

## **Vision Core Area Community Communication Campaign**

Vision Core Meeting  
City Council Meeting  
May 23, 2023

### **PUBLIC COMMENTS**

1. Eric Cetnich – Trader Joe’s building owner
  - a. Great project if City owned all properties
  - b. Other cities are using private funds for their projects
  - c. Would like City to consider him for private partnership
  - d. Private support is needed
  - e. Project is a lease breaking liability
  - f. Trucks cannot make U-turn now, but Urban Alley will prevent trucks from driving through to Big Lots side
  - g. Is area re-zoned as a park?
  - h. Bill Curley says that the Park Act trumps the CC&R’s. How so?
2. Jann Kronik – Michaels building owner
  - a. Have had meetings since 2016
  - b. City in direct violation of CC&R’s
  - c. Never mentioned “park” in past meetings
  - d. Feels like their rights as property owners are ignored
  - e. City plan is taking away from deliveries
  - f. City plan is taking away protection
  - g. 13 existing owners bringing in taxes since 1972
3. Cathy Schlicht
  - a. Why is City not paying association dues?
  - b. Project is putting City at risk by not paying association dues
  - c. Previous Steinmart building owner went against CC&R’s and lost
  - d. Larry Ryan is a project consultant; would like transparency
  - e. Oso Creek is a “ditch”; no water flow
  - f. Would like economic reports

- g. Would like a comment section added to the Vision website
4. Bryan Zahn
- a. This process needs to continue, there is more to come
  - b. Project needs to go through this process or it won't succeed
  - c. Mission Viejo leads, not follows
  - d. This project is a need, not a want
  - e. When attending Farmers Markets, people are always asking "when" this project will happen
  - f. People go to Dana Point to listen to music, not Mission Viejo
  - g. Dining options are important for local economy
  - h. Asks council to support
    - i. Think about the recreation and dining
    - ii. Think about the residents. Residents have a say
5. Walt Lawson
- a. Reviewed plans and heard last city council presentation
  - b. May 9 council meeting noted exhibit D, but did not include comments
  - c. What is the total cost? Where is funding coming from?
  - d. What is the debt schedule?
  - e. What is the timeline schedule of project?
  - f. How much total money is going to SMWD
  - g. Can City proceed with current CC&R's?
  - h. Would like a clear exploration into all matters
  - i. Property owners need to be kept in the loop
  - j. All property owners need to see the plan
6. Kathy Palmer – Resident since 1989
- a. Supports aspects of the project
  - b. Would like a connection bridge between Civic Center and North Paseo
  - c. Would like City to look into private financing
  - d. Would like to see work-force housing
  - e. What is the cost estimate? Finances come from where?
  - f. Confused by the taking of parking spots but wanting more people to come?

- g. Would like study on revenue leakage
  - h. If Trader Joe's leaves, there is no reason to go to center
7. Tom Moore – Resident since 1984
- a. Supports the concept
  - b. There has been lack of participation from property owners for years
  - c. Glad to see property owners at the Vision meetings
  - d. Concerned with the zoning
  - e. Residents near core area are important, need specific plan for surrounding areas
  - f. Must have patience, this is a process
8. Dwayne Ihde – Resident for 3 ½ years
- a. Supports the project
  - b. This is what young families want for their future in Mission Viejo
  - c. Wants a place to go to hang out within the City
9. Stacy Holmes
- a. What costs have we spent already on project?
    - i. Staff? Building? Attorney? Design?
  - b. Is the City waiting on presenting costs to get people excited enough to not care?
  - c. How much private funding is acceptable?
  - d. The property owners need to be happy with project
  - e. Would like a vote be given to City residents
10. Ilene Gierger
- a. What are the associated costs?
  - b. Where are the funds for the project coming from?
  - c. The funds for Steinmart purchase was taken from the Library and Animal Shelter
  - d. Money grants for GAP funding for low income housing?
  - e. A lot has changed since 2017
  - f. What happens when the Mart is all new but other properties are still unkept?
  - g. She prefers going to Lake for drinks versus the Creek.
  - h. Be fair on the cost benefits analysis
11. Larry Ryan – Resident since 1985
- a. Young families are the essence of this project

- b. This project is the vision for tomorrow
  - c. Lake Forest sports fields had a vision and followed it through
  - d. This is worth pursuing.
12. Mindy Geller – The Patio owner
- a. This project is a violation of the CC&R's
  - b. The traffic report is misleading
  - c. Project will prevent businesses from operating
  - d. The City has not worked with property owners
  - e. The costs will continue to increase
  - f. Kathy Sickle is owed \$100K from City
  - g. City staff should not be allowed to speak at public hearings
  - h. Wants environmental report
13. Wade Wyman – The Patio partner
- a. CC&R's were in affect in 1979 and are still in effect today
  - b. Concerns have been voiced by property owners
  - c. Kathy Sickle says that nothing has been decided on
  - d. Owners asked to be included in SDG&E electrical fees
    - i. 2018 - \$9,000 annual charge
    - ii. 2022 - \$19,000 annual charge
  - e. Wants transparency
  - f. Wants amendment of CC&R's to work with all parties
  - g. Wants to form a board and work together

### **City Staff and Council**

14. Dennis Wilberg
- a. The City is working with property owners
  - b. February 24<sup>th</sup>, had meeting with owners, wanting to form committee, management agreement, and amendment to CC&R's
  - c. Kathy Sickle said she would coordinate meetings and has not yet
15. Bill Curley
- a. Has emails showing no activity

