

**Core Area Vision Plan
LOS OSOS
Community Communication Campaign**

Vision Core Meeting
Planning & Transportation Commission Meeting
July 10, 2023

Committee Comments After Presentation

1. Joe Blum

- a. Marguerite peak hours shown for traffic level today?
 - i. Mario Gutierrez – Level “C” for both AM & PM; threshold is “D”

2. Robert Breton

- a. How many public hearings for project since 2017?
 - i. Keith Rattay – about 13
- b. 62% of people think this shopping center needs revitalization
- c. Is “Urban Alley” the official name for back of area?
 - i. Keith Rattay – Working name. This area is considered ‘urban’ in its approach
- d. Will consultant be involved in tax leakage?
 - i. Elaine Lister - Yes, this is not a science, but consultant will help
- e. How many water features?
 - i. Keith Rattay – 3 simple water features
- f. Can we still work with SMWD for increased creek flow?
 - i. Keith Rattay – Yes
- g. Is everything involved and proposed on City property only?
 - i. Rich Schlesinger – Yes
- h. Is the entire shopping center currently 75 parking spots deficient?
 - i. Mario Gutierrez – Yes
- i. If the City Council approves, will deficiency for the entire shopping center be reduce to 69 and have a net gain?
 - i. Mario Gutierrez – Yes
- j. Is the traffic impact study currently online?

- i. Keith Rattay – Yes on the “Resource Page” of the Envisionmv.com Site

PUBLIC COMMENTS

1. Michelle O’Brien

- a. Beautiful design for the project
- b. Curious about and has not seen tax revenue income generation
- c. City should consider lease options for increased tax revenue

2. Wendy Lee

- a. Excited about the project
- b. “Urban Alley” should be renamed – Mission Viejo is not urban
- c. Oppose to high density housing

3. Jan Kronik (owns Michaels property)

- a. The other property owners have concerns and they have not changed
- b. CC&R’s focus on traffic egress, parking, etc.
- c. Rejects the traffic study done by the City
- d. Feels ignored as a property owner
- e. If the project is approved, it is a loss of rights for property owners

Robert Breton begins asking questions to Jan

- f. She is speaking for 10 of the 13 property owners
- g. She has spoken to City staff and City is unwilling to abide by CC&R documents
- h. Wants a plan that fits into the documents
- i. Owners have always “worked by tradition”
- j. This project will decimate the centers’ owners
- k. Mr. Breton asked Jan Kronik if she would support the CC and R’s being amended if need be to allow the LOS OSOS project to move forward. Jan Kronik objected and said absolutely not.

4. Kathy Palmer

- a. Likes the idea of pedestrian bridge over Marguerite
- b. Concerned with the lack of cost analysis
- c. The centers’ aesthetics is not a sufficient reason for this project
- d. Wants the ability to vote on using a bond to fund the project

- e. Wants to protect the City's budget
 - f. Happy to see that the City is considering working with a consultant for private/public partnership
 - g. Would like mixed-use development – Work force housing
5. Michael Johnston
- a. 5-year home owner in Mission Viejo
 - b. Mission Viejo is a beautiful city
 - c. Parts of the City are showing its age; revitalization is needed
 - d. This is the right plan for the community and future
 - e. Wants to recognize City staff for their efforts in regards to this project
 - f. Wants the City and people to keep pushing for Los Osos
6. Seth Cable
- a. Has been following this project for several years
 - b. City has been thoughtful in design choices
 - c. Thinks this is a good plan
 - d. The property owners' concerns should be considered
 - e. Revitalization is important
 - f. Curious what happens if traffic level becomes a level "D"?
7. Cathy Schlicht
- a. The workshops done in 2017 was rigid; no questions were allowed
 - b. Large cost with no parking garage
 - c. The traffic report done is suspect
 - d. City is breaking the CC&R's
 - e. Asked City put \$100K into trust account
 - f. Vision Core presentations are to manipulate the public
8. Coreena Purcell
- a. Passionate about the project
 - b. Loves Mission Viejo
 - c. Wants to invest in the City and community
 - d. People chose Mission Viejo for education, family friendly, good community
 - e. Wants the City to work with the property owners

