestry, a Unitarian Universalist Congregation

United Way

People for Housing - YIMBY OC

Neighborhood Congregational Church, Laguna Beach

League of Women Voters Orange Coast Homelessness Advocacy Team

Welcoming Neighbors Home

Interfaith Council of Greater Rancho Santa Margarita

Concerned Citizens of Laguna Woods

Affordable Housing Clearinghouse

Friendship Shelter

Family Promise

South County Outreach

If you have questions, please contact me at (949) 250-0909 or [cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org).

--

Cesar Covarrubias

Executive Director

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

April 21, 2021

**RE: Public Comment regarding *The Village at Laguna Hills***

Dear Mayor Pezold, Mayor Pro Tem Sedgwick, and Councilmembers Heft, Hunt and Wheeler,

We have come together as a group of concerned community organizations to offer input and to request changes to the proposed development and planning of the Village at Laguna Hills. Our purpose is to raise awareness and to present recommendations that we believe can increase the benefits of this development and contribute to the City's goals to address affordable housing needs for those who live and work in Laguna Hills.

According to our research, it has been 40 years since affordable housing has been built in Laguna Hills. When we called the Rancho Niguel apartments, the wait time is 5 to 10 years to get into their apartments, and the waitlist is closed. At Rancho Moulton, we learned that while they are accepting applications, there are no vacancies. There is clearly a great demand for more affordable housing here in Laguna Hills.

After review of the various reports recently released and posted on the city's website regarding the Village at Laguna Hills, we again write to you as a group of concerned organizations to offer our perspective on this proposed project and to request changes that will address the City affordable housing needs.

- The Village Fiscal Impact Analysis shows **2,900 on-site jobs will be created for 250,000 square feet of restaurants, hotel, and retail with an average salary of \$43K.** In addition, the staff report names the following low wage jobs as eligible for the Village's affordable housing: Office clerk \$33,000, Retail worker \$25,000 and waiter/waitress \$25,000.
- The [2020 table for Orange County Income Limits](#) shows clearly that **most of the jobs identified in these two reports will NOT qualify these employees for housing at the currently proposed low- income housing rates.**

<a href="#">2020 Orange County Income Limits</a>									
Number of persons in household		1	2	3	4	5	6	7	8
Orange County Area Median Income: \$103,000	Extremely Low	26950	30800	34650	38450	41550	44650	47700	50800
	Very Low Income	44850	51250	57650	64050	69200	74300	79450	84550
	<b>Low Income</b>	<b>71750</b>	<b>82000</b>	<b>92250</b>	<b>102450</b>	<b>110650</b>	<b>118850</b>	<b>127050</b>	<b>135250</b>
	<b>Median Income</b>	72100	82400	92700	<b>103000</b>	111250	119500	127700	135950
	Moderate Income	86500	98900	111250	123600	133500	143400	153250	163150

- While the Addendum to the City of Laguna Hills General Plan Update EIR for the Village at Laguna Hills Project points out that the project creates a 1.87 jobs per dwelling unit ratio, which is lower than the 2030 forecast, the Addendum EIR failed to consider the low-wage nature of the jobs that will be created and the lack of affordability of the dwelling units proposed. A significant portion of the jobs created by the Village at Laguna Hills Project will result in an increase in very-low-income households in Laguna Hills, yet the Project does not provide a single unit of housing affordable to a very-low-income household. Since most of these low-wage employees will not be able to afford the units, the Project does not really benefit from the alleviated commuter traffic as is normally associated with mixed-use commercial and residential developments and as claimed in the Addendum EIR.
- It is also important to remember that nearly **one fourth (23%) of already existing Laguna Hills households earn less than \$50,000/year**; the proposed low/moderate income units will not be financially available for these current residents either. Additionally, even if the new workers at the Project could afford to live in one of the proposed low- or moderate-income units, unless the individuals filling these jobs are already Laguna Hills residents and are Seniors or Veterans, they would not even qualify for priority consideration for those units.
- The positive benefit of creating more affordable housing on site is that this can help reduce traffic when employees are able to live near where they work. However, with over 2900 on-site employees and without providing adequate housing affordable at these income levels, this project will have a significant environmental impact on the community by creating an even greater strain on the limited supply of housing available in Laguna Hills at these income levels and on traffic as well. To fully realize the benefit of a mixed-use development, namely people being able to live near their place of work, the city should encourage the developer to provide more deeply affordable units to mitigate the mismatch between the high cost of the new housing and the relatively low-paying, service sector jobs that the project will create.
- The requirement that Seniors, Veterans, and Laguna Hills Residents have priority when applying for the low- and moderate-income units would have a disproportionate impact on protected classes and deny them equal access to this housing. This raises concerns of possible violations of Federal and State Fair Housing laws and has the effect of perpetuating and creating patterns of segregation. Additionally, not only do the required occupancy limits for the proposed affordable units have a disproportionate impact on families with children, but implementing such requirement on only the units affordable to low- and moderate-income families would likely also result in a disproportionate impact on protected classes, including racial and ethnic minorities.
- As proposed, this development would yield only 100 low-income housing units. **This is only 11% of the required 917 of the homes identified by RHNA in the 6<sup>th</sup> Cycle Housing Element allocated to very-low and low-income earners over the next 8-year period.** That leaves 817 units remaining to meet projected, unmet needs, in a city where open land sites are at a high premium. Will the 6th Cycle Housing Element be able to provide sufficient, appropriate building sites to accommodate these large numbers? Sites identified in the 6th Cycle Housing

Element will have to include high percentages of affordable units in order to meet the 6th Cycle RHNA requirements. Without the City identifying City-owned property or providing significant funding toward such projects, such sites would be unrealistic for affordable housing due to high land and construction costs.

- Once the current Village site plan is approved, the site will no longer qualify as “available land” for inclusion in the site inventory for the 6<sup>th</sup> Cycle Housing Element. Without that large site available for inclusion, it will likely put even more pressure on the City to find enough suitable land to satisfy the new, higher RHNA requirements in the new 6<sup>th</sup> Cycle Housing Element.

Since Laguna Hills is largely built-out, it may mean that the city will need to up-zone or otherwise create a burden on other areas of the city to create adequate sites for extremely-low and very-low-income units. It is probable that extensive re-zoning will be needed on existing potential building sites. Often, this is challenging to do without concern from existing neighborhoods due to the amount and density of zoning that would be required.

The Laguna Hills Village site offers the best opportunity now for accommodating these expanded RHNA needs for very low and low-income units, without affecting already existing neighborhoods. **Will this be seen as a lost opportunity by residents, if there are later, more noticeable impacts on the city neighborhoods that could have been avoided?**

## **Here again are our Recommendations:**

- 1- **ADD extremely low-income and very-low-income affordable units** to the types of units being offered as follows:

**Given the high percentage of low wage jobs projected to be in the Village, we recommend that the city require this large housing project to include 15% of its total units (225 out of 1,500) for extremely low (5% or 75 units), very-low (5% or 75 units), and low-income (5% or 75 units) residents.** This is especially important here since Laguna Hills has little land available for other building elsewhere. We also ask that consideration be given for a set-aside of Permanent Supportive Housing units.

- 2- **Prioritize building all 225 units between 2021 and 2029.**

Building these units by 2029 means that the committed affordable housing is not left to the end of the phasing, which would not qualify for the 6<sup>th</sup> Cycle Housing Element.

- 3- **Increase the total amount of affordable housing on site by adding an additional building on site, on land donated by the developer.**



- a. We recommend the developer be allowed to designate/entitle a part of the mall property for building 150 additional affordable housing units using mall land on the site.
- b. The land be accommodated at high enough density to build the 150 units.
- c. The land be donated by the Developer to a non-profit affordable housing developer, who is then required to build 150 very-low and extremely-low-income units.
- d. Such a partnership could yield millions of dollars in matching funds from state and federal housing funds.

4- a. The **project staff report specifically cites that in the Village Project “no city financial commitment” was needed for any funds designated to affordable housing** “(p 61). We recommend that the new General Funds windfall \$2.23M—coming from the developer-- be **specifically allocated to the building of very-low and extremely-low-income housing – in the Village or elsewhere in the city -- using a non-profit developer.**

b. **It is critical to create housing opportunities for the full range of constituents who live and work in Laguna Hills**, especially those who have been under-represented and/or not well-served in the past. The city’s 5th Cycle Housing Element 8 years ago made several references to the need for, and requests from residents, for low-income affordable housing, especially for seniors, families, low wage workers, and those who have physical impairments. Additionally, city surveys show that numerous housing “livability” problems affect a very high percentage of low and very-low-income residents.

c. Given these special needs, including those on fixed incomes and low- wage workers, it seems equitable that these unmet needs be addressed out of this Laguna Hills windfall. Nowhere else in this multi-million dollar project have these tangible and important needs been addressed.

## **Conclusion**

Out of the estimated 1350 to 1500 homes planned, only a total of 200 affordable units have been presented by the developer, divided as 100 for low-income residents and 100 for moderate-income residents. We believe this does not adequately address the great need for extremely low and very low-income units. **The entitlement benefits achieved by your approval should generate a better community benefit to a broader range of city residents than presented to date.** Once this site is entitled, the city will have little choice but to increase its commitment by providing many more very-low and extremely-low-income units elsewhere.

We urge the City not to let this opportunity pass in making meaningful progress in providing attainable housing in Laguna Hills for our essential workers, seniors, and those with fixed incomes.

Cesar Covarrubias, Executive Director of the Kennedy Commission, will be the key contact for our group. He can be reached at (949) 250-0909 or [cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org).

Sincerely,

Cesar Covarrubias  
Executive Director



Reverend Kent Doss  
Minister



Susan B. Parks  
President & CEO



Elizabeth Hansburg  
Co-Founder & Executive  
Director



Rev. Rodrick Echols, Pastor  
Neighborhood  
Congregational Church  
Laguna Beach



Chris Collins and Diane Nied  
Co-Chairs



Rona Smyth Henry  
Chair



Sara Radecki  
President



Wendy Bury  
President



Brenda J. Rodriguez  
Executive Director



Dawn Price  
Executive Director



Cyndee Albertson  
Executive Director



LaVal Brewer  
President & CEO  
South County Outreach



cc: Kenneth H. Rosenfield, Laguna Hills City Manager  
David Chantarangsu, Laguna Hills Community Development Director  
Jay Wu, Senior Planner, Laguna Hills Planning Division  
Dave E. Geiser, Managing Director, Merlone Geier Partners  
Stephen Logan, Vice President, Development, Merlone Geier Partners  
Jennifer Gastelum, Principal, Placeworks, Inc  
Nicole West, Senior Associate, Placeworks, Inc  
Paul McDougall, Chelsea Lee, Marisa Prasse, David Navarrette, California State Housing and  
Community Development Office

## APPENDIX

### Impact of demographics, income and housing costs:

The reality is that many workers and their families, including teachers, other school employees, healthcare workers, restaurant, hotel and other low wage essential workers are at a significant disadvantage in affording or in seeking attainable housing in Laguna Hills. Increased workforce housing is needed to address income limitations against the rising cost of housing.

#### 1 Household Income

- a. There over 10,800 households in Laguna Hills <sup>1</sup>
  - i. 23% earn less than \$50k (extremely low and very low-income)
  - ii. 14% earn 50k to 75k, (very low and low-income)
  - iii. 13% earn \$75k-\$99k (low and moderate income)
  - iv. 50% earn 100k or more (moderate income and market rate buyers)

#### 2. Occupations, salaries<sup>2</sup>

- a. Total jobs in Laguna Hills: 18,367, decrease of 8.7% since 2007 <sup>3</sup>
- b. Laguna Hills annual salaries (2017)
  - i. Average salary \$57k
  - ii. Lowest salaries: Leisure/hospitality \$21k, Public Administration \$27k, Retail \$35k, Other services \$37k, Education/Health \$58k
  - iii. Education sector was largest job sector, accounting for 40% of total employment in the city
  - iv. Highest salary sector is professional jobs at \$77k

#### 3. Housing Cost Burden by Income<sup>4</sup>

- a. 1690 of all households are spending 50% or more of their income on housing.
- b. 1,080 of renter households in Laguna Hills (36.1%) spend fifty percent or more of gross income on housing.

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<sup>1</sup> SCAG, Laguna Hills Profile, 2019, 2019 data

<sup>2</sup> SCAG, Laguna Hills Profile 2019, 2017 data

<sup>3</sup> SCAG, Laguna Hills Profile 2019, 2017 data

<sup>4</sup> SCAG, Laguna Hills Profile 2020, 2020 data

LAGUNA HILLS HOUSING DATA, 2020 <sup>5</sup>

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI*	58	100	705
30-50% HAMFI	124	265	680
50-80% HAMFI	490	845	305
80-100% HAMFI	685	410	33
> 100% HAMFI	4,635	669	145
Total Households	5,992	2,289	1,868

*\*HAMFI refers to Housing Urban Development Area Median Family Income*

**4 Rental housing affordability**

**2020 HUD Housing Affordability Calculator for Orange County: maximum recommended monthly for those with low to moderate incomes, by number of bedrooms** <sup>6</sup>

# Bedrooms	0	1	2	3	4
Very Low	\$0-753	\$0-876	\$0-998	\$0-1120	\$0-1218
Low	\$754-1558	\$877-1796	\$999-2033	\$1121-2270	\$1219-2460
Moderate	\$1559-1953	\$1797-2247	\$2034-2540	\$2271-2834	\$2461-3069

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<sup>5</sup> SCAG, Laguna Hills City Profile, August 2020

<sup>6</sup> HUD 2020 Fair Market Rate Documentation,  
[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019\\_code/2019summary.odn?&year=2019&fmrtype=Final&selection\\_type=county&fips=0605999999](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn?&year=2019&fmrtype=Final&selection_type=county&fips=0605999999)

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Eliana Iturrizaga

**Sent:** Wednesday, April 21, 2021 7:14 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Eliana Iturrizaga

Laguna Hills, California 92653

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Pat D

**Sent:** Wednesday, April 21, 2021 6:36

**To:** Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Council members

I am writing as the family member of residents of Laguna Hills who are struggling to stay in their home. The struggles they have faced on a fixed income have been very stressful for all of us. For that reason I have become aware of and concerned about the lack of affordable housing for families and older couples in Laguna Hills.

I have also learned that more than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Our family members are in this category. Medicare helps but ability to pay other costs including food and insurances is limited. I am also aware that veterans and senior women are a growing demographic that is struggling to find housing in Laguna Hills. (Sadly true County wide.)

In learning about past Housing Element work, I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis. More will become unhoused, likely moving into their cars first.

The City's Regional Housing Needs Assessment (RHNA) numbers this cycle will require that over 900 units for low and very low-income families need to be built. This Village at Laguna Hills development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

There are expectations you can require of this project. I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive. Hopefully my family members can be around long enough to downsize and be able to remain in Laguna Hills. It has been their home for some time.

Thank you for your courage and support of this much-needed affordable housing.

Sincerely  
Pat Davis

[[[External E-mail]]]

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills – Support with MODIFICATIONS for Greater Housing Affordability  
**Attachments:** Laguna Hills Council Members[54648].pdf

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**From:** Denise Legters  
**Sent:** Wednesday, April 21, 2021 5:06 PM  
**To:** Public Comments  
**Cc:** Jay Grimm<

t with MODIFICATIONS for Greater Housing Affordability

Laguna Hills City Council Members and City Clerk,

Please find attached a PDF signed letter of Support for the Village at Laguna Hills from Jay Grimm, teacher from Valencia Elementary School, Laguna Hills.

Please include in the agenda packet for the Public Hearing on April 27, 2021

Thank you.

Denise Legters

Sent from [Mail](#) for Windows 10

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.



3/19/21

Dear Council Member,

I am writing as a long time educator in Laguna Hills to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Jay Grimm *Jay Grimm*  
Valencia Elementary School  
SVUSD

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Denise Legters

**Sent:** Wednesday, April 21, 2021 4:35 PM

**To:** Public Comments

**Cc:** [dayashankar1936@yahoo.com](mailto:dayashankar1936@yahoo.com)

: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear City Council Members,

My name is Daya Shankar-Fischer, and I am resident of Laguna Hills. I am writing this letter to make a request for building housing for low-income people, senior citizens, and families who are from below the poverty line.

As a citizen of the United States and a resident of Laguna Hills, I am very concerned about senior citizen and workforce housing in my community.

I believe that the proposed project, the Village at Laguna Hills, will be creating many low-income jobs. But there is no plan to build enough housing for this demographic.

I have lived in Laguna Hills for a long time and have observed that our current residents are facing many financial problems. In fact, their financial struggle has become much more difficult as they go through the extremely difficult times facing the problems caused by Covid-19.

I think it is the responsibility of our city to take care of our residents.

Another aspect to consider is -The New Regional Housing Needs Assessment (RHNA) that will require the city to build over 900 units for low and very low-income families. I am convinced that now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council members would see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Thank you in advance for considering my request.

Sincerely,

Daya Shankar-Fischer

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Denise Legters

**Sent:** Wednesday, April 21, 2021 4:34 PM

**To:** Public Comments

**Cc:** Cecile Vu<

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Laguna Hills City Council Members,

As a teacher in Laguna Hills, I have a unique perspective on our community's demographic. Not all Valencia families enjoy comfortable lives. Behind the white picket fences, some struggle to avoid foreclosing on their mortgages, share single family homes, or move to new rentals because their landlords sell the property they call home.

I am writing as a teacher in Laguna Hills to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. The proposed project at the Village at Laguna Hills will be creating many low-income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Best,

Cecile Vu

## Jennifer Lee

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**From:** Public Comments  
**Sent:** Wednesday, April 21, 2021 4:07 PM  
**To:** Jennifer Lee  
**Subject:** Fw: Support the Village at Laguna Hills with Affordable Housing

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**From:** Debbie Salahi  
**Sent:** Wednesday, April 21, 2021 3:43 PM  
**To:** Public Comments  
**Subject:** Support the Village at Laguna Hills with Affordable Housing

I am strongly in favor of more affordable housing in South County, especially for those making less than \$50,000 a year. I live in Laguna Niguel but am often in Laguna Hills because I have friends in Laguna Hills. I love your Friday farmer's market and often go out to lunch afterwards at what I still consider Laguna Hills Mall.

I have a friend that is over 62 and she has been out of work for over a year. She has been cashing in part of her retirement savings to get by these past 18 months. I am so concerned about what she is going to do when she runs out of money. If rents were more affordable, it would be so much easier for her. When we spoke last week, she said she loves this area but may have to move out of state.

People on fixed incomes and individuals that work in restaurants, hotels, and retail need a place to live too. I know my younger brothers had to move out of Orange County because it was too expensive.

I understand that Laguna Hills has not built affordable housing in a very long time. This is a great opportunity to provide a mixed income levels the ability to enjoy the great amenities Laguna Hills has to offer. And allow seniors and others to stay in the city they have called home for decades. Thank you for your time and commitment toward addressing this housing crisis.

Debbie Salahi  
Laguna Hills shopper

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills – Support with MODIFICATIONS for Greater Housing Affordability - Max U.

