

**Jennifer Lee**

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**Subject:** FW: Say no to the "Village"

**From:** Kimberly Maag <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**Sent:** Tuesday, June 29, 2021 5:16 PM

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

Kimberly Maag  
[equineaupair@gmail.com](mailto:equineaupair@gmail.com)  
26742 Barkstone 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.

**Jennifer Lee**

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**Subject:** FW: Agreement Renegotiation -- the Village at Laguna Hills

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**From:** Christine Morinello <[auntchristy4@gmail.com](mailto:auntchristy4@gmail.com)>

**Sent:** Thursday, July 1, 2021 1:30 AM

**To:** Public Comments

**Subject:** Agreement Renegotiation -- the Village at Laguna Hills

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

Thank you all for the many, many long hours of hard work you have devoted to the creation of the Village at Laguna Hills (mall redevelopment). I am a senior citizen resident of Rancho Santa Margarita who has patronized Laguna Hills businesses continuously since moving to Orange County in 1993. The Laguna Hills Mall was always my "go to" and I have been following the redevelopment concepts closely.

It is my understanding that at the June 29, 2021 meeting, the City Council considered eliminating the four office buildings from the Village plan. That would be a very wise move which I urge the City Council to adopt. Many employers are now allowing their workforce to continue working remotely, which decreases the need for office space dramatically. I personally know of one multinational company based in Massachusetts with a branch in Orange County which is in the midst of moving to a smaller O.C. facility due to the number of staff members who wish to continue working from home. Another consideration is that all cities need tax revenue to operate, and office buildings do not generate the sales taxes and "bed taxes" that restaurants, retail shops and hotels generate.

I respectfully suggest that the Village plan be expanded to include multiple hotels at various "price points" designed to appeal to different travel demographics. For example, the Village could include a luxury boutique hotel, an extended stay hotel, and a budget motel. The Village site is ideal for hospitality accommodations with its high visibility from the freeway and a profusion of restaurants and retail shops nearby.

Thank you for allowing me to offer my thoughts on the future of the Village at Laguna Hills.

Very truly yours,  
Christine L. Morinello  
[auntchristy4@gmail.com](mailto:auntchristy4@gmail.com)

[[[External E-mail]]]

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**Subject:** FW: No to the Village at Laguna Hills

**From:** Felicity Figueroa <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**Sent:** Friday, July 2, 2021 3:54 PM

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

Felicity Figueroa

[felicitynf@aol.com](mailto:felicitynf@aol.com)

36 Blazing Star

Irvine, California 92604

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: Say no to the "Village"

**From:** Gail Fitzpatrick <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**Sent:** Monday, July 5, 2021 2:45 PM

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

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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,

Gail Fitzpatrick

[gginger99@yahoo.com](mailto:gginger99@yahoo.com)

23301 Ridge Route Dr

Laguna Hills, California 92653

[[[External E-mail]]]

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

**From:** Janelle Cranch <[Janellecranch@iusd.org](mailto:Janellecranch@iusd.org)>

**Sent:** Monday, July 5, 2021 1:48 PM

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

Janelle Cranch

[Janellecranch@iusd.org](mailto:Janellecranch@iusd.org)

22171 Caminito Petatlan

Laguna Hills, California 92653

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: No to the Village at Laguna Hills

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**From:** Scott Keach <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**Sent:** Saturday, July 3, 2021 6:51 AM

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

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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,

Scott Keach

[scottkeach@icloud.com](mailto:scottkeach@icloud.com)

25591 Indian 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.

July 6, 2021

Dear Mayor and Members of the City Council,

I want to propose a compromise plan for the Village at Laguna Hills. By rearranging only 15% of the site plan, the City can accomplish the following goals without changing the total amount of development the developer has proposed yet provides for future retail expansion and a park.

## **VILLAGE AT LAGUNA HILLS – RETAIL AND PARK EXPANSION PLAN**

### **A) PROPOSED GOALS:**

- Provide more land for future retail expansion
- Increase retail parking
- Provide a new recreational park
- Provide more meeting space and 150 rooms in the hotel
- Add Class 1 bicycle path on Calle de los Caballeros through the site

### **B) RETAIL AND PARK EXPANSION PLAN DESCRIPTION:**

The Retail and Park Expansion Plan maintains the existing square footage and intensities for the project including the 1,500 residential units, 250,000 SF of retail & 465,000 SF of office space but rearranges the office site plan (less than 15% of the site) to achieve the above goals.

Moving the surface parking from the office/residential sector to the retail sector will allow the expansion area to provide more future retail space and reduce the likelihood it would be come residential or office uses. This would give the City more control of its ultimate use and encourage expansion of the retail as the retail market evolves. The plan does the following:

- 1) CONSOLIDATE OFFICE INTO TWO BLOCKS:** Consolidate office buildings & parking into two southern blocks. Office buildings floorplans remain the same – the north building relocates to south block and the two parking structures are built to provide 100% of the office parking.
- 2) RETAIL LAND & PARKING EXPANSION:** Increase retail land by 25% (4+ acres) providing approximately 250 additional parking spaces for retail use using the north office block.
- 3) FUTURE RETAIL EXPANSION:** Provide future pad for 50,000 SF of future retail or a second hotel on the 4-acre retail land expansion (20% increase in total retail SF).
- 4) VILLAGE GREEN PARK** Add 1-acre Village Green recreational park with grass field for recreation on the NEC of Calle de los Caballeros and Calle Zocalo which is adjacent to the residential area plus is convenient for all the residents of the UVSP.
- 5) HOTEL CONFERENCE SPACE:** Move 9,000 SF of the 10,805 SF of retail planned on the hotel ground floor to a new building so the hotel can devote this 9,000 SF of space to conference facilities while maintaining the 150 rooms. There would be no change to the hotel footprint, just removing most of the shops and replacing it with meeting space.
- 6) NEW RETAIL BUILDING:** A new retail building is added in the Village Park (same floor plan) to take 9,000 SF of the retail located in the hotel and move it next to the theater escalators (it will also hide the back of the big box retail). There is no net increase in

retail – just moving it around on the site plan from the hotel to the theater area (also it moves the smelly dog park from the theater entrance).

