

**Public Commenters
for
The Village Public Hearing
received after June 17, 2021.**

LH Business Owner
Resident
Non-Resident

In Favor of Project as Presented

JotForm Submissions

22 Individuals

Harry Huggins
Amanda Harkins
Alyson Sink
Pamela Coleman
Mia Guzynski
Geoff Guzynski (2)
Ansley Guzynski
Amy Bruns

Antonio Esparza
Sharon Esparza
Lynda McNamara
Della Gray
Timothy M. Hillis
Teresa C. Hillis
Desiree Zubair
Joyce Monsour

Christine Tillemans
Mitchell Cao
Jesal Mehta
Mark Simon
Jason Michael Fleming
Shelia Linda

Letter and Emails Submissions

3 Individuals

Reshma Peck – duplicate commenter

Tiffany and Carey Fellows – duplicate commenter

1 Business

Kent A. McNaughton, owner of The Village Plaza

Response to Letter from Don Caskey

1 Business

Matthew S. Gray, Perkins Coie, LLP, representative for Merlone Geier Partners

Letter to Merlone Geier Partners regarding Structural Design of Buildings

1 Business

Kurt Clandening, SE, Managing Partner, John A. Martin & Associates, Inc.

Supportive with Modifications

2 Individuals

The Parker Family

Don Caskey, FAIA, AUA, Current Parks &
Recreation Commissioner

Supportive with Modifications for Greater Housing Affordability

13 Individuals

Ann Owens – duplicate commenter
Christine Morinello – duplicate commenter
Catherine Van Camp – duplicate commenter
Lauren Pliska
Rosemary De Monte – duplicate commenter
Hyemin Jung
Alex Belford

David Tat
Sarah Mendoza
Ana Horta
Kini Sosa
Sophia Uehara (2) – duplicate commenter
Denise Legters – duplicate commenter

5 Organizations

Elizabeth Hansburg, People for Housing Orange County YIMBY– duplicate commenter

Chris Collins and Diane Nied, League of Women Voters of Orange Coast Homelessness Advocacy Team– duplicate commenter

Rona Henry, Welcoming Neighbors Home Initiative– duplicate commenter

Cesar Covarrubias, Kennedy Commission– duplicate commenter

Michelle Murphy, MSW, Public Affairs Director with United Way - duplicate commenter

Against the Project as Presented

63 Individuals

Dr. Jay Bhatt, Ph.D, MBA

Claudia Mohler – duplicate commenter

Sidney Harrington– duplicate commenter

Cristine Hall

Lorri Bearbower (2)

JoAnn Chacon

Robert Dunham

Alan Cusolito

Wanda Gindlesperger & Family

Sherri Andrade

Ted Thompson

Barbara Daggett

William Avellan

Faith Gimarino

Angellie Gimarino

Masoumeh Norouzi

Anese St. John

Mary Alice Samii

Sandhya Larsen

Roberto Walters

Maryam Wagner

Elizabeth Schulenburg

Diana Hong

Jeanette Bergstrom

Kathleen Pondinas

Amir Movahead

Ehsan Shakibaie

Debbie Drew

Deedrea Turner

Teresa Martinez

Max Ming

Mark Klosinski

Nicole Ibarra

Ryan Armstrong

Ray Alley

Marni Menden

Lauren Baxter

James Colitz

Shelia Strong

Samantha Knapper

Thomas O'Hagan

Grace Belluscio

Dave Schweitzer

Felipe Ramirez

Whitney Kraus

Arezo H.

Jean Callirgos-Andrews

Michael Magnell

Jesus Garcia

Renee Masterson

Stephanie Sandoval (3)

Naresh Chadha

Clinton Foshee

Michelle Gallardo Torres

Sandra Wallace

Eric Decker

Clare van den Vlekkert

Justin Lutz

Jessica Fowler

Al Hussain

Anne Taylor Loughran– duplicate commenter

Audrey Randolph

Jim Taczy

Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Friday, June 18, 2021 10:11 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Harry Huggins

I am a Laguna Hills

Resident

Enter your email

harry1948.hh@gmail.com

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

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

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From: JotForm <noreply@jotform.com>
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Sincerely,

Type your full name

Amanda Harkins

I am a Laguna Hills

Resident

Enter your email

aebharkins@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
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From: JotForm <noreply@jotform.com>
Sent: Friday, June 18, 2021 10:59 PM
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Type your full name

Alyson Sink

Enter your email

alysonsink@me.com

cc:

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From: JotForm <noreply@jotform.com>
Sent: Saturday, June 19, 2021 8:05 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Civic pride

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Sincerely,

Type your full name

Pamela Coleman

I am a Laguna Hills

Resident

Enter your email

pamelacoleman@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem
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Sent: Saturday, June 19, 2021 8:19 PM
To: Jennifer Lee
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Sincerely,

Type your full name

Mia Guzynski

I am a Laguna Hills

Resident

Enter your email

guzynskimia@gmail.com

cc:

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Type your full name

Geoff Guzynski

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Enter your email

geoffguz@gmail.com

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Type your full name

Ansley Guzynski

I am a Laguna Hills

Resident

Enter your email

ansleyguz@me.com

cc:

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Enter your email

amybruns@gmail.com

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

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

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

Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Sunday, June 20, 2021 10:12 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Antonio Esparza

I am a Laguna Hills

Resident

Enter your email

antoniooesparzaaa@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
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The Hon. Dave Wheeler, Council Member

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

Sharon Esparza

I am a Laguna Hills

Resident

Enter your email

sharon.esparza@cox.net

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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[[[External E-mail]]]

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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Monday, June 21, 2021 11:21 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Lynda McNamara

I am a Laguna Hills

Resident

Enter your email

Mcnlynd@aol.com

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: JotForm <noreply@jotform.com>
Sent: Tuesday, June 22, 2021 10:25 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Della Gray

I am a Laguna Hills

Resident

Enter your email

dellafaye524@msn.com

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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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Tuesday, June 22, 2021 5:33 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Elimination of the eye sore of the mall demolition seen by tens of thousands of people passing by on the 5 freeway.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Timothy M. Hillis

I am a Laguna Hills

Resident

Enter your email

76shorthorn@sbcglobal.net

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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[[[External E-mail]]]

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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Tuesday, June 22, 2021 6:28 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Another place to gather for socializing with people would be wonderful!

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Teresa C Hillis

I am a Laguna Hills

Resident

Enter your email

hillis4fam89@sbcglobal.net

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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Enter your closing (include comma)

Sincerely,

Type your full name

Desiree Zubair

I am a Laguna Hills

Resident

Enter your email

dez724@yahoo.com

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: JotForm <noreply@jotform.com>
Sent: Wednesday, June 23, 2021 11:33 AM
To: Jennifer Lee
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Enter your closing (include comma)

Sincerely,

Type your full name

Joyce Monsour

I am a Laguna Hills

Resident

Enter your email

crtmonsour21@hotmail.com

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: JotForm <noreply@jotform.com>
Sent: Wednesday, June 23, 2021 8:10 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Christine Tillemans

I am a Laguna Hills

Resident

Enter your email

christine.tillemans@yahoo.com

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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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Wednesday, June 23, 2021 8:22 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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OPEN SPACE: I want a 2.5-acre park in the heart of the Village.

MONEY FOR PARKS: The Village will bring Fee payments of over nearly \$26 million at full build-out.

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HOUSING: The Village will provide of over 60 percent of the City's housing needs.

JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Mitchell Cao

I am a Laguna Hills

Resident

Enter your email

mitchellcao@gmail.com

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: JotForm <noreply@jotform.com>
Sent: Wednesday, June 23, 2021 8:23 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

It is time to stop the delays and to vote to APPROVE the Village at Laguna Hills Project at the June 24th Council meeting and continuation of the public hearing.

On April 27, you heard overwhelming support for the Project. In fact, there was over two-hours of public support, followed by twelve minutes of testimony against the project. Even before the live public hearing, the community gave comments via letters and emails and once again showed they were overwhelmingly in support of the Project.

Your own City staff members have recommended the Project and provided a thorough overview of the it and its benefits.

Village at Laguna Hills brings extraordinary benefits to the City including:

LESS TRAFFIC: Daily weekday trips counts are down 9,970 trips while daily weekend trips are down 15,542 trips.

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Enter your closing (include comma)

Sincerely,

Type your full name

Jesal Mehta

I am a Laguna Hills

Resident

Enter your email

jmehta7@gmail.com

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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[[[External E-mail]]]

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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Wednesday, June 23, 2021 11:38 PM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I have been waiting many years for this to be built so we can enjoy it. I am 74 now and afraid it won't be in my lifetime. Please build it very soon.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Mark Simon

I am a Laguna Hills

Resident

Enter your email

markfsimon@gmail.com

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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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Thursday, June 24, 2021 9:49 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Sincerely,

Type your full name

Jason Michael Fleming

I am a Laguna Hills

Resident
Business Owner

Enter your email

jfleming@noritz.com

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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[[[External E-mail]]]

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Jennifer Lee

From: JotForm <noreply@jotform.com>
Sent: Thursday, June 24, 2021 11:08 AM
To: Jennifer Lee
Subject: Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Yes

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Sheila Lind

I am a Laguna Hills

Resident

Enter your email

shamrockmt@yahoo.com

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: from kent mcnaughton - Village at laguna Hills - comments for June 24th hearing

From: Kent A. McNaughton <kentnewport@aol.com>

Sent: Tuesday, June 22, 2021 3:35 PM

To: David Chantarangsu <dchantarangsu@lagunahillsCA.gov>

Cc: kent@mcnaughtonusa.com

Subject: from kent mcnaughton - Village at laguna Hills - comments for June 24th hearing

Dear David

I wanted to provide this email to the council and for the record that ownership of **The Village Plaza** is generally in favor of the proposed development subject to clarification on the traffic impact that may or may not burden our center. I can express to the council that the Merlone Geier development team has reach out to us and provided a traffic study that is under review.

Once again please keep us informed with all developments that may effect our center.

Respectfully

Kent A McNaughton
Member Manager WCH LLC

KENT A MCNAUGHTON

email kent@mcnaughtonusa.com

Direct 949 500 4777

TEXAS NATIONAL ASSET MANAGEMENT LLC

INVESTMENT DEVELOPMENT MANAGEMENT

Texas Office

2931 Ridge Road Suite 101

Rockwall, Texas 75032

www.texasnationalusa.com

California Office

27128 Paseo Espada Suite A1503

San Juan Capistrano, California 92675

www.texasnationalusa.com

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[[[External E-mail]]]

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Jennifer Lee

Subject: FW: The village at Laguna hills

From: Reshma Sokol <reshmasokol@gmail.com>

Sent: Tuesday, June 22, 2021 7:17 PM

To: Public Comments

Subject: The village at Laguna hills

To the city council.

I am a long time resident of Laguna Hills and am disappointed and appalled at the handling and decision making of this land.

You are voted in to represent the residents of our city. And meeting after meeting , survey after survey and years later later this conversation continues. Stop it and make the decision to better our city.

I am adamantly opposed in building low income housing. What does that bring to the much needed revenue for our city?

Please consider our voice and appeal any state wide mandates as many other cities have done.

Once again I oppose building low income housing on the villages of Laguna hills property.

I would also like to see the results of the survey conducted via phone on this project. I answered a long survey and have not seen any results.

Sincerely,
Reshma peck.

[[[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: Tiffany and Carey Fellows commenting on The Village at LH

From: Tiffany Fellows <tiffanyhfellows@gmail.com>

Sent: Thursday, June 24, 2021 2:26 PM

To: Public Comments

Subject: Tiffany and Carey Fellows commenting on The Village at LH

Dear Esteemed Council Members,

We wish to again share our feelings about the Village at LH with you before the meeting tonight. (We recently wrote you a letter as well.)

We hope that tonight you will vote to APPROVE the Village at LH Project. (I also spoke to you in person on April 27th regarding our reasons to approve the project.)

In summary, here are a few of the points that we want to point out are at the top of our list as to why we believe this project should pass as soon as possible: JOBS! HOUSING! ANNUAL TAX REVENUE! (ESPECIALLY FOR OUR SCHOOLS, AND PARKS!) OPEN SPACE! LESS TRAFFIC! A CENTRAL LOCATION FOR LH RESIDENTS TO ENJOY!

The facts are clear to us that the Village Project will bring a much needed boost to LH. We believe it is the right project for the area and that the entire City will benefit from it.

We encourage you to stop the delays and move forward with the project.

We support you and know that you ALSO want the BEST for OUR Laguna Hills!

Thank you for your time and for all you do to support our city!!

Tiffany and Carey Fellows
Residents of LH for over twenty years.

Tiffany Fellows M.Ed BCLAD
949-306-7026

[[[External E-mail]]]

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

June 23, 2021

Matthew S. Gray
MGray@perkinscoie.com
D. +415.344.7082
F. +415.344.7282

By Electronic Mail

The Honorable Erica Pezold, Mayor
The Honorable Don Sedgwick, Mayor Pro Tem
The Honorable Janine Heft, Councilmember
The Honorable Bill Hunt, Councilmember
The Honorable Dave Wheeler, Councilmember

Re: Village at Laguna Hills - Response to Letter from D. Caskey

Dear Mayor Pezold, Mayor Pro Tem Sedgwick, and Members of the Laguna Hills City Council:

Our firm represents the applicant, MGP Fund X Laguna Hills, LLC ("MGP") for purposes of the proposed amendments to the Five Lagunas Project referred to as the Village at Laguna Hills ("VLH") and the associated Development Agreement. The purpose of this letter is to respond to comments from Mr. Don Caskey dated June 20, 2021. As further detailed below, Mr. Caskey's comments are based largely on significant overstatement of VLH's projected population, and they otherwise reflect a fundamental misunderstanding of the Urban Village Specific Plan ("UVSP") and other regulatory controls. Mr. Caskey's comments present no cognizable basis to justify continuing the hearing.

Population Projection: Mr. Caskey argues that staff should apply a "two plus one" rule (assuming two residents per bedroom plus one resident in a non-bedroom area of each proposed dwelling unit) as a population projection formula for VLH. Using this formula, Mr. Caskey asserts that the project would add more than 5,000 residents.¹ He bases this argument on the March 1991 "Keating Memo" formally adopted by the U.S. Department of Housing and Urban Development in December 1998, and attaches these documents, found in the Federal Register, to his letter.

Mr. Caskey's argument is erroneous in three respects. First, the Keating Memo does not adopt a "two plus one" rule. Instead it states that HUD "believes that an occupancy policy of two people in a bedroom, as a general rule, is reasonable under the Fair Housing Act" (63 Fed. Reg. 70984 (1998)). The memo goes on to emphasize that numerous other factors - particularly the size of the unit as a whole - could result in a conclusion that a higher or lower number of residents would be considered reasonable. The Keating Memo provides several hypothetical examples making just this point. 63 Fed. Reg. 70985 - 70986 (1998).

¹ Mr. Caskey also asserts that City Staff projected 3,835 residents, but this is not accurate. As noted in the Staff Report and below, the projection is 2,130 total residents, which is a 727-resident increase over Five Lagunas.