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**From:** Maximilian Uehara <

**Sent:** Wednesday, April 21, 2021 2:19 PM

**To:** Public Comments

**Cc:** Erica Pezold; Donald M. Sedgwick; Dave Wheeler; Bill Hunt; Janine Heft

**Subject:** Village at Laguna Hills – Support with MODIFICATIONS for Greater Housing Affordability - Max U.

Dear Laguna Hills City Council Members,

For the past 19 years of my life, I've lived in Laguna Hills. I attended Valencia Elementary and later studied at the *Orange County School of the Arts* and *Santa Ana College* in Santa Ana. Regardless, I've always lived in this city and commuted for my studies. As such, I write to provide input on *The Village* at Laguna Hills.

Although my family has not struggled to afford housing, I've observed a significant amount of my friends and neighbors have. Several on my street have been forced to move out for various reasons regarding pricing. As a most recent case, a friend of mine from elementary was forced to move out when a landlord sold the house of which they were renting. A large demographic of similar folk— students, veterans, and essential workers— can't afford to contribute to Laguna Hills due to its exorbitantly priced housing.

With *The Village*, I see an opportunity to provide affordable homes to people who already live and work in Laguna Hills. With skyrocketing costs, many low-wage earners and fixed-income residents can't afford a place to live. I implore you to require that *The Village's* developer set aside at least 15% of its housing units for people with very low incomes and extremely low incomes (earning less than \$50,000 a year and \$30,000 a year, respectively).

Having spent a significant amount of my life studying in Santa Ana, I must say that low-income housing is a requirement. I know that many in our community are fearful of people who've lived their life in hardship, but having studied alongside many of these people I can say that these fears are unfounded. On the contrary, I can say that these people are some of the most resilient, hard-working, and morally-guided people you'll ever meet. They'd be a great benefit to Laguna Hills. Regardless, they're a benefit that'll pass us by if our housing prices are not addressed at *The Village*, first and foremost.

Sincerely,

Max Uehara

## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:**

**Sent:** Wednesday, April 21, 2021 1:54 PM

**To:** Public Comments

**Cc:** Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Laguna Hills City Council,

As a current resident of Laguna Hills with school age children and deep roots in south orange county, I am writing to implore you to take advantage of the current opportunity to include low income (\$50,000-\$80,000/year and very low income (<\$50,000/year) housing to the maximum extent possible in the redevelopment project under review at laguna hills mall (The Village at Laguna Hills Mall).

I remember the good old days of getting my car battery replaced at the Sears in the mall, and also working a retail management job in that same mall for a short while not long after graduating from University. I also remember that housing wasn't near impossible during those years as it has become today.

Over the course of my years in the area, I have seen how generations grow and either move away or stay close by. As a parent, I hope that my children at least have the option to stay close by if they so choose. What can I say, I hope to see my grandbabies grow up not too far away from me (and at the same time not too close to me either). Without affordable housing options this opportunity is likely to become a pipe dream for most multigenerational families within our community unless the younger generations live at home.

On a personal note, I remember not too many years ago when we were notified that our landlord had decided to sell the house and eventually that the new owner would be moving in and not renewing our lease. My wife was 8 months pregnant at the time and I'm not fond of the memory- We had less than 2 months to find new housing and the stress was incredible. Homeownership solves this type of problem for many.

I'd also like to address 2 common misconceptions surrounding this topic:

1. Misconception #1- An increase in the amount of affordable housing will introduce a bunch of undesirable elements into our community. This is false- It will not. This is a nasty misconception that we need to stand up to as a

community. As our council you need to make a strong stand to emphasize this to your constituents because it is so, so false.

Families who are fortunate enough to acquire this housing still must have the stability and wherewithal to qualify and purchase one of these homes. If you are a young family, or one that has struggled to get by for many years with extraordinary effort, this can be a godsend to you right now.

Again from personal experience, we have a longtime friend in a neighboring city who is a manager at a retail store and is very highly valued. Her children are similar age to ours and the family is an asset to the community. Our friend recently qualified for low income housing after a very long effort, and no longer has to move out of the area, uproot her children from their friends and school, or find new work. These low income housing spots are really important on a human level to very good people who we want to keep within our community. As our councilmembers I emphasize my belief that you need to take a strong stand with your messaging to reeducate those with the misconception that these homes introduce undesirable people into our community.

2. Misconception #2- These affordable housing units will lower our property values. This is false- They're just not going to. The people who will qualify for these low income housing units aren't competing with the people purchasing the vast majority of homes in Laguna Hills. There is so much of a gap between the two that there is no possible impact on property values.

Next, let's take a look at the people effected by your decision in this matter. Nearly 1 in 4 (23%) of your constituents have <\$50,000/yr income. Making the right decision for these voters provides a positive option for some of them moving forward. Let's get out the message and next election let's get out the vote!

Lastly, lets not ignore state required obligation in this regard to this opportunity. While we have the option of trying to oppose and delay satisfying the state requirement for providing low income housing within our community, it becomes more expensive to do so as time drags on. Satisfying these requirements now, rather than several years from now, is the fiscally responsible option and will be more cost effective for our community. It will be better for all of us to be ahead of this curve rather than delaying and dealing with it down the road.

Please do the right thing and make a decision that will serve our community in the best possible way while helping to allow many others to put down some roots next to mine (and yours) within our community.

Sincerely,

Jim Bucklin



Laguna Hills

[[[External E-mail]]]

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## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Denise Fleury <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, April 21, 2021 1:04 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Denise Fleury

San Clemente, California 92672

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Denise Legters <

**Sent:** Wednesday, April 21, 2021 12:37 PM

**To:** Public Comments

**Cc:** Erica Pezold; Donald M. Sedgwick; Dave Wheeler; Janine Heft; Bill Hunt

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

**Dear Laguna Hills City Council Members and City Clerk,**

**I live in Laguna Hills, having moved here 19 years ago. I raised my children in this city.**

**I write to support The Village at Laguna Hills WITH MODIFICATIONS to the housing plans for greater levels of affordability.**

**I ask the City Council to take action to revitalize the old Laguna Hills Mall. This vacant site is one of our last and only opportunities to build a commercial center that includes offices, retail spaces, and much needed housing alternatives. Our residents have waited for years to see progress with plans for this mall. With most areas of Laguna Hills built up, this open land is an ideal location for residential units with proximity to the freeway, a business center, and the Laguna Hills Transportation Center.**

**I also ask that the City Council and Developer Merlone Geier modify The Village at Laguna Hills plan and allocate 225 units for low-income and extremely low-income residents. The proposed Village at Laguna Hills currently plans for only 100 units of low-income housing and falls short of housing guidelines. Although this plan does include units for households earning less than \$82,000 per year, it does not help residents in even lower income brackets.**

**It's important to note, 23% of our population, over 7,000 Laguna Hills residents have been surveyed as very low-income (households earning less than \$50,000 annually) [SCAG Laguna Hills Profile, 2019 data]. This calculation, of more than 7,000 individuals, would explain why a recent needs assessment for housing recommends that Laguna Hills plan for 921 units for low income and very low-income families.**

**I ask that the Laguna Hills City Council work with the developer to include a fraction, or 15% (225 units) of the 1,500 planned units for very low-income and extremely low-income households (those earning under \$50,000 and under \$30,000 per year, respectively). Your vote for this initiative would be a decisive step forward towards building 225 of the 921 units projected by the Regional Housing Needs Assessment as needed in Laguna Hills. With so little land left to build on, the redevelopment of the Laguna Hills Mall is an opportunity to work towards these housing goals.**

**Please act with intention to help your constituents, who struggle to afford rent and make ends meet in Orange County's inflated housing market. 36% of Laguna Hills residents spend more than 50% of their income on housing and have to do without essentials like medication or health care. This broad demographic includes students new to the job market and other Laguna Hills residents working in low paying jobs and professions, as well as our city's most vulnerable who live on fixed incomes, like senior citizens, the disabled, or veterans. Building housing for very low-income and extremely low-income housing in our city would allow these residents to advance to more productive lives and circulate their income back into the Laguna Hills economy.**

**Please don't delay the redevelopment of The Village at Laguna Hills and please include more residential units for those at the lowest income levels.**

**Sincerely,**

**Denise Legters**

**Laguna Hills Resident**

Sent from [Mail](#) for Windows 10

[[[External E-mail]]]

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## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Lisa Gibilie <

**Sent:** Wednesday, April 21, 2021 8:43 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am senior, I worked all of my life other than some times off due to disability. I cannot find affordable housing, I cannot get on HUD.

I do not qualify for housing because I cannot meet the income level on even some lower priced apartments. Some low income properties have no parking and are in commercial areas. I have mobility issues, I need close parking and I cannot wait for a bus when the temperature is so hot. I cannot carry groceries on the bus. I have my own car.

I feel like a pariah, I have paid my own way, but did not work for a job with a pension. Landlords have become predatory. The prices of apartments have about doubled in the past 10 years.

I find it a disgrace that seniors are so disposable. Gentrification has displaced people from affordable housing. Stop the homelessness please provide affordable housing.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing

supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Lisa Gibilie

Huntington Beach, California 92648

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** David Salahi <

**Sent:** Wednesday, April 21, 2021 6:51 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

Providing affordable housing is better for those who need it and it is better for the community as well.

David Salahi

Laguna Niguel, California 92677

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Janice Cochran <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, April 21, 2021 5:26 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Janice Cochran

Mission Viejo, California 92691



**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Anna Riviere <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, April 21, 2021 5:25 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Anna Riviere

Mission Viejo, California 92691

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Adam Overton <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 10:16 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am a faith-rooted organizer with CLUE: Clergy & Laity United for Economic Justice, and am writing because we are very concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

CLUE feels that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

We hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. We are proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Adam Overton

Long Beach, California 90802

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Anne Kolar

**Sent:** Tuesday, April 20, 2021 10:14 PM

**To:** Jay Wu; Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Council Member,

I am writing as a person who spends most of my time and money in Laguna Hills, in order to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. I know that many low income jobs are being created by this project but am worried that we lack sufficient housing for people who will be taking these jobs.

This will also be a good opportunity to meet the RHNA numbers that require the city to build over 900 units for low and very low income families.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Anne Kolar

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Iris Anderson <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 9:44 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Iris Anderson

Laguna Niguel, California 92677

## Jennifer Lee

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Jody Berger <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 5:48 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident of Lake Forest who often shops and diners in Laguna Hills. As a fellow resident of south OC, I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Jody Berger

Foothill Ranch, California 92610

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Karen Maurer <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 4:27 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Karen Maurer

San Clemente, California 92672



**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Levels of Housing Affordability

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**From:** Sheryl Sterry

**Sent:** Tuesday, April 20, 2021 2:54 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Levels of Housing Affordability

Laguna Hills City Council,

I am a long-time resident of Lake Forest, who has shopped and dined at Laguna Hills Mall many times during the last 34 years. I am very interested in the plans to redevelop this large and important land area next to my city. I am looking forward to new shopping and dining options. And I am also excited about enjoying a mixed-use neighborhood that is energized by the people who live in the Village. What a great opportunity to build homes for people who will both live and work in the Village, as well as work in businesses throughout Laguna Hills and Lake Forest. Building housing that is affordable to low and very low income households will be beneficial to our business community. It will provide homes for our young people who are starting their careers and seniors on fixed incomes to stay in the city that they already call home. It will help to foster a vibrant city that attracts new families. So I ask you to please support modifications that will increase the number of affordable homes in the Village at Laguna Hills.

Regards,

Sheryl Hayashi Sterry

[[[External E-mail]]]

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## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Vicki Hines <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 2:29 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a long time patron of the Mall and businesses in Laguna Hills because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city has a responsibility to meet the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis. Plus the employees of businesses in the area that cannot afford to live in the community.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that over 900 units be built for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City. And it seems like a relatively "painless" solution to meeting those requirements.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Vicki Hines

Vicki Hines

San Clemente, California 92672

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Bonnie Benton <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 2:17 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Bonnie Benton

Huntington Beach, California 92646

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Cindy Ashley <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 1:10 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

As a local resident who often shops & patronizes many businesses in Laguna Hills, I am writing to let you know that I am concerned about the decreasing ability of many residents to find affordable housing in the city. Almost a quarter of residents earn less than \$50,000 and 36% of residents pay more than half of their income towards housing. When folks pay an outsized portion of their income toward housing, they can't patronize many of the fine businesses in Laguna Hills nor can they participate in many aspects of community life that so many of us enjoy and keep a city vibrant. This is how a city declines.

With the future Village at Laguna Hills project, the city can ensure that low-income and very-low income housing is required so that senior citizens on fixed incomes, veterans, low-earning workers in retail, hotel & many other lines of work can afford. This type of housing is part of the answer to the affordable housing crisis afflicting our county and making sure that we plan for growth in a way that keeps our area vital. Furthermore, this type of mixed-use development meets the needs of young people who want to be able to live, work and play in the same location.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. Your support of this requirement will set an excellent example for all south Orange County cities, like my own.

Thank you for your courage and support of this much-needed affordable housing.

Cindy Ashley

Rancho Santa Margarita, California 92688

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: The Village at Laguna Hills

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**From:** Ann Owens  
**Sent:** Tuesday, April 20, 2021 11:29 AM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: The Village at Laguna Hills

Please add to public comments. Ann Owens

**From:** Barbara Boczek  
**Sent:** Wednesday, March 17, 2021 2:43 PM  
**To:**  
**Subject:** The Village at Laguna Hills

Dear Laguna Hills City Council members,

As you consider the re-development of the Laguna Hills Mall property, I write to urge you to require that 15% (250 units) of the proposed 1,500 housing units currently planned be allotted to those earning very low incomes (under \$50,000 per year, and extremely low incomes (under \$30,000 per year). It is clear that very little affordable housing exists in Orange County for seniors on fixed incomes, military veterans, retail and hospitality workers, maintenance and landscape workers, home health aids, and numerous other low-wage workers who cannot afford to live within a reasonable commute of their places of employment.

Shamefully, acres of land on two former military properties in Orange County have been allotted to \$1,000,000++ homes for the wealthiest among us, with no options in these new communities for the individuals who have worked to keep us safe, fed, and our economy going through the COVID crisis, providing essential services while risking their own exposure to the virus on a daily basis.

It is time for a just and compassionate response to our fellow citizens who consistently have been shut out of affordable housing opportunities in spite of the many new developments that continue to be built in Orange County. I ask that you act to ensure a reasonable percentage of this new housing at the Village at Laguna Hills is reserved for the seniors, veterans, individuals and families who have contributed and continue to contribute to the success of our wonderful communities.

BARBARA BOCZEK

*Barbara Boczek*

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Carolyn Dingus <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 12:51 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing because I strongly support the need affordable housing in Laguna Hills.

I also think it is VERY IMPORTANT that the income level specified should NOT BE "MODERATE" — which is 20% above the median income!

The income level should be LOW OR VERY LOW. Otherwise, this project is fake — it Accomplishes nothing.

Carolyn Dingus

Huntington Beach, California 92646

[[[External E-mail]]]

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## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Rayna Hamre <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 11:06 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a life-long Orange County resident, and because I am concerned about the lack of affordable housing for families in OC, in Laguna Hills and the lack of permanent housing for our unhoused neighbors. We desperately need for 15% of the new housing to be provided for very low-income folks in South County.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we BUILD OVER 900 units for low and very low-income families. Why not meet the numbers now?

More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Blessings,

Rev. Rayna Hamre

Community Minister, Tapestry Unitarian Universalist Congregation

Rayna Hamre

Huntington Beach, California 92647

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Dan Schmid <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 10:57 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Dan Schmid

Ladera Ranch, California 92694

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Grayson Gothard <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 8:43 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

Hello all,

My name is Grayson, and I am a lifetime resident of Lake Forest and a frequent visitor to shops, restaurants, churches, medical offices, and family in Laguna Hills. I am writing on behalf of Tapestry UU Congregation, United to End Homelessness, and all of my neighbors without homes struggling in this wonderful, yet inaccessible, place.

I am writing because I am deeply concerned about the obvious lack of affordable housing for families in the area and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans especially, and senior women, are also a growing demographic that is struggling to find housing in Laguna Hills. I've personally witnessed this nearly every time I've been on El Toro Road or visited the Laguna Hills Mall.

The city is responsible for meeting the housing needs of its community, particularly current residents who are struggling financially, especially due to the ongoing COVID-19 pandemic that disproportionately affects people with lower incomes.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development of the Village at Laguna Hills is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for at least 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing

supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for doing the right thing and supporting your community with this much-needed affordable housing initiative.

Regards,

Grayson Gothard

Lake Forest, California 92630

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Monday, April 19, 2021 8:35 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

,

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills – Support with Modifications for Greater Housing Affordability

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**From:** Stephanie Strain

**Sent:** Monday, April 19, 2021 8:16 PM

**To:** Public Comments; Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler

**Subject:** Village at Laguna Hills – Support with Modifications for Greater Housing Affordability

Dear Laguna Hills City Council Member,

I work in Laguna Hills and am writing to provide input on what will become of *The Village at Laguna Hills*.

It is clear that many people struggle to afford housing in this area. On my way to and from work, there is nearly always a person asking for assistance near the freeway. Moreover, it is not uncommon to see homeless people bathing in the fountain outside BJ's Restaurant and Brewhouse. This is not surprising given that I could barely afford renting a single bedroom with my wage. I believe that these people have not ended up in these situations through lack of effort to find a job or housing.

With these circumstances in mind, I have become increasingly concerned about how rising housing costs make affordable housing out of reach for many people in our city. It is a good financial rule of thumb for a person to spend about 30% or less of their income on rent. However, due to the average price of rent in Laguna Hills being \$2,051, many families can no longer afford to remain in this lovely city. This especially hurts when the most affected groups of people are those we should be doing our best to protect such as senior citizens and veterans.

I ask that the City Council require that at least 15% (225) of the proposed residential units in *The Village at Laguna Hills* be affordable for people with very low and extremely low incomes (those earning under \$50,000 per year and \$30,000 a year respectively). It is important that these units are among the first built since these low income individuals already live here. These senior citizens and veterans deserve the dignity of not having to worry about rent each month, and the sooner that relief comes the better.

To help everyone in our community, it is essential that these low income units be provided so that hardworking families can stay in the community they work in. Laguna Hills is quickly becoming unaffordable for too many people, and providing people with affordable housing is the first step to help these individuals from getting left behind. Helping the people who are struggling the most will help everyone. More affordable housing will allow these people to spend more in the local economy and contribute diverse ideas to community projects, thereby benefiting Laguna Hills as a whole.

Sincerely,

Stephanie Strain

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Michelle Antenesse

**Sent:** Monday, April 19, 2021 7:58 PM

**To:** Jay Wu; Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Laguna Hills City Council,

I am writing as a long-time resident of Orange County, who regularly shops and dines (orders takeout) in Laguna Hills. I am writing to express concern about the lack of affordable housing for seniors and low income earners in Laguna Hills. The proposed project at the Village at Laguna Hills will be creating many lower- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Additionally, this is an opportunity to meet a part of the Regional Housing Needs Assessment (RHNA) quota, as you are planning this major housing and shopping development in the city.

