



City of Mission Viejo

Agenda Report to City Council

Council Meeting Date: April 20, 2009

City Council Member: Trish Kelley

Agenda Title: Urban Land Institute Study

Recommended Action: Formal rejection of the 2007 Urban Land Institute concept for mixed use shopping centers.

Discussion:

In 2007, the City Council received a report from the Urban Land Institute, which outlined concepts and ideas for renovating the shopping centers at La Paz Road and Marguerite Parkway. The report from ULI included an idea of changing the centers to mixed use, with housing over the businesses. At the time of the report, Council Members expressed concern about the concept of housing over retail and other businesses, and the report was simply received and filed with no action recommended to implement the suggestions. The Council has not sought further action, information, or follow-up and thus the concepts were rejected. The purpose of tonight's action is to provide further, repeated confirmation that the ULI study was not acted on, was not endorsed, was not adopted, and has been rejected. Some residents continue to perpetuate a false story that the City is considering redevelopment of the center and the addition of housing, despite the city's continued statements to the contrary. Therefore, I recommend that the City Council formally reject the concepts about mixed use and housing at the centers in order to reaffirm the denial of adding any type of housing to the shopping centers. I do not believe that housing over businesses is a concept that is appropriate or fitting for Mission Viejo.