Second, the Keating Memo is not a population projection tool. Its sole purpose is to provide a “rule of thumb” for HUD to use when conducting its preliminary assessment of a complaint that a landlord or condominium association is using an occupancy limit to discriminate against a family based on familial status. 63 Fed. Reg. 70982, 70987 (1998).

Third, given that the so-called “two plus one rule” is in no way intended as a population projection tool, the City has not used it as such. Instead, the City has projected population per dwelling unit based on substantial evidence. As described in section 16 of the Staff Report, the ratio of 1.42 residents per unit described in the Fifth Addendum to the General Plan Environmental Impact Report (“Fifth Addendum”) is based on criteria that have been repeatedly affirmed by the City Council as accurate for higher-density areas within the City of Laguna Hills (more than 18 residential units per acre), including when the City adopted its Quimby Act fee study in 2015 and when the City approved the Five Lagunas Project in 2016. The 1.42 residents per unit ratio is based on U.S. Census data substantiated by surveying and statistical analysis.

Residential Units Contemplated by UVSP: Mr. Caskey misunderstands references to 200 residential units in the UVSP. Residential development in the UVSP is limited not by any specific unit threshold, but instead only by a maximum density (50 units per acre) and the availability of UVSP trip budgets. This issue is thoroughly addressed in the Kelly Associates Management Group Memorandum appended to the April 27th Staff Report as Attachment “d.”

Park In-Lieu Fees: As section 14 of the City’s Staff Report explains, Mr. Caskey’s assertion that the City Council could require the property owner to dedicate park land rather than pay in-lieu fees is legally erroneous. By its express terms, LHMC Chapter 8-06 provides that the City can only require in-lieu fees - not property dedication - where, as here, the project contains fewer than 50 parcels and is not a condominium project, stock cooperative, or community apartment project as defined by specific provisions of state law.

Parking: Mr. Caskey alleges that VLH will not include adequate parking to address 5,335 residents based on the inflated population projection described above. The Parking Study prepared for VLH, which implements the binding parking methodologies that apply to the project per the UVSP, documents that VLH includes sufficient parking for both residential and commercial components.

Project Trip Budget Allocation: Mr. Caskey’s comments regarding the UVSP trip budget analysis for VLH reflect a misunderstanding of how UVSP trip budgets are calculated. UVSP trip budget capacity is determined not by reference to population or traffic levels observed when the UVSP trip budget capacity is evaluated for a given project. Instead, the analysis is a simple math problem with capacity determined by deducting trips associated with the project based on land use type from available trips, all as described in the UVSP and documented in Exhibit G to the

Mayor Pezold and City Councilmembers
June 23, 2021
Page 3

Fifth Addendum. Population projections and the COVID-19 pandemic are completely irrelevant to this analysis.

Regards,



Matthew S. Gray

MSG:gjc



JOHN A. MARTIN
& ASSOCIATES, INC
STRUCTURAL ENGINEERS

Sent via Electronic Mail
aneff@merlonegeier.com

June 23, 2021

Mr. Andy Neff
Merlone Geier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

SUBJECT: Village at Laguna Hills
Structural Design of Buildings in accordance with Geotechnical Report
JAMA Job No. 13971

Dear Andy,

As the structural engineer of record, we have reviewed Kleinfelder's geotechnical analysis and associated recommendations. As part of the design of any buildings, we will implement Kleinfelder's recommendations concerning seismic design considerations, groundwater elevation, foundations, slabs, and earthwork. The project has engaged, and will continue to use, a geotechnical engineer to ensure that recommendations are implemented and that all applicable provisions of the California Building Code are reflected in engineered designs.

You inquired specifically about liquefaction and corrosive soils identified on the project site. These features are common in the region and are routinely addressed as part of any building design in compliance with governing codes. As Kleinfelder recommends, the project can utilize deep pile foundations that pass through the liquefaction layers into competent soil, or Deep-soil mixing (DSM) can be utilized to mitigate the effects of liquefaction and settlement related to seismic activity. Although corrosion is a consideration, it is not uncommon and can be mitigated using DSM methods and cement mixes suitable for use in highly corrosive environments.

We will work with the team and geotechnical engineer to appropriately address these site conditions during the design and detailing of buildings as is common and prevalent in southern California.

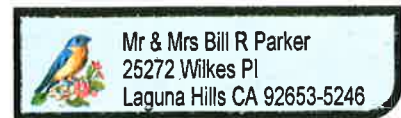
Sincerely,

JOHN A. MARTIN & ASSOCIATES, INC.



Kurt Claudening, SE
Managing Partner

June 10, 2021



Laguna Hills City Council
24035 El Toro Road
Laguna Hills, Ca. 92653

Attn: Mr. **Bill Hunt**

Subject: **21 Century Laguna Hills Village**

Our family w/son and daughter moved to **Laguna Hills** in the 1979 and supported the 1st Council Members such as Joel Lautenschleger, Alan Songstad, Melody Carruth, and others. We would like to comment on the **Register** news article "**21 Century Retail**" development of **Laguna Hills Village**. We agree on most of the features outlined.

Agree:

- (1) No Mall ! (obsolete)
- (2) Retail shops, stores, offices
- (3) Residential apartments w/underground parking and 1st floor (2) features such as **OakBrook Village**, Reata (Shea), 24391 Avenida De La Carlota.
- (4) Cinema & hotel w/parking underground

New:

- (1) Wide sidewalks & streets w/landscaping/water fountains along sidewalk and stores.

Note: **Lake Forest Arbor** complaints: Retail/parking congestion w/narrow streets & sidewalks.

- (2) Where possible allow light-weight tables/chairs or benches in store fronts that can be brought inside after closing. Visit **Ocean Ranch Village** off **Golden Lantern**.

Disagree:

- (1) **No park !** This may attract homeless camps, such as happened in the **Lake Forest Arbors** along **El Toro Road** now with chain-link fence protection. Instead consider a 20+ feet wide tree border surrounding **LH Village** or at entries.

Summary: Voters should consider continuation of **OakBrook Village** with similar landscaping & features.

Sincerely,

The **Parker** Family, Supporters





Climate Change

Trees of Life

Celebrate Earth Day (April 22) and Arbor Day (April 29) by putting down roots—literally. Three reasons to plant a tree today:

1. They fight global warming Trees take carbon dioxide from the air and reduce the need for heating and air-conditioning (both sources of carbon monoxide).
2. They make your home more valuable A yard with trees can increase home value by 15 percent or more.
3. The birds will love you Who doesn't want to be serenaded with birdsong?

Trees are a solution to many of the global issues we face today, improving air quality and water quality and helping mitigate climate change, deforestation, poverty and hunger.

—Dan Lambe, president of the Arbor Day Foundation

A native beetle larvae found in a dead oak tree. The native beetles add to the stress on trees created by the drought and the nonnative goldspotted oak borer beetle. And dead trees ignite more easily than live ones.

Humans Require Trees to Survive.

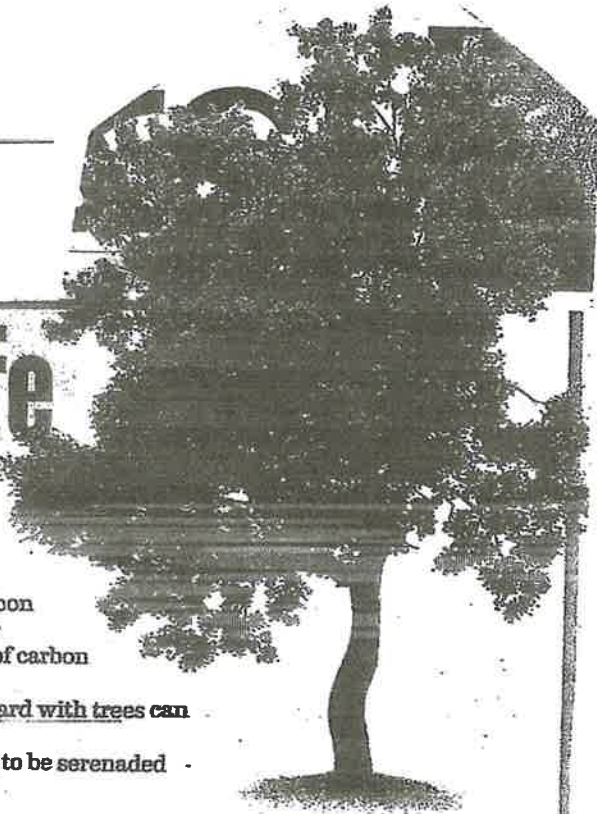
Tree Photosynthesis - Trees use light energy to combine carbon dioxide, that humans exhale, and hydrogen in water (H₂O) to make food. Light causes water drawn from the soil to split into molecules of hydrogen and oxygen. The hydrogen combines with carbon dioxide from the air to sustain tree life; otherwise, the tree starves, goes into shock, and dies. We cannot afford another 50 - 100 years to grow replacement trees.

Trees on school property, city street median stripes, and parks must be watered every 10-14 days to survive in this drought. All sprinklers near trees should be enabled.

The world is concerned about the forest being cleared in S. America and Africa. Without trees the environment would change and humans and animals would die.

Sincerely, _____

Plant more trees everywhere !



retail in the 21st century

The market has spoken and the 80's are over.

The only way we can "save" the mall is to reinvent it, which is exactly what the new owners of the Laguna Hills Mall want to do. The owners are proposing a mixed-use project called The Village at Laguna Hills, a plan that fits within the city's Specific Plan for this parcel, meaning the city asked for it. While there would still be shops and stores, there would be so much more. Conveniently located adjacent to the I-5 freeway, the 67.8-acre site would serve as a new sustainable community with residential housing, retail, office space, a health club, a cinema and even a 150-room boutique hotel. Beyond that, the Village at Laguna Hills will include a 2.5-acre public park with pathways throughout the community.

Drive by the mall along El Toro Road and the I-5 Freeway today and it's an eyesore. We have a developer that wants to transform this property, not into a 1980's sepia-toned mall doomed to failure, but into a 21st century community where residents can live, work, shop, play and keep the tax revenue locally in Laguna Hills.

I encourage the Laguna Hills City Council to show some leadership and vote for a project that is in the best interest of their city, their residents and their businesses. On June 24 vote yes for the Village at Laguna Hills.

Steve La Motte is the chairman of the South Orange County Economic Coalition.

Jennifer Lee

Subject: FW: Open Letter to the members of the city Council
Attachments: The Village at Laguna Hills Open letter to the City Council - Final - 062121.pdf; Don Caskey, FAIA - rev. 2013- cv.pdf

From: Don Caskey <Don@doncaskey.com>
Date: June 21, 2021 at 3:37:54 PM PDT
To: Ken Rosenfield <krosenfield@lagunahillsca.gov>
Cc: Don Caskey <Don@doncaskey.com>, Susie Caskey <Susie@susiecaskey.com>
Subject: Open Letter to the members of the city Council

Ken,

Attached is a letter to the members of the City Council requesting a continuance of the process of approving the proposed Village at Laguna Hills project. Once again, I wish to emphasize that I am looking to have an impact in improving the project rather than suggesting the Council to reject it. Thank you for agreeing to providing each of them a final copy of the letter well prior to the meeting and to entering the letter in to the minutes of the meeting.

Don

Don W. Caskey, FAIA, AUA
Chair, AUA Professional Practice Committee
University of California, Riverside
Campus Architect, (retired)
(949) 525-3828

[[[External E-mail]]]

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

Don W. Caskey, FAIA
Fellow, American Institute of Architects + Association of University Architects
27182 Hidden Trail Road Laguna Hills CA 92653
(949) 525-3828

June 20, 2021

The Honorable Erica Pezold, Mayor
The Honorable Don Sedgwick, Mayor Pro Tem
The Honorable Janine Heft, Council Member
The Honorable Bill Hunt, Council Member
The Honorable Dave Wheeler, Council Member
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Dear Mayor Pezold and Council Members Sedgwick, Heft, Hunt, Wheeler:

I am writing this open letter to City Council to request a continuance of the proposed plan for the Village at Laguna Hills at the June 24, 2021 Planning Commission meeting.

INTRODUCTION: As a licensed architect of 40+ years in which I worked on large projects from universities to office buildings, large residential projects, hospitals, theme parks, the Laguna Hills Civic Center, and concluding as the campus Architect at University of California, Riverside for six years, my life's work has revolved around land planning and development. I have always been a proponent for growth and have never been against any project like the Village at Laguna Hills, as long as the project was accomplished appropriately. The concerns and opinions expressed in this letter are based on my professional experience and knowledge gained over a long successful career.

The difficulty with the Village at Laguna Hills is that it is a very high-density project that bears no relationship to the Urban Village Specific Plan (UVSP) approved in 2002 as the basic guiding document for development of this property formally known as Laguna Hills Mall. It appears that the UVSP has for all intent and purpose been set aside. On top of that, the current plan for the Village at Laguna Hills ignores many of the most important requirements of the Laguna Hills General Plan. The consequences from a long-term perspective will be serious for our City. Planning, design, and development of large projects is something I have implicitly collaborated on. In my experience I understand that density by itself, is not to be feared, but density without proper planning and support is a recipe for an environmental disaster.

THE VILLAGE AT LAGUNA HILLS OVERVIEW: The residential project as laid out does not have any kind of reasonable resident park amenities, adequate parking, or even storage. The office buildings dominate the project, the hotel has no freeway presence to advertise its presence and there is very little new retail. A movie theatre and gym are not really retail and generate very little taxes toward the City's general fund. The project just needs to be planned and executed in a manner that will create income and benefit the current and future citizens of Laguna Hills.

RESIDENTIAL: Over the last twenty years the goal for residential units for a future Village project has climbed from 200 to 988 to 1,500 units, a seven and a half fold increase. There are presently five apartment complexes within the City of Laguna Hills establishing approximately 1650 rental units. The proposed Village project would be a 50-unit per acre 1,500-unit apartment complex of five (5) mega-buildings encompassing 30 acres of a 67 acre development and will almost double the amount of apartment units in Laguna Hills.

City staff calculated new residency based on the following apartment occupancy limits:

Studio-1 resident
1 bedroom-2 residents
2 bedroom-3 residents
3 bedroom-4 residents

The reality is that the occupancy in other Laguna Hills apartment complexes follow the “two plus one” rule which allows two people per bedroom plus one extra person. Following is the “two plus one” occupancy limits:

Studio-2 resident
1 bedroom-3 residents
2 bedroom-5 residents
3 bedroom-7 residents

According to the City staff there will be 3,835 new residents. If the State of California “two plus one” occupancy guidelines are followed there could be up to 5,335 new residents —2,550 residents more than what is being claimed.

With the potential of over 5,000 new residents in one apartment complex the question is will there be storage, individual laundry facilities, balconies for all units and ample bike racks available? Parking is addressed in the Parking section. Park amenities are addressed in the Park Amenities section. Public Safety is addressed in the Public Safety section.

The undeniable lack of opportunity for first time home buyers to purchase units as condominiums looms large. Laguna Hills is a forward-thinking city and the lost opportunity to give pride of ownership to first time buyers is neglectful. It seems appropriate to request that the same amount of low-income housing being built should be matched by low-income condominium sales. Creating homeownership provides a strong sense of community and often a built-in neighborhood watch system where homeowners look out for renters and vice versa. Has that been evaluated by City staff?