I encourage the council to ensure that low- income housing is required in the developer's plan. This is the right thing to do and also necessary to make sure that Orange County is affordable for all residents.

Thank you,

Michelle Antenesse

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills – Support with Modifications for Greater Housing Affordability

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**From:** v mazid <

**Sent:** Monday, April 19, 2021 6:17 PM

**To:** Public Comments

**Cc:** Erica Pezold; Janine Heft; Bill Hunt; Donald M. Sedgwick; Dave Wheeler

**Subject:** Village at Laguna Hills – Support with Modifications for Greater Housing Affordability

Dear Laguna Hills City Council members,

I am Vicky Mazid and have been a resident of Laguna Hills for over 34 years. We moved here, because Laguna Hills was a good place to start our family. It was a fairly new city with markets, elementary schools, a shopping mall, banks, and many thriving religious communities. With time, things have changed. Now, very little development or new construction is being done.

Now, we still have one main market and two smaller ones. Our shopping mall has been closed for a long time leaving us to go to the neighboring cities for shopping.

The high cost of living is changing our city. Many families are not able to pay rent or afford their mortgages and have to move out. I have a friend, a Laguna Hills resident, who was struggling to pay

his monthly mortgage payments and additionally had sizable health care expenses after losing his medical insurance. In order to meet his expenses, he has opted to rent out part of his house. This way he can collect some income to allow him to meet his costly mortgage payments.

The Village at Laguna Hills could be an opportunity to help those who have trouble with the high cost of housing. Now that living units will be built, I would like to see low income housing included in these plans for retired people, as well as for veterans and young families. Fewer young families are moving to Laguna Hills because of our expensive rents and properties. Young families with children could thrive and allow our city to regenerate with parents able to work nearby for the hotel, shops, and restaurants in the Village at Laguna Hills site.

Rather than holding residents back who struggle to afford housing, these living units will give them the opportunity to prove they are good people who can be productive for our city.

Having lived in this city over 34 years, I can say that building a complex like this has not been tackled in decades. I ask that the Laguna Hills City Council require the developer to include at least 15% of the 1500 planned units for those families with very low-incomes (under \$50,000 per year)

and extremely low-incomes (under \$30,0000 per year). This is an opportunity we should not overlook.

Sincerely,

Vicky Mazid

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Robert Henry

**Sent:** Monday, April 19, 2021 2:58 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

My name is Robert Henry and I live in Laguna Woods but often shop at many stores and visit the restaurants in Laguna Hills. I am here to support the Village at Laguna Hills project with modifications to **include housing for extremely low and very-low income people.**

I know many older residents in Laguna Woods that are having difficulty with expenses associated with the Village and they know they will have to move sometime in the future to somewhere that can be affordable based on their extremely low funds. They want to stay in the area and continue to shop in Laguna Hills, but there is nothing within their price range.

I also have met younger adults that work in the stores and the Laguna Hills Mall and they also do not have the salary to live in or around Laguna Hills due to the lack of housing for very low income families.

I don't believe that supporting more medium and high income housing will be a wise decision, based on the fact there is already housing like that in Laguna Hills.

I want to thank you for reading why I support extremely low and very-low income people. This is the largest piece of land that will be developed in Laguna Hills for many years so I encourage you to take advantage of this opportunity to bring housing to ALL who need it - including retail workers and those living on fixed incomes.

There has not been affordable housing built in decades in Laguna Hills. Please balance the housing offered to meet the needs of the community.

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** John Mendonca

**Sent:** Monday, April 19, 2021 2:36 PM

**To:** Jay Wu; Public Comments

**Subject:** Village at Laguna Hills Support with MODIFICATIONS for Greater Levels of Housing Affordability

Jay Wu, Senior Planner:

Although we don't live in Laguna Hills, as Laguna Woods residents we are very frequent users of your city's businesses and services. We appreciate and rely on the quality of those services. We had been regular users of the stores and restaurants at the Laguna Hills mall, and look forward to its rebirth as the Village at Laguna Hills.

We are concerned about the high housing costs in this area. Besides leading to locking younger people out of the area, it also leads to increased homelessness. Regarding the proposed housing at the Village at Laguna Hills development, as neighbors we strongly support including affordable housing, especially housing for low-income residents, in the project. We feel it will help keep Laguna Hills a just and vibrant community for our future.

Thank you for your good work on behalf of our community.

John Mendonca,

Bruce L. Johnson

Laguna Woods, CA 92637

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: PLEASE ADD MORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL

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**From:** Judy Northrop

**Sent:** Monday, April 19, 2021 12:28 PM

**To:** Public Comments

**Subject:** PLEASE ADD MORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL

TO: Laguna Hills City Council

Orange County is desperately short of affordable housing. Many people who work in OC's manual and sales jobs live elsewhere. To get to work, they endure long, arduous, and polluting commutes.

We know that you are considering a proposal for renovating the former Laguna Hills Mall. As residents of Laguna Woods Village and members of Concerned Citizens of Laguna Woods Village, we strongly urge you to ensure that the proposal include units for extremely low and very low-income families.

Thank you for your consideration.

Sincerely,

Judy and Richard Northrop

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills; Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Linda Yeargin

**Sent:** Monday, April 19, 2021 12:18 PM

**To:** Public Comments

**Cc:** Rona Henry

**Subject:** Fwd: Village at Laguna Hills; Support with MODIFICATIONS for Greater Levels of Housing Affordability

Begin forwarded message:

**From:** Linda Yeargin

**Subject:** Support with MODIFICATIONS for Greater Levels of Housing Affordability

**Date:** April 19, 2021 at 11:54:46 AM PDT

**To:** [publiccomments@lagunahillsca.gov](mailto:publiccomments@lagunahillsca.gov)

**Cc:** Rona Henry

To Whom It May Concern,

I am Linda Yeargin, a resident of San Clemente and a frequent visitor to Laguna Hills where i frequent shops and restaurants. I am writing in support of increasing affordable housing in Laguna Hills.

As a high school teacher for 32 years, I taught A Tale of Two Cities to freshman accelerated students. After discussing with the students such issues as minimum wage, budgets, housing costs, and general living costs, and having gone over with them the current facts about distribution of wealth in the United Sates, we played a game with M&Ms. I had the students draw numbers and then line up around the room from number one to about 35, or however many students were in the class. Then I handed out cups for M&Ms. The first 3 students got big cups, while the rest of them got little ones. Then I supplied them with M&Ms, allotting each student the share that the distribution of wealth figures supported. As you can guess, the first student in line had his/her big cup filled to the brim, the second and third students had a handful, and the rest of them got about five dwindling down to one or two. Then I couldn't resist asking the question, "Where would you go if you were hungry and needed more M&Ms? Would you go to the ones who had the least and grab theirs, or would you look to the one or maybe two or three who had the most? What would make more sense?"

I believe that it is the responsibility of the wealthiest among us to share our goods, our M&Ms, with those who, for whatever reason, have the least. After all, the one to three people with the most can't even eat all they have.



In California today, the gap between the rich and the poor is ever widening. We need to do more to support those working poor whose minimum wage jobs, or low paying jobs, do not provide the income needed for housing here in Orange County where they work in retail or service jobs. During the pandemic, the crisis in housing has grown even worse. It is our moral responsibility as well as a practical requirement to fill this gap. I don't think I am being over dramatic to suggest that using the working poor to help sustain our privileged lifestyles cannot help but contribute to civil unrest. We must, to preserve our culture, offer some help to those who need it.

Sincerely,

Linda Yeargin

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: "PLEASE ADD MORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL."

---

**From:** Gerald Halpert

**Sent:** Monday, April 19, 2021 10:50 AM

**To:** Public Comments

**Subject:** : "PLEASE ADD MORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL."

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Wendy McQuillan-Burry <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Monday, April 19, 2021 10:15 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Wendy McQuillan-Burry

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Suzanne S <

**Sent:** Monday, April 19, 2021 9:20 AM

**To:** Jay Wu; Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

To Whom it May Concern,

I am writing as a resident of Laguna Woods across the street from Laguna Hills, to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I have had friends and currently have people who can not afford to live in Laguna Woods or Laguna Hills. My Friend Yolanda can not afford the \$1800-2500 rents in our area! She currently is living on borrowed time since her landlord is increasing her rent in LA. She has worked her entire life for Non Profits helping others until she had to retire due to cardiac health challenges. I pray that the council will see the need for low- income housing for Yolanda and so many others and require that the developer

include it in his plan. It is the right and decent extremely  
necessary thing to do.  
Respectfully submitted,

Suzanne Staulz

*Suzy Staulz*  
*SuzyStaulzFineArt.com*  
*FB Suzy Staulz Fine ART*  
*FB Mystical Kauai by Suzy Staulz*  
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Add to Skype  
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[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN  
OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: PLEASE ADD. ORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL

---

**From:** carol novick

**Sent:** Monday, April 19, 2021 8:45 AM

**To:** Public Comments

**Cc:**

**Subject:** PLEASE ADD. ORE AFFORDABLE HOUSING AT LAGUNA HILLS MALL

Lower income workers are needed in Orange County, but have to travel great distances to semi-affordable housing for themselves. Communities need to take it upon themselves to provide. Please consider that your life is augmented by these workers.

Carol Novick  
Laguna Woods Village

Sent from my iPad

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: We need more affordable housing

---

**From:** Elaine Grist

**Sent:** Monday, April 19, 2021 8:15 AM

**To:** Public Comments

**Subject:** We need more affordable housing

The City of Laguna Woods has an opportunity to increase our badly needed affordable housing: The Laguna Woods Mall.

Please make sure that the proposal for its restructuring includes this. Thank you,  
Elaine Grist

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Tim Olsen <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 10:57 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a frequent visitor to Laguna Hills because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Tim Olsen

Lake Forest, California 92630



**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Read into record

**From:** Rona Henry <  
**Sent:** Monday, April 19, 2021 7:50 AM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fwd: Village at Laguna Hills- Read into record

----- Forwarded message -----

From: **Tim Olsen** <

To: <[epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov)>, <[dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov)>, <[jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov)>, <[bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)>, <[dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)>

Dear Council Member,

I am writing as a resident of Lake Forest and frequent visitor to Laguna Hills. I'm very glad to see redevelopment of the Laguna Hills Mall moving forward. As you know, Orange County and Laguna Hills have a severe housing shortage and dense, mixed use development is a great path forward for the City and the rest of the region.

However, I am very concerned about the lack of senior citizen and workforce housing in the current plan. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low-income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new development in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Tim Olsen

--

Rona Smyth Henry

6

, respect each other.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Authority

---

**From:** Penny Kinnear

**Sent:** Saturday, April 17, 2021 6:25 PM

**To:** Public Comments; Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Authority

Dear Laguna Hills City Council Member,

My name Penelope Kinnear. While I live in Lake Forest, I am a former employee in Laguna Hills and I'm writing to provide input on *The Village at Laguna Hills*.

I am aware that many struggle to afford housing in this area from seeing a former neighbor who is a single mother trying to make ends meet with two small children. Having to afford childcare and unconscionable rent just breaks my heart.

After thinking about the hardships residents experience throughout Orange County I have become increasingly concerned about the fact that I, as a senior citizen on a fixed income face housing insecurity. How my children cannot afford to live anywhere near me. We expect people to work near where they live, but many are not able to do so and incur high commuting costs.

I ask that the City council require that at least 15% of the proposed residential units for people with extremely low incomes be phased in immediately.

Please consider that we need housing that is attainable for low income and workforce residents that include senior citizens, teachers, grocery store and retail employees, health care workers, the disabled and the veterans who have so bravely served our country.

Sincerely,

Penelope Kinnear

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Faye Mazid

**Sent:** Saturday, April 17, 2021 6:01 PM

**To:** Public Comments

**Cc:** Donald M. Sedgwick; Janine Heft; Dave Wheeler; Bill Hunt; Erica Pezold

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Dear Laguna Hills City Council Members and City Clerk,

My name is Faye Mazid, and I am a resident of the City of Laguna Hills for over 34 years, during which time I have observed minimal new building developments in our city.

With the mall redevelopment (The Village at Laguna Hills), this busy complex will soon need manpower to work and service it.

Since the property values and rent in our city are unattainable for those with low incomes, many senior citizens and young families in our city are suffering by spending over half of their income for rent or mortgages.

The City of Laguna Hills should demand from the developer to provide at least 15% of the 1500 new housing units to accommodate those low income families that will serve the Village at Laguna Hills.

I believe the service people need to be close to their work and not to travel from far cities to serve ours. That is good for the health of those families and ours, traffic, and the environment as a whole.

Secondly, with the pandemic we are facing, we do not need many service personnel coming from far locations with more viruses. That will make our city healthy and more immune to any new pandemic.

We will attain that by providing and accommodating those families locally.

Thank you,

Sincerely,

Fayez Mazid

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills-Support with Modifications for Greater Housing Affordability

---

**From:** K A Dechter

**Sent:** Saturday, April 17, 2021 1:35 PM

**To:** Public Comments

**Cc:** Bill Hunt; Donald M. Sedgwick; Dave Wheeler; Erica Pezold; Janine Heft

**Subject:** Village at Laguna Hills-Support with Modifications for Greater Housing Affordability

Dear Laguna Hills City Council Members,

I am a resident of Lake Forest and neighbor of Laguna Hills and often shopped (before pandemic) in the Laguna Hills Mall and vicinity. It has come to my attention that your city council will be holding a hearing on plans for the renovation of this shopping center on Tuesday April 27. Unfortunately I will not be able to attend and would like to add my voice and thoughts for the meeting in this letter.

I have become increasingly aware of the growing lack of affordable housing for seniors, workers, veterans and others in this area. In this Country and certainly in this village, there is no excuse for hardworking, low income citizens to be paying more than 50% of their income on housing. School enrollment in this area is reducing in numbers - which means young families are not coming to the area. We need our young people to have the opportunity to thrive and grow and maintain our communities.

I am asking the city planners to keep in mind that we live in a Country where EVERYONE deserves the right to live in decent affordable homes where we can work and educate our children and take pride in our surroundings.

Laguna Hills has the opportunity to make this happen. Diversity makes us better, stronger and guarantees our Humanity.

I'm hoping that Laguna Hills City Council steps up and takes the challenge- so that Laguna Hills becomes a MODEL CITY of diversity, opportunity and growth.

The rewards for this forward thinking renovation will encourage others to follow.

LET'S DO IT!!!

Thank you for your consideration,

Katherine Dechter

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Proposed Laguna Hills Village Plan

---

**From:** Ann Owens <[a](#)>  
**Sent:** Saturday, April 17, 2021 1:20 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: Proposed Laguna Hills Village Plan

Please read into public comments. Ann Owens

**From:** Einarsson Woods Lynn  
**Sent:** Thursday, March 11, 2021 12:22 PM  
**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov) ; [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov) ; [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov) ; [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)  
**Subject:** Proposed Laguna Hills Village Plan

Dear City Council Member,

I am a resident of Laguna Hills and I would like to express my concern regarding the lack of senior citizen and low income housing in our community. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, and it is important that the planning includes appropriate housing to support our low income residents. I strongly encourage any development plans include housing that senior citizens on fixed incomes, veterans, and low earning workers in retail, hotel, and lower earning businesses can afford. This would mean at least 15% (225) of the proposed units would be for people with very low-incomes (those earning under \$50,000 per year) and extremely low-incomes (under \$30,000 per year).

Another consideration are the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect opportunity to meet parts of this quota as this will be one of the last available sites for new building in the city.

Thank you for your consideration of this important opportunity to meet the critical low income housing needs of our community. It is essential that all communities in Orange County contribute to meeting the needs of low income residents.

Sincerely,

Lynn Einarsson Woods

Laguna Hills, CA 92653

## Jennifer Lee

---

**Subject:** FW: Fwd: Village at Laguna Hills - read into record

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

From: Ann Owens  
Sent: Saturday, April 17, 2021 1:19 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: Village at Laguna Hills - read into record

Please put into public comments. Ann Owens

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

From: Jeanne Lepowsky  
Sent: Friday, March 12, 2021 5:22 PM  
To: Ann Owens  
Subject: Fwd: Village at Laguna Hills - read into record

----- Forwarded Message -----

Subject: Village at Laguna Hills - read into record  
Date: Fri, 12 Mar 2021 12:53:00 -0800  
From: Debra David  
To: epezold@lagunahillsca.gov, dsedgwick@lagunahillsca.gov, jheft@lagunahillsca.gov, bhunt@lagunahillsca.gov, dwheeler@lagunahillsca.gov

Dear Council Members,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. Currently, almost 1 in 4 Laguna Hills residents earns less than \$50,000 a year and 1 in 3 residents spends more than half their income on rent. However, there is no plan to build sufficient housing for this demographic.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city. The proposed project at the Village at Laguna Hills will be creating many low-income jobs, increasing the need for affordable housing.

I believe that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Debra David

Laguna Woods

[[[External E-mail]]]

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## Jennifer Lee

---

**Subject:** FW: Fwd: Village at Laguna Hills (read into record)

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

From: Ann Owens

Sent: Saturday, April 17, 2021 1:18 PM

To: Jay Wu <jwu@lagunahillsCA.gov>

Subject: Fw: Fwd: Village at Laguna Hills (read into record)

Please put in public comments. Thanks. Ann Owens

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

From: Jeanne Lepowsky

Sent: Saturday, March 13, 2021 7:33 PM

To: Ann Owens

Subject: Fwd: Village at Laguna Hills (read into record)

----- Forwarded Message -----

Subject: Village at Laguna Hills (read into record)

Date: Fri, 12 Mar 2021 19:34:02 -0800

From: Myra Vure

To: epezold@lagunahillsca.gov, dsedgwick@lagunahillsca.gov, jheft@lagunahillsca.gov, bhunt@lagunahillsca.gov, dwheeler@lagunahillsca.gov

TO: Erica Pezold, Mayor

Don Sedgwick, Mayor Pro Tem

Janine Heft

Bill Hunt

Dave Wheeler

Dear Council Member,

Although I am not usually politically active, what I consider to be a very important issue has recently been brought to my attention. The above referenced project, as planned, does not include enough affordable senior citizen and workforce housing. I have been told that even though the developer of this project plans to build 1,500 housing units, only 100 of these units (less than 7%) are ear-marked for low income people making \$82,000 a year or less. (Do you honestly consider \$82,000 a year to be low income?) I know of many people in south Orange County who earn minimum wage or slightly above. That is approximately \$29,000 per year. And people who are retired (either by choice or forcibly), live on fixed incomes, sometimes even lower than the \$29,000. Where do you propose these people live??

I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially.

This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families. The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right, but necessary thing to do.

