

CITY OF ALISO VIEJO  
CITY COUNCIL MINUTES  
REGULAR MEETING  
AUGUST 20, 2025, 7:00 PM  
Council Chambers, City Hall, 12 Journey  
Aliso Viejo, California

**CALL TO ORDER:** Mayor Ackley called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

**ROLL CALL**

PRESENT: MAYOR TIFFANY ACKLEY  
MAYOR PRO TEM MAX DUNCAN  
COUNCILMEMBER RICHARD W. HURT  
COUNCILMEMBER MIKE MUNZING  
COUNCILMEMBER TIM A. ZANDBERGEN

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER  
SCOTT SMITH, CITY ATTORNEY  
JANET MARTINEZ, CITY CLERK  
ANN EIFERT, FINANCIAL SERVICES DIRECTOR  
QUANG LE, ASSOCIATE ENGINEER  
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR  
ROSE RIVERA, SENIOR PLANNER  
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER  
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER  
JASON DURAN, ADMINISTRATIVE SERGEANT

**PLEDGE OF ALLEGIANCE:** Resident Nancy Conley led the pledge of allegiance.

**REPORT FROM CLOSED SESSION:** City Attorney Scott Smith stated there was no reportable action.

**1. SPECIAL PRESENTATIONS:**

**1.1 BUSINESS OF THE MONTH - MARUGAME UDON**

Mayor Ackley introduced the video and presented a certificate of recognition to Marugame Udon representatives and General Manager Jensen Kong, who provided a brief history of the business and expressed their appreciation.

1.2 RECOGNITION OF WOMAN OF DISTINCTION AWARD RECIPIENT DORIS CORTES

This item was not presented as the recipient was not present.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

None.

4. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

**Motion:** Mayor Pro Tem Duncan moved and Councilmember Hurt seconded to approve the recommended actions. Motion carried 5-0.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

**Recommended Action:** Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been ready by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

**Recommended Action:** Approve the minutes as submitted for the August 6, 2025 Special and Regular Meetings.

4.3 ACCOUNTS PAYABLE

**Recommended Action:** Ratify accounts payable checks and electronic funds transfers issued between July 18, 2025, and July 31, 2025, in the amount of \$1,641,252.71.

4.4 TREASURER'S STATEMENT - JUNE 2025

**Recommended Action:** Receive and file the June 2025 Treasurer's Statement.

4.5 CONTRACT WITH ONYX PAVING COMPANY, INC. FOR GLENWOOD DRIVE STREET REHABILITATION PROJECT BETWEEN SR 73 AND ALISO CREEK ROAD

**Recommended Action:**

1. Approve Contract Documents, Specifications, and Plans for Glenwood Drive Street Rehabilitation Project between SR 73 and Aliso Creek Road;
2. Award a contract in the amount of \$1,110,000 to Onyx Paving Company, Inc. as the lowest responsible bidder for the Glenwood Drive Street Rehabilitation Project between SR 73 and Aliso Creek Road;
3. Authorize the City Manager to execute a contract with Onyx Paving Company, Inc.;
4. Authorize City staff to make total compensation to Onyx Paving Company, Inc. up to \$1,110,000 plus \$111,000 (10% of the contract amount) to allow for contingencies, totaling \$1,221,000; and
5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

**4.6 AGREEMENT WITH HDL COREN AND CONE FOR PROPERTY TAX CONSULTING AND AUDITING SERVICES**

**Recommended Action:**

1. Approve a first amendment to the agreement with United Building and Development Services, LLC to perform Plumbing maintenance services that extends the term one year and increases the total compensation under the agreement by \$35,000 for a total amount of \$85,000; and
2. Authorize the City Manager to execute the first amendment to the agreement.

**5. PUBLIC HEARINGS:**

**5.1 SECOND READING AND ADOPTION OF ORDINANCE AMENDING CHAPTERS 13.02 AND 13.04 OF THE ALISO VIEJO MUNICIPAL CODE, ADOPTING BY REFERENCE 2025 BUILDING AND FIRE CODES**

**Recommended Action:**

1. Conduct a public hearing for the second reading and adopt Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTERS 13.02 & 13.04 OF TITLE 13 OF THE ALISO VIEJO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE FOLLOWING MODEL CODES INTO THE ALISO VIEJO MUNICIPAL CODE:  
(1) CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, 2025