Planning the project properly would cause the project to be relegated to 75% residential use including the required and appropriate support facilitation. When the original Urban Village Specific Plan was completed in late 2002, it called for 200 units of residential. When the plan for Five Lagunas was laid out only five years ago, that total was raised to 988 units. Now the Village at Laguna Hills calls for 1,500 units to be developed as rental units (no home ownership at all) to be constructed at 50+ units per acre with grossly inadequate park facilities and parking that will exacerbate an already large problem with insufficient parking in several specific residential areas in our City. Why has this project gotten so out of proportion on the residential side? Instead, if the developer were to reduce the number of residential units to 750 or even 800, include appropriate park facilities and add appropriate parking, then the number of acres required for the residential component alone

would likely be 35 acres, only five more acres than is currently proposed. With a new balance of facilities there would be no consequential threat to the office, hotel or retail components of the Village at Laguna Hills.

PARKING: The Village at Laguna Hills will allow 5,335 residents, but the proposed parking for those residents is 2,813 vehicles. This minimal allowance will leave this packed neighborhood with a potential shortage of parking for another 2,500 cars and that is just for the residents...no visitors! Get ready, nearby medical office buildings, Saddleback Medical Center, Trader Joes, Marshalls, the Village retail parking, and street curbs for a half a mile in all directions, for an invasion of cars that many of the overcrowded residential districts in Laguna Hills already have. This will be a parking problem in perpetuity with no remedy. To fully resolve this challenge before it begins the developer would need to dedicate a 3-acre footprint of a five-story parking structure just for residents or clearly state that the parking structures for the office buildings are available and free to the residents and guests. Most potential parking problems can be solved with good planning and appropriate investment. That is not in this project as it is proposed today. As mentioned above, ample parking for a development of this magnitude is a critical factor. The residential component of the Village project is proposing to provide the code minimum number of parking places internal to the residential building structures. This will not be enough by a long shot.

The deliberate parking problem that this development would leave to this neighborhood and the City is inexcusable when the issue can be clearly delineated and addressed ahead of time.

PUBLIC SAFETY: The City of Laguna Hills has already lost four (4) peace officer positions in the contracted staff of the Orange County Sheriff's Department over recent years. A benefit the City staff touts in the near term if the Village project is approved is that the City may be able to add that level of public safety staff back. But how? The Village at Laguna Hills project is creating a 20% growth in our population in a high density neighborhood. The City will need to be prepared to ramp up public safety services over time starting from the date of the residential development's completion and occupancy. Where are those financial resources to come from to afford the potential need to greatly expand public safety services? The proposed Community Benefit Fee in sections 7.1 and 10.5 of the proposed Development Agreement between the developer and the City has the developer paying \$2,227,066 in fees that can be allocated to the general fund. That is not adequate for the long-term funding of public safety. Were the current City Council members informed that there was an opportunity to negotiate this amount?

PARK AMENITIES: The Laguna Hills General Plan has long required residential developments to provide the amenities specified on Table CSF-1 Community Services and Facilities Service Standards of the Laguna Hills General Plan. The General Plan clearly calls out a requirement of 5 acres of active or passive park land per 1,000 residents. The proposed Village project only lays out 2½ acres instead of a required 20 to 25 acres...a little more than one tenth of what should be required for an intense residential development. The developer promulgates that this tiny little park (20% of which is dog park) will serve both the residents of the Village and the thousands of employees in the nearby half a million square feet of new office buildings. The closest existing Laguna Hills city park is the 3½ acre Clarrington Park which is 2.2 miles away from the Village Project (a 46-minute walk.) These five thousand new residents, renters or potential owners, deserve to receive the size and nature of park facilities within walking distance that every other resident of Laguna Hills currently enjoys and has access to.

To provide appropriate amenities successfully for this very dense residential development, the City of Laguna Hills should require that the proposed project add at least 15 to 20 acres of park space. Instead of doing the right thing for our community, it appears that City staff has steered the developer toward the right to pay one-

time Quimby fees of \$15,636 per unit built. If the project is fully built out that will amount to about \$23M. Instead of providing park facilities for the more than 5,000 new residents within a reasonable distance, City staff is unilaterally recommending as if it is a 'fait accompli' to take money in the form of Quimby fees which can only be used to upgrade park facilities elsewhere in the City. The State of California does not require that. The City of Laguna Hills has a choice to 1) ask the developer to dedicate space for a park at the appropriate ratio of 5 acres per 1000 residents or the in-lieu fee requirements formula in Chapter 8-06 of the Laguna Hills Municipal code; 2) take the Quimby fees in-lieu of the developer having to dedicate land for a new park facility; or, 3) a combination of fees and actual park facilities. Per Chapter 8-06 Park Dedication and In-Lieu Fee Requirements of the Laguna Hills Municipal Code "the decision to accept a sum equal to the per acre cost to provide land dedicated in accordance with the provisions of Subsection A shall be at the discretion of the City Council." Were the current City Council members informed that there was a choice? A commonsense solution would be to require that the developer provide 12 acres of park facilities within the Village Project and pay the remaining fees in-lieu of providing those actual acres of parks within the project.

In calculating the actual Quimby in-lieu fee requirements it appears that City staff has used a minimum persons per dwelling unit total which is far less than the number of residents each unit can occupy, according to the site managers at Reata Oakbrook Village Apartments, Sofi Laguna Hills Apartments, Alicia Village Apartments, Villa Solana Apartments and Alicia Plaza Apartments, all located in Laguna Hills. The maximum occupancy persons per dwelling unit and the number used by City staff can be found in the Residential section. The maximum vs. minimum number of occupants alters the formula that determined the number of acres of park that the developer is required to provide by 39% less. Thus, the City of Laguna Hills is being shorted in numbers of acres and/or in overall fee in-lieu by millions of dollars.

Without adequate park space (and ample parking) for what will likely become overpopulated small apartments this residential development will become the 'tenements' of Laguna Hills. I am a member of the Laguna Hills Parks and Recreation Commission. This prospect is particularly repugnant to me. It should also be to all City staff and every member of the City Council.

DEVELOPMENT AGREEMENT: The draft Development Agreement as published is a toothless document in terms of guaranteeing any level of quality control and oversight by the City. It is a developer's dream-come-true including the right of the developer to be able to sell off large parcels of the project to others (without oversight other than square footage.) They can commence selling off the project at a handsome profit as soon as they have their entitlements and Development Agreement signed by our Interim City Manager. Was there an experienced professional land-use attorney/negotiator hired on behalf of the City for this large project?

CEQA/EIR/ADDENDUM 5: The fact that the California Environmental Quality Act (CEQA) process is now possibly a patchwork quilt of five amendments that do not even relate to a project that is vastly different than the original project and EIR started more than a decade ago is certainly suspect. The project as defined today bears no relationship to even the project as defined only five years ago. There is no question that the Village at Laguna Hills deserved a brand new EIR with all the proper public oversight and reviews that normally accompany a full EIR.

PROJECT TRIP BUDGET ALLOCATION: Section 1.43 of the draft Development Agreement states that there will be 119 additional AM peak hour vehicle trips and 910 fewer PM peak hour vehicle trips than the Five Lagunas project. With an additional 5,000 residents coming and going in that area it seems hard to believe that there is no new impact. The Traffic Impact Analysis needs to be redone at a time not influenced by COVID -19 and using realistic apartment occupancy limits.

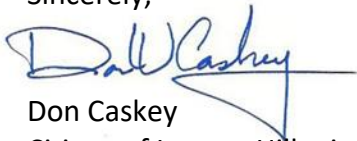
CONCLUSION: If one takes all the above discussion into consideration, it appears that City staff has planned with the developer to increase the population of Laguna Hills by 20% or 5,000+ residents, provide only a little more than 50% of the needed parking, and provide almost no new park facilities that are required by both the Laguna Hills General Plan and Urban Village Specific Plan (UVSP).

As per the proposed Ordinance No. ORD 2021-1 this current City Council must attest that the Village at Laguna Hills is “consistent and compatible with the densities and uses of the General Plan, the Urban Village Specific Plan and the Zoning and Development code of the City” and must agree that it is “true and correct.” This is a blatant mistruth and deliberate attempt to defuse growing concerns about the secrecy of the negotiations between the developer and City staff. I would not want to be the Mayor of Laguna Hills who must sign that document, nor would I want to be a City Council member who willfully voted for this injustice to the citizens of Laguna Hills.

RECOMMENDATION: The Village at Laguna Hills is and will be the most important and consequential project that Laguna Hills will ever see. I respectfully request the Laguna Hills City Council vote to continue the approval process of the Village at Laguna Hills until the above changes have been made and all questions have been answered. It is about doing this project the right way!

ACKNOWLEDGMENT: A sincere thank you goes to Interim City Manager Ken Rosenfeld for meeting with me, last week and addressing specific questions, agreeing to the distribution of this letter to City Council, and having it available at the June 24, 2021 public hearing and putting it into the official record.

Sincerely,



Don Caskey

Citizen of Laguna Hills since 1982

Laguna Hills Parks and Recreation Commissioner

cc: Ken Rosenfeld, Interim City Manager
City of Laguna Hills

Attachment: CV

AFTER THOUGHTS: What is the motivation to rush this Village plan through the approval process after years of silence from the developer? QUESTION: Who is driving this train? ANSWER: It is the developer with the help of City staff under the camouflaged banner of ‘economic development’. The economic development delivers very little to the city general fund in which to provide services to the residents of Laguna Hills. It does so in a meager way through the Quimby fee in-lieu for the twenty years that the development might be constructed and with almost nothing thereafter. But since Quimby fee in-lieu monies can only be used to maintain parks where are the monies to increase public safety coming from if there is very little retail added to the Village at Laguna Hills to generate tax revenues to the City?

The project bears little correlation to the Laguna Hills General Plan (2009), The Laguna Hills Urban Village Specific Plan (2002), and the scope has been drastically enlarged and made denser than even the Five Lagunas

Plan from just five years ago. The plan is not much more than packing the site with as much physical development as possible. Its proposed plan is not a community development aimed to make Laguna Hills a truly more vibrant place no matter how sophisticated the marketing effort. It is a real estate deal focused on increasing the value of the property via the entitlements that the developer will gain once they have approval of the rights by the City Council (which they can immediately sell).

The monies currently calculated to be paid to the City of Laguna Hills are miniscule compared to the costs that the City will bear over decades if the project is not accomplished responsibly. The Village at Laguna Hills is likely a \$500M project for which at most the City will receive about \$1.3M per year over twenty years while it is being built out. Most of that money is restricted to park maintenance and upgrade uses. What happens after 20 years? Why not ask for more than \$2,227,066 in Community Benefit Fees to pay for the additional Public Safety needed for 20 years after the project is finished?

If very little is in it for the City of Laguna Hills, we are setting ourselves up for a development with little promise on a rare 67 acres of prime land that has tremendous opportunities. WHO IS DRIVING THIS TRAIN AND WHY? Who other than the developer has something to gain? Why are we rushing to approve this proposed development “as is” before making it right?

Both the developer and City staff are not recognizing that in this era of homelessness in our cities, numerous families cannot afford the prevailing rates for rental units. That phenomenon started early in adult life and is an argument for first-level condominium ownership. It is not uncommon to find four to six adults sharing a two-bedroom rental unit in Lake Forest or even Laguna Niguel. All these occupants often have vehicles of their own. One and a half cars allocated for a one-bedroom unit and two cars for a two-bedroom unit does not cut it in today’s world. The result of this kind of planning is why our own City of Laguna Hills Traffic Commission and our City Council regularly deal with major parking impacts in existing communities right now. The proposed parking for the Village at Laguna Hills will effectively increase this issue many-fold.

There are many constructive criticisms that a seasoned professional can make regarding the Village project as presented to the City Council for approval. Providing adequate storage space for residential units so that balconies do not become eyesores of stuff with nowhere else to put it is just one problem within the subject of high-density housing.

The Village developer needs to resolve these enormous issues. The City Council does not need to kill this project unless forced to. The developer has already signaled that they are not interested in voluntarily making significant changes. This is not about the project going ‘up or down’ as they would like to frame the argument. Even the last meeting of our Planning Commission in April forced members of our community to identify whether they were “For” or “Against” the project on sign-in sheets before entering the hearing. I suspect that was intentional so that the hearing could be orchestrated so those “For” the project could be first-up to speak, leaving those citizens with real questions to walk out of the meeting close midnight before being allowed to speak.

I believe that the City is unwittingly setting up a scenario where the next real step is litigation. Citizens need to be made aware of what is happening here and what is at stake for Laguna Hills. I am not referring to posting something on the City’s website. That is about as stealth a notification process as it can be, even though it may be deemed as a legal notification. This has been a very one-sided story to date and most of our citizens are unaware and not equipped properly to truly understand the potential nature and ramifications of the proposed developed as it has been marketed.

Don W. Caskey, FAIA



**Associate Vice Chancellor
Campus Architect
University of California, Riverside**

Years of Experience

40

Education

Master of Urban Design,
USC, 1973
Bachelor of Architecture,
USC, 1972

Professional Registration

Registered Architect:

CA #C-08665
NV #2344
AZ #33181
TX #15356
FL #AR0015120
NCARB #33008

Organizations

- John S. Boles, Fellow
- Richard Upjohn, Fellow
- American Institute of Architects (AIA), Fellow
 - National Board of Directors, 1994-1996
 - California Council Board of Directors, 1987-1996
 - President, AIA California Council, 1993
 - Orange County AIA, Board of Directors, 1983-1988 & 2006-2008
 - President, Orange County AIA, 1988
- AIA Academy of Architecture for Health
- Society of College & University Planning, (SCUP)
- Association of University Architects

An innovative, nationally-known leader in his profession, Mr. Caskey brings expertise, knowledge, a broad base of experience, and national recognition to the University of California, Riverside. As an architect in private practice, Mr. Caskey has functioned in the capacity of project principal, master planner, programmer, architectural designer, interior designer, project architect, and construction administrator for a variety of projects, including college & university, health care, government & institutional, office, retail & hospitality, entertainment, and industrial projects. At a time when UC Riverside is about to embark on unprecedented growth and renewal, Mr. Caskey brings to the campus extensive experience in project feasibility analysis, and master planning/urban design, building rehabilitation/code updating, sustainable design, universal design for accessibility and has successfully managed large architectural and engineering practices. He also brings a breadth of knowledge to the University related to multiple design/construction delivery methods including design-bid-build, construction management at risk, and design/build.

Mr. Caskey has been honored by civic organizations and by the University of Southern California, School of Architecture. As a national leader in the profession he served as the president of the California Council, American Institute of Architects, and has served as a director on the National Board of the American Institute of Architects.

Career Experience Includes

- **Coleman/Caskey Architects, Inc.**, 1976 to 2000
Founding Partner, Managing Principal

Mr. Caskey was a founding partner in Coleman/Caskey Architects, Inc. (CCA). During more than two decades the 55-person firm developed a vibrant practice in architecture, planning and interior design with projects throughout California and the nation. The practice focused on specific markets including higher education, healthcare, industrial, governmental and institutional, entertainment and hospitality. CCA also developed a strong practice in universal design and accessible design responding needs brought about by the American Disability Act (ADA).