Sincerely,

Myra Vure  
Laguna Woods

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Read into Record - Support The Village at Laguna Hills with Modifications for Greater Levels of Housing Affordability

---

**From:** Ann Owens

**Sent:** Tuesday, April 20, 2021 4:50 PM

**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Subject:** Fwd: Read into Record - Support The Village at Laguna Hills with Modifications for Greater Levels of Housing Affordability

Please add to public comments. Ann

Sent from my iPhone

Begin forwarded message:

**From:** Jeanne Lepowsky <

**Date:** April 20, 2021 at 3:46:03 PM PDT

**To:** Ann Owens

**Village at Laguna Hills with Modifications for Greater**

**Levels of Housing Affordability**

----- Forwarded Message -----

**Subject:** Read into Record - Support The Village at Laguna Hills with Modifications for Greater Levels of Housing Affordability

**Date:** Mon, 19 Apr 2021 16:10:33 -0700

**From:** Flora Niermann

**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov), [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov), [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov), [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov), [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)

**CC:** Jeanne Lepowsky

April 19, 2021

Dear Council Members:

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. At this time, 23%, almost one-fourth, of existing Laguna Hills residents earn less than \$50,000 per year which HUD classifies as very low-income. Of those, more than 80% pay

more than 50% of their income toward housing costs and of all Laguna Hills residents, 36% pay more than 50% of their income on rent. I feel that every city is responsible for meeting the needs of its community, including current resident seniors and essential low-income workers who are struggling financially. Changing numbers in our schools with declining numbers of younger students enrolling and an increased need for free and reduced lunches in Laguna Hills High School from around 4% to 20% in the past 20 years show that the workforce we need cannot afford to live near us. This opportunity to meet this housing need is particularly important in light of the economic impact of Covid 19, which has been devastating for many families, especially the very low-income families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time and The Village at Laguna Hills is the perfect opportunity to meet some of this quota, especially since this is one of the last available sites for new building in the city. The Village at Laguna Hills offers the perfect place to offer affordable housing to those who will work for us in Laguna Hills and want to call it home.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right thing to do, but the necessary for the wellbeing of our Laguna Hills community now and for the future.

Sincerely,

Flora Niermann

Laguna Woods, CA 92637

[[[External E-mail]]]

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## Jennifer Lee

---

**Subject:** FW: Fwd: The Village at Laguna Hills - Read into Record

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

From: Ann Owens <  
Sent: Saturday, April 17, 2021 1:17 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: The Village at Laguna Hills - Read into Record

Please put in public comments. Ann Owens

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

From: Jeanne Lepowsky  
Sent: Saturday, March 13, 2021 7:33 PM  
To: Ann Owens  
Subject: Fwd: The Village at Laguna Hills - Read into Record

----- Forwarded Message -----

Subject: The Village at Laguna Hills - Read into Record  
Date: Sat, 13 Mar 2021 08:01:19 -0800  
From: Flora Niermann  
To: epezold@lagunahillsca.gov, dsedgwick@lagunahillsca.gov, jheft@lagunahillsca.gov, bhunt@lagunahillsca.gov, dwheeler@lagunahillsca.gov  
CC: Jeanne Lepowsky

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. At this time, 23%, almost one-fourth, of existing Laguna Hills residents earn less than \$50,000 per year which HUD classifies as very low-income. Of those, more than 80% pay more than 50% of their income toward housing costs and of all Laguna Hills residents, 36% pay more than 50% of their income on rent. I feel that every city is responsible for meeting the needs of its community, including current resident seniors and essential low-income workers who are struggling financially. Changing numbers in our schools with declining numbers of younger students enrolling and an increased need for free and reduced lunches in Laguna Hills High School from around 4% to 20% in the past 20 years show that the workforce we need cannot afford to live near us. This opportunity to meet this housing need is particularly important in light of the economic impact of Covid 19, which has been devastating for many families, especially the very low-income families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time and The Village at Laguna Hills is the perfect opportunity to meet some of this quota, especially since this is one of the last available sites for new building in the city. The Village

at Laguna Hills offers the perfect place to offer affordable housing to those who will work for us in Laguna Hills and want to call it home.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right thing to do, but the necessary for the wellbeing of our Laguna Hills community now and for the future.

Sincerely,

Flora Niermann

Laguna Woods

[[[External E-mail]]]

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## Jennifer Lee

---

**Subject:** FW: Fwd: Village at Laguna Hills--Read into record

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

From: Ann Owens <  
Sent: Saturday, April 17, 2021 1:16 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: Village at Laguna Hills--Read into record

Please put in public comments. Thanks. Ann Owens

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

From: Jeanne Lepowsky  
Sent: Saturday, March 13, 2021 7:33 PM  
To: Ann Owens  
Subject: Fwd: Village at Laguna Hills--Read into record

----- Forwarded Message -----

Subject: Village at Laguna Hills--Read into record  
Date: Sat, 13 Mar 2021 10:57:05 -0800  
From: METCHE FRANKE

.gov, jheft@lagunahillsca.gov, bhunt@lagunahillsca.gov,

dwheeler@lagunahillsca.gov

Dear Council Member,

As a resident of Laguna Woods, which abuts the proposed project at the Village at Laguna Hills, I am writing to let you know that I am concerned about the lack of affordable senior citizen housing in our area. A good proportion of the housing at the proposed Village at Laguna Hills should be dedicated to widows and low income families, otherwise it will become a center for partying among young professionals with the concomitant noise and danger. Additionally, I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. Covid 19 has made this doubly important.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Let's meet some of this quota NOW, with this project, especially since this is one of the last available sites for new building in the area.

Please urge the council to see the need for low-income housing and require that the developer include it in the plan for the Village at Laguna Hills. This is right and necessary.

Sincerely,

Metche F. Franke, Ph.D.

Laguna Woods Resident

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

---

**From:** Erin Schwarz

**Sent:** Tuesday, April 20, 2021 12:40 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear City Council,

I am a resident and business owner in Lake Forest (Foothill Ranch) and I shop & dine in Laguna Hills often. I am urging the City Council to approve the Village at Laguna Hills project with modifications to the lowest-income housing guidelines.

I have become very concerned about the inability of essential workers and low-wage earners, such as grocery store clerks, gas station attendants, EMTs, teachers, nurses, hotel workers and others, to find affordable housing in our community. We are all connected, and as a community, we do better when we all have the opportunity to thrive. Several of my friends are looking to move out of the state because they cannot afford the rent in their small apartment, even with dual incomes, including one teacher and one marketing professional.

This is a very exciting opportunity to make a huge impact for many families. Including 15% of very low and low-income affordable housing units in this project would balance the housing plan to meet the community's needs.

Let's use this opportunity to ensure we provide housing for everyone in our community because it is everyone who makes this area such a wonderful place to live!

Thank you in advance,  
Erin Schwarz

Foothill Ranch, CA

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Erin Schwarz <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 20, 2021 12:28 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a local resident who shops & dines in Laguna Hills. I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. You have heard many times the following statistics: more than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills. These are our friends, family members, and neighbors!

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the PERFECT time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

Please, readjust the Village at Laguna Hills plan to include 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Erin Schwarz

Foothill Ranch, California 92610

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills- Read into record

---

**From:** Ann Owens <  
**Sent:** Saturday, April 17, 2021 1:10 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: Village at Laguna Hills- Read into record

Please check in public comments. Thanks. Ann

**From:** Erin Schwarz  
**Sent:** Thursday, March 11, 2021 8:31 AM  
**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov) ; [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov) ; [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov) ; [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)  
**Subject:** Village at Laguna Hills- Read into record

Dear Council Members,

I am writing to you as a resident of Lake Forest who shops and dines in Laguna Hills frequently. I am VERY concerned about the lack of senior citizen and workforce housing in our community.

The proposed project at the Village at Laguna Hills will be creating many low-income jobs, however there is no plan to sufficiently build housing for this demographic. The city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during COVID-19.

In addition, the new Regional Housing Needs Assessment (RHNA) numbers that will require Laguna Hills to build over 900 units for low and very low-income families. The Village at Laguna Hills is the perfect project to ensure the city meets some of this quota as this will be one of the last available sites for new building in the city. Working to meet RHNA numbers will keep the city compliant with legal expectations.

I hope that the Council will see the need for low-income housing and require that the developer include it in their plan. It is not only the right but the necessary thing to do.

Sincerely,  
Erin Schwarz

92610

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**Subject:** FW: Fwd: Village at Laguna Hills- Read into record

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

From: Ann Owens <  
Sent: Saturday, April 17, 2021 1:09 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: Village at Laguna Hills- Read into record

Please submit to public comments. Thanks. Ann Owens

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

From: Jeanne Lepowsky  
Sent: Saturday, March 13, 2021 7:33 PM  
To: Ann Owens  
Subject: Fwd: Village at Laguna Hills- Read into record

----- Forwarded Message -----

Subject: Village at Laguna Hills- Read into record  
Date: Fri, 12 Mar 2021 23:46:06 +0000  
From: Maureen Mehler

>, dsedgwick@lagunahillsca.gov  
<dsedgwick@lagunahillsca.gov>, jheft@lagunahillsca.gov <jheft@lagunahillsca.gov>, bhunt@lagunahillsca.gov  
<bhunt@lagunahillsca.gov>, dwheeler@lagunahillsca.gov <dwheeler@lagunahillsca.gov>

As of Feb. 2021, 23 % of Laguna Hills existing residents earn less than \$50,000 per year- which is classified by Housing and Urban Development (HUD) as very low- income housing. More than 80 % of very low- income households in Laguna Hills pay more than 50% of their income toward housing costs. While 36% of Laguna Hills residents are spending over 50% of their income on rent.

In the meantime, the schools in Laguna Hills are rapidly declining in numbers, meaning fewer young families are moving into the community.

Younger families rejuvenate a community. And of those families with children, free and reduced lunches in Laguna Hills High School have been on the rise for the past twenty years. Free lunches have gone from around 4% to over 20%. Reduced lunches have gone from about 2% to around 6%. \*SCAG data from 1999 to 2018.

There has been no new senior housing built in Laguna Hills in decades.

Total jobs have decreased in Laguna Hills 8.8% since 2007. And the education sector is the largest sector, accounting for 40% of employment in the city.

Both veterans and senior women are a growing demographic that is struggling with housing in Laguna Hills.

Regional Housing Needs Assessment (RHNA) for 2021-2029 says that Laguna Hills needs to build:

\*Very low- income- 568 units (earning under \$50,000 a year –

353 (earning \$50,000 to \$80,000 a year)

Moderate income- 354(earning \$80,000 to \$120,00 a year)

Above Moderate – 710 ( earning above \$120,000 a year)

These are numbers set by the state that each city needs to include in its housing element and attempt to build in the next eight years.

To keep the city vibrant and healthy the issues with housing must be met.

Thank you,

Maureen Mehler

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Low income housing in Laguna Hills

**From:** Ann Owens <

**Sent:** Saturday, April 17, 2021 1:06 PM

**To:** Jay Wu <[jwu@lagunahillsca.gov](mailto:jwu@lagunahillsca.gov)>

**Subject:** Fw: Low income housing in Laguna Hills

Please submit to public comments. Thanks Ann Owens

**From:** Doug Graham

**Sent:** Wednesday, March 17, 2021 4:22 PM

**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov) ; [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov) ; [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov) ; [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)

**Subject:** Low income housing in Laguna Hills

Dear Council Members,

As a resident of south Orange County, and a person who has been actively involved in residential real estate full time for 32 years, I have some strong opinions about affordable housing. And the NIMBY crowd probably isn't going to like me very much. But I'm old enough now not to really care much what others might think, so here goes.

There is very little land left to be developed in Laguna Hills so we need to look at the pending project surrounding the former Laguna Hills Mall from the point of view of "if not now, then WHEN?" will we begin to seriously address the affordable housing issue. We are in desperate need of housing for seniors on fixed incomes and every day working people.

You have before you a proposal for 1500 living units and it affords you an opportunity to require the developer to plan for a meaningful number of very low income, low income and moderate income units. If 15% of those units could be reserved for those making below \$50,000 a year and another 15% for those in the \$50- \$80K bracket, it would really make a statement and help 450 families get their first housing step into the American Dream. Then do another 10% for the next tier for those between \$80,000 and \$120,000. These are the kinds of very hard working people who would be a credit to any neighborhood but they are almost entirely priced out of South Orange County today. I'll give you a real life example:

My daughter is 38, a graduate of Boston University and a married Mom. She works full time for a national not for profit organization. Her husband, similar age, graduate of Wheaton College, is an elementary school teacher. They don't aspire to live in Orange County but if they did they would be unable to do so because they are in that "moderate" income group and I don't have the means to give them \$200,000 towards a down payment for a starter home. It just doesn't make any sense to me not to encourage young working people to live here.

So I encourage you to have the courage to set a high bar for affordable housing every chance you get, starting NOW.

Thanks you in advance for your kind consideration of this note.

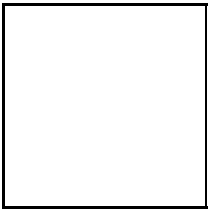
**Doug Graham** Error! Filename not specified., **Senior Transition Management**  
**The Silver Group**  
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CA Real Estate Broker since 1991

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[www.silvergroup.info](http://www.silvergroup.info)

**949.300.2656**



[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills

---

**From:** Ann Owens  
**Sent:** Saturday, April 17, 2021 1:04 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: Village at Laguna Hills

Please put under public comments. Thanks Ann Owens

**From:** Karen Tagawa  
**Sent:** Monday, March 15, 2021 5:15 PM  
**To:** [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov) ; [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)  
**Cc:** Ann Owens  
**Subject:** Village at Laguna Hills

I am writing as a concerned citizen who lives in the area and frequents the shops and Restaurants of Laguna Hills.

I am concerned about the lack of seniority citizen and workforce housing in the community. The proposed project at the Village at Laguna Hills will be creating many low-income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment(RHNA) numbers that will require the city to build over 900 units for low and very low-income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer Include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,  
Karen Tagawa

[[[External E-mail]]]

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## Jennifer Lee

---

**Subject:** FW: Fwd: Village at Laguna Hills - Read into record

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

From: Ann Owens

Sent: Saturday, April 17, 2021 12:54 PM

To: Jay Wu <jwu@lagunahillsCA.gov>

Subject: Fw: Fwd: Village at Laguna Hills - Read into record

Please submit this letter under public comments. Thanks Ann Owens

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

From: Jeanne Lepowsky

Sent: Monday, March 15, 2021 10:21 PM

To: Ann Owens

Subject: Fwd: Village at Laguna Hills - Read into record

----- Forwarded Message -----

Subject: Village at Laguna Hills - Read into record

Date: Mon, 15 Mar 2021 16:49:57 -0700

From: Joe Rego

To: Erica Pezold Mayor <epezold@lagunahillsca.gov>, Don Sedgwick Mayor Pro Term <dsedgwick@lagunahillsca.gov>, Janine Heft <jheft@lagunahillsca.gov>, Bill Hunt <bhunt@lagunahillsca.gov>, Dave Wheeler <dwheeler@lagunahillsca.gov>

Dear Council Members,

We are residents of Laguna Woods and are concerned about the lack of affordable housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. We feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially.

This is particularly important in light of the economic impact of Covid19, which has been devastating for many families.

The new Regional Housing Needs Association (RNHA) numbers will require the city of Laguna Hills to build over 900 units for low and very low-income families. /Now/ is the perfect time to meet some of this quota, especially since this is one of the last available sites for new-building in the city.

We hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right, but the necessary thing to do.

Sincerely,

Joseph and Olive Rego

Laguna Woods, CA 92637

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Fwd: Village at Laguna Hills - Read into record

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

From: Ann Owens <a  
Sent: Saturday, April 17, 2021 12:54 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: Village at Laguna Hills - Read into record

Please submit this letter under public comments . Ann Owens -----Original Message-----

From: Jeanne Lepowsky  
Sent: Tuesday, March 16, 2021 6:48 PM  
To: Ann Owens  
Subject: Fwd: Village at Laguna Hills - Read into record

----- Forwarded Message -----

Subject: Village at Laguna Hills - Read into record  
Date: Tue, 16 Mar 2021 14:27:03 -0700  
From: Christine Schechter  
To: dsedgwick@lagunahillsca.gov  
CC: Chris Schechter

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right thing to do, but the necessary thing to do

Sincerely,

Christine Schechter  
Laguna Woods

**Jennifer Lee**

---

**Subject:** FW: Fwd: Village at Laguna Hills

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

From: Ann Owens  
Sent: Saturday, April 17, 2021 12:53 PM  
To: Jay Wu <jwu@lagunahillsCA.gov>  
Subject: Fw: Fwd: Village at Laguna Hills

Please submit this letter under public comments. Thanks. Ann Owens

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

From: Jeanne Lepowsky  
Sent: Tuesday, March 16, 2021 6:48 PM  
To: Ann Owens  
Subject: Fwd: Village at Laguna Hills

----- Forwarded Message -----

Subject: Village at Laguna Hills  
Date: Tue, 16 Mar 2021 08:10:54 +0000  
From: Bernadette Rego

gov>, dsedgwick@lagunahillsca.gov  
<dsedgwick@lagunahillsca.gov>, jheft@lagunahillsca.gov <jheft@lagunahillsca.gov>, bhunt@lagunahillsca.gov  
<bhunt@lagunahillsca.gov>, dwheeler@lagunahillsca.gov <dwheeler@lagunahillsca.gov>

Dear Council Members:

As the great Mahatma Gandhi said, and I slightly paraphrase: A nation's greatness lies in how it treats its weakest members.

May this nation continue to right its wrongs with all acts and steps - big or small - beginning in every neighborhood, at the local level, and with a desire to do what is right!

So, I write to you as a resident of Laguna Woods to let you know that I am deeply concerned about the lack of affordable senior citizen and workforce housing in our communities.

The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council \*will see\* the \*need\* for low-income housing and require that the developer include it in his plan. \*It must be the developer's moral imperative!\*

To heed Christ, or our conscience: Let us NOT be afraid! Answering an urgent need and responding to it by not looking in the rear-view mirror, will enable us all to rest well at night! And, when our time in this world is over, we will enjoy the eternal rest that comes from having lived by the calling to do what is ALWAYS right; and not what is merely convenient.

Thank you for time.

Sincerely,

Bernadette Rego

Laguna Woods

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Read into record

---

**From:** Ann Owens  
**Sent:** Saturday, April 17, 2021 12:51 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: Village at Laguna Hills - Read into record

Please submit this letter under public comments. Ann Owens

**From:** Sarah Burt  
**Sent:** Friday, March 19, 2021 9:55 AM  
**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov) ; [dsedgewick@lagunahills.gov](mailto:dsedgewick@lagunahills.gov) ; [jheft@lagunahills.gov](mailto:jheft@lagunahills.gov) ; [bhunt@lagunahills.gov](mailto:bhunt@lagunahills.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)  
**Subject:** Village at Laguna Hills - Read into record

Dear Council Members,

I am concerned about the lack of affordable housing in Laguna Hills. The proposed project at the Village at Laguna Hills will create many low income jobs. You do not have apln to build affordable housing for this demographic. All cities must address this issue. The new Regional Housing Needs Assessment will require the city to build over 900 units for low and very low income residents. This is the time to build some of that needed housing and incorporate it into the Village site. Looking ahead and acting now is the right thing to do. Hind sight costsare too high and people need housing now.

I do not live in Laguna Hills but shop and eat there and consider myself a resident of South Orange County. I am encouraging my city to address our issues with low income housing.

Thank you for your time and consideration.

