

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
SEPTEMBER 18, 2024, 5:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 5:00 p.m.

ROLL CALL:

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: MITZI ORTIZ, ACTING CITY MANAGER
SCOTT C. SMITH, CITY ATTORNEY
LAUREN TORRES, DEPUTY CITY CLERK
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ROSE RIVERA, SENIOR PLANNER
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER

PUBLIC COMMENTS:

None.

CLOSED SESSION:

PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6
Agency Designated Representative(s): Mayor and Valerie Phillips, Bob Murray & Associates
Unrepresented Employee: City Manager

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated no reportable action was taken.

MAYOR MUNZING RECESSED THE MEETING TO THE STUDY SESSION AT 5:34 P.M.

STUDY SESSION:

STUDY SESSION FOR THE AVALON ALISO VIEJO MIXED-USE PROJECT

Acting City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera, who provided an overview. Director of Community Development So Kim, Director of Public Works Shaun Pelletier, applicant Mike Janda (AvalonBay Communities), applicant representative Spencer Kallick (Allen Matkins), applicant representative Dennis Vaccaro (ValueRock), and consultant Ken Hira (Kosmont Companies) provided additional information. Staff, applicant, and consultant responded to questions regarding building height, traffic mitigation measures, parking study, view analysis, local rental market, marketing efforts, projected number of residents, property tax revenue, public benefit payments, pedestrian and bicyclist safety, school impacts, security, development amenities, ingress and egress, and seismic safety. Mayor Munzing opened for public comment and the following persons provided comment:

1. Dan Burgner expressed support for the project.
2. Amber Leonard expressed opposition to the project.
3. Tom Merritt expressed opposition to the project.
4. Jeff Merritt expressed opposition to the project.
5. Andrea Manning, Buie Stoddard Group, expressed support for the project.
6. Evan Gordon expressed support for the project.
7. Dallin McKenzie expressed support for the project.
8. Brett Kaufmann expressed support for the project.
9. Nancy Conley expressed opposition to the project.
10. Elizabeth Hansburg expressed support for the project.
11. Stacy Stemen expressed support for the project.
12. Art Camoia expressed opposition to the project.
13. Rajani Maiatico expressed support for the project.
14. Rona Henry commented on affordable housing.
15. David Weber commented on affordable housing.
16. Ryan Allen expressed support for the project.
17. Jonathan Rosenzweig expressed support for the project.

Recommended Action: Conduct a public meeting to review the concept plans for a mixed-used project, consider public testimony, and provide general feedback to the Applicant.

No further action was taken.

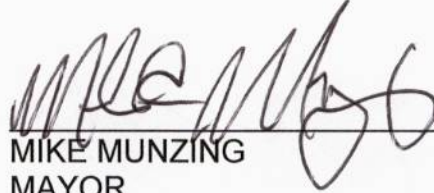
ADJOURNMENT: Mayor Munzing adjourned the meeting at 7:39 p.m. to the September 18, 2024 Regular Council Meeting.

Respectfully submitted:



LAUREN TORRES
DEPUTY CITY CLERK

Approved by:



MIKE MUNZING
MAYOR