During his tenure with CCA, Mr. Caskey began what would be a thirty year architectural client relationship with the University of California, Irvine and also served for five years as the Campus Consulting Architect for California State University, Los Angeles.

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- **Carter & Burgess, Inc.**, 2000 to 2008
Senior Vice President

Coleman/Caskey Architects was acquired by Carter Burgess, Inc. in late 2000. Mr. Caskey served as a Senior Vice President and part of the leadership team on the West Coast to grow the practice of the 32 office, 3,200 person national practice. He served on the Associate Development Committee on the corporate level developing upcoming leadership in this national architectural/ engineering practice. Mr. Caskey's Orange County office nearly tripled in size during his tenure with Carter & Burgess to 125 design professionals in a multi-discipline architectural engineering practice with a backlog of fees totaling \$34M at year end in 2007. The projects focused upon included the design of major commercial airports, higher education, health care, county jails, and major retail centers around the world. Carter & Burgess was acquired in November 2007 by Jacobs Engineering, Inc., a 'Fortune 500' internationally based corporation.

- **University of California, Riverside (UCR)**, 2008 to 2013
Associate Vice Chancellor, Campus Architect

Mr. Caskey left private sector architectural practice in early 2008 to take on the role of Associate Vice Chancellor and Campus Architect for UCR. Since arriving on campus he has been involved in the reorganization of the Design & Construction Office, now Capital Programs, and shaping new directions in planning and design for the master planned expansion of the campus. UCR's vision includes a near doubling the size of the campus over the next twenty-five years. An enormous opportunity lies ahead to plan and develop a new 270 acre green West Campus that will focus on the development of professional and graduate programs. That plan includes a new medical school for which two of the first facilities are in design and construction respectively. The campus has grown by over 3,500 students in the five years since Don has arrived. He is responsible for the development of UCR's "Physical Design Framework" which was presented to the Regents of the University in November 2009. Mr. Caskey is in charge of sustainability for the UCR campus. He is currently working to prepare the Capital Planning staff to professionally manage UCR's future growth by making transformational changes in their organization's management tools and practices focusing on rolling out best practices involving the following:

- New A/E selection protocols focused on a firm's ability to deliver complete and quality assured documents.
- New A/E submission requirements, tied to their contract that are far more prescriptive as to what the products of service shall be at each milestone of the design process.
- New metrics that measure an A/E's level of 'completeness' with each milestone design submission

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and compensate them proportionally based upon a pre-negotiated Schedule of Values.

- New protocol for grading a consulting architect or engineer's performance in rendering services to UCR and archives the report card for future reference during A/E selections.
- A course and new tools in successfully negotiating scope of services, deliverables and compensation for professional services to be provided by consulting architects and engineers in a fair and consistent methodology.

Mr. Caskey chairs the Design Review Board, and has participated in the project management teams of nearly twenty major projects including the major amendment of the Long Range Development Plan currently underway. He is the Capital Programs connection to the neighborhood surrounding UCR and represents UCR in most legal matters related to capital projects that require claims or errors & omissions or construction defect litigation. Mr. Caskey also sits on the UC Systemwide Sustainability Steering Committee which advises the Regents regarding sustainable practices and policy decisions.

Relevant Project Private Practice Experience Includes:

Higher Education:

- University of California, Irvine, Gottschalk Medical Plaza
- University of California, Irvine, Medical Center, multiple projects — 30 years
- University of California, Irvine, McGaugh Hall Research Laboratory Expansion and Vivarium
- California State University, Los Angeles, Corporation Yard,
- California State University, Los Angeles, Public Safety Building,
- California State University, Los Angeles, Campus Master Plan,
- California State University, Northridge, Student Union
- University of California, Riverside, Humanities/Olmstead Hall Renovation,
- Pomona College Science Precinct, programming & planning,
- Azusa Pacific – West Campus Master Plan
- CSULA Campus Consulting Architect — (2000 -2005)
- CSU San Marcos University Site Selection Master Plan
- UC Irvine Medical Pavilion I & II
- UC Riverside, University Office Building
- UC Riverside Plant Transgenic Laboratory
- Stanford University School of Medicine Concept Design and Feasibility Study for new Anatomy Teaching Facility
- UCLA Sprowl and Dijkstra Residence Hall Master plans
- CSUN Graduate Housing Hall Structural Assessment
- Azusa Pacific – Darling Library Alteration & Refurbishment
- CSU San Marcos Craven Hall Program and Reuse Plan
- CSU Fullerton Corporation Yard Program & Conceptual Study
- CSU Northridge North Village Plaza Building Program & Concept Study

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Higher Education continued:

- CSU Northridge Corporation Yard
- CSU Los Angeles 1,100 car Parking Structure Design & Bridging Documents
- CSU Los Angeles Martin Luther King Hall Building Assessment & Concept
- CSU Los Angeles Biological Sciences Building Alterations
- CSU Los Angeles ADA Mitigation projects
- UC Irvine Administration Offsite Space Planning & Tenant Improvements
- UCLA School of Library Management
- UCLA Capital Programs Building & Concept
- CSU Los Angeles Biological Sciences Building Alterations
- CSU Los Angeles ADA Mitigation projects
- UC Irvine Administration Offsite Space Planning & Tenant Improvements
- UCLA School of Library Management
- UCLA Capital Programs Building
- UCLA Guesthouse Renovations and Interiors
- UC Riverside Surge Building for Mathematics & Computer Sciences
- USC Seismic repair & renovation to 12 buildings on the main & medical campuses
- UOT-Tyler University Center Concept Study
- CSU Northridge – Matador Mall Bookstore
- Azusa Pacific – Felix Event Center
- UC Riverside – Material Science & Engineering
- UC Riverside – Glen Mor II Housing Complex
- UC Riverside – SOM Research Building
- UC Riverside – SOM Education Building
- UC Riverside – Commons Project, Phase II
- UC Riverside – Student Recreation Center Expansion
- UC Riverside – Psychology Building construction
- UC Riverside – Boyce/Webber Halls Renovation Project
- UC Riverside – Hinderaker First Floor Renovation
- UC Riverside – Track Facility Replacement
- UC Riverside – Environmental Health and Safety Replacement
- UC Riverside – Practice Center
- UC Riverside – North Commons Mall Refurbishment
- UC Riverside – Genomics Research Hall construction
- UC Riverside – Glen Mor II EIR
- UC Riverside – EH&S Replacement EIR
- UCR Riverside – Dundee Housing Complex DPP
- UCR Riverside – Student Services Hall construction
- UCR Riverside – Culver Center Historic Renovation and Alterations construction
- UCR Riverside – “C” Center Site Feasibility Study
- California School for the Deaf, various projects, Riverside

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- Association of University Architects

Public Agency:

- Orange County Flood Control District, operations and maintenance yard, Santa Ana, CA
- Port of San Diego General Services Building and Maintenance Facility,
- Orange County Transportation Authority (OCTA), facilities modification, Irvine, CA
- Caltrans, Maintenance and Operations Facility Relocation, Irvine
- Porterville Developmental Center, 96-bed addition, Porterville, CA
- City of Laguna Hills, Civic Center renovation-expansion
- Orange County Hall of Administration, Security and ADA upgrades
- ADA Transition Plan Update, County of Orange
- ADA Transition Plan Update, County of Alameda
- ADA Improvements to 6 State Office Buildings, Sacramento
- Statewide Coroner Training Facility, Orange County
- 1,200-Bed County Jail Facility, County of San Bernardino

Health Care Facilities

The recipient of industry awards for health-care facility design, Mr. Caskey has served more than 35 years as the company's principal in Orange County overseeing health-care projects. He has completed numerous hospital and clinic projects to the satisfaction of clients in an architectural career focused on health-care facility design. Mr. Caskey has acted as a programmer, planner, and architect for acute-care and ambulatory-care centers in the Southwest. He is equally well-versed in the operations of public and private sector health-care organizations and their facilities requirements. In recognition of his work, several of his projects have received awards sponsored by the American Institute of Architects and client organizations. He enjoys positive, long-term relationships with such clients as the University of California Medical Centers, the U.S. Air Force, U.S. Dept. of Veterans Affairs, and the State of California. Among his private sector clients are the health-care system HCA, Hoag Memorial Hospital, St. Joseph's Health System, and many hospitals and ambulatory organizations.

- Metropolitan State Hospital Cook/Chill Kitchen, Norwalk, CA
- Patton State Hospital Cook/Chill Kitchen, Highland, CA
- Porterville State Hospital, Phase I 96-bed addition, Porterville
- Edwards AFB Hospital, hospital life safety upgrades, Edwards Air Force
- Riverside Community Hospital, Emergency/Trauma Department
- Riverside Community Hospital Parking Structure
- Raincross Medical Office Building, RCH, Riverside CA
- RCH Medical Office Building, Moreno Valley, CA
- Riverside Community Hospital/HCA on-call services, multiple projects,
- Riverside Community Hospital Neo-natal Unit , CA
- Gottschalk Medical Office & Clinic Building, UC Irvine
- Outpatient Clinics, VA Medical Center, Loma Linda, CA

Years of Experience

40

Education

Master of Urban Design,
USC, 1973
Bachelor of Architecture,
USC, 1972

Professional Registration

Registered Architect:
CA #C-08665
NV #2344
AZ #33181
TX #15356
FL #AR0015120
NCARB #33008

Organizations

- John S. Boles, Fellow
- Richard Upjohn, Fellow
- American Institute of Architects (AIA), Fellow
 - National Board of Directors, 1994-1996
 - California Council Board of Directors, 1987-1996
 - President, AIA California Council, 1993
 - Orange County AIA, Board of Directors, 1983-1988 & 2006-2008
 - President, Orange County AIA, 1988
- AIA Academy of Architecture for Health
- Society of College & University Planning, (SCUP)
- Association of University Architects

Health Care Facilities continued:

- Purchasing & Medical Warehouse Building, VA Medical Center, Long Beach, CA
- Radiation Oncology Building, VA Medical Center, Long Beach
- Cancer Institute, Riverside Community Hospital, Riverside
- Lanterman State Hospital Medical Beds, Pomona, CA
- ADA Transition Plan Update, Patton State Hospital
- Correctional Treatment Centers at CA State Prisons, Pelican Bay, Sacramento, Wasco, Los Angeles, San Diego, various locations, CA
- Mission Hospital Regional Medical Center, multiple projects,
- Orange County Animal Shelter
- Yuba County Animal Shelter, Marysville, CA
- Loma Linda University Medical Center, Perinatology Clinic
- New Emergency Department, VA Medical Center Loma Linda
- Psychology Bed Floor, VA Medical Center, Van Nuys
- Kaiser Medical Office Building, Culver City
- Maxicare Medical Office Buildings, Culver City, San Antonio, Los Angeles,
- 100-Bed Skilled Nursing Building, New VA Medical Center, Las Vegas
- Cigna Medical Office Building, Irvine
- Cigna Medical Office Building, Torrance
- Cigna Medical Office Building, Garden Grove
- Mission Ambulatory Surgery Center, Mission Hospital
- Pacific Eye Ambulatory Surgery Center, Laguna Hills
- UC Irvine Ambulatory Surgery Center, UCIMC, Orange CA
- UC Irvine Medical Clinic Buildings, UCIMC, Orange California
- Marana Community Health Care Center, Marana, AZ
- US Air Force Ambulatory Care Center, Davis-Monthan AFB, Tucson
- US Air Force Ambulatory Care Center, Beale AFB, CA
- US Air Force Ambulatory Care Center, Travis AFB, NV
- US Marine Corps Ambulatory Care, Twenty-Nine Palms MCB, CA
- Medical Office Building, Saddleback Community Hospital, Mission Viejo
- Mental Health Treatment Centers, Department of Corrections, CA
- Crown Valley Medical Office Building, Laguna Niguel, CA
- Mission Hospital Children's Ambulatory Surgery, Mission Viejo

Hospitality & Entertainment

- Disneyland Hotel, various hotel renovations, Anaheim, CA
- 'Fantasmic!' water effects show, Tom Sawyer Island, Disneyland, Anaheim, CA
- Disneyland Main Street, renovation, Anaheim, CA
- Disneyland Jungle Cruise, ride renovation, Anaheim, CA
- Disney California Adventure, parade building, Anaheim, CA
- Universal Studios 'Toon Lagoon', Islands of Adventure, Orlando, FL

Years of Experience

40

Education

Master of Urban Design,
USC, 1973
Bachelor of Architecture,
USC, 1972

Professional Registration

Registered Architect:
CA #C-08665
NV #2344
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 - President, Orange County AIA, 1988
- AIA Academy of Architecture for Health
- Society of College & University Planning, (SCUP)
- Association of University Architects

Industrial and Maintenance Facilities

- Port of San Diego General Services Facility Building & Maintenance Facility, San Diego, CA
- Orange County Transportation Authority (OTCA) facilities modification, Irvine, CA
- Caltrans Maintenance and Operations Facility Relocation, Irvine, CA
- Laidlaw Transit Services, bus operations and maintenance facility, Irvine, CA
- El Toro Base Building Survey Phase II, Lake Forest, CA
- Orange County Flood Control District, Operations & Maintenance Yard, Orange, CA
- Boeing, Long Beach, B-17 Assembly Engineering Offices, Long Beach, CA

Laboratories

- 60,000 SF Research Facility for Amgen, Thousand Oaks, CA
- University of California, Irvine, McGaugh Hall Research Laboratory Expansion and Vivarium
- North American Sciences, Irvine CA
- Statewide County Coroner's Training Facility, Santa Ana
- Watson Laboratories, various projects, Corona, CA
- Transgenic Lab & Greenhouse, UC Riverside, Riverside, CA

Office Buildings

- 80,000 SF Office Building, Irvine, CA
- Capital Programs Office Building, UCLA
- 65,000 SF Hoag Office Building, Huntington Beach, CA
- 96,000 SF Maxicare Corporate Headquarters, Los Angeles, CA
- 60,000 SF Business Offices for UC Irvine, Irvine CA
- Multi-Building Backfill Office Reorganization, County of Orange

ADA/Universal Accessibility

- Whole County ADA Transition Plan Update, County of Orange
- Whole County ADA Transition Plan Update, County of Alameda
- ADA Upgrades, 6 Orange County Superior Courthouses
- ADA Surveys for Los Angeles County Courthouses
- ADA Surveys & Transition Plans for 4 CA State Mental Hospitals
- ADA Surveys & Transition Plan for Bakersfield Community College
- ADA Surveys for s large State Office Buildings, Sacramento
- ADA Upgrades for Countywide Facilities, Orange County
- ADA Surveys & Upgrades, Humanities/Olmsted Hall, UC Riverside

Jennifer Lee

From: Public Comments
Sent: Monday, June 21, 2021 8:09 AM
To: Jennifer Lee
Subject: Fw: Village at Laguna Hills- SUPPORT WITH MODIFICATIONS for Greater Levels of Housing Affordability
Attachments: P4HOC Laguna Hills Letter 6-19-2021.pdf

From: Elizabeth Hansburg P4H <elizabeth@peopleforhousing.org>
Sent: Saturday, June 19, 2021 2:32 PM
To: Public Comments
Subject: Village at Laguna Hills- SUPPORT WITH MODIFICATIONS for Greater Levels of Housing Affordability

Dear City Council,

Please find attached our letter of SUPPORT with modifications for the Laguna Hills Mall Redevelopment Project. We are asking the city council to please require greater levels of affordability to house the service sector workers this development will bring and to address the current unmet need for affordable housing in South Orange County.