Sarah Burt  
Rancho Santa Margarita

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills

**From:** Ann Owens <  
**Sent:** Saturday, April 17, 2021 12:50 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Fw: Village at Laguna Hills

Please put this letter under public comments. Thank you. Ann Owens

**From:** [REDACTED]  
**Sent:** Sunday, March 21, 2021 3:56 PM  
**To:** [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov) ; [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov) ; [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov) ; [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov) ; [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)  
**Subject:** Village at Laguna Hills

Dear Council Member,

I am writing as a nearby resident to Laguna Hills and would like to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,  
Judy Curry

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Jeremiah Lawson <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Friday, April 16, 2021 12:39 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident of Irvine, because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing. I live in Orange County, so my opinion should be of some merit.

Jeremiah Lawson

Irvine, California 92617

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Frieda Gorelick <[!](#)>

**Sent:** Thursday, April 15, 2021 12:50 PM

**To:** Public Comments; Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Dear Laguna Hills City Council Members,

I shop in the boundaries of Laguna Hills and am writing to support the efforts of providing affordable housing to seniors on fixed incomes, veterans, teachers, health care workers, and low wage earners, in retail, restaurants, hotels, and small businesses. The Village of Laguna Hills would be the perfect place, since it would involve a small area south of Avenida de La Carlota to face these challenges in this economic segment.

When researching the fact that 23% of the Laguna Hills population earns less than \$50,000 a year and spend over 50% of their income on rent, something is wrong with this picture. According to the Regional Needs Assessment RHNA projections for 2021-2029, Laguna Hills needs to build 568 units for low, low income under \$50,000 and 354 units for people on the low bracket earning \$50,000 to \$80,000.

I have many acquaintances who live and work in Laguna Hills that reflect this demographic. They are forced to work two jobs, raise families, and lack adequate health care. Many of them use food banks, faith-based support groups, social services for mere survival !

Living in Laguna Woods, I am fully aware of the needs of the senior population on fixed incomes, choosing medicine over food, health fees, caregiving needs, and the high cost of rent and HOA charges. Our adult children are concerned about our future; and are unable to afford any of the exorbitant rents in our neighboring cities.

It would be beneficial to the City of Laguna Hills to service this high- risk segment and give them a fighting chance to maintain and progress. They pay taxes and contribute to your beautiful City. To remain viable, Laguna Hills City needs to be inclusive, sensitive, and forward looking in meeting the contemporary and future goals.

Put a face on a family member, friend, or stranger that struggles every day to pay rent, bills, utilities, put food on the table, and other necessities. "Walk a Mile in Their Shoes," and develop empathy for their situation! We are our brother's Keeper!

Thank you for your hard work and looking forward to your commitment to serve your constituents!

Sincerely,  
Frieda Gorelick

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

---

**From:** Rosemary De Monte <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Thursday, April 15, 2021 11:40 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Rosemary De Monte

Laguna Woods, California 92637

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Levels of Housing Affordability

---

**From:** Miller Jay Marquita

**Sent:** Wednesday, April 14, 2021 9:44 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Levels of Housing Affordability

We support Affordable Housing for the Village at Laguna Hills. Most of us are fortunate enough to live in nice, warm housing and don't really think much about what it would be like to not be able to do so. Those who are working minimum wage or low paying jobs and still can't afford housing in Orange County deserve a break and should be given the opportunity to prove they too can live and contribute to our community.

Sincerely,

Marquita & Jay Miller

Laguna Woods

[External E-mail]

## Jennifer Lee

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**From:** Public Comments  
**Sent:** Monday, April 19, 2021 10:25 AM  
**To:** Jennifer Lee  
**Subject:** Fw: Village at Laguna Hills-Support with Modifications for Greater Levels of Housing Affordability

---

**From:** Christianne Rottenberg  
**Sent:** Friday, April 16, 2021 4:12 PM  
**To:** Public Comments  
**Subject:** Re: Village at Laguna Hills-Support with Modifications for Greater Levels of Housing Affordability

Thank you. I made a typo and wanted to write since there has not been affordable housing built in Laguna Hills, not Laguna Woods in decades. Thanks for making the correction

Christianne.

On Apr 16, 2021, at 2:53 PM, Public Comments <publiccomments@lagunahillsca.gov> wrote:

Thank you for your public comment. The subject item of your comment has been scheduled for a Joint Planning Agency/City Council Public Hearing on April 27, 2021, at the Laguna Hills Community Center Heritage Room. Your public comment will be announced during the Public Hearing. Please click the following link or copy/paste it into your browser's address bar to view the Public Notice: <https://www.lagunahillsca.gov/TheVillagePublicNotice>.

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**From:** Chris Off <  
**Sent:** Wednesday, April 14, 2021 9:41:33 PM  
**To:** Public Comments  
**Subject:** Village at Laguna Hills-Support with Modifications for Greater Levels of Housing Affordability

Dear Council-members,

My name is Christianne Rottenberg and I live in Mission Viejo just a short drive to Laguna Hills where I frequently shop and go to the post office and restaurants there. My two sisters live in Laguna Woods right around the corner. I want to write in support of the Village at Laguna Hills project with modifications to the lowest-income housing guidelines.

I recently had my hair cut at a salon called Phenix right there on Avenida de Carlota and was saddened to hear about the stylist's difficulties in living on a fixed income and her challenges in finding affordable housing. She works in the exact area where the Village at Laguna Hill project will be located. Since the pandemic has decreased her clientele, she does not know when her income will increase.

Since there has not been affordable housing built in Laguna Woods in decades, now is the time to balance the housing offered to meet the needs of the community.

Thank you for your time and commitment to solving the housing crisis in this upcoming Village at Laguna Hills project. We can all sleep a bit better at night knowing that we are part of a solution for those who need our help the most.

Sincerely,  
Christianne Rottenberg

[External E-mail]

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: housing

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**From:** Marty Deutschman

**Sent:** Wednesday, April 14, 2021 5:56 PM

**To:** Public Comments

**Subject:** housing

save souls and money by supporting low cost housing. Martin deutschman

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Louise Adler <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, April 14, 2021 5:03 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Louise Adler

Lake Forest, California 92630

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Barbara Siry <

**Sent:** Wednesday, April 14, 2021 9:25 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Laguna Hills City Council,

We in Laguna Hills and Laguna Woods so appreciate your work to make our community a beautiful and safe place in which to live. However, as you are aware, we have a tragic problem with affordable housing and we need to fix it with all the creativity and generosity that we can muster. I have lived in California for many years and have been alarmed at how expensive and cruel the housing situation has become, not only for young people, but for the front line workers who make our life here so comfortable. PLEASE ensure that the much appreciated redevelopment of the Laguna Hills Mall contains a significant portion for low income housing. It is the only way we will survive with a vibrant economy that includes everyone.

I know you feel your responsibility in representing all who live and work here, not just those who can afford luxury housing. Please do the right thing by them.

Respectfully,  
Barbara Siry  
Laguna Woods neighbor

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Barbara Siry <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, April 14, 2021 9:15 AM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Barbara Siry

92637

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

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**From:** Carol Semelroth <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, April 13, 2021 8:51 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with Modifications for Greater Housing Affordability

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Carol Semelroth

Laguna Woods, California 92637

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Carol Semelroth <

**Sent:** Tuesday, April 13, 2021 8:48 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Laguna Hills City Council,

My name is Carol Semelroth and we moved to Laguna Woods in gate #1 off of El Toro last year, and I love the convenience of all the businesses in Laguna Hills including medical, retail, etc. I am writing to support the Village at Laguna Hills project with modifications to the lowest-income housing guidelines.

I frequently drive on El Toro and often see several homeless people asking for help. We all know the cost of living and specifically housing is a huge challenge for many people in Orange County especially for those with less than \$50,000 annual income who can't meet the requirements for rentals. My own adult grandchildren are still living with their father because even though they have full time jobs, they can't afford housing at current housing costs. I know of several people who are sharing hotel rooms because they can't afford the cost of buying or renting a place.

Through our church, I recently did some volunteer work for the "Room Key" operation at the Hills Hotel in Laguna Hills. I saw so many, many people who were grateful just to have a comfortable room to stay in after having been on the streets because they had lost their jobs and homes and so eager to sort through the used clothing and other items that we had collected.

Thank you for taking the time to examine the need for affordable housing in Laguna Hills and discussing this golden opportunity to develop this large piece of land of the former mall into a place for affordable housing to ALL who need it. People who work in this community should be able to find suitable housing in the same community. There has not been

affordable housing built in decades in Laguna Hills so I encourage you to make it happen now.

Thank you for considering this request,

Sincerely,

Carol E. Semelroth

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[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Ramesh Joshi <j

**Sent:** Tuesday, April 20, 2021 2:31 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Sir/Madam:

I live very close to the planned development of Village at Laguna Hills. As I get out of my exit gate for shopping and enjoying a meal at one of the restaurants the village at Laguna Hills is planned. I have a caregiver who used to pay \$800 per month for shared accommodation in Laguna Hills until I helped her out in resolving this by accommodating her in my own home. Now she has to move out often when my family and friends come to visit and stay with this oldman.

It is my intent to express my concerns regarding the lack of sufficient permanent 'Affordable Housing' for low income families as well as the unhoused families currently renting at exorbitant rent at the cost of healthy food and decent clothing for themselves and their kids.

Low income single mothers are possibly the most neglected population in Orange county. They are raising tomorrow's mothers, fathers, doctors, nurses, engineers, carpenters, bricklayers and others so very important to meet the needs of the nation.

More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

As the lucky citizens of Laguna Hills we are responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

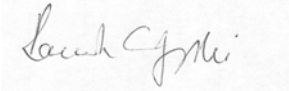
It is well established that the City's Regional Housing Needs Assessment (RHNA) numbers make it necessary to build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new development in the City.

We are very lucky and well off and we need others to provide services and those people should be able to live within our city rather than driving hours and polluting the environment and also living in poverty while paying excessive rents beyond their means. Satisfying the need of those who serve us is our duty and necessity in the interest of the city and all its residents.

I hope that the wise members of the city council will see the need for at least 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support my neighbor city of Laguna Hills, a place where its residents and its low wage earning neighbors and their kids thrive and not just survive.

Thank you for your sincere effort and support of this much-needed affordable housing.

With kind regards and in Peace.



*Dr. Ramesh C Joshi, Ph.D., P.Eng(Life member)  
Professor Emeritus of Civil Engineering  
The University of Calgary, Calgary, AB, Canada.*

*Laguna Woods, CA-92637, USA  
Tel. 949 280 6150*

[[[External E-mail]]]

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**Jennifer Lee**

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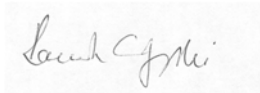
**Subject:** FW: Village at Laguna Hills- Read into record

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**From:** Ramesh Joshi <  
**Sent:** Friday, April 9, 2021 8:46 AM  
**To:** Public Comments  
**Subject:** Fwd: Village at Laguna Hills- Read into record

For bring included in public comments, which I forgot to copy ear;lire.

Sincerely,



*Dr. Ramesh C Joshi, Ph.D., P.Eng(Life member)  
Professor Emeritus of Civil Engineering  
The University of Calgary, Calgary, AB, Canada.*

*Laguna Woods, CA-92637, USA  
Tel. 949 280 6150*

----- Forwarded message -----

**From:** Ramesh Joshi <  
**Date:** Thu, Apr 8, 2021 at 9:57 AM  
**Subject:** Village at Laguna Hills- Read into record  
**To:** <[epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov)>, <[dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov)>, <[jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov)>, <[bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)>, <[dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)>

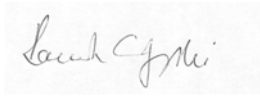
Dear Council Member,

I am a senior citizen and have lived in Laguna Woods for over 7 years. My city of Laguna woods is as close to Laguna Hills as the USA and Canada are to each other. I wish to let you know that I am concerned about the lack of senior citizen and workforce housing in Laguna Hills. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new buildings in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,



*Dr. Ramesh C Joshi, Ph.D., P.Eng(Life member)  
Professor Emeritus of Civil Engineering  
The University of Calgary, Calgary, AB, Canada.*

*Laguna Woods, CA-92637, USA  
Tel. 949 280 6150*

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record - Village of Laguna Hills

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**From:** GEORGE ANDERSON <

**Sent:** Thursday, April 1, 2021 7:52 PM

**To:** Public Comments

**Subject:** Read into Record - Village of Laguna Hills

Dear Laguna Hills Council Members,

As a resident of south Orange County, I am writing to express support for more housing for our low income workers and senior citizens. As you consider the approvals for the Village of Laguna Hills, please consider including plans for very low income residents. Many of the jobs available in the community are low wage positions. For many reasons, we need to provide opportunities for these workers to live in our community. As our community ages, we also need to provide affordable housing for our veterans and senior citizens living on social security and other fixed income. By helping our struggling community members, we help our cities in combatting homelessness and supporting our much needed low wage workers. This makes our area a better place to live for all of us.

Thank you for your consideration of this important issue.

Sincerely,

Lois Anderson

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into record Village at Laguna Hills

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**From:** Kathleen Rubin <  
**Sent:** Wednesday, March 31, 2021 8:01 PM  
**To:** Public Comments  
**Subject:** Read into record Village at Laguna Hills

Date: Sat, 13 Mar 2021 15:33:43 -0800  
From: Kathleen Rubin

Mayor Pro Tem Don

Sedgwick <[dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov)>, Janine Heft  
<[jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov)>, Bill Hunt <[bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)>, Dave  
Wheeler <[dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)>

Dear Council Members,

As a 27 year resident of Laguna Woods who shops and visits frequently in your city, I want you to know I am concerned about the lack of affordable senior citizen and workforce housing in nearby communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs.

Is there a plan to build sufficient housing for this demographic? Every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families. Some of them need housing, some need jobs near their work, some need to hire caregivers as they age or are ill.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is the right and necessary thing to do.

Sincerely,

Kathleen Rubin

Laguna Woods

**Jennifer Lee**

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**Subject:** FW: Laguna Hills Mall Project

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**From:** janet lusk

**Sent:** Wednesday, March 31, 2021 8:46 AM

**To:** Public Comments

**Subject:** Laguna Hills Mall Project

I am a resident of Laguna Woods Village and I am looking forward to the Laguna Hills Project completion.

As a resident of a nearby community, I will support the shops, the eating establishments and the greenbelt area of the project.

It is important to have low cost housing built into the projected 1500 apartments. Not only is it the right thing to do, it allows people who will work within Laguna Woods to live close to their work. I encourage you to designate apartments for this underserved group of people.

I will follow with interest the project and how it proceeds.

Janet Lusk  
Laguna Woods Resident

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record Village at Laguna Hills

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**From:** Sandra Townes Ward

**Sent:** Wednesday, March 31, 2021 7:00 PM

**To:** Public Comments

**Subject:** Read into Record Village at Laguna Hills

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

This need is very personal to me. I am a senior widow on a fixed income and currently find it financially difficult to afford rents in this community. I've listened to several senior residents in our community talk of struggling to pay their rent/housing costs, utilities, medical bills and groceries. Currently, affordable senior housing developments are very few or mostly non-existent in the Orange County communities. With the need for affordable senior housing in this area so great, the few properties that become available have a long waiting list if you qualify. The number of properties cannot keep up with this demand. With this situation as it is, myself and other senior citizens may have very few options to live in this area. For me, in the near future, I will have to relocate out of the state in order to find affordable rental housing.

I hope that the council will see the need for affordable housing and require that the developer include it in his plan particularly for our seniors. It is not only the right but the necessary thing to do.

Your consideration will be greatly appreciated.

Sincerely,

Sandra Townes Ward  
Laguna Woods Village

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Read into record

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**From:** Sophia Uehara <[s](#)>

**Sent:** Tuesday, March 30, 2021 7:27 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Read into record

Dear Council Members of Laguna Hills,

I am writing as a resident and constituent of Laguna Hills to bring to your attention my concern regarding the lack of affordable housing in our community (for seniors and current residents who are struggling financially, especially considering the global COVID-19 pandemic). The proposed project at the Village at Laguna Hills would be providing many low-income jobs, yet there is not a fully proposed plan to provide support, resources, and housing to individuals of this demographic. The City of Laguna Hills should be responsible for meeting the needs of those in this community, and providing options of affordable housing is an opportunity to do so.

As a child growing up in Laguna Hills I knew of many friends around me who after facing financial difficulties faced eviction, foreclosure, or possible homelessness because of rising housing and mortgage pricing. I saw my close friend's family struggle to pay rent for years, when if they had the opportunity to live and rent affordable low income housing they could use their money to better their lives and the lives of their children (my friends). The fear of losing your home and security or even worrying about how to reasonably afford moving into/renting a property is a severely disorienting terror that no one should face or have to consider plans for within their lifetime.

It is also widely published that Regional Housing Needs Assessment (RHNA) numbers will require the city to build over 900 housing units for low income and low income families and individuals, and using this building project at the Village at Laguna Hills is an opportunity to fulfill this quota. As there are very few building developments in process now, this seems to be one of the last opportunities to work to fulfill this quota.

I hope the council is able to understand the need for low-income housing and affordable housing for those in our community, and will require the developer to include such in their plan. It is a matter of necessity especially during the COVID-19 pandemic.



Thank you deeply for your attention,

Sophia Uehara

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record- Village at Laguna Hills

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**From:** Colleen McHugh <[c](#)>

**Sent:** Tuesday, March 30, 2021 7:10 PM

**To:** Public Comments

**Subject:** Read into Record- Village at Laguna Hills

Dear Council Member Heft,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the \*Village at Laguna Hills\* will be creating many low-income jobs. However, there is no plan to build sufficient housing for these workers. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I look forward to the opening of \*Village at Laguna Hills\* as I love how close the location is to me. I also look forward to the council making low-income housing in our area a priority and require the developer include it in his plan. It is not only the necessary thing to do; it is the right thing to do.

Sincerely,

Colleen McHugh

Laguna Woods, CA 92637

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Plan to renovate Laguna Hills Mall

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**From:** Suzanne Model <  
**Sent:** Tuesday, March 30, 2021 6:17 PM  
**To:** Public Comments  
**Subject:** Plan to renovate Laguna Hills Mall

Dear Council Members

I write as a resident of neighboring Laguna Woods Village. As I am sure you are aware, affordable housing is one of America's greatest needs. While many decry homelessness, lack of affordable housing is its number one cause. Lack of affordable housing is also implicated in air pollution because too many people must drive too far to work in places like Orange County. Rents are so high and wages are so low that many Americans pay more than half their income for housing. America can do better. Orange County can do better. And now that the renovation of the Laguna Hills Mall is being planned, we can do better right here. I urge you to assure that the developer incorporate plans for low and very low-income housing in the new complex that will replace the old mall. It's the responsible thing to do.

Thank you for considering this urgent request.

Suzanne Model

Laguna Woods, CA 92637

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Laguna Hills Village development

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**From:** Ann Beltran >  
**Sent:** Tuesday, March 30, 2021 2:59 PM  
**To:** Public Comments  
**Subject:** Fwd: Laguna Hills Village development

Dear Council Members:

As residents of Laguna Woods Village, we are writing out of concern about some of our fellow residents here who are asset poor and having trouble paying the increasing HOA fees. They are asset poor women, and need to find reasonably priced apartments. The same is true of veterans in our area.

