



PUBLIC COMMENT

City of Lake Forest REQUEST TO SPEAK

If you wish to speak before the City Council, please complete this form and submit to the City Clerk. There is a three (3) minute time limit per speaker.

PLEASE PRINT ALL INFORMATION LEGIBLY

Meeting Date: 11/7/23

Please check boxes as appropriate:

- ☒ I have read and understood the Rules and Procedures for addressing the City Council.
- ☐ I would like to speak on Agenda Item #: _____
- ☒ I am speaking under Public Comments (subjects NOT on the current agenda)

Name: _____

Laura Hernandez

1732 Sonoma Creek Ln.
Lake Forest

Council may direct follow up to your inquiry.

818-307-1828

LLSNTR@
gmail.com

Merritt, Thy

From: Laura Hernandez <lswtz@gmail.com>
Sent: Tuesday, November 7, 2023 5:57 PM
To: Stonich, Amy
Cc: Cirbo, Doug; Tettemer, Mark; Pequeno, Robert; Voigts, Scott; Yu, Benjamin; Fuentes, Jolene; Villwock, Jordan; Stannard, Michael; Barajas, Francisco; Ludden, Thomas; Ackerman, Gayle; Luna, Marie; Merritt, Thy; Nick Lee; abaldwin@baldwinsons.com; rbaldwin@baldwinsons.com; sbaldwin@baldwinsons.com; Omar Dandashi; Zoey Johsz Buddle; Chris Bloom; cjohnston@chworks.org
Subject: Re: Request for Help - Portola South Mixed Use Site

Dear City Council Members, Planning Commissioners, Staff, and Builders,

With all due respect, the city consistently prioritizes the needs of builders over the concerns of its residents, demonstrating the city's willingness to ignore resident concerns. This is disheartening. The residents of the IronRidge community have repeatedly raised these security concerns.

March 20, 2023 - Town Hall meeting attended by IronRidge residents, Mayor Doug Cirbo, city staff Jonathon Volzke and Amy Stonich, Nick Lee from Baldwin & Sons, Chris Bloom of Community Housing Works among others.

September 7, 2023 - Planning Commission meeting where concerns were voiced again
https://www.youtube.com/watch?v=nmWEUr4_tIM (00:26:00)

September 23, 2023 - Onsite walk with Commissioners Jordan Villwock and Michael Stannard
They agreed that this creates a security breach.

October 5, 2023 - Planning Commission meeting where concerns were voiced again and we requested that the final certificate of occupancy not be issued until these issues were resolved
<https://www.youtube.com/watch?v=STvvJzb0NdA> (00:44:00)

October 13, 2023 - Onsite Collaboration meeting with Nick Lee and our HOA Presidents from both the IronRidge Master Association and the Sub Association and myself. Planning Commissioner Jordan Villwock encouraged city staff to attend, but Marie Luna agreed to attend and did not show up.

The developer created the problem by making our community less secure. The offer to discuss building a fence and/or gate ONLY if crime increases (after the fact) in our community is nonsense. Any increased foot traffic through your community to access the mixed-use site makes our community less secure. If a serious crime occurs as a result of this breach, this isn't a good look for the city and the builders involved.

I am requesting that this topic of security at the Mixed Use Site be added to the agenda for discussion at a City Council and/or Planning Commission meeting.

Sincerely,
Laura Hernandez
12-year Portola Hills Resident

On Mon, Nov 6, 2023 at 4:10 PM Stonich, Amy <AStonich@lakeforestca.gov> wrote:

Laura,

Thank you for your email. We are aware of the meeting you had with Baldwin & Sons regarding the site design and your concerns about the Portola Center Mixed-Use site. Our staff has also had separate discussions and met with the developers on-site.

In our discussions with the developers, we highlighted the concerns you raised and clarified the process for addressing them. Any modifications to the site design would require the submission of a Changed Plan or Site Development Permit application, depending on the specific proposal. The application would need to be initiated by the developer or any future commercial tenant interested in making modifications to the site. It's important to note that the mixed-use building is already entitled, and any changes or alterations to its design would be subject to the proper application process by an applicant, not the City.