Respectfully yours,

--

Elizabeth Hansburg
Co-Founder & Executive Director



PEOPLE FOR HOUSING
Orange County

c. (714) 872-1418
e. elizabeth@peopleforhousing.org

[Click here to become a member of People for Housing!](#)

[[[External E-mail]]]

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People for Housing OC
P.O. Box 6942
Fullerton, CA 92834

PeopleForHousing.org
OCYimby.org

June 21, 2021

RE: The Need to Expand the Number and Levels of Affordability in Laguna Hills Mall Redevelopment

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

People for Housing Orange County YIMBY is a grassroots housing advocacy organization. Our vision is an Orange County where everyone can find a safe and adequate place to live at a price that is affordable. We do this by advocating for more homebuilding in Orange County across the full spectrum of affordability.

We are concerned that this once-in-a-generation-opportunity to develop new housing in Laguna Hills will not include sufficient housing at low, very low and extremely low income levels to reflect the number of service sector jobs that the mixed use development will create. Keep in mind there is already an unmet need for low income housing in South Orange County, to which this development will add if it does not contain enough units affordable to service sector workers.

Orange County has a pervasive housing shortage that limits the county's economic growth. Young people and low income households are driven to find less costly housing in the Inland Empire, which contributes to long commutes and traffic problems, aggravating local residents in jobs-rich communities. Inbound traffic and cut through traffic could be lessened if service sector workers were able to find affordable housing near their jobs.

As you know, NIMBYism and community opposition are significant barriers to approving new housing development, especially in high income communities like South Orange County. Current residents will likely see this as a lost opportunity to meet the critical need and state requirement for affordable housing. In addition, while the Housing Accountability Act does require cities to approve new housing development barring health and safety issues, elected officials have discretion in the negotiating the community benefit agreement. The request for low-income housing is a reasonable ask and likely does not make the project of more than 1,000 units infeasible.

To be clear, we are supportive of the development of new housing to increase the overall supply in a County that has a shortage of homes across the full income spectrum; however, relying on supply to lower rents is a "long game" approach and does not solve the immediate need for affordable housing. The Laguna Hills Village site offers the best opportunity for accommodate the 6th cycle RHNA numbers for very low and low-income units without affecting existing neighborhoods.

Respectfully yours,

Elizabeth Hansburg

Elizabeth Hansburg
Co-Founder & Executive Director

Jennifer Lee

From: Public Comments
Sent: Monday, June 21, 2021 8:15 AM
To: Jennifer Lee
Subject: Fw: Village at Laguna Hills Support with modifications June 24 meeting

From: Ann Owens <annowens@cox.net>
Sent: Sunday, June 20, 2021 2:52 PM
To: Public Comments
Subject: Village at Laguna Hills Support with modifications June 24 meeting

June 20, 2021

Dear Laguna Hills City Council,

I just finished reading Merlone Geier's response to the letter sent by the Kennedy Commission asking the company to include some very-low and more low-income housing in the Village at Laguna Hills. I got the impression that Merlone Geier expected to be patted on the back because their new project was so much more humane than the old Five Lagunas development. They are creating more high paying jobs and creating more housing. There would be no low-income or moderate-income housing at all if it weren't for them. We should be cheering that they are giving us 100 low-income units out of 1500. It is obvious they have no interest in making Laguna Hills a more inclusive community that looks to help its struggling citizens.

I would like to know what the expected profit on this development is. I would like to know what study has been done to show how that would change if one small portion of land was offered to someone like Jamboree or National Core, who could then provide the funding for such a building. I am sure no such study has been done since Merlone Greier does not care, and it seems the city council does not either. The city still has the negotiating power to change this outcome. Will one of you on the council at least bring this up for a discussion?

I am tired of greed. I am tired of people who don't care about others. I am tired of corporate excuses and excesses. When are city councils going to get the courage to stand up to corporate America and demand they help their communities? **When are they going to demand that an outreach to a non-profit developer for low-income housing be part of this deal?**

This is a question of morals, compassion, and humanity. This is a question of how we treat our fellow man. This is a question of how we treat our seniors on fixed incomes, our veterans, and the workforce community that kept us alive last year. They are totally being overlooked in this discussion of square feet, and materials used to make buildings beautiful to the eye, and Amazon Fresh Markets. Those are all superficial facts. When are you going to get down to the real facts about people who are trying to make it from paycheck to paycheck and need one hand reached out to them for that step up. They are looking forward to when they can breathe because they don't have to choose between rent and food or medical care.

This is the question you should be asking yourself- Not how many tax dollars can this development bring into the city(although that is important), but how many people can this development truly help? You should not shoot for the minimum as you are doing but for the maximum. That is your role as a city leader. Now is your time to shine and do the above. Please don't let your community down.

Sincerely,

Ann Owens

[[[External E-mail]]]

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Jennifer Lee

From: Public Comments
Sent: Tuesday, June 22, 2021 8:50 AM
To: Jennifer Lee
Subject: Fw: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

From: diane nied <sstemc6@gmail.com>
Sent: Monday, June 21, 2021 4:31 PM
To: Public Comments
Cc: Chris Collins; becky newman
Subject: Village at Laguna Hills- Support with MODIFICATIONS for Greater Levels of Housing Affordability

The City of Laguna Hills is commended for including affordable housing in the redevelopment of the Laguna Hills Mall. However, we are concerned if the project is approved "as is".

The Orange Coast League of Women Voters, with members that live in Laguna Hills and many members in the surrounding cities that shop and dine in Laguna Hills, urge you to include in this project a requirement that at least **15% of units** built be affordable housing.

In addition, we urge you to ask the developers to form partnerships with nonprofit developers who can access State and Federal funding. This funding makes it economically possible for extremely low, very low, and low income residents to access housing.

As residents of Orange County, Coast Coast League members recognize that the Laguna Hills housing element, and the project to redevelop the mall, will shape housing for the next 8 years. We ask you to not forget the low income individuals and families that also work here, live here, and attend schools here. We must support equal opportunity in housing for everyone.

Sincerely,

Chris Collins and Diane Nied

Co-Chairs, Housing/Homelessness Advocacy Team

LWV Orange Coast

[[[External E-mail]]]

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Jennifer Lee

Subject: FW: Christine Morinello -- Agenda Item No. 1 The Village at Laguna Hills -- June 24, 2021

From: Christine Morinello <auntchristy4@gmail.com>

Sent: Monday, June 21, 2021 5:45 PM

To: Public Comments

Subject: Christine Morinello -- Agenda Item No. 1 The Village at Laguna Hills -- June 24, 2021

Dear Mayor Erica Pezold, Mayor Pro Tem Don Sedgwick, Councilwoman Janine Heft, Councilman Bill Hunt and Councilman Dave Wheeler:

Thank you for your service to the City of Laguna Hills and for your work on the Village at Laguna Hills mixed use development. I am asking you to modify the Village development plan to increase the number of affordable housing units.

I am a senior citizen homeowner in Rancho Santa Margarita, which is somewhat off the beaten path, because more centrally located cities such as Laguna Hills are not affordable for me. I moved to Orange County in 1993 and I have patronized retail establishments, restaurants, and health care providers in Laguna Hills continuously ever since. For a number of years I attended, and performed volunteer work through, the historic 130 year old St. George's Episcopal Church.

Some misguided individuals oppose the inclusion of greater numbers of affordable housing units in the Village, citing typical "not in my backyard" concerns about their own real estate values. These unsubstantiated claims are merely a smoke screen for the real issue underlying the opposition, which is a desire to exclude hard working, tax paying, essential workers from living nearby. I implore the joint City Council/Planning Agency not to capitulate to pressure by the privileged elite. The entire Orange County community has benefited from the labors of essential workers, and we have a responsibility to ensure that everyone has a safe and stable place to call home.

The Village will infuse many low wage jobs into the community, and workforce housing will be needed. The city has a golden opportunity to seamlessly create a significant amount of affordable housing in the Village without disturbing any established residential neighborhoods or commercial areas. This property is the largest available building site in Laguna Hills. If the city squanders this opportunity, the alternative will be to seize property under eminent domain. Displaced homeowners and business owners do not "forgive and forget" at election time.

Thank you.

Very truly yours,
Christine L. Morinello
auntchristy4@gmail.com

Jennifer Lee

Subject: FW: The Village at Laguna Hills - Support IF Affordable Housing Included!!

From: Kate <cvc4joy@gmail.com>

Sent: Monday, June 21, 2021 9:56 PM

To: Public Comments

Subject: The Village at Laguna Hills - Support IF Affordable Housing Included!!

In spite of thunderous support for affordable units in the new Village at Laguna Hills, I have heard rumors that none will be built for the workers in this project. I can picture now the "help wanted" signs languishing in the windows of the new theater and cafes.

This is a travesty. Instead we will be lucky to get people living crammed into the living rooms and couches. Do you really think high end renters will choose this location over so many others? Where is the wisdom in this planning? We will end up with either no workers or way too many people and cars crammed into expensive units so they aren't vacant. NOW is the time for more intelligent planning that fits the actual needs of our neighborhood. Modify the plan for integration of cheaper units!

Catherine Van Camp
Behind the mall at
56 Calle Cadiz G, Laguna Woods

[[[External E-mail]]]

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Jennifer Lee

Subject: FW: Village at Laguna Hills - Support with Modification to include Nonprofit Affordable Housing

From: Rona Henry <rona.s.henry@gmail.com>

Sent: Tuesday, June 22, 2021 12:56 PM

To: Public Comments <publiccomments@lagunahillsCA.gov>; City Council <ccouncil@lagunahillsCA.gov>; Erica Pezold <epezold@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>

Cc: David Chantarangsu <dchantarangsu@lagunahillsCA.gov>; Jay Wu <jwu@lagunahillsCA.gov>

Subject: Village at Laguna Hills - Support with Modification to include Nonprofit Affordable Housing

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

Do you remember the 1988 commercial: This is not your father's Oldsmobile? That's what I think of when I see affordable housing in Orange County.

It is not what I *used* to envision when someone said "low income" housing. I used to think of "the projects" in large cities.

I've learned that affordable housing done by non-profit developers in Orange County is very attractive and well maintained. **Please watch [this video](#) which show photos of developments by the following developers:**

- **Community Development Partners**
- **Innovative Housing Opportunities,**
- **Integrity Housing**
- **Jamboree**
- **Mercy House**
- **National CORE**

As you recognize, the Village at Laguna Hills is unique because of how large scale the development will be. **Its scale presents the opportunity for Merlone Geier to partner with a non-profit affordable housing developer to provide housing for extremely- low and very- low income households – and still be economically viable because these non-profit developers know how to access state and federal funds that will make the numbers pencil out.**

The current plans call for 100 low-income and 100 moderate income units – which are close to market rate. I ask that you please ask Merlone Geier to partner with a non-profit affordable housing developer to build housing for extremely-low and very-low-income households at the Village in Laguna Hills site. (See the Housing Affordability chart below.)

This is such a unique opportunity, one that won't present itself to the city for many years to come.

I ask that you **take the time to ensure that this development *also* offers housing that is affordable to the full range of residents** – including our essential workers earning minimum wage, and those on fixed incomes, like our seniors.

Respectfully,

Rona Henry

Chair, Welcoming Neighbors Home Initiative

Housing Affordability Matrix - Orange County (2021)				
Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Maximum Affordable Rent
Extremely Low Income (0-30% AMI*)				
2-Person	\$32,300	\$807	\$171	\$636
4-Person	\$40,350	\$1,009	\$290	\$719
Very Low Income (30-50% AMI)				
2-Person	\$53,800	\$1,345	\$171	\$1,174
4-Person	\$67,250	\$1,681	\$290	\$1,391
Low Income (50%-80% AMI)				
2-Person	\$86,050	\$2,152	\$171	\$1,981
4-Person	\$107,550	\$2,689	\$290	\$2,399
Moderate Income (100%-120% AMI)				
2-Person	\$102,450	\$2,561	\$171	\$2,390
4-Person	\$128,050	\$3,201	\$290	\$2,911
<p>Assumptions: 2021 HCD Income Limits; Health and Safety code definitions of affordable housing costs (30% of household income). Utilities are calculated from Gas, Electric (Basic only), and Other categories. Source: State Department of Housing and Community Development 2021 Income Limits; Orange County Housing Authority Utility Allowance Schedule, 2021. The Kennedy Commission 2021.</p> <p>*AMI = Area Median Income for Orange County AMI for 2 persons = \$85,350 & for 4 persons = \$106,700</p>				

[[[External E-mail]]]

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Jennifer Lee

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

From: Lauren Pliska <info@sg.actionnetwork.org>

Sent: Tuesday, June 22, 2021 1:15 PM

To: Public Comments

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

City Clerk 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.

Lauren Pliska

lauren.pliska@gmail.com

Laguna Niguel, California 92677

Jennifer Lee

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

From: Rosemary De Monte <info@sg.actionnetwork.org>

Sent: Wednesday, June 23, 2021 2:27 PM

To: Public Comments

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

City Clerk 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
rdemonte1@gmail.com

Laguna Woods, California 92637

Jennifer Lee

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

From: HyeMin Jung <hjung016@ucr.edu>

Sent: Thursday, June 24, 2021 7:41 AM

To: Public Comments <publiccomments@lagunahillsCA.gov>; City Council <ccouncil@lagunahillsCA.gov>

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

To whom it may concern,

My name is Hyemin Jung, and I work for a restaurant called Healthy N Tasty in Laguna Hills. I support the Village at Laguna Hills project, and I ask that you vote to include more of the lowest-income housing.

I live in a 2 bedroom 1 bath townhouse apartment and travel from Garden Grove, because I can't afford a home in this city. I share an apartment with my mother to cover the monthly rent of \$2000. This was after an emergency move from Corona with a much more affordable rent price, but the mileage expense from gas by commuting to Laguna Hills from Corona was proving to be a financial challenge, as it was easily a 100 mile commute per commute.

Other difficulties aside, I believe affordable housing in Laguna Hills would greatly benefit workers like me who just want a safer commuting route and overall working experience to contribute to the community while having a safe and close-by home to return to after a days worth of work.

I hope that the council will see the need for low-income housing (households of two earning less than \$50,000 per year) and require that the developer include it in his plan.

Sincerely,

Hyemin Jung

[[[External E-mail]]]

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Jennifer Lee

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

From: Alex Belford <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 8:07 AM

To: Public Comments

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

City Clerk 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.