Add them to the quarter of Laguna Hills existing residents who earn less than \$50,000, or other LH residents spending over 50% of their income on housing, and you have a sizable population in this area that needs not just what is called affordable housing, but housing for the very low income who earn under \$50,000 a year.

Having seen the Five Lagunas plan come and go with the diminishment of bricks and mortar retail, We are heartened by the new plan that will include a substantial amount of new housing. **We hope that you will deeply consider our local low-income population and plan for units that low income folks can afford. This will also help with providing our local retail workers places to live, and help minimize long commutes that pollute our air with carbon emissions.**

We hope you step into the future in working with the developer to demand a design that meets local needs for low-income housing. It would be sad to see you just reproduce the same old combo of high-end apartments and retail that exist up and down the interstate corridors. This could be such an exciting development that could gain national recognition for 21st century thinking on meeting the needs of people in an economically diverse situations.

**We urge you to consider the fine work of the [Jamboree](#) housing folks up in Irvine who have done remarkable work in housing the low income. They are skilled in [working with municipal governments](#). Please take the time to invite them to a Council meeting and learn how they might partner with you and the developer.**

We wish you the best in what I'm sure are challenging deliberations!

Ann and Tony Beltran  
Laguna Woods

**Jennifer Lee**

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**Subject:** FW: Read into Record Village at Laguna hills

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**From:** Ann Owens <  
**Sent:** Tuesday, March 30, 2021 10:33 AM  
**To:** Public Comments  
**Subject:** Read into Record Village at Laguna hills

Dear Laguna Hills city council and staff,

I am a resident of Lake Forest but have shopped, dined, and done business in Laguna Hills for over thirty years. I am a retired school teacher in the SVUSD and am writing to express my support of very-low and low-income housing in the Village at Laguna Hills. This is a huge area for potential growth for the city. I realize that these are difficult times financially, but including housing for this demographic will only strengthen the finances of your community.

Half of the people in Laguna Hills earn a wage that would qualify them for the under \$50,000 a year limit for low-income housing. Many of Laguna Hill's schools have seen a decline in population, showing the lack of young families moving to the area. Present elementary schools and the high school have seen a sharp increase in free lunches also showing a struggling community. Young families help revitalize a city and give it hope for the future. By requiring that this new development have at least 15% for extremely- low through low-income housing, you will be enabling those families to stay in your community, eat there, have healthcare there, and spend their tax dollars there.

I look forward to helping you attain this goal of meeting your RHNA numbers in the last large plot of land that you will have in the future. As elected officials, it is your job to be sure there is adequate housing for your constituents. Now is the time to see that Laguna Hills can be a model for other cities to follow.

Sincerely,  
Ann Owens

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Read into record

---

**From:** Toni Mendell

**To:** Public Comments

**Subject:** Village at Laguna Hills - Read into record

Laguna Hills City Council

March 30, 2021

Dear Council Members,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in my area.

The proposed project at the Village at Laguna Hills will be creating many low-income jobs but there is, at yet, no plan to build sufficient housing for low income seniors or the low income work force.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. This is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

Low income housing is now more important than ever especially in light of the severe economic impact of Covid 19. I hope this council agrees and requires that the developer include it in its plan.

Respectfully,

Toni Mendell

Laguna Woods, CA 92637

[External E-mail]

## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills- Read into record

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**From:** Catherine Palmer

**Sent:** Monday, March 29, 2021 9:27 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills- Read into record

Begin forwarded message:

**From:** Catherine Palmer

**Date:** March 18, 2021 at 10:26:39 AM PDT

**To:** [ezpeold@lagunahillsca.gov](mailto:ezpeold@lagunahillsca.gov), [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov), [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov), [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov), [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)

**Subject:** Village at Laguna Hills- Read into record

Dear Laguna Hills City Council Members,

I am writing as a long-time (since 1989) resident of Mission Viejo who is very concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village of Laguna Hills will create many low-income jobs; however, the plan does not include plans to build sufficient housing for this demographic. The City of Laguna Hills can show leadership, as well as compassion and good stewardship of the environment, by building housing that meets the needs of its community, including the needs of those residents who are struggling financially, especially during Covid 19.

My support for senior and workforce housing is based on many factors. Here are just a few:

- 23 % of Laguna Hills existing residents earn less than \$50,000 per year- which is classified by Housing and Urban Development (HUD) as very low- income.
- More than 80 % of very low- income households in Laguna Hills pay more than 50% of their income toward housing costs.
- 36% of all Laguna Hills residents are spending over 50% of their income on rent.
- Senior women and veterans make up a growing number of the residents who are in need of more affordable housing.
- Housing that allows people to live where they work helps to mitigate the environmental impacts of long commutes for those who work in communities where they cannot afford to live. It also helps to alleviate traffic congestion as people do not have to rely on a car to reach their place of employment.
- Residents of Laguna Hills workforce housing will spend their money in Laguna Hills, and will contribute to the local economy.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new building in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Cathy Palmer  
Mission Viejo, California

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Read into record - Village at Laguna Hills

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**From:** Lydia Lewis <

**Sent:** Monday, March 29, 2021 9:17 PM

**To:** Public Comments

**Subject:** Read into record - Village at Laguna Hills

Dear Council Members,

As a resident of Laguna Woods I am very concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will create many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I believe that every city is responsible for meeting the needs of its community, including current individuals who are struggling financially. This is particularly important in light of the economic impact of Covid-19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build more than 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

With more than 80% of very low-income families paying more than 50% of their income towards housing costs, I hope the Council agrees that the need for low-income housing exists and that it will require the developer to include it in his plan. It is not only the right but necessary thing to do.

Regards,

Lydia Lewis  
Laguna Woods

[External E-mail]

## Jennifer Lee

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**Subject:** FW: Village at Laguna Hills- Read into record

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**From:** Cindy Ashley <  
**Sent:** Monday, March 29, 2021 12:22 PM  
**To:** Public Comments  
**Subject:** Village at Laguna Hills- Read into record

Hello – I am re-sending my email as I heard some emails were reported to have bounced back.

Thank you.

On Sun, Mar 14, 2021 at 11:41 AM Cindy Ashley < wrote:

Dear Council Members,

As a local resident who often shops & patronizes many businesses in Laguna Hills, I am writing to let you know that I am concerned about the decreasing ability of many residents to find affordable housing in the city. Almost a quarter of residents earn less than \$50,000 and 36% of residents pay more than half of their income towards housing. When folks pay an outsized portion of their income toward housing, they can't patronize many of the fine businesses in Laguna Hills nor can they participate in many aspects of community life that so many of us enjoy and keep a city vibrant. This is how a city declines. With the future Village at Laguna Hills project, the city can ensure that low-income and very-low income housing is required so that senior citizens on fixed incomes, veterans, low-earning workers in retail, hotel & many other lines of work can afford. This type of housing is part of the answer to the affordable housing crisis afflicting our county and making sure that we plan for growth in a way that keeps our area vital.

Thank you for your time.

Cindy Ashley

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills- Read into record

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**From:** Marilyn Freeman <  
**Sent:** Monday, March 29, 2021 8:55 PM  
**To:** Public Comments  
**Subject:** Fwd: Village at Laguna Hills- Read into record

From: **Marilyn Freeman** <  
Date: Mon, Mar 15, 2021 at 9:16 AM  
Subject: Village at Laguna Hills- Read into record  
To: <[ezpeold@lagunahillsca.gov](mailto:ezpeold@lagunahillsca.gov)>, <[dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov)>, <[jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov)>, <[bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)>, <[dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)>

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. I depend heavily on the commercial opportunities of Laguna Hills, therefore, am deeply interested in the health of your city.

Please require the developer of the Village at Laguna Hills to provide housing for low-income residents at prescribed rates. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in your city. This is not only the right, but the necessary thing to do.

Marilyn Freeman  
Laguna Woods

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: We get once chance to get the Mall Project right

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**From:** Joy Chen

**Sent:** Monday, March 29, 2021 7:10 PM

**To:** Public Comments

**Subject:** We get once chance to get the Mall Project right

We need to do something with that space but it needs to be what's right for our community.

So finally worked out the math today:

If we build 1500 units of apartment buildings, the developer will pay us about \$1M per year over 26/27 years. (There's no current adjustment for inflation).

If we build 1000 condos at \$500k/each, that's a potential \$3.1 M a year in property tax.

Either way, our population will INCREASE meaning our schools, etc will need more funding. If that doesn't come from sales or property taxes from this project, the rest of us will have to foot the bill or redirect funds from public safety or public works.

We need to think long and hard on how this will change Laguna Hills in the long term. OC needs affordable housing but there's a right and wrong way to go about doing this. I have friends moving to Texas because they can't afford to buy in CA. We NEED more housing but we need to incentivize people to buy so that they are invested in the community. Other wise we will see what happened in Aliso Viejo and Irvine happen here in Laguna Hills.

~Joy

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record - Village at Laguna Hills

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**From:** Linda Ellinor <  
**Sent:** Monday, March 29, 2021 6:15 PM  
**To:** Public Comments  
**Subject:** Read into Record - Village at Laguna Hills

Dear Council Member: I am writing as a member of Tapestry Fellowship located in Lake Forest and as a resident of Laguna Niguel. I have followed the lack of low-income housing within our S. Orange County area and am aware that the way Orange County has developed, we have a huge lack of housing for the very low-income housing market and that there is an opportunity to do something about that with the redevelopment of the Laguna Hills Mall.

I hope that you will jump on this opportunity as there are huge obstacles to the creation of low-income housing in this area.

Best,

Linda Ellinor

<http://actiondialoguegroup.com>

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## Organization Development Consultant - Action Dialogue Group

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Whether a conference, retreat, workshop or meeting, Action Dialogue Group (Organization Development Consultant) can be used to flesh out complex problems.

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## The Dialogue Group – Rediscover the Transforming Power of Conversation

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Rediscover the Transforming Power of Conversation

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<http://ddcan.qigochat.com>

**Jennifer Lee**

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**Subject:** FW: Read into Record Laguna Hills

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**From:** Sue Snyder <  
**Sent:** Monday, March 29, 2021 5:57 PM  
**To:** Public Comments  
**Subject:** Read into Record Laguna Hills

March 29, 2021

Dear Council Member

As residents of Laguna Woods we want you to understand our concern about the rarity of affordable housing for many seniors and working families in our area. After discovering that the proposed project at the “Village” at Laguna Hills would only be allowing for a low number of affordable homes, we were dismayed. California is a notoriously expensive place to live and it saddens us when retired residents and families with low incomes seek housing in far away places. The on-going Covid19 pandemic has made life even more difficult for these people.

The new RHMA numbers will require the city of Laguna Hills to add over 900 units for low- and very low-income families. The old mall area is one of the last available sites for such housing and we’re hoping and praying that the council understands the need for low-income housing and hope you will require the developers to include these necessary units in their plan. It is the RIGHT THING TO DO. Thank you for your consideration and for your understanding and for your action. Please keep us apprised of your plans.

Sincerely, Richard and Sue Snyder

Laguna Woods -

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record - Village at Laguna Hills

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**From:** Karen N >  
**Sent:** Monday, March 29, 2021 4:45 PM  
**To:** Public Comments  
**Subject:** Read into Record - Village at Laguna Hills

Dear Council Members,

I am a resident of Laguna Hills. I am very concerned that there are no opportunities for individuals to find housing in my city who are in low-income jobs. These essential workers are needed not just during these Covid times but at all times and deserve the opportunity for local housing. I am aware of the Village at Laguna Hills project which is really great however there is no plan to build for those in lower income jobs or seniors.

In 1993, I was a single parent living in section 8 housing in Mission Viejo and that housing assistance enabled me to secure excellent employment leading to my buying my own home 12 years ago in Laguna Hills. My son graduated from South Orange County schools, attending Saddleback Community College, UCI and finishing at UCSD with an advanced degree in Chemistry. He is currently an analytical scientist with BP. The assistance we received in 1993 made all the difference in our lives and our future.

Please keep the need for low- income housing in the planned building sites and require that the developer of the Village include it in his plan. I love Laguna Hills and hope that others who find themselves in struggling times and in lower paying honorable jobs are provided the support needed to change their lives for the better and enjoy this beautiful community, just as I have!

Thank you for all your time and efforts on behalf of my city.

Take Care,

Karen Nichols

Laguna Hills, CA

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read int Record - Village at Laguna Hills

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**From:** Marilyn Schroeder <

**Sent:** Monday, March 29, 2021 4:00 PM

**To:** Public Comments

**Subject:** Read int Record - Village at Laguna Hills

On Fri, Mar 12, 2021 at 2:53 PM Marilyn Schroeder

> wrote:

Dear City Council Members,

It is my understanding that only 100 of the proposed 1500 units in the new development, Village at Laguna Hills, are projected to be low-income housing (a household of two earning under \$82,000). There is an urgent need for VERY low-income housing all over Southern Orange County and 100 units doesn't necessarily address the housing needs for people earning less than \$50,000 per year. The new Laguna Hills RHNA numbers will require the city to build over 900 units for low and very low-income earners. I urge you to require the Village at Laguna Hills development to include housing that senior citizens on fixed incomes, veterans and low income workers can afford. This would mean at least 15% (225) units would be for people with very low-incomes (earning under \$50,000 per year) and extremely low-income (under \$30,000 per year).

Thank you for your time.

Sincerely,  
Marilyn Schroeder

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Read into record Village at Laguna Hills, Resubmitting emails - I received notice that some of your emails are bouncing back Therefore, I am resubmitting my eletter

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**From:** Leslie

**Sent:** Monday, March 29, 2021 3:16 PM

**To:** Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler; Public Comments

**Subject:** Read into record Village at Laguna Hills, Resubmitting emails - I received notice that some of your emails are bouncing back Therefore, I am resubmitting my eletter

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Leslie Palm

Laguna Woods

[External E-mail]

## Jennifer Lee

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**Subject:** FW: Read Into Record - Village at Laguna Hills

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**From:** Christine Morinello <

**Sent:** Monday, March 29, 2021 3:00 PM

**To:** Public Comments

**Subject:** Read Into Record - Village at Laguna Hills

Dear Laguna Hills City Council and Planning Agency:

My name is Christine Morinello and I thank the members of the Laguna Hills City Council and City Planning Agency for their dedicated service. I have patronized Laguna Hills retail establishments and restaurants continuously since 1993. Additionally, I worshipped at the historic, 130 year old St. George's Episcopal Church for years, and several of my health care providers maintain practices in the city.

I am concerned about the persistent shortage of affordable housing in the community, particularly as it impacts low wage earners who constitute a significant proportion of essential workers. Nearly one-quarter (23%) of existing residents of Laguna Hills earn less than \$50,000 per year, which has been classified by the Department of Housing and Urban Development as very low income. Overall, more than one-third (36%) of the city's residents spend more than half of their income on housing.

Like all cities in California, Laguna Hills is expected to provide its fair share of affordable housing units. Under the sixth cycle of the Regional Housing Needs Assessment (RHNA), the allocation plan adopted in October 2020 requires the city to build 921 units for low and very low income families between 2021 - 2029.

The mixed use development known as the Village at Laguna Hills is scheduled to include 1,500 housing units. The city has been given a golden opportunity to designate 921 of those housing units for low and very low income families. This property is one of the last buildable sites remaining in Laguna Hills, and the city cannot afford to squander what may very well be its last chance to seamlessly satisfy the RHNA obligation without disrupting any established neighborhoods.

Another consideration is the overall economic health of the city. Education related jobs constitute the city's largest employment sector, accounting for 40% of employment in Laguna Hills. That sector is at risk as schools experience declining enrollment due to inability of families with young children to afford housing in the city. Young families revitalize communities.

Please consider two major advantages of designating a significant proportion of the Village housing units for low and very low income families. First, it would help preserve education sector jobs by bringing new families into the city, thereby increasing enrollment in Laguna Hills schools. Preservation of jobs translates into preservation of voting base, and new residents often become new voters.

Second, such action by city leadership would avoid the need to exercise eminent domain to seize single family homes in older, established neighborhoods for construction of RHNA units. The irony of displacing long-time homeowners unnecessarily to create new, higher density housing would not be lost on voters at election time.

Thank you for taking the time to consider my suggestions.

Very truly yours,  
Christine L. Morinello

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Christine Morinello <[a](#)>

**Sent:** Wednesday, April 14, 2021 2:16 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills - Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Laguna Hills City Council and Planning Agency:

Thank you for your work on the Village at Laguna Hills mixed use development. My name is Christine Morinello and I now live in Rancho Santa Margarita. I support the Village project with modifications to the guidelines for the lowest income housing.

I care about the future of the City of Laguna Hills. I have patronized Laguna Hills retail establishments and restaurants continuously since 1993. The Laguna Hills Mall was my preferred shopping destination, as it was closer to home than the larger malls and usually offered what I needed. I have also worshipped at the historic, 130 year old St. George's Episcopal Church for years, and five of my health care providers currently maintain practices in Laguna Hills.

I am concerned that there has been a serious deficit of affordable housing for low income families in Laguna Hills for decades. All cities in California are expected to do their fair share to help alleviate this affordability crisis. The state Regional Housing Needs Assessment (RHNA) mandates that Laguna Hills create 921 low and very low income housing units by 2029.

The Village at Laguna Hills is the largest parcel of land that will be developed in the city in the foreseeable future, and is scheduled to include 1,500 new housing units. The city cannot afford to squander this golden opportunity to seamlessly create all of the 921 low income housing units required by the RHNA. Such action now would eliminate the need later to seize single family homes under eminent domain and replace them with higher density units. Displaced long time homeowners generally do not forgive and forget at election time.

Thank you for allowing me to express my thoughts on the future of Laguna Hills.

Very truly yours,  
Christine L. Morinello

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills: Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:** Annie Krinsky

**Sent:** Wednesday, April 21, 2021 4:19 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills: Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Council Members,

I am writing to you to request that the Village at Laguna Hills project include modifications to meet the lowest-income housing guidelines. Although I am a resident of Lake Forest, I visit the shops and restaurants in Laguna Hills every week.

First of all, I want to sincerely thank the City Council for their work on this comprehensive project. It will certainly enhance the environment in that area and the city at large.

My concern, however, is the lack of housing for low-income senior citizens and workers. **No affordable housing has been built in Laguna Hills for over 25 years.** That is a sad statistic. I can only imagine how incredibly difficult it would be to go to work every day in Laguna Hills, yet be unable to afford any place to live.

It is my belief that a city is responsible for meeting the needs of its community. This includes providing a safe and affordable living space for those who are struggling financially. I also feel that it is our duty as a society to provide for those less fortunate in our community.

Therefore, I urge the City Council to require that the new development be open to all groups, including those on fixed incomes and low earning workers. I ask that at least 15% of the units be offered for extremely-low (5%), very-low (5%), and low-income citizens (5%). I also ask that the developer donate land to a non-profit organization, such as Jamboree or National Core, who could then build affordable housing with support services.