I hope this information clarifies the process and provides a clear response to your request. Please let us know if you have any further questions or require additional information.

Amy Stonich, AICP

Assistant Director of Community Development



astonich@lakeforestca.gov

100 Civic Center Dr.

Lake Forest, CA 92630

Phone: 949-461-3479

Fax: 949-461-3511

From: Laura Hernandez <llswtz@gmail.com>

Sent: Monday, November 6, 2023 11:23 AM

To: Cirbo, Doug <dcirbo@lakeforestca.gov>; Tettermer, Mark <MTettermer@lakeforestca.gov>; Pequeno, Robert <rpequeno@lakeforestca.gov>; Voigts, Scott <svoigts@lakeforestca.gov>; Yu, Benjamin <byu@lakeforestca.gov>; Fuentes, Jolene <jfuentes@lakeforestca.gov>; Villwock, Jordan <jvillwock@lakeforestca.gov>; Stannard, Michael <mstannard@lakeforestca.gov>; Barajas, Francisco <fbarajas@lakeforestca.gov>; Ludden, Thomas <tludden@lakeforestca.gov>; Ackerman, Gayle <GAckerman@lakeforestca.gov>; Luna, Marie <mluna@lakeforestca.gov>; Stonich, Amy <AStonich@lakeforestca.gov>; Merritt, Thy <tmerritt@lakeforestca.gov>
Cc: Nick Lee <nlee@baldwinsons.com>; abaldwin@baldwinsons.com; rbaldwin@baldwinsons.com; sbaldwin@baldwinsons.com; Omar Dandashi <odandashi@baldwinsons.com>; Zoey Johsz Buddle <zbuddle@baldwinsons.com>; Chris Bloom <cbloom@chworks.org>; cjohnston@chworks.org
Subject: Request for Help - Portola South Mixed Use Site

Dear City Council Members, Planning Commissioners, and Staff,

I'm writing as a resident of IronRidge of Portola Hills and many, many concerned residents of our community to provide an update on the Portola South Mixed Use site. On September 23, 2023, Planning Commissioners Jordan Villwock and Michael Stannard visited the site with me and expressed concerns about its security. They suggested that we meet with Nick Lee of Baldwin & Sons to collaborate on constructing a fence and pedestrian gate to address the issue.

The Mixed Use Site was designed with open pedestrian pathways that bypass our gated sidewalk at the primary community entrance. This entry is a highly visible area as it serves as the main entrance to our community. However, this design flaw presents a security issue as it gives unrestricted access to the senior affordable building's parking area, which is located inside our gates.

When we expressed our concern to Nick Lee about this security flaw, he opposed installing any fence or gate, citing potential concerns from potential tenants of the first-level businesses. However, all the suggestions made would not impede on any visual or functional use of the space we recommend for gating. Nick suggested that we only inform him if we witness or experience an uptick in crime, and only then would they consider installing a fence or gate.

It's worth noting that just a few weeks after the seniors moved into the apartments, a prowler was caught on numerous resident security cameras roaming through our community, checking vehicle doors. This was the first time such an incident had occurred in the IronRidge community, and it happened right after the open pathway was created by Baldwin.

Therefore, we are requesting the installation of a fence on the Portola Oaks Drive side and a pedestrian gate on the Glenn Ranch side of the building as shown in the attached document. These modifications would help mitigate the general public from walking over from Portola Park and the retail area into the senior apartment space, which is located right inside the private gated IronRidge community. The fence would not interfere with the retail space and would remain aesthetically pleasing, which was the only major concern for Baldwin & Sons.

Thank you for your prompt attention to this matter.

Sincerely,
Laura Hernandez

Vice President, HOA Board of Directors
IronRidge of Portola Hills
12-year Portola Hills Resident

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