Alex Belford

dangerbelford@gmail.com

Riverside, California 92505

Jennifer Lee

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

From: David Tat <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 8:59 AM

To: Public Comments

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

City Clerk 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.

David Tat

dtat001@gmail.com

Riverside, California 92505

Jennifer Lee

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

From: Sarah Mendoza <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 9:17 AM

To: Public Comments

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

City Clerk 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.

Sarah Mendoza

scmend019@gmail.com

Anaheim, California 92804

Jennifer Lee

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

From: Ana Horta <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 9:45 AM

To: Public Comments

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

City Clerk 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.

Ana Horta

ahorta98@yahoo.com

Riverside, California 92503

Jennifer Lee

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

From: Kini Sosa <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 11:18 AM

To: Public Comments

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

City Clerk 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.

Kini Sosa
darkthorn@cox.net

La Mesa, California 91941

Jennifer Lee

Subject: FW: Building the Village at Laguna Hills - Need for Greater Housing Affordability

From: sophiauehara@gmail.com <info@sg.actionnetwork.org>

Sent: Thursday, June 24, 2021 2:43 PM

To: Public Comments

Subject: Building the Village at Laguna Hills - Need for Greater Housing Affordability

City Clerk Council Members,

This has come to my attention as a constituent and resident of Laguna Hills.

I am very concerned about the lack of affordable housing for families in Laguna Hills, and the ways the city is unwilling to provide such accommodations. More than 80% of very low-income households in Laguna Hills pay more than 50% of their income toward housing costs, this is an absurd fact, housing should not be this unreasonably unaffordable. Veterans and senior women are also a growing demographic that is struggling to find housing in Laguna Hills.

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 can rise to the task and include 15% affordable and supportive housing 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. Affordable housing gives dignity and support to those in our community who need it most.

Thank you for your courage and support of this much-needed affordable housing. I hope you as a council are able to make the right choice.

sophiauehara@gmail.com

,

[[[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: The Village at Laguna Hills Affordable Housing

From: Sophia Uehara <sophiauehara@gmail.com>

Sent: Thursday, June 24, 2021 2:57 PM

To: Public Comments; Erica Pezold; Janine Heft; Dave Wheeler

Cc: Denise S Legters

Subject: The Village at Laguna Hills Affordable Housing

To those on the City Council of Laguna Hills,

My name is Sophia Uehara. As a constituent of Laguna Hills I urge the city council to step up in responsibility and vote to include more low-income housing for those in our community.

Growing up in Laguna Hills I heard of many stories from those closest to me of friend's whose parents were at risk of being foreclosed on, or who were struggling to make rent (many of these being single mothers, or low income families). It was not unheard of for families to crowd together in one home, or to have to pool resources because of how expensive housing was, and how it continually was raising in expense.

I am also aware that the city is required to build over 900 housing units for low income families and individuals (per the Regional Housing Needs Assessment), and using this building project at the Village at Laguna Hills is an opportunity to fill 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. **This is the largest piece of land that will be developed in Laguna Hills for many years and an opportunity to bring housing to ALL who need it - including essential workers and those living on fixed incomes. It is a matter of necessity especially during the COVID-19 pandemic.**

Thank you deeply for your attention,

Sophia S. Uehara

[[[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: Comment Letter on Agenda Item 1 by The Kennedy Commission
Attachments: Ltr_Village_Laguna_Hills_6.24.21.pdf

From: Mildred Perez <mildredp@kennedycommission.org>
Sent: Thursday, June 24, 2021 2:52 PM
To: Public Comments
Cc: Cesar C; McDougall, Paul@HCD; david.navarrette@hcd.ca.gov; Prasse, Marisa@HCD; Chelsea.lee@hcd.ca.gov
Subject: Comment Letter on Agenda Item 1 by The Kennedy Commission

Good Afternoon,

Please see the updated comment letter by The Kennedy Commission. We are resubmitting a comment letter that was originally emailed on April 21st by the following organizations:

- The 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

Please contact Cesar Covarrubias if you have any questions at 949.250.0909 or at cesarc@kennedycommission.org.

Thank you for your time and consideration,

--

Mildred Perez
Senior Project Manager
The Kennedy Commission
P:323.283.6983

[[[External E-mail]]]

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

June 24, 2021



www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

Mayor Erica Pezold and City Council Members
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

RE: 1. The Village at Laguna Hills

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

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

As stated in our previous group letter submitted on April 21st, 2021, the Laguna Hills Village project provides the best opportunity to accommodate RHNA needs for very low and low-income units without up-zoning other areas of the city. By requiring 15% of all units in the project to be affordable to very-low and extremely low income renters, the City can provide much needed housing for its hardworking residents.

Below you can find our original comment letter submitted on April 21st:

According to our research, it's been 40 years since affordable housing has been built in Laguna Hills. When we called the Rancho Niguel apartments, which accept Section 8 housing vouchers, 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.

After review of the various reports 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 project.

- 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 [2021 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**.

<u>2021 Orange County Income Limits</u>									
Number of persons in household		1	2	3	4	5	6	7	8
Orange County Area Median Income: \$106,700	Extremely Low	28250	32300	36350	38450	40350	46850	50050	53300
	Very Low Income	47100	53800	60550	67250	72650	78050	83400	88800
	Low Income	75300	86050	96800	107550	116200	124800	133400	142000
	Median Income	74700	85350	96050	106700	115250	123750	132300	140850
	Moderate Income	89650	102450	115250	128050	138300	148550	158800	169505

- 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.

- 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 6th 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 6th 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 6th 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 a good 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 6th 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 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








Honorable Mayor Pezold and City Council
June 24, 2021

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.

Sincerely,

<p>Cesar Covarrubias Executive Director</p> 	<p>Reverend Kent Doss Minister</p> 	<p>Susan B. Parks President & CEO</p> 
<p>Elizabeth Hansburg Co-Founder & Executive Director</p> 	<p>Rev. Rodrick Echols, Pastor Neighborhood Congregational Church Laguna Beach</p> 	<p>Chris Collins and Diane Nied Co-Chairs</p> 
<p>Rona Smyth Henry Chair</p> 	<p>Sara Radecki President</p> 	<p>Wendy Bury President</p> 

Honorable Mayor Pezold and City Council
June 24, 2021

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 ¹
 - 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, salaries²

- a. Total jobs in Laguna Hills: 18,367, decrease of 8.7% since 2007 ³
- 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 Income⁴

- 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.

LAGUNA HILLS HOUSING DATA, 2020 ⁵

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

¹ SCAG, Laguna Hills Profile, 2019, 2019 data

² SCAG, Laguna Hills Profile 2019, 2017 data

³ SCAG, Laguna Hills Profile 2019, 2017 data

⁴ SCAG, Laguna Hills Profile 2020, 2020 data

⁵ SCAG, Laguna Hills City Profile, August 2020

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

2021 Housing Affordability Matrix for Orange County: maximum recommended monthly rent for those with low to moderate incomes, by person ⁶

Housing Affordability Matrix - Orange County (2021)				
Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Maximum Affordable Rent
Extremely Low Income (0-30% AMI*)				
2-Person	\$32,300	\$807	\$171	\$636
4-Person	\$40,350	\$1,009	\$290	\$719
Very Low Income (30-50% AMI)				
2-Person	\$53,800	\$1,345	\$171	\$1,174
4-Person	\$67,250	\$1,681	\$290	\$1,391
Low Income (50%-80% AMI)				
2-Person	\$86,050	\$2,152	\$171	\$1,981
4-Person	\$107,550	\$2,689	\$290	\$2,399
Moderate Income (100%-120% AMI)				
2-Person	\$102,450	\$2,561	\$171	\$2,390
4-Person	\$128,050	\$3,201	\$290	\$2,911
<p>Assumptions: 2021 HCD Income Limits; Health and Safety code definitions of affordable housing costs (30% of household income). Utilities are calculated from Gas, Electric (Basic only), and Other categories. Source: State Department of Housing and Community Development 2021 Income Limits; Orange County Housing Authority Utility Allowance Schedule, 2021. The Kennedy Commission 2021.</p> <p>*AMI = Area Median Income for Orange County AMI for 2 persons = \$85,350 & for 4 persons = \$106,700</p>				

⁶ The Kennedy Commission, Housing Affordability Matrix 2021

5. Apartment Cost & Availability

Apartment Cost & Availability				
Apartment Complex	# of 1 Bedroom Available	Cost 1 Bedroom	# of 2 Bedroom Available	Cost 2 Bedroom
<u>Aliso Viejo:</u>				
Aliso Creek	1	1934-5088	0	
Aliso Town Center	0		5	2480-2870
Barcelona Resort	0		6	2420-2600
St Moritz	3	1920-2005	1	2810
Wood Canyon Villas	Waitlist Closed	Deed Restricted Affordable	Waitlist Closed	Deed Restricted Affordable
Wood Park	Waitlist Closed	Deed Restricted Affordable	Waitlist Closed	Deed Restricted Affordable
<u>Lake Forest:</u>				
Eaves Lake Forest	2	1901-1986	2	2402-2541
Timbers El Toro	1	1825-2210	2	2110-2210
Arroyo at Baker Ranch	0	Deed Restricted Affordable	0	Deed Restricted Affordable
<u>Laguna Hills:</u>				
Reata	11	\$ 2,000	1	\$ 2,800
SOFI	3	2000-2100	2	2377-2387
Alicia Plaza	0	1800-1900	0	2050-2400
Villa Solano	At least 1	1868-2200	At least 1	2300-2556
55+ Meridian	3	1895-2500	1	3000
Rancho Moulton	waitlist	Deed Restricted Affordable	waitlist	Deed Restricted Affordable
Rancho Niguel	waitlist	Deed Restricted Affordable	waitlist	Deed Restricted Affordable
<u>Laguna Niguel:</u>				
Apex Apts	5	2125-3565	0	
Blu	7	2418-3136	1	3211
Broadstone Vilara	11	2195-4019	1	2835-2910
Laguna Gardens	6	1919-3151	6	2470-3922
The Palms	7	1892-2180	0	
Alicia Park	Waitlist - 3 to 4 years	Deed Restricted Affordable	Waitlist - 3 to 4 years	Deed Restricted Affordable
Village La Paz	Waitlist - 6 years	Deed Restricted Affordable	Waitlist - 6 years	Deed Restricted Affordable
Data based on internet research and phone calls done in late April, May and June 2021 by Welcoming Neighbors Home volunteers. List of Affordable Apartments in OC: https://cms.ocgov.com/civicax/filebank/blobdload.aspx?BlobID=117609				



18012 Mitchell South
Irvine, CA 92614

949.660.7600
UnitedWayOC.org

June 24, 2021

City of Laguna Hills
City Council
24035 El Toro Road
Laguna Hills, CA 92653

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

Orange County United Way writes today to express our support for the inclusion of a more generous number of affordable units for the pending housing redevelopment of the Laguna Hills Mall. We understand your desire for a swift decision on property that has long gone unused, but we urge you to allow time to determine a realistic path to providing affordable homes in the midst of a housing affordability crisis. Land is scarce in South Orange County and the population is in need of bold housing solutions.

With regard to solutions, we would like to offer this: Non-profit affordable housing developers can successfully provide homes for the rent-burdened, thereby freeing up incomes for spending in their city and increasing the quality of life for families and individuals. For-profit developers are also learning how to leverage affordable housing funding to increase the amount of units they can build. For example, recently at the request of the City of Placentia, a for-profit housing developer accommodated the City's request for additional affordable units and ultimately converted a market-rate development into a 100% affordable development for those making between 30 and 70% of the area median income. They gained the knowledge required to leverage affordable housing funds to make the project work.

At present, we are advocating for either inclusion of a higher percentage of affordable units based upon your direction to the current developer, or leasing of a portion of the land to a non-profit developer.

Housing affordability is a persistently growing challenge throughout Orange County for families, veterans, seniors, and individuals, as home and rent prices continue to climb. Due to these rising costs, households have to spend over 30% of their income on housing, and a growing number are spending more than 50% of their income on housing. Prior to the COVID-19 pandemic, affordable housing was already a growing need in communities throughout the county. Given the disproportionate impact the pandemic has had on working-class families, affordable homes will be even more needed as we look to rebuild our local economy.

Orange County United Way has always supported and maintained that affordable, stable housing is the building block to a family's success and key to the health of a community.

Thank you for your consideration of this request. We are grateful to you for your courage and willingness to improve the lives of so many.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Murphy".

Michelle Murphy, MSW
Director, Public Affairs

**WE ENVISION AN ORANGE COUNTY WHERE EVERY PERSON RECEIVES A QUALITY EDUCATION,
IS FINANCIALLY STABLE, IS HEALTHY AND THRIVING, AND HAS A PLACE TO CALL HOME.**

Jennifer Lee

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

From: Denise Legters <denise.s.legters@gmail.com>

Sent: Thursday, June 24, 2021 2:57 PM

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

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

Dear City Council Members,

I have lived in Laguna Hills for close to 20 years. City Council, thank you for this forum and hearing out our concerns about the plans for the Village at Laguna Hills.

Many essential workers make Laguna Hills their destination for employment, and at the end of their work day, they commute back to Anaheim, Santa Ana, Garden Grove, and even Los Angeles. According to the California Housing Partnerships' 2021 report on Orange County, 118,405 low-income renter households in our county did not have access to an affordable home. Laguna Hills fits this profile and falls short of having housing that it's essential workers can afford on their wages.

Y

Do we have a code requiring that low income families live outside of Laguna Hills?

The truth is we haven't prioritized building affordable housing. In fact, the last units built in Laguna Hills specifically for a family of 2 earning less than \$50,000 annually were built 40 years ago.

Is it good business sense to short change those that support our economy and well-being?

I invited some of the Ralph's and restaurant essential workers to speak. They can't attend this meeting, because they are driving to our city now or working for us nearby. Today I will be speaking for them:

Please recall an email addressed to you submitted by Hye-Min, who works right across the street. Her commute is distressingly long- at one point nearly 100 miles from Riverside County and 100 miles back. She's also completed her college degree and battled to keep her family's restaurant alive during the pandemic. She thought out loud about her long and dangerous commute after a tiring day at work. **A home closer to work would make sense.**

Another restaurant employee has a 30 to 40 minute commute from Santa Ana where his two children must stay alone. His wife is also out working. He is clearly agitated and tells me having his kids so far away is not safe. **He wishes his family residence was closer to work.**

A Ralph's employee described how his rent has more than doubled and now costs \$1900 a month for a one bedroom apartment in Mission Viejo. He is one of the 82% of very low income workers who spends more than half his income on housing. He hasn't been able to save any money for emergencies. He is mature, obviously tired, and truly discouraged. He gave me a final thought for local government, "Can't they see that we're struggling? Why isn't anyone doing anything?"

Another Ralph's employee has the crushing financial burden of paying for her Laguna Hills property, solely with her primary job as a public school teacher. Her decided to take a second job because her husband was forced to retire for health reasons and the extra income was a financial requirement for this Laguna Hills resident.

I have a neighbor, a retired man who had trouble paying his mortgage and medical bills. Now, the senior rents out 3 bedrooms of his single family home to 3 different renters who share one bathroom. With what he collects from rent, he can meet his mortgage payments. The 3 renters (all single working men) have found affordable housing in our city. This unusual solution seems to be what it takes to survive in this difficult economy.