I sincerely hope that the City Council will see the urgent need for low-income housing and require that the developer include it in its plan.

Thank you for your consideration.

Annie Krinsky

**Jennifer Lee**

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**Subject:** FW: Read into Record - Village at Laguna Hills

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**From:** Annie Krinsky <  
**Sent:** Monday, March 29, 2021 2:43 PM  
**To:** Public Comments  
**Cc:** Ann Owens  
**Subject:** Read into Record - Village at Laguna Hills

Dear Council Members,

I am writing about the housing planned for the development in the area of the former Laguna Hills Mall. My concern is the lack of housing for low-income senior citizens and workers in our communities. The proposed project will be creating many low-income jobs, however there is no plan to sufficiently build housing for this demographic.

It is my belief that the city is responsible for meeting the needs of its community, including current residents who are struggling and will continue to struggle financially due to the pandemic. It is the right thing to do to assist this population.

Please consider that the new Regional Housing Needs Assessment (RHNA) will require the city to build over 900 units for low and very low-income families. Now is the perfect time to meet parts of this quota, as this will be one of the last available sites for new building in the city.

Therefore, I urge the city council to require that the new development include housing that senior citizens on fixed incomes, veterans, and low earning workers in retail, hotel and other job areas can afford. A reasonable request is that at least 15% of the proposed units be used for those earning very low incomes (under \$50,000 a year) and extremely low incomes (under \$30,000 a year).

I sincerely hope that the council will see the urgent need for low-income housing and require that the developer include it in its plan.

Thank you for your consideration.

Annie Krinsky

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record--Village at Laguna Hills

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**From:**

**Sent:** Monday, March 29, 2021 1:39 PM

**To:** Public Comments

**Subject:** Read into Record--Village at Laguna Hills

Dear Mayor Pezold, Mayor Pro Tem Sedgwick, and Councilmembers Heft, Hunt and Wheeler, I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

The development of the Laguna Hills Mall area is important for the entire region and I am grateful you are pursuing it. I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Thanks so much for your consideration of this important issue and for all the good work that you do for Laguna Hills.

Best regards,  
Sue Dearing

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record: Village at Laguna Hills

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**From:** Cathy

**Sent:** Monday, March 29, 2021 12:52 PM

**To:** Public Comments

**Subject:** Read into Record: Village at Laguna Hills

Dear Mayor Pezhold and Council Members:

As a close neighbor to the development at the Village at Laguna Hills, I am excited that there is an openness to income diversity within the plan. I live across the street at 56 Calle Cadiz, in Laguna Woods; a frequent shopper right next to this development and a consumer throughout Laguna Hills.

After a career as a Senior VP and CPA with Northern Trust, I changed direction to serve as an "everyday" tax preparer here where I grew up. Doing basic returns raised my awareness exponentially to the needs of retired seniors, veterans, and hard working families - many with a single parent. These citizens barely manage to eat and pay rent, often forgoing important medication, health visits, good nutrition, and frequently helping unemployed family members. I tracked that 60% of my senior clients were housing a relative who would otherwise be on the streets of Orange County. One tireless single father is raising his 9 year old daughter by renting only a room while working full time.

I want to express my passionate support that low income housing be included in the Village plan. A huge percentage of the 250 tax returns I prepared annually make less than \$50,000. I believe 23% of Laguna Hills residents fit this profile. This is importantly lower income housing than is currently in the plan. I ask that you adjust the plan to consider this statistic and the fact that somewhere in Laguna Hills, 900 units of low and very low income units are required. I would love to see at least 200 units targeted for those making under 50,000 (100), and under 30,000 (100).

Housing IS THE MOST DIRE problem in Orange County. As city leaders you will make an incredible contribution to our community with this decision. PLEASE be thoughtful in terms of helping these wonderful Americans who just need a chance for a decent home. This is actually "the opportunity of a lifetime" for Laguna Hills and the absolute right choice to make. I'm sure it can be done in a way that would be a model for cities throughout America, publicized and imitated. These units would be welcomed and supported by caring neighbors - a shining example for decades to come.

Thank you for your service to our community.

Sincerely,

Catherine R. Van Camp

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills

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**From:** Phyllis Roberts <

**Sent:** Monday, March 29, 2021 12:45 PM

**To:** Public Comments

**Subject:** Village at Laguna Hills

Dear Laguna Hills Council:

I am writing as a 23 year resident of Laguna Hills to let you know that I am concerned about the lack of senior citizen and workforce housing in my community. The proposed project at the Village at Laguna Hills will be creating many low- income jobs, however there is no plan to sufficiently build housing for this demographic. I feel that the city is responsible for meeting the needs of its community, including current residents who are struggling financially, especially during Covid 19.

The site under consideration for the development of the proposal at The Village at Laguna Hills has been an eyesore for years and the time has come to dedicate a portion of this development to people who are most in need of affordable housing. Diversity is a key to success in any community and Laguna Hills could use more of this thinking and consideration.

Another facet to consider is the new Regional Housing Needs Assessment (RHNA) numbers that will require the city to build over 900 units for low and very low- income families. Now is the perfect time to meet parts of this quota as this will be one of the last available sites for new construction in the city.

I hope that the council will see the need for low- income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Phyllis Roberts

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Read into record

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**From:** Andrea Alexander

**Sent:** Monday, March 29, 2021 12:20 PM

**To:** Public Comments

**Subject:** Fw: Village at Laguna Hills - Read into record

See email below that I sent on 3/10 but apparently you did not receive. So here it is again

Andrea. 

Dear Mayor, Council Members and Staff,

My name is Andrea Alexander and I am writing to you to let you know that I am concerned about the planned development at the former site of the Laguna Hills Mall now known as the Village at Laguna Hills. I absolutely love that you are planning to have affordable housing units but I am concerned that you do not have any designation for low and very low income families. The families that make \$30,000 to \$50,000 a year. Did you forget about them? These are the people that serve you in their low income jobs in the area. Please be mindful of them.

The Regional Housing Needs Assessment numbers indicate that Laguna Hills, by State mandate, must provide over 900 units for low and very low income housing. This is the perfect opportunity to meet that mandate. I implore you to take advantage of meeting the demands of the Community while fulfilling the States mandate on low income housing.

I strongly recommend that you demand the developer include low and very low income housing in the development at the Village at Laguna Hills. Please make this happen.

Thanks you for your kind consideration.

Stay safe and well,  
Andrea Alexander

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Read into Record - Village at Laguna Hills

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**From:** Ryan Lenney <[i](#)>

**Sent:** Monday, March 29, 2021 11:49 AM

**To:** Public Comments

**Subject:** Read into Record - Village at Laguna Hills

Dear Council Member,

I am writing to express my concern for the lack of affordable housing for low-income workers and their families in Laguna Hills, as well as to emphasize the opportunity that the Village at Laguna Hills development offers to remedy this disparity.

Over 36% of Laguna Hills residents spend half of their monthly income on housing. This burden of housing cost leaves hardly any room for the many expenses incurred by families just trying to get by, especially during these challenging times of the pandemic. As a high school student who often participates in Model United Nations conferences and other events at Laguna Hills High School, I know firsthand the importance of providing ample amounts of affordable housing to students and their families. SCAG data shows that over the last twenty years, the number of students at LHHS receiving free lunches has increased from 4% to over 20%. According to the National Association of Secondary School Principals, “students living in poverty often have fewer resources at home to complete homework, study, or engage in activities that help equip them for success during the school day.” Supporting students and their families with a safe and affordable place to call home will make a measurable difference in what they are able to achieve in the Laguna Hills community and in their lives. By ensuring that at least 15% of the Village at Laguna Hills units are reserved for residents with very low and extremely low incomes, you can provide a stable future to hundreds of children, parents, and workers who call Laguna Hills home.

Thank you for your time and for your ongoing work to help Laguna Hills prosper,

Ryan Lenney

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Subject: Read into the record - Village at Laguna Hills

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**From:**

**Sent:** Monday, March 29, 2021 11:45 AM

**To:** Public Comments

**Subject:** Subject: Read into the record - Village at Laguna Hills

Dear City Council Member,

As a resident of the area, I've been following the emerging plans for the Village at Laguna Hills. This project affords an unusual opportunity to move forward and renew the vibrancy of Laguna Hills.

I am interested in seeing that the Village at Laguna Hills project addresses the housing issues of the community. Certainly, there are no silver bullet housing solutions. However, many cities have been able to go beyond the politicized and divisive debate about housing and develop some real solutions.

As you work together to balance affordability, availability and profit my biggest housing concern relates to addressing the needs of the low-income earners. 23% of Laguna Hills residents today earn less than \$50,000 per year (HUD classifies this group as needing extremely low and very low-income housing). Given future plans for retail shops and a hotel, housing needs for these and future lower income earners will no doubt grow.

The lack of adequate housing is regularly raised as a top concern of O.C. employers. It causes workers to over-pay, over-commute by driving long distances between affordable housing and work, and over-crowd by doubling up in existing homes, impacting city services, local traffic, family health and educational attainment.

As you plan for the future now is the time to ensure that the developer include this kind of affordable housing to meet current and future needs of Laguna Hills.

Sincerely, Barbara Daly

Sent from [Mail](#) for Windows 10

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Subject: Re Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

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**From:**

**Sent:** Monday, April 19, 2021 10:11 AM

**To:** Public Comments

**Subject:** Subject: Re Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

Dear Mayor Pezold, Mayor Pro Tem Sedgwick and Councilmembers Heft, Hunt and Wheeler,

I live in Lake Forest and regularly shop in Laguna Hills. Your work on the 6<sup>th</sup> Cycle Housing Element is critical to setting the agenda for a growing a vibrant community. I look forward to and thank you for the work you and the planning team have undertaken.

The proposed mixed-use project, the Village at Laguna Hills presents the perfect opportunity to reflect and research to determine how best to meet the current and future needs of the community. With the Village at Laguna Hills plans for retail, hotel, restaurants, a park, and 1,500 living units, many clerks, retail workers, and restaurant workers will be needed to make it a vibrant center.

Under the current Laguna Hills housing situation there is a very limited supply of housing for these essential workers at their income levels. As a result, traffic will increase when these essential workers cannot live in the community where they work. Of the 1,500 living units, 100 are currently planned for moderate income housing and 100 are projected to be low- income housing. It's been a long time since affordable housing has been built in Laguna Hills.

A more reasonable allocation now would be to significantly increase the number of living units for low wage earners and add living units for very low and extremely low-income wage earners for that housing is available for all. I'd like to see the city require that 15% of its total 1,500 living units be used for extremely low at 5%, very low at 5% and low-come units at 5%.

Concerned community members will no doubt voice their fears that affordable housing will be substandard and decrease property values in Laguna Hills. However, studies have shown that quality affordable housing does not have any impact on property values – and in some cases there's a net positive impact, according to the Furman Center for Housing Policy. In fact, my Laguna Hills neighbors are likely to view quality, affordable housing as preferable to vacant lots.

I look forward to learning more about your plans and additional opportunity for community feedback as you plan.

Barb Daly

Sent from [Mail](#) for Windows 10

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: Villages at Laguna Hills

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**From:** Christine Roy  
**Sent:** Monday, March 29, 2021 11:29 AM  
**To:** Public Comments  
**Subject:** Villages at Laguna Hills

Dear Council Members,

I am writing as a concerned citizen of Laguna Hills. Way back when (5ys?) I was happy to see new apartments being built behind what was Trader Joe's at the edge of the mall. As we all know housing in Orange County is in short supply.

As I read it the current plan is for 100 moderate income units and 100 low income units set aside from the 1500 units proposed for the development. Please consider increasing this number to 15% for low income earners.

I am very fortunate. I moved here 25 years ago and was able to afford a small condo. I have built a good life here; I work in Lake Forest, the money I earn stays here locally as I shop and pay taxes in Laguna Hills and surrounding cities. I am a technician and work for a local manufacturer. The vast majority of my younger coworkers cannot live here. They all have long commutes from Riverside or San Bernardino counties. Their money doesn't stay here in south county or Orange County at all. They are not raising kids or becoming part of our community.

It only makes sense to provide affordable housing for as many people that work here locally as possible.

Are we going to be a rich enclave that ages out? Or a city where people can build a life, move up, raise children and keep our city going?

We should choose the latter.

Thank You  
Christine Roy  
Laguna Hills, CA

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Christine

## Jennifer Lee

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**Subject:** FW: Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

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**From:** Maureen Terry <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, March 24, 2021 2:24:08 PM

**To:** Public Comments

**Subject:** Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

Council Members,

I have lived in Laguna Hills since 1986. I love this community and I'm very proud of it! Over the past 7 years I have noticed that we have more homeless people in our community.

I support South County Outreach, Families Forward, and United to end Homelessness OC. These organizations can only do so much to alleviate these issues.

We don't need a larger jail in Orange County to house the homeless. We don't need more OC sheriffs trying to be social workers expected to

We need comprehensive, long-term, and compassionate solutions that are supported by our city's leaders.

More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.



I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Maureen Terry

Laguna Hills, California 92653

[External E-mail]

## Jennifer Lee

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**Subject:** FW: Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

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**From:** Ami Lief <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Wednesday, March 24, 2021 11:05 AM

**To:** Public Comments

**Subject:** Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

Council Members,

I am writing as a resident because I am concerned about the lack of affordable housing for families in Laguna Hills and the lack of permanent housing for our unhoused neighbors. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

I feel that the city is responsible for meeting the housing needs of its community, including current residents who are struggling financially, especially due to the ongoing COVID-19 crisis.

The City's Regional Housing Needs Assessment (RHNA) numbers will require that we build over 900 units for low and very low-income families. This development is the perfect time to meet some of these numbers, as this will be one of the remaining available sites for new building in the City.

I hope that the council will see the need for 15% affordable and supportive housing to be included in this development to benefit the city along with the needed workforce housing supply. I am proud to support you in your decision to make Laguna Hills a place where its residents may thrive, not just survive.

Thank you for your courage and support of this much-needed affordable housing.

Ami Lief

Aliso Viejo, California 92656

[External E-mail]

## Jennifer Lee

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**Subject:** FW: Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

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**From:** Karen Stone <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Tuesday, March 23, 2021 4:30 PM

**To:** Public Comments

**Subject:** Support for Village at Laguna Hills With 15% Affordable Housing (Public Comment For the Record)

Council Members,

I am 79 and have been a resident of Laguna Hills for 33 years. I would like to see our city take advantage of the opportunity of creating at least some housing that younger people can afford.

I can afford my condo because my late husband paid it off 12 years ago...but two of his grand children could only afford to live far away, in Texas. During the recent Texas power outage, one of them had to melt snow to get water and then be rescued by her boyfriend, as her home was all electric. And this week, she was in the path of a tornado, which just missed her community. Not only that, she cannot afford to visit her Mother here very of often. One of her brothers also moved to Texas. Another grandson lived in Laguna Hills in a mini-apartment without a real stove. Now that his girlfriend has a good job, their two incomes are paying for a regular apartment in Aliso Viejo that has a real stove! But it takes two incomes!

I think all the grand parents who live in Laguna Woods and Laguna Hills would appreciate having affordable housing built into the plans for the new Laguna Hills Village. They like to see and visit with their grand children, not just on skype or zoom. Since Laguna Hills is almost completely built out, this is once in a lifetime opportunity not to overlook!

In the years to come, if only the wealthy can afford our apartments, then most of the young people and those that work in those new mall shops, will have to live elsewhere. I think we all would like to have young people near their relatives if they wish to be. Let's make it possible for them by creating enough housing that younger people can afford. They will spend their extra money here!

Thank you,

Karen E. Stone

Karen Stone

Laguna Hills, California 92653

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Laguna Hills Mall Redevelopment (Village at Laguna Hills)

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**From:** E Lyd <  
**Sent:** Friday, March 12, 2021 11:46 AM  
**To:** City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>  
**Subject:** Laguna Hills Mall Redevelopment (Village at Laguna Hills)

Dear Council Members,

I am writing to ask you to require that at least 15% of the new living units in the Village at Laguna Hills development be designated for low and very low earners. It is time we moved past the NIMBY attitudes and decisions based on increasing future tax base and think about a more equitable future. We have seen the devastation that the lack of affordable housing can play in people's lives and also the very negative image that this gives us and our cities. I urge Laguna Hills to take a step forward with this opportunity for re-development and make new housing opportunities for low wage earners. It has been shown that when families can move to better neighborhoods, they do better and more successful families and individuals benefit all of us.

Thank you for your consideration,

Eva Lydick  
Laguna Woods

Sent from [Mail](#) for Windows 10

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills - Laguna Hills Mall Redevelopment

**From:** Cesar C <[cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org)>

**Sent:** Tuesday, February 9, 2021 11:57 AM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Donald M. Sedgwick <[dsedgwick@lagunahillsCA.gov](mailto:dsedgwick@lagunahillsCA.gov)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; City Council <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>

**Cc:**

**Subject:** Village at Laguna Hills - Laguna Hills Mall Redevelopment

Dear Mayor Pezold, Mayor Pro Tem Sedgwick, and Councilmembers Heft, Hunt and Wheeler,

A group of concerned organizations have joined to sign the attached public comment letter regarding the *Village at Laguna Hills*. Our purpose is to raise awareness and to present recommendations that we believe can increase the quality and quantity of attainable housing for those who live and work in Laguna Hills. We are particularly concerned about workforce housing for those earning under \$50,000 per year – which makes up 23% of the residents in Laguna Hills.

Out of the estimated 1350 to 1500 homes planned, only a total of 200 affordable units have been presented by the developer, divided as 100 for low-income residents and 100 for moderate income residents. **We believe this does not adequately address the great need for extremely low and very low-income housing units.**

**The entitlement benefits achieved by your approval should generate a better community benefit to a broader range of city residents than presented to date.** This site and proposed development will be key to helping the City meet its RHNA and Housing Element goals in the balance way. Given the proposed density and generous development concessions, it will be especially important that affordable housing for Extremely Low, Very Low and Low be a priority in this development. If balanced housing development is not maximized, the city will have little choice but to increase its commitment by providing more very low and extremely low-income units elsewhere in the city.

There is ample research and direct experience of California cities, that certain approaches have been effective in producing quality, attainable very low and extremely low-income housing. The practice that is broadly recommended uses a required percentage of units for extremely low and very low-income housing mixed in with other housing, known as an inclusionary policy. This has worked in large scale developments like this one and has successfully generated community benefits in exchange for large scale entitlements and development incentives provided to the developer.

The following organizations have signed the letter: Kennedy Commission, United Way, People for Housing – YIMBY OC, Christ Community Church Laguna Hills, Tapestry Unitarian Universalist Congregation, Clergy & Laity United for Economic Justice, Interfaith Council of Greater Rancho Santa Margarita, Neighborhood Congregational Church, Welcoming Neighbors Home, Affordable Housing Clearinghouse, and League of Women Voters Homelessness Advocacy Team.

We look forward to working with you to expand affordable housing opportunities. We welcome a dialog with you about the opportunities that exist in the redevelopment of the Laguna Hills Mall. I am serving as primary contact for this group. I can be reached at (949) 250-0909 or [cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org).