- 7) **CLASS 1 BICYCLE LANE:** The proposed 6' sidewalk on the south side of Calle de los Caballeros could be expanded to 10' wide to provide a Class 1 bicycle path connecting Avenida de la Carlota to Paseo de Valencia and the transit center with a 4' parkway separating the bikeway from the street and parking (to avoid doors opening into bikes).

**C) ENVIRONMENTAL:**

Since the retail, office and residential square footages and hotels rooms are the same as what was analyzed there would no changes to the environmental impacts and the current documentation can be used without any major changes for the approval process. The minor changes to the site plan could be accomplished by updating the Development Agreement and adding the compromise site plan and related conditions to the Conditions of Approval. At such time in the future that the developer wants to add additional 50,000 SF of retail space, a new environmental review and approval by the Planning Commission would be required.

**D) RETAIL EXPANSION:**

The Retail and Park Expansion Plan provides a better balance of land uses with about 40% of the site land area containing retail uses and retail uses under residential which is a significant increase from the current plan. The extra 4 acres of land devoted to retail uses increase the exclusive retail land by 25% and will provide area for the potential for future expansion of retail by 20% (50,000 SF). Providing 250 more surface parking spaces will increase the success of the retail and make it easier for residents to patronize the retailers.

Part of the new parking along the freeway could be used for community events such as Pumpkin City which allows the retail and restaurants to feed off this special event. Calle de la Magdalena could be closed between the Village and Recreation Parks for the weekly Farmers market allowing the retailers to capitalize on the foot traffic from the Farmers Market.

**E) FISCAL IMPACTS:**

- 1) **PROVIDES FUTURE SOURCE OF REVENUE:** The compromise project will provide the same benefits as the current fiscal analysis but also provides additional potential future revenue sources by adding meeting space to the hotel which could increase ADR and occupancy and providing a future expansion of retail square footage (or even a second hotel site).

- 2) **MAINTENANCE DISTRICT:** I would suggest that either a Landscape and Lighting District (LLD) or a Community Facilities District (CFD) be set up that is funded through fees added to the property tax bill of the 68 acres that would maintain the all of the public streets within the UVSP bounded by Avenida de la Carlota, Los Alisos and Paseo de la Valencia. This would provide ongoing revenue for the City to offset costs that are currently coming out of the general fund. The maintenance district would include the following items:



- Median and parkway landscaping
- Street lighting
- Monument and directional signage
- Traffic signal maintenance
- Holiday lighting and decorations
- Maintenance, utilities, and real estate operations of the police substation

**3) PUBLIC BENEFITS PAYMENT** – I would add an additional public benefits payment for money for the following which improve the quality of life for the City and provide better access to the project for the developer:

**i) El Toro/I 5 intersection improvements:** Payment for designing a Laguna Hills based solution to the El Toro/5 Freeway interchange to improve traffic flow on El Toro.

**ii) Traffic Signal Synchronization:** Traffic signal synchronization project to improve traffic flows in the City of Laguna Hills & Laguna Woods bounded by Lake Forest Drive on the north, 5 freeway on the east, 73 Toll Road on the west and Alicia Parkway on the south

**iii) Deferred Road Maintenance** – Road repairs on roads that serve the project within the area boarded by Alicia, 5 Freeway, Lake Forest and 73 toll road.

**F) ARCHITECTURE:** The architectural design of the project does not meet the standards outlined in the UVSP. The project design should be changed to eliminate materials such as: board form concrete, metal wall panels, metal roofing, perforated metal panels, concrete panels. The Laguna Hills City Hall, Ashley Furniture complex and Oakbrook Village all followed the recommended architectural styles in the UVSP. As the centerpiece of the UVSP, The Village at Laguna Hills should incorporate the architectural styles discussed in the UVSP. If they do not want to follow the UVSP and use the NorCal style they have proposed then they need to propose an amendment to the UVSP Zoning Code and allow the City Council to debate the merits of the amendment to the Zoning Code prior to gaining approval on the project.

## **CONCLUSION:**

This Retail and Park Expansion Plan provides the developer with the intensity of uses they proposed but answers many of the concerns raised by the public and City council including providing more open space, more space for retail, more parking and more conference space for the hotel. Increasing the retail land by 25% will provide more land for future expansion of retail square footage at a later time. I believe that providing the new Recreation Park will expand recreational opportunities for all the residents in the UVSP which currently do not have a park. I hope you will consider the Retail and Park Expansion Plan to get this project approved with a project the City will be proud of and will provide positive fiscal impacts for the city.

Sincerely,

Carl Christiansen



MASTER PLAN, FULL BUILD

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY\*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area	±756,175 SF / ±17.4 Acres
Retail / Restaurant / Health Club / Cinema	250,000 SF
Hotel	±87,300 SF / ±2.2 Acres
District Area	100-150 Rooms
Office	±796,175 SF / ±18.2 Acres
District Area	465,000 SF
District Area	±1,286,080 SF / ±30.0 Acres
Residential / Mixed-Use	1,300 Units
Parking Required	5,824 Stalls
Parking Provided	5,939 Stalls

\* See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.



THE VILLAGE AT LAGUNA HILLS

MerloneGeier  
Partners

MASTER PLAN  
Laguna Hills, CA  
08/28/2020