For a lot of Laguna Hills workers, the calculation of paying for living expenses doesn't add up, and they are the ones who loose. Some are evicted and run the risk of living without a home. Is the business model for small enterprises in Laguna Hills a success, when so many make exceptional compromises?

Please don't ignore the hardships of our essential workers and citizens impacted by our inflated housing costs. Please factor in a solution that accounts for the incredible difficulties your essential workers absorb. As leaders, you have the ability to change the course of the plans for the Village at Laguna Hills to include more affordable housing for those underserved in our community. Please vote to include housing that is affordable to extremely low and very low income households (2 family income, \$50,000 and below) in the plan for the Village at Laguna Hills.

Jennifer Lee

From: Public Comments
Sent: Tuesday, June 22, 2021 8:50 AM
To: Jennifer Lee
Subject: Fw: The Village At Laguna Hills

From: Dr. Jay Bhatt <drjay4homes@gmail.com>
Sent: Monday, June 21, 2021 10:25 AM
To: Public Comments
Subject: The Village At Laguna Hills

Hello:

I have been a Resident of Laguna Hills since April 1995. I love every minute of my stay in Laguna Hills. I am also a Real Estate Broker and have been a resource to the community.

My comments regarding The Village At Laguna Hills are related to your plan of building 1500 apartments, 465,000 sf of office spaces, a 1200 seat movie theater, 40,000 sf health club, up to a 150 room hotel, and a handful of restaurants and retail.

I strongly recommend that the City seriously consider building condominiums and / or Townhouses instead of apartments and movie theater. This will help the City with needed tax revenue as well as make the community desirable for the medical and other professionals to own an live.

Thank you for your consideration.

Regards,
D. Jay Bhatt, Ph.D., MBA
Real Estate Broker and Investor
949-463-0524

[[[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: Villages At Laguna Hills

Importance: High

From: Claudia Mohler <justpeachy922@hotmail.com>

Sent: Wednesday, June 23, 2021 9:46 AM

To: City Council <ccouncil@lagunahillsCA.gov>

Cc: Erica Pezold <epezold@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Jay Wu <jwu@lagunahillsCA.gov>; Kevin Parker <kparker@lagunahillsCA.gov>

Subject: Villages At Laguna Hills

Importance: High

Good Morning:

My name is Claudia Mohler, 33-year resident of Laguna Hills & until recently also employed in Laguna Hills (recently retired)

You as city planners (you were all voted in to have the City's best interest at hand) have a daunting task in front of you. I have listened to many discussions of what to do with the property at the former Laguna Hills Mall and am certainly glad I am not in your shoes. But you do represent me and the residents of Laguna Hills.

The bottom line is ALWAYS money, not necessarily what is right for the community. It's great if both work out cohesively. In the presentations, the fact of \$22 million in tax revenue will benefit the city. I understand that is if the current proposal is approved and after it's totally built out which is market driven, that money will be paid out, but only as each phase is completed. What if the phases aren't completed?

I feel the city representatives are falling behind in attracting businesses and retail where the long-term financial goals should be.

I **DO NOT** support the current plan presented by Merlone Geier. I do like the conceptual drawings of the façade keeping our rich ranch history intact. I **DO** support the initial plan of approximately 900 units and more retail/business. If we are to thrive as a city, we must provide reasonable rents for businesses (you must know that it takes a business about five years to start to thrive and lower rents-not market share/market rates could make our city more enticing to business/retail). Don't let the Irvine Company dictate our market. We must also provide reasonable rents for our potential residents.

What is the City's back-up plan for the area of the former Laguna Hills Mall? I understand the way people shop has changed. Currently, we as residents have shopping options of Irvine Spectrum & Shops at Mission Viejo. I do not shop online. But I would prefer to be able to have my shopping sales tax money go to my city-Laguna Hills, not a neighboring city.

I **do not** want our City to look like a high-rise jungle like Laguna Niguel & Irvine. That is not what we are.

I'll be watching Thursday evening and do appreciate you giving the residents their time to speak their opinions. I just want mine to be heard also.

Thank you.
Respectfully,
Claudia Mohler

[[[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: Sidney Harrington, Village at Laguna Hills (Agenda item #1)

From: Sidney Harrington <sidneyharrington@gmail.com>

Sent: Wednesday, June 23, 2021 8:47 AM

To: Public Comments

Subject: Sidney Harrington, Village at Laguna Hills (Agenda item #1)

Dear Mayor Pezold, and Council Members Heft, Hunt, Sedgwick and Wheeler,

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.

Two main concerns:

1. The number of for rent homes is too high and should be reduced and the overall number of dwelling units should include homes for sale. Why not provide an opportunity for first-time home ownership by building low-income condominiums for sale?
2. We are entering another cycle of drought. As you know, water conservation is a way of life here. How does the city plan to supply water for possibly 5,000+ new residents without drastically restricting water usage for current residents, parks, city landscaping etc.?

Thank you for your time.

Sincerely,

Sidney Harrington

25011 Katie Ave.

Laguna Hills, CA 92653

949-633-0711

Jennifer Lee

Subject: FW: No to the Village at Laguna Hills

From: Cristine Hall <info@email.actionnetwork.org>

Sent: Thursday, June 24, 2021 7:22 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Cristine Hall

cristineghall@gmail.com

10 Misty Creek Lane

Laguna Hills, California 92653

[[[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: No to the Village at Laguna Hills

From: Lorri Bearbower <info@email.actionnetwork.org>

Sent: Thursday, June 24, 2021 8:19 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Lorri Bearbower

lbearbower@yahoo.com

22161 Caminito Vino

Laguna Hills , California 92653

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: JoAnn Chacon <dawax5@cox.net>

Sent: Wednesday, June 23, 2021 9:16 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

JoAnn Chacon

dawax5@cox.net

25091 Anvil Circle

Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Robert Dunham <chiefdunham@att.net>

Sent: Wednesday, June 23, 2021 7:30 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Robert Dunham

chiefdunham@att.net

24642 Creekview Drive

Laguna Hills, California 92653

[[[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: No to the "Village"

From: Alan Cusolito <454alan@cox.net>

Sent: Wednesday, June 23, 2021 8:16 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Our community's infrastructure cannot properly handle the current dense population created by multiple apartments within blocks of each other. To add additional apartments would overwhelm our current infrastructure. That's another 1500 people all going to Trader Joes, local gas stations, using city services, etc. There currently sits a 3000 person apartment complex less than a block from the proposed development. And 2 other apartments housing another 2000 people less than a block from that. There is a high density apartment complex at each exit down the I 5 freeway. The former Laguna Hills Mall was a social gathering site we are loosing for greedy developers to generate high income. These are the same developers that sent our local mall into squalor by driving anchor stores out of business due to their mismanagement. The developers have proven incapable of completing any of their proposals with community needs being completely ignored. Restore at least a portion of the site as a community gathering place by building a park with a fountain and outdoor stadium seating for concerts in the park. A project of this nature will benefit the people that built this city. The developers proposal will only benefit the developers at the expense of our city.

Sincerely,

Alan J. Cusolito

Alan Cusolito

454alan@cox.net

20 Aspen Creek Lane
Laguna Hills, California 92653-7402

[[[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: No to the "Village"

From: Wanda Gindlesperger <wandagindy@cox.net>

Sent: Wednesday, June 23, 2021 7:49 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Wanda M Gindlesperger & Family

Wanda Gindlesperger

wandagindy@cox.net

24641 Linda Flora St

Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Sherri Andrade <sherrila@cox.net>

Sent: Wednesday, June 23, 2021 7:55 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Sherri Andrade

sherrila@cox.net

25272 Rockridge Rd

Laguna Hills, California 92653-7839

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Ted Thompson <info@email.actionnetwork.org>

Sent: Thursday, June 24, 2021 7:46 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Ted Thompson

tedthompson55@aol.com

23382 Caminito Marcial

Laguna Hills, California 92653

[[[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: No to the Village at Laguna Hills

From: Barbara Daggett <info@email.actionnetwork.org>

Sent: Thursday, June 24, 2021 6:29 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Barbara Daggett

barbaradaggett@gmail.com

26981 Falling Leaf Dr

Laguna Hills, California 92653

[[[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: No to the Village at Laguna Hills

From: William Avellan <bavellan@fea.net>

Sent: Thursday, June 24, 2021 6:01 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

William Avellan

bavellan@fea.net

25012 Katie Avenue

Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Faith Gimarino <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 11:05 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Faith Gimarino

angellie_jolie@yahoo.com

24517 Los Alisos Blvd

Laguna Hills, California 92653

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Angellie Gimarino <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 11:04 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Angellie Gimarino

angellie.gimarino@gmail.com

24517 Los Alisos Blvd

Laguna Hills, California 92653

[[[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: Say no to the "Village" I strongly disagree with the project of building hotel and housing it brings too much traffic to the neighborhood

From: Masoumeh Norouzi <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 10:31 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village" I strongly disagree with the project of building hotel and housing it brings too much traffic to the neighborhood

City Council Laguna Hills City Council and Staff,

I urge the City to eject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Masoumeh Norouzi

macyn1111@hotmail.com

24813 Weyburn dr

Laguna hills , California 92653

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Anese St John <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 10:08 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Anese St. John

Anese St John

anesesj1@hotmail.com

22445 caminito Esteban

Laguna hills, Woj. Łódzkie 92753

[[[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: No to the Village at Laguna Hills

From: Mary Alice Samii <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:50 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Mary Alice Samii

maryalicesamii@yahoo.com

23 Heather Hill Lane

Laguna Hills , California 92653

[[[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: Say no to the "Village"

From: Sandhya Larsen <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:37 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Sandhya Larsen

sartique7@gmail.com

23326 Caminito Los Pocitos

Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Roberto Walters <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:30 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Roberto Walters

apollo927@outlook.com

25732 Califia Dr.

Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Maryam Wagner <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:29 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Maryam Wagner

mwagner.sw@gmail.com

2 Jasmine Creek Lane

Laguna hills, California 92653

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Elizabeth Schulenburg <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:09 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Elizabeth Schulenburg

elizabethsalazardesigns@gmail.com

22291 Caminito Mescalero

Laguna Hills, California 92653

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Diana Hong <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 9:08 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. What is the proposed benefit for residents of Laguna Hills with this hotel project? The hotel revenue will not go to the city and will only serve the interests of the private hotel owners.

Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,
Diana Hong

Diana Hong
diana.yi.hong@gmail.com
25251 Linda Vista Drive
Laguna Hills, California 92653

[[[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: No to the Village at Laguna Hills

From: Jeanette Bergstrom <jeanette.bergstrom@bluestem.com>

Sent: Wednesday, June 23, 2021 9:03 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Jeanette Bergstrom

jeanette.bergstrom@bluestem.com

100 Technology W

Irvine, California 92618

[[[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: No Hotel at Village at Laguna Hills. Oppose this Massive Project

From: Kathleen Pondinas <info@email.actionnetwork.org>

Sent: Wednesday, June 23, 2021 8:53 PM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Kathleen Pondinas

calikat@yahoo.com

26471 La Scala

Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Amir Movahead <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:48 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,
Amir Movahead

Amir Movahead
amir302@yahoo.com
25132 Grissom Rd
Laguna Hills , California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Ehsan SHAKIBAIE <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:44 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Ehsan SHAKIBAIE
zibahomes@hotmail.com
2396 Via Mariposa W
Laguna Woods, California 92637

[[[External E-mail]]]

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

Cindy Sands

From: Debbie Drew <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:42 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Debbie Drew
debster247@yahoo.com
26641 , Cabot Rd
Laguna Hills , California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Deedrea Turner <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:39 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Deedrea Turner
deedreat@yahoo.com
24552 Christina Court
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Teresa Martinez <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:37 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Teresa Martinez
kikiteri.tm@gmail.com
16 Sparrow Hill Lane,
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Max Ming <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:35 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Max Ming
maxming@gmail.com
25462 La Habra ct
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Mark Klosinski <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:31 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Mark Klosinski
mmklosinski@yahoo.com
22961 , Triton Way
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Nicole Ibarra <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:27 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. For example, we need fun spaces for our younger adult population to gather and hang out.

Sincerely,

Nicole Ibarra
nicolesibarra1@gmail.com
25432 Cajon drive
Laguna hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Ryan Armstrong <ryan@ryanarmstrong.com>
Sent: Wednesday, June 23, 2021 8:18 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Ryan Armstrong
ryan@ryanarmstrong.com
24532 La Cienega St
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Ray Alley <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:17 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Ray Alley
photonicsengr@yahoo.com
19 Sparrow Hill Lane
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Marni Menden <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:17 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Marni Menden
marnimenden4@icloud.com
24392 Acaso
Laguna Hills, California 92655

[[[External E-mail]]]

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

Cindy Sands

From: Lauren Baxter <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:12 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Lauren Baxter
laurenkatierose@yahoo.com
26035 Moulton Parkway, 204
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: james colitz <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:12 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

james colitz
jcolitz@gmail.com
26481 La Scala
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Sheila Strong <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:12 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Sheila Strong
sstrong629@aol.com
25032 , Carol Ln
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Sammie Knapper <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:10 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,
Samantha Knapper

Sammie Knapper
sammieknapper96@gmail.com
25382 oak leaf road
laguna hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Lorri Bearbower <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:06 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space. The city needs more walkable home/service/restaurant venues

Sincerely,

Lorri Bearbower
lbearbower@yahoo.com
PO Box 351
San Juan Capistrano , California 92693

[[[External E-mail]]]

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

Cindy Sands

From: Thomas O'Hagan <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:05 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Thomas O'Hagan
thomas_ohagan@hotmail.com
27351 Hidden Trail
Laguna Hills, California 92653

[[[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: Thomas O'Hagan comment on item 1 on tonight's special meeting of the City Council/Planning Agency

From: Thomas O'Hagan <thomas_ohagan@hotmail.com>

Sent: Thursday, June 24, 2021 2:55 PM

To: Public Comments

Subject: Thomas O'Hagan comment on item 1 on tonight's special meeting of the City Council/Planning Agency

I favor redeveloping the old mall space, but the current plan is not the way to do it.

At the bottom of P.3 of the staff report, there is an obvious math error in the assertion that the proposed development will fulfill "over 60%" of the City's Housing Element. The 2021-2029 Plan calls for 1985 new units, which means the proposed 1500 apartments are actually about 75% of the requirement. The City now has resident owners as about 72% of the population, and 28% renters. The proposal turns the City's residency almost exactly on its head, flipping the ratio of renters in new units to 75% even if every other unit built was for ownership. That is a fundamental change to the nature of the City.

This error in the math leads me to question the accuracy of other calculations. It defies credulity to imagine that we can add 1500 apartments - itself moving somewhere around 5000 new residents in a small area - *and* all the employees coming to and from 250,000 square feet of retail space, *and* a 1200 seat movie theater, *and* a hotel, *and* all the traffic generated by 465,000 square feet of offices, but somehow have no traffic problems. My experience of the area is that it is already busy, and nothing in the proposal appears to change that.