Cesar Covarrubias  
Executive Director  
Kennedy Commission

## 2 Attachments

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills

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**From:** Cox <

**Sent:** Tuesday, March 9, 2021 8:44 PM

**Cc:**

**Subject:** Village at Laguna Hills

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings, since present restrictions due to COVID-19 prohibit being able to assemble & meet so the public can participate effectively.

Sincerely,  
Raquel T. Bruno

Sent from my iPhone

[External E-mail]

**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills

**From:**

**Sent:** Tuesday, February 2, 2021 11:23 AM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:**

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for the City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

**Please work for the citizens of Laguna Hills, we do not want this developed as the plans as presented.**

Sincerely,

**Faye Checkoway**

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Virus-free. [www.avg.com](http://www.avg.com)

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills

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**From:** connie george

**Sent:** Wednesday, February 3, 2021 1:33 PM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:**

**Subject:**

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

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2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

Connie George

Member of the Laguna Hills Community since August of 1973

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills

**From:** Sidney Harrington <[s](mailto:sidney.harrington@lagunahillsCA.gov)>

**Sent:** Tuesday, February 2, 2021 10:55 AM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsCA.gov](mailto:dsedgewick@lagunahillsCA.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Subject:** Village at Laguna Hills

Dear Council Members, Mr. Rosenfield and Mr. Wu,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

Sidney Harrington

[External E-mail]

**Jennifer Lee**

---

**Subject:** FW: VILLAGE AT LAGUNA HILLS

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**From:** ken benson <

**Sent:** Tuesday, February 2, 2021 10:58 AM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:** |

**Subject:** VILLAGE AT LAGUNA HILLS

To whom it may concern,

Although not a Laguna Hills resident I do live next door in the retirement community of Laguna Woods and have had concerns for some time about that property between us and the freeway.

Will it continue to be a blight, will it be developed to something that increases crime in the area, noise, or traffic just to name a few of my concerns.

From what I can see the developers are struggling with what to do with it all. They keep making proposals that don't seem to have a whole lot of thought put into them other than "let's build apartments". One only needs to look at Lake Forest to see what happens to those neighborhoods.

The project currently proposed seems to be more of the same. Based on what I have seen of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I must say I am not impressed and could in no way support such a development.

At the very least the project needs to be broken into smaller packages for the city to review and then approve or deny each package separately. Whatever research they have supporting such a project should be made clear and I have seen nothing of the sort so far.

By having the council review each package on its own merits the benefit to city and the community can be better established.

Also, it is impossible for the community to express themselves concerning this project due to the restrictions in place due to COVID-19. Without that any attempt to explain the project as being "market driven" would be complete sham.

Respectfully,

Kenneth E. Benson

Laguna Woods, Ca. 92637

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Village at Laguna Hills

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**From:** dh davidharrington.com <

[.gov](#); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>;  
Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield  
<[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:** Laguna Hills FLAG

**Subject:** Village at Laguna Hills

Dear Council Members, Mr. Rosenfield and Mr. Wu,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

David Harrington

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Merlone Geier Project

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**From:** CLINTON REFSNYDER

**Sent:** Wednesday, February 3, 2021 2:06 PM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>; Donald M. Sedgwick <[dsedgwick@lagunahillsCA.gov](mailto:dsedgwick@lagunahillsCA.gov)>

**Subject:** Merlone Geier Project

Dear Council members,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

- That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
- COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Thank you.

Sincerely,  
Clint Refsnyder

[External E-mail]



**Jennifer Lee**

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**Subject:** FW: Merlone Geier Development

**From:** Mario and Daniela Vásquez <[m](mailto:m)>

**Sent:** Tuesday, February 2, 2021 10:36 AM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:**

**Subject:** Merlone Geier Development

Hello,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the

presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for the City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

Mario Vasquez

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Merlone Geier

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**From:** Robt Martin <

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Cc:**

**Subject:** Merlone Geier

Dear Laguna Hills Mayor and City Council,

As members of the community for over 40 years, we are deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do **NOT** support the proposed project. The mall property should be reconfigured according to the *original* concept floated upon the closing of the old mall. To wit: It should be a place of attraction and commerce for our citizens, one that will generate a decent flow of tax revenues for the city rather than one that will increase the strain on public services and infrastructure. That means restaurants, shops and a common area where our people can celebrate life together. If you have difficulty envisioning this concept, a small scale version, though also currently constrained by this virus economy we are all enduring, might be Woodbridge Village Center.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
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Respectfully,

Bob and Genie Martin  
Stratford Ridge

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: lagunahillsflag@gmail.com

**From:** Keith Hierman <

**Sent:** Wednesday, February 3, 2021 1:01 PM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; [dsedgewick@lagunahillsca.gov](mailto:dsedgewick@lagunahillsca.gov); Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>

**Subject:**

Dear City Leader,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

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2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely

Garry Hierman, Laguna Hills Resident

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: Laguna Hills mall development

**From:** Marsha Westropp <

**Sent:** Wednesday, February 3, 2021 1:39 PM

**To:** Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>; [dsedgwick@lagunahills.ca.gov](mailto:dsedgwick@lagunahills.ca.gov)

**Cc:**

**Subject:** Laguna Hills mall development

I support the position expressed by Laguna Hills FLAG and request that the proposed development be considered in phases rather than as one project and that the time table for city council consideration of the proposed development be delayed in consideration of the limitations of public participation due to the coronavirus epidemic.

This development has great significance for the future of the city and, as such, public involvement and public input should be seriously considered in the decision making.

Thank you for your consideration.

Marsha Westropp

Laguna Hills, CA 92653

[External E-mail]

Concerning  
Laguna Hills Public hearing  
on Laguna Hills Mall  
To Planning agency

- I live in Laguna Woods and  
was very much looking forward to  
the original plan.

- My concerns 1500 Multi-family  
units seems very high for an area  
that is already very dense in  
population. Probably 3,000 more cars

- The one thing we do not  
have on the west side of 5  
is very much retail shopping  
and very much need a theater  
like we use to have.

I am glad it is moving forward  
but a better mix of restaurants,  
entertainment, residential and  
commercial is needed

Thank you for  
letting me express my views.

Sincerely, John J  
Rifkin

11 A VIA Costilla  
Laguna Woods

**Jennifer Lee**

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**Subject:** FW: Comment sent on behalf of Karen Stone re: Village at Laguna Hills

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**From:** Rona Henry

**Sent:** Thursday, April 15, 2021 8:14 AM

**To:** Public Comments; Erica Pezold; Donald M. Sedgwick; Janine Heft; Bill Hunt; Dave Wheeler

**Cc:** Karen Stone

**Subject:** Comment sent on behalf of Karen Stone re: Village at Laguna Hills

Karen Stone asked me to forward this to the Laguna Hills City Council and to Public Comments as she was having trouble sending it. Please see below.

----- Forwarded message -----

From: **Karen Stone**

Date: Wed, Apr 14, 2021 at 5:43 PM

Subject: Fwd: I need help!

To:

April 14,

2021

**Dear Laguna Hills City Council Members,**

As a resident of Laguna Hills for 33 years, I would like to encourage you to include at least one Department Store in your plan for the proposed Laguna Hills Village. While everyone will enjoy the smaller shops, some of us older folks would appreciate also being able to make purchases of our make-up, accessories and clothing that are suitable for our age and located nearby. Now that Penny's, Sears and Macy's have left, we can shop at Target or Walmart, both of which do not carry our special make-up, fragrances or jewelry, and the clothing is definitely not very appropriate or appealing for those of us over 70!

In order to find what we are looking for, we have to drive to The Shops at Mission Viejo! Why should the older folks who live right across from the Mall in Laguna Woods and those of us living in Laguna Hills take our purchasing power and extra time and effort to another town to get what we need? We are missing the convenience of just going across the street or a short distance to find what we like that suits our age and tastes! Housewares, bedding and furnishings used to be available with many choices. Small shops have their unique appeal, but do not carry the basic items we need on a daily basis and may be short-lived businesses.

If the existing Macy's building could be used as a department store again, that would save on having to build a new structure! A department store seems like a good addition to the plan, for convenience and dependability. I would certainly appreciate it. I have really missed not having even one department store close- by for several years now and I certainly hope you will give some thought to providing a shopping experience that we older folks will enjoy and appreciate!

Thank you,

Karen E. Stone

[External E-mail]

Elaine Roccio

RECEIVED

APR 20 2021

CITY OF LAGUNA HILLS

April 15, 2021

TO: Laguna Hills City Council  
24035 El Toro Road  
Laguna Hills, CA 92653

RE: Laguna Hills Mall

I feel very strongly that the Mall should not have been shut down in the first place.

The idea of replacing it with 5 different restaurants was and still is, RIDICULOUS!!

Obviously, there was no thought to anything changing in this crazy world. The general economy and now the pandemic have crushed whatever ideas you may have had for the Mall after its shutdown.

At this point, I'd like to see a retail, anchor tenant of some kind, return to the Mall. There is no shopping mall except in Mission Viejo, which many people do not like because of the congestion and distance.

You don't need to open a huge Mall, but a modified one would suit the needs of a lot of people.

About the last thing I would want to see is the use of that space to go toward low income or housing for the homeless. If you want people to move out of the area, and loose your tax base, that's the way to go.....NOT!!!

*Elaine Roccio*



March 3, 2021

Dear Mayor and Members of the City Council,

The Village at Laguna Hills is the most important project that the City of Laguna Hills has ever had to tackle. The success or failure of the project will affect the City for decades. The current plan has several issues that need to be addressed. The retail component which is the heart of the project for the residents of Laguna Hills has serious flaws.

**ISSUES:**

- 1) **SIZE OF RETAIL:** One of the most important issues about the Village at Laguna Hills is that the amount of land devoted to retail is significantly less than desired by the community. I would encourage the City to enlarge the amount of land devoted to retail to allow for future expansion of the retail component.
- 2) **PARKING:** Only half of the retail parking is surface parking adjacent to the retail. The other half of the required parking is in structures or on private streets away from the retail buildings. I feel this project is so under parked in terms of convenient parking that it will make parking issues at Irvine Spectrum look good. The current parking design could kill the success of the retail component.
- 3) **STRUCTURED PARKING:** The current site plan places approximately 400 parking spaces for the retail in the office parking structures and 110 parking spaces in the residential parking structure yet has a large surface parking lot for the office building. Kaleidoscope in Mission Viejo is an example of a retail center that has had a troubled history – and most people think is that the structured parking is one of its biggest problems. Most successful retail projects in South Orange County have abundant surface parking. I am worried that having the retail component rely on using the office building parking structure is going to negatively affect the success of the project.
- 4) **STREET PARKING:** One of the hidden secrets of the project is that over 240 of the parking spaces for the retail is on the private streets. While some of the street parking is next to retail, much of it is a significant distance away, including the parking in front of the hospital on Calle de La Louisa and the street parking on Calle de Los Caballeros next to Oakbrook Village. These are a long walk to the retail so no one is going to use them for retail parking.
- 5) **OVERALL PARKING:** About half, (750 spaces), of the 1,500 required parking spaces for retail are not convenient surface parking located close to the retail which I feel is going to make the retail component less successful than their competitors that have easy to access parking. The City does not need a bad parking design to kill the success of the retail and ruin the revenue potential of the project.

## **PROPOSED SOLUTION:**

I would suggest that the office component between the mall entrance and Calle de la Magdalena be moved to the surface parking lot located between Health Center Drive and Calle de Los Caballeros and a surface parking lot be constructed on the lot at the mall entrance to provide parking spaces for the retail center adjacent to the Village Green. (See attached plan). This plan has the following advantages:

- Moves 360 retail parking spaces from the office parking structure to surface parking that is adjacent to the Village Green retail uses.
- The plan increases the land devoted to retail by 20% by adding 4.3 acres.
- Provides room for future growth of retail as demand increases such as more restaurants or another anchor retailer on the 4.3 acres.
- Allows for the Special Events space to be located in the retail zone to provide synergies with the retail uses.
- Many of the Special Event and Farmers Market visitors will want to visit restaurant and retailers so moving the event space next to the Village Green brings these customers adjacent to the retail uses.
- Allows the retail and hotel component to be visible from the northbound and southbound 5 freeway which retailers want.
- Removes the view of the 5-story parking structure from the Village Green which was less than desirable visually.
- The current EIR analysis would not need to be changed since the intensity is the same.

I believe this simple modification to the site plan would significantly improve the success of the retail component by changing from structured parking to surface parking and would provide more land dedicated to retail to allow for future expansion of the retail component as demand increases.

## **ARCHITECTURE:**

Another issue is the architecture of the retail component of the Village at Laguna hills. I do not think the proposed architecture is elegant enough for Laguna Hills. The materials and colors have an Agrarian look similar to Lake Forest and don't fit with the character of Laguna Hills which prides itself with refined architecture. It would be better if it looked less like a barn and more like a high-end Village Main Street. I would suggest more refined materials - Nordstrom's level finishes not a Fresno barn.

The following materials are currently proposed for the retail component and don't fit an upscale Village Center:



- Board Form Concrete
- Metal Wall Panels
- Metal Roofing
- Perforated Metal Panels
- Concrete Panels
- Simulated Plaster Finish

The office and residential components have similar trendy industrial design that I am not a fan of but the critical part of the project is the Retail Component so it needs to reflect the tastes of the residents of Laguna Hills. Fashion Island, Crystal Cove Shopping Center, Los Olivos Center, Spectrum Center, Oakbrook Village and City Hall all have a refined, sophisticated and timeless look. These should be inspirations for the Village since it will be the heart of Laguna Hills. Not a barn one would see on the 5 Freeway on the drive to San Francisco. Please help us make the Village at Laguna Hills a place we will be proud to show our friends instead of an embarrassment.

#### **TRAFFIC – PRIVATE ROAD SYSTEM:**

The current plan has narrow two lane private roads at all of the intersections to Avenida de la Carlota. These roads should be widened at the intersection with Avenida de la Carlota so that they are at least one lane in and two lanes out with a left turn lane and right turn lane. Health Center Drive and Calle de los Caballeros should both have signals on Avenida de la Carlota since they connect through to Paseo de la Valencia. Avenida de La Carlota should have a landscaped median to provide a green entrance to the project and frame the view from the freeway.

#### **CONCLUSION:**

The vision of the Specific Plan was to create a place to become the heart of the City. The current plan does not fill that role. I believe the plan could be easily modified to greatly increase the potential for success. The redesign would not delay the approval process significantly since the intensity is the same – just rearranged on the site to make it function better and make the retail more successful. More work needs to be done to create a Village Center that will be comfortable, user friendly and have successful retail. I believe that increasing the retail land area, providing more retail surface parking and changing the architecture will solve many of the current issues. The City Council needs to insist that the Village at Laguna Hills be designed with the residents of Laguna Hills in mind.

Sincerely,

Carl Christiansen



# ENLARGED RETAIL LAND CONCEPT 2/25/2021

New Retail Parking (360 spaces)

Location for Special Events

INTERSTATE 5 FWY

Move Office to New Location

## LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

## PHASE SUMMARY\*

Overall Site Area	\$2,935,730 SF / \$67.8 Acres
District Area	\$796,175 SF / \$17.4 Acres
Retail / Restaurant / Health Club / Cinema	250,000 SF
District Area	\$97,300 SF / \$2.2 Acres
Hotel	100-150 Rooms
District Area	\$796,175 SF / \$18.2 Acres
Office	465,000 SF
District Area	\$1,286,080 SF / \$30.0 Acres
Residential / Mixed-Use	1,500 Units
Parking Required	5,824 Stalls
Parking Provided	5,938 Stalls

\* See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.



**Jennifer Lee**

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**Subject:** FW: [valh] RE: Bad idea.....!

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**From:** Michelle Nolan  
**Sent:** Friday, April 9, 2021 7:35 PM  
**To:** Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>  
**Subject:** Bad idea.....!

Sent from [Mail](#) for Windows 10

Plant more trees, can you imagine the traffic created with resident Apts, I know, I know, Tax money for the City, Ahh, progress in the making. And so it goes. Thank you for your time and attention Mr.Wuu.

Michelle Nolan  
United Airlines F/A

[External E-mail]

**Jennifer Lee**

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**Subject:** FW: The village at LAGUNA hills

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**From:** Reshma <

**Sent:** Tuesday, April 13, 2021 12:13 PM

**To:** Public Comments

**Subject:** The village at LAGUNA hills

As a resident of LAGUNA hills I would like you to consider a public vote on what is being planned at the old LAGUNA hills mall property. The fact that the developers plans keep changing is concerning. Additionally we need to plan to maximize the tax revenue gained for the city.

As elected officials, Please be sure to consider the voices of residents and the impact to the future of the city.

Thank you.

Reshma peck

Sent from my iPhone

[External E-mail]

April 16, 2021

RECEIVED

APR 20 2021

CITY OF LAGUNA HILLS

The City Council/Planning Agency  
Attn: City Clerk  
24035 El Toro Road  
Laguna Hills, CA 92653

RE: City of Laguna Hills Public Hearing  
April 27, 2021; 7:00 PM PDT  
Heritage Room  
Laguna Hills Community Center  
25555 Alicia Parkway  
Laguna Hills, CA 92653

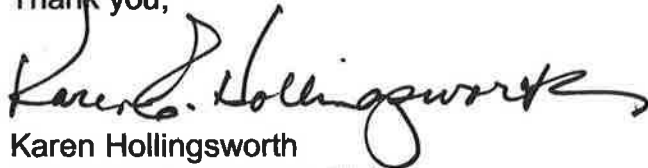
To Whom It Concerns:

Months ago, I became aware of the possibility of a new concert venue to be incorporated into the renovated Laguna Hills Mall site, which is **~1/2 mile away** from Laguna Woods at its nearest point. If this is still true, I **STRONGLY** oppose the idea.

The Great Park, during concert season, already is extremely irritating and disruptive, and it is located **~4-5 miles away**. The concert decibels, which undeniably are way too high/strong, and the vibrations made by the various instruments disturb me and other LWV residents greatly. Logically, it makes no sense for the "music" to be played so loud that we can hear it here in Laguna Woods, and disturb us from 4-5 miles away, when the concert attendees sit mere feet-to-yards away and should certainly be able to hear the "music" at much lower levels. During concert season, I can't tell you how many phone complaints I have made to VMS, the City of Laguna Woods, the City of Irvine, and the police. So, please, we do not need another venue disturbing the peace.

Please, if applicable, reconsider and eliminate all plans for any type of concert venue at the Laguna Hills Mall location.

Thank you,

A handwritten signature in black ink, appearing to read "Karen Hollingsworth", with a stylized flourish at the end.

Karen Hollingsworth

**Jennifer Lee**

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**From:** Jay Laessi >  
**Sent:** Wednesday, April 21, 2021 11:19 AM  
**To:** Jennifer Lee  
**Subject:** Comment re Five Lagunas

Please accept my comment below for the upcoming Five Lagunas public meeting:

“Please put in a lot of mature landscaping that will provide immediate shade. If you want to attract visitors from the 18,000 person Laguna Woods Village senior community, shade is important to us! Thank you!

Jay Smith”

Sent from [Mail](#) for Windows 10

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.