- f. Wants more areas in Mission Viejo for congregation
 - g. Right now she is spending money outside of City for entertainment
9. Eric Cernich (owns Trader Joe's property)
- a. The current North Paseo and future plan violates CC&R's
 - b. Met with the City traffic engineer with questions and no answers yet
 - c. City deciding on this project is a conflict of interest
 - d. Worried about injuries in the "Urban Alley"
 - e. The temporary fire station construction is violation of CC&R's
 - f. When did 5 acres of property get rezoned to a park?
 - g. Owners not consulted on the "Los Osos" name
 - h. Owners are willing to private/public partnership

Robert Breton begins asking questions to Eric's Comments below

- i. The improvements made to City property today are CC&R violations
 - i. North Paseo taking up 17 parking spots
 - ii. Fire station
- j. Property needs to incorporate housing
- k. Kathy Sickles is property manager
- l. Willing to join in a joined board with bylaws, etc.
- m. City needs to catch up on CAM dues
- n. Not willing to amend CC&R's without a board
- o. Meeting with City to create a board was a charade; usually all "works with tradition"
- p. The overall plan is great
- q. Wants to upgrade all center with a joint plan
- r. Mr. Breton asked Eric Cernich if he would support the CC and R's being amended if need be to allow the LOS OSOS project to move forward. Eric Cernich objected and said absolutely not

10. Zachary Heuting

- a. Wants the City to invest in the community
- b. This is a beautiful plan for the City
- c. The public that he has spoken to loves the Los Osos project
- d. People keep saying that they "need something there"

11. Wade Weiman (owns the Patio property)
 - a. Property owners are trying to go forward
 - b. Wants to form a board
 - c. Wants City to work with the owners in a respectable way
 - d. The CC&R's are important
 - e. Tenants are concerned about potential parking issues
 - f. Supports the project if done right
 - g. The City must do everything correctly

Robert Breton begins asking questions to Ray

Mr. Breton asked Mr. Weiman if she would support the CC and R's being amended if need be to allow the LOS OSOS project to move forward. Mr. Weiman objected and said it is premature to say that he would amend the CC&R's if board was created

12. Jill Chingling
 - a. Things need to be updated
 - b. Money is important and needs to be budgeted
 - c. The current Bond was passed without public input and won't be paid off until 2041
 - d. The survey was biased that said 76% of people want change with property
 - e. The plan is great but worried about the budget

13. Tom Moore
 - a. The project improvements will impact local residents
 - b. Supports moving forward on Los Osos
 - c. Wants to see a mixed-use development
 - d. Wants speed limits reduced to 35 mph on Marguerite
 - e. Supports owners concerns, but likes the Los Osos' possibility

14. Eric Kasm
 - a. Very nice plan but leaves other parcels in the center unchanged
 - b. Need to move forward with all of the center being addressed

Commissioners

1. Robert Breton
 - a. Can a 65' truck turn around behind the buildings?
 - i. Mario Gutierrez – Currently not able to make a single point U-turn

- ii. Rich Schlesinger – There is no impact outside of City property
 - iii. Rich Schlesinger – “Urban Alley” safety issues will be mitigated with signs
 - iv. Rich Schlesinger – Trucks usually do not drive during peak hours
 - b. Were 5 acres rezoned to a park?
 - i. Elaine Lister – Nothing was rezoned
 - c. Is “Los Osos” a name for the entire complex or just City property?
 - i. Keith Rattay – Just City parcel
- 2. Gary Disney
 - a. Regarding the agreement for a board: How many property owners are for a board and how many are against?
 - i. Jane Kronik – ½ are jointed in and 2 are a “no”
 - ii. Eric Cernich – Some owners do not want to pay attorney fees

Commission took a vote to receive documents: Passed 5-0 in favor