I also note a change to our society from COVID. My wife's office had about 200 employees. Post COVID, it appears fewer than 50 will ever return, with the rest working from home. Unless you've lived in a cave as we reopen, you know this is happening all over. This means there is a glut of office space now. What makes anyone think this new office space will be readily occupied? I fear the plan is to replace a blighted mall with brand new but never-to-be-occupied office buildings - replacing an old blight with a newly constructed one.

The same is true for the movie theater. We all see in news stories that some theater chains are bankrupt, and those remaining wonder if a public that has learned to watch TV at home will ever return to paying the high price of movie tickets, especially as studios release new movies to cable on the same day as they hit the theater. Again, out with the old blight, in with the new.

I am also concerned about parking. The existing plan does not say if parking other than that dedicated to the apartments will be available to resident and their guests. The plan allots only about 1.9 spots per apartment. Many of these apartments are two or three bedrooms. In a place as car-dependent as Orange County, how can anyone think the parking will not be full before every resident has the needed parking? Add in guests on weekends and holidays, and the parking is obviously inadequate. That would mean much other parking would be filled by such guests, leaving not enough for employees of the retail and office space, let alone customers.

At the end of my street in Nellie Gail, there is a smallish park. Yet, it is about twice the size of the only parkland included in the proposed plan. That park would do little for the area other than, at most, providing a pretty space. There is neither room nor planning for facilities of any kind - no baseball field, no football, no basketball, no tennis, and not even any community center.

I have many other concerns, but I will mention only one more. I understand the schools said they did not think they could handle the added student load with the current plan of 988 apartments. That means our good schools may be damaged under the crushing weight of all the students from 1500 apartments. Since all the residents are renters, it seems obvious that few if any would be attending private schooling.

I therefore hope the City government will do the right thing and seek many changes to this plan.

Thomas O'Hagan
27351 Hidden Trail

[[[External E-mail]]]

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

Cindy Sands

From: grace Belluscio <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:03 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

grace Belluscio
gracebella@hotmail.com
24391 Avenida De La Carlota
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Dave Schweitzer <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:03 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Dave Schweitzer
dave.schweitzer@yahoo.com
27651 Gold Dust Ln
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Felipe Ramirez <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:03 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Felipe Ramirez
feliperamirezjr.fr@gmail.com
26035 Moulton #200
Laguna Hills, California 92653-1040

[[[External E-mail]]]

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

Cindy Sands

From: Whitney Kraus <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:02 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Whitney Kraus
sageysmomma@gmail.com
26622 merienda
Laguna hills, California 92656

[[[External E-mail]]]

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

Cindy Sands

From: Arezoo H <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 8:01 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Arezoo H
ah200259ha@yahoo.com
Vista vejo
Laguna hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Jenn Callirgos-Andrews <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:57 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel in favor of requiring a higher percentage of affordable units, a better landscaping plan and require improved bicycle connectivity. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails. Our city roads are already packed, better bike paths will improve the lives of all residents.

Sincerely,

Jenn Callirgos-Andrews
swingvamp@gmail.com
24922 Del Monte
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Michael Magnell <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:55 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village". No thank you. I see how Dana Point is going and I say NO THANK!!

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Michael Magnell
m.magnell@yahoo.com
25316 Gallup Circle
Laguna Hills, California 92653-6126

[[[External E-mail]]]

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

Cindy Sands

From: Jesus Garcia <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:50 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Jesus Garcia
jessenofear@hotmail.com
24389 Larchmont Court
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Renee Masterson <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:49 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands;
Public Comments; Melissa Au-Yeung
Subject: The Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

Keep it exactly as planned and start the construction as soon as possible hotel and all!!!! As
a long time resident of Laguna Hills!!!!

Renee Masterson
reneelmasterson@gmail.com
26701 Quail Creek #210
Laguna Hills , California 92656

[[[External E-mail]]]

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

Cindy Sands

From: Stephanie Sandoval <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:49 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to REJECT this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Stephanie Sandoval
italyshare@gmail.com
25779 Via Lomas, 167
LAGUNA HILLS, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Stephanie Sandoval <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:49 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to REJECT this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Stephanie Sandoval
italyshere@gmail.com
25779 Via Lomas, 167
LAGUNA HILLS, California 92653

[[[External E-mail]]]

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Cindy Sands

From: Stephanie Sandoval <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:49 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to REJECT this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Stephanie Sandoval
italyshere@gmail.com
25779 Via Lomas, 167
LAGUNA HILLS, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Naresh Chadha <naresh@chadhadesign.com>
Sent: Wednesday, June 23, 2021 7:43 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Naresh Chadha
naresh@chadhadesign.com
24681 Creek View Drive
Laguna Hills CA 92653, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Clinton Foshee <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:35 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Clinton Foshee
fosheerealestate@gmail.com
24391 Avenida De La Carlota #402
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Michelle Gallardo Torres <michelle_120@live.com>
Sent: Wednesday, June 23, 2021 7:35 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No to the Village at Laguna Hills

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Unless the developer eliminates the hotel component, improves the landscaping plan, and makes other changes to improve our quality of life, the project should be rejected. For example, the developer should protect any mature trees on site and use only native plants. This creates a harmonious ecosystem and promotes our area's natural foliage. Please reject this project.

Thank you,

Michelle Gallardo Torres
michelle_120@live.com
22942 Caminito Mundo
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Sandra Wallace <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:34 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more affordable housing or open space.

Sincerely,

Sandra Wallace
sandywallace224@gmail.com
24328 , Val Verde Ct.
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: Eric Decker <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:34 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

While I understand the desire to create a hub of economy in this small, retirement oriented community large area that was the Laguna Hills Mall is quite a departure from the pedestrian and bicycle friendly paths that can be found in other areas of the city, please push for improved and better planned bicycle paths.

As for the landscaping, the city and various landlords have been removing trees left and right and often without apparent reason. Please encourage planners and engineers to utilize the natural landscape around us as inspiration. There are many beautiful, fragrant native species that grow here and grass and non-native trees require immense energy and resources to irrigate and maintain.

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Eric Decker
ericdecker4692@gmail.com
25212 Stockport St. alt 137
Laguna Hold's, California 92653

Cindy Sands

From: Clare van den Vlekkert <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:31 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Clare van den Vlekkert
Clarevdv@gmail.com
24391 Avenida de la Carlota, Apt. 559
Laguna Hills, California 92653-7682

[[[External E-mail]]]

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

Cindy Sands

From: Justin Lutz <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:31 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: No Hotel at Village at Laguna Hills. Oppose this Massive Project

City Council Laguna Hills City Council and Staff,

The City should oppose the project as proposed. Instead, we need the modifications to improve quality of life for Laguna Hills residents. For example, the City should reject the proposed hotel. Residents do not need the 100-150 room hotel. That land could be more open space.

Or a big box store that the area desperately needs!

Sincerely,

Justin Lutz
heyjus@gmail.com
63 Carriage Hill Lane
Laguna Hills, California 92653

[[[External E-mail]]]

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

Cindy Sands

From: JESSICA FOWLER <info@email.actionnetwork.org>
Sent: Wednesday, June 23, 2021 7:29 PM
To: Erica Pezold; Dave Wheeler; Janine Heft; Bill Hunt; Donald M. Sedgwick; Cindy Sands; Public Comments; Melissa Au-Yeung
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

JESSICA FOWLER
fowlerjessicab@gmail.com
24961 Silverleaf Lane
Laguna Hills, California 92653

[[[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: Say no to the "Village"

From: Al Hussain <info@email.actionnetwork.org>

Sent: Thursday, June 24, 2021 11:35 AM

To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>

Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Al Hussain

Al92653@yahoo.com

23561Treviso

Laguna Hills , California 92653

[[[External E-mail]]]

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

Jennifer Lee

From: Cindy Sands
Sent: Thursday, June 24, 2021 1:30 PM
To: Ken Rosenfield; David Chantarangsu; Jay Wu; Jennifer Lee
Subject: FW: Say no to the "Village"

From: Audrey Randolph <info@email.actionnetwork.org>
Sent: Thursday, June 24, 2021 1:08 PM
To: Erica Pezold <epezold@lagunahillsCA.gov>; Dave Wheeler <dwheeler@lagunahillsCA.gov>; Janine Heft <jheft@lagunahillsCA.gov>; Bill Hunt <bhunt@lagunahillsCA.gov>; Donald M. Sedgwick <dsedgwick@lagunahillsCA.gov>; Cindy Sands <csands@lagunahillsCA.gov>; Public Comments <publiccomments@lagunahillsCA.gov>; Melissa Au-Yeung <MAu-Yeung@lagunahillsCA.gov>
Subject: Say no to the "Village"

City Council Laguna Hills City Council and Staff,

I urge the City to reject this project. Many changes should be made before it could be approved: the City should eliminate the proposed Hotel, require improved bicycle connectivity, require a higher percentage of affordable units, and a better landscaping plan. Imagine if Laguna Hills residents could bike through the property on dedicated bike lanes and onto the Aliso Creek bike trail. The current plan involves four class III bike lanes, which could be as little as painted arrows on the ground. But we need top level bike trails insulated from the street, including where there are proposed bike lanes. All proposed bike routes should be class I bike trails to the fullest extent possible. We urge greater connectivity with the regions' excellent bike trails.

Sincerely,

Audrey Randolph
audreyrandolph@gmail.com
24871, Los Gatos dr.
Laguna Hills, California 92653

[[[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: The Village At Laguna Hills

From: jimtaczy@gmail.com <jimtaczy@gmail.com>

Sent: Thursday, June 24, 2021 1:43 PM

To: Public Comments

Subject: The Village At Laguna Hills



Thursday, June 24, 2021

Attention: Laguna Hills City Council

RE: The Village At Laguna Hills

Members of Laguna Hill City Council,

Thank you for allowing the residents of Laguna Hills the opportunity to express their thoughts/concerns on what will happen with the land once occupied by the old Laguna Hills Mall.

My name is Jim Taczy and I have been a resident of Laguna Hills since 1974 when I moved here as an 11-year-old boy to a brand-new neighborhood off La Paz and McIntyre St. To this day, I am fortunate enough to live in the same house I grew up in where I am now raising my family.

Let me share some of my 47 years being a resident here and watching the growth of our beautiful city.

- The first thing I remember was looking at the model homes for our neighborhood (right across from Flamingos) and picking our new home. We picked our lot, which is on McIntyre, and got to see the house actually being built. Once we moved in, the other side of McIntyre was not even built yet...it was dirt that we used to ride our bikes on. It eventually turned into the neighborhood park, Knotty Pine Park.
- La Paz and Moulton was a 4-way stop and nothing between our homes and the Ziggurat building (where most of us that were teens at that time, learned how to drive.) The next homes between us were off Crown Valley in Laguna Niguel with nothing but hills between us...and Laguna Niguel Lake.
- As teenagers, the two places that we would frequent were – Laguna Hills Mall and Saddleback Plaza (The Arbor now.) Many of my friends worked at various stores in the mall through high school.
- In 1978, Laguna Hills High School opened. We did not have a senior class that first year so essentially, we were seniors for 2 years subsequently being the first graduating class of LHHS in 1980. My son was part of the 39th graduating class of LHHS!
- Along the way, Laguna Hills grew up and in 1987 became a city.
- And one last point of local history – I was around for every iteration of what took place with the land that used to be occupied by the El Toro Marine Air Station. This was one of the most hotly contested pieces of land in all of Southern California. There were some serious underhanded things that took place to wrestle that land away from the residents of the surrounding areas. Two of the worst things that were in play – North Orange County tried to annex that land as their own to build an airport. Even worse was Los Angeles County going to the Department of Navy in a backdoor deal to annex the land to build an international airport. These people had absolutely NO CONCERN for how that would affect our way of life and why people chose to move to this area in the first place. In the end, Orange County voters beat the destructive ideas of people that had no right to have say in what happened here.

Now on to present day and the matter at hand.

- Laguna Hills is a pretty mature community at this point. Of the surrounding areas, Leisure World accounts for approximately 25% of the surrounding residents.
- With the closure of the old Laguna Hills Mall, residents have only Mission Viejo Mall or the Irvine Spectrum. Either direction, traffic has become a challenge.
- 1500 apartments – There is absolutely NO INFRASTRUCTURE to accommodate that influx of residents. That section of town is completely maxed out already just from a traffic/commute standpoint. As it stands currently, there are times of the day that certain intersections are at a complete standstill.
- Schools – There are going to be kids in this equation and due to the fact that the original mall was built around Leisure World, that area does not have a school infrastructure to support K-12 students.
- Junior High options – That area would feed into either Los Alisos or Serrano, which is even further out and neither is equipped to handle a sudden new influx.
- As for high schools, you have Laguna Hills High which is actually the smallest high school in the district. The two outside options would be Aliso Niguel or El Toro...which for the new residents would not be amenable options.
- Medical/Fire services – Currently, Station 22 is already the busiest OCFA station in the county. This is going to put additional strain on necessary services that are already stretched thin.

In conclusion –

The original plan for that land, that most of the Laguna Hills residents were ok with, which was to build a new mall along with business space to provide amenities for the newly built apartment homes located next to Oakbrook Village as well as the rest of Laguna Hills residents. The thought of

putting 1500 apartment homes in that area is not only NOT SUSTAINABLE but it is just outright greedy. The owners of the land, Merlone-Geier Partners, have absolutely no regard as to how their plans affect the surrounding neighborhoods with regard to 'quality of life.' A mall with stores, restaurants and entertainment are all transient traffic that will still stretch our current traffic situation however, having permanent residents is not fair to the community that moved here for the suburban life. Had this plan been in play 30 years ago, it may have worked. However, given all the factors in play current day – this plan is absolutely not in the best interest of Laguna Hills or its residents. The Laguna Hills City Council has a duty to do what is best for its residents and not a developer. The most blatant argument will be “Think of the tax revenue from those residents” and that is an argument built on greed, not duty.

Thank you for your time,

Jim Taczy

Jim Taczy

Sr. Systems Engineer
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Jennifer Lee

Subject: FW: The Village at LH Project

From: Anne Taylor-Loughran <aetaylor1@yahoo.com>

Sent: Thursday, June 24, 2021 11:05 AM

To: Public Comments

Subject: The Village at LH Project

I am unable to attend the meeting tonight but I want to express my opposition to the planned development at the old LH Mall. The last thing we need is 1500 apartments and a hotel. The two crime areas of our city are the two main apartment zones near the high school. We need a health-oriented space for all the residents of LH next to the hospital. An office building could house medical research (like they have in Aliso Viejo). We need a music venue, pickleball courts, climbing walls for kids, yoga studios, fitness studios and retail that is health oriented. We should consider allowing about 5 medical marijuana shops to help serve the Laguna Woods residents that are now forced to take buses to Santa Ana to spend their money to ease their pain, chemo, etc. There's no crime in the area where the Santa Ana shops are - just a lot of money to be made. It is only a matter of time before it is off schedule 1 at the federal level. We should also have health food stores, how about an REI outlet? Lots of possibilities.

Anne Taylor-Loughran, RN, MSN
aetaylor1@yahoo.com

[[[External E-mail]]]

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