

The Voice

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GRF's "Specific Plan", aka How to Sell Land That Doesn't Belong to Them..

Does GRF have the right to sell or lease our land? This has been a source of controversy and debate between residents and GRF for years. Recent news reporting of GRF's "Specific Plan" to rezone our land "presumes" that GRF owns the land. They don't! The land, according to our CC&Rs, cannot be sold without a two-thirds vote of approval from residents. Nonetheless, GRF is ignoring the CC&Rs. They are moving ahead aggressively to rezone our land to "create revenues from land sales and leases", "attract new retail and other businesses to serve the community's needs", build a "Clean Fuel" facility, add to the City's "solid waste diversion credits" by expanding our composting facility, etc.

To this proposal to rezone our land we say "Remember the San Sebastian!" Those of you who are uncertain about what impact "rezoning" will have on 70 acres of our land have only to look at the Big Eyesore, the San Sebastian. This aesthetic aberration was built on only 3+ acres of "rezoned" land. Imagine the blight GRF could create if they were to gain control of 70 acres of our land. Virtually no one, including the builder, is happy with the San Sebastian and one would think that GRF would have learned from this disastrous experience.

The handwriting is on the wall. Our land is in play and it begs the question...WHY? GRF is neither intellectually nor professionally capable of creating and implementing a "Specific Plan" by themselves, and it is doubtful whether most of the GRF Directors *really* care what happens to our land. So who stands to gain? It does not challenge the imagination to envision PCM calling the shots. PCM is

a \$44 billion real estate company who played a major role in the sale of our land for construction of the San Sebastian.

GRF is playing an obnoxious game of chicken with residents. They are daring residents to stop them. GRF has boldly announced their intent to sell or lease land in the Laguna Woods Globe and OCRegister, and are waiting to see what residents will do. If residents do nothing, if they accept GRF's "presumption" that they have the right to rezone the land for sale or lease, the rezoning process will continue until the landscape of our community is forever blighted, in the name of greed, with multi-story buildings.

Our land is NOT owned by GRF but, to date, residents have been either unwilling or powerless to stop them. Until a court of law upholds our CC&Rs, GRF will continue to ignore them. It's a classic Catch 22 situation. Residents don't have the money to initiate legal action but, IF they did, GRF would have millions of dollars of residents own money at their disposal to defend against the challenge.

To residents we say: the ball's in your court. If you want to live in the shadow of more multi-story atrocities like the San Sebastian, do nothing. But, in the absence of "someone" willing to fund a legal challenge, you might... just might... ask GRF to reconsider. Maybe, because they are our friends and neighbors and have to look us in the eye every day, they'll have enough respect and compassion to halt this insanity.