- b. Has amendment draft for CC&R's
- c. CC&R's has no board
  - i. Cannot pay CAM without
- d. \$46 million has been previously approved by CC
  - i. \$13 million to buy building
    - 1. Sold \$19 million in bonds
    - 2. \$6 million left
  - ii. Has another \$27 million for project

16. Cynthia Vasquez

- a. When will be find developer for partnership? \*In Fall
- b. Can City take on project without private developer?
- c. Would like women's restroom bigger for amptheatre
- d. Far access for ADA

17. Bryan Goodell

- a. No residential in project as of last CC meeting
- b. Wants to come together with property owners
- c. This project is a gift to the Center
- d. This project will be great for recreation

18. Trish Kelley

- a. This will be good for young families
- b. This will create a destination spot for the City
- c. Oso Creek and Trail is a City jewel

19. Keith Rattay

- a. Best case scenario, construction starts around mid-2025

## **EMAILED QUESTIONS POST-MEETING**

Judith Berman

Hello,

Because of the rule regarding Public Comments related to Agenda items (BTW, I thin people should be able to add public comments after an agenda item is started, especially on something as critical as the CORE vision plan), I did not have the opportunity to ask the following questions regarding Item #25 on the CORE vision plan:

- Are our hands tied as to being required to allow the "Monster" apartment building at the corner of La Paz and Marguerite to go through (this relates to my next question)?
- No. This item has nothing to do with that potential future project.
- Did the traffic analysis of the CORE vision plan take into consideration the increase in traffic from the "Monster" apartment building at La Paz and Marguerite being built?
- No. The Garden Plaza project, whatever it may be, must stand on its own. We don't know what the owner will propose to build there, since nothing has been submitted for consideration.
- Will the CORE vision plan be put for a vote to the residents, if it solely funded publicly?
- No. The city council will decide. The funding may require a vote if general municipal bonds are used as a financing vehicle, which depends on how the project is structured. We have not decided how this will be done yet.
- Will additional police coverage be provided evenings and weekends when all the activity in the CORE area and the trails will be going on?

Unknown at this time. The project will likely employ a contract security guard service, as other commercial projects do.

- How much extra revenue do you expect to get from the CORE vision plan?

Extra? Not sure what you mean. The financial plan will be discussed later in the year, per the schedule discussed tonight.

- Will any city council members with associations in any way related to commercial real estate agree to abstain from voting on commercial building related contracts where it could even slightly look like they have a financial or other business conflict of interest?

Financial Conflicts of interest are illegal and expressly prohibited. State ethics laws require disclosure of any conflicts of interest and abstention from voting on items where financial interests exist.

- What are the assumptions, risks and issues, etc. related to the CORE vision plan, since it is a project and needs to have a full project plan with schedules, scope, costs, quality evaluations, risks and assumptions, etc.?

These are being developed through this process.

- Can you add this same item #25 to the next city council meeting to continue the public comments/questions and answer some of the questions I listed above?

No. It will come back per the schedule presented tonight.

Also, one more question...is the chick Fil-A planned to replace a store, and, if so, which one, and if the same area has other fast food places, what would be the problem of putting another one there?

### Sharon Scoles

I am writing to express my strong support for the Core Area Vision Project and to urge the City Council to move forward with its implementation. I believe it will enhance the heart of our beautiful city and create a vibrant, inclusive, and sustainable community for residents and visitors alike.

Having been a resident of Mission Viejo for almost 30 years, I have raised my family and enjoyed many of the events and amenities of Mission Viejo. I have witnessed the positive impact that thoughtful urban planning and development can have on a community. The Core Area Vision Project presents a unique opportunity to revitalize our city center, ensuring that it remains a focal point of community life and a source of pride for generations to come. I firmly believe that this project will not only benefit the residents of Mission Viejo but also attract visitors, stimulate economic growth, and foster a sense of pride in our community.

One of the key aspects that resonates with me is the emphasis on creating pedestrian-friendly spaces and enhancing connectivity within the Core Area. By prioritizing walkability and incorporating green spaces, plazas, and gathering areas, this project will encourage social interaction, promote a healthier lifestyle, and contribute to a more sustainable environment. The integration of public art, cultural elements, and design aesthetics will further enrich the overall experience of residents and visitors alike.

Moreover, the Core Area Vision Project presents a tremendous opportunity for economic development. By attracting new businesses and fostering entrepreneurship, it will create job opportunities and generate revenue for the city. The revitalization of underutilized areas will enhance property values, spur private investment, and contribute to the long-term economic prosperity of Mission Viejo.

Additionally, I applaud the collaborative approach taken by the City Council in developing this vision. The extensive community engagement process, involving residents, businesses, and stakeholders, ensures that the Core Area Vision reflects the aspirations and needs of the Mission Viejo community. The project's transparency and inclusivity have instilled confidence in me and many others, making us eager to see its successful implementation.

In conclusion, I wholeheartedly support the Core Area Vision Project and strongly urge the City Council to move forward with its execution. This transformative endeavor has the potential to enhance our quality of life, attract visitors, drive economic growth, and foster a strong sense of

community pride. I am confident that with your guidance and support, Mission Viejo will flourish and continue to be a desirable place to live, work, and play.

Thank you for your attention to this matter. I trust that you will consider my perspective, along with that of other supportive residents, as you make decisions regarding the Core Area Vision Project. I am eagerly looking forward to witnessing the positive impact it will have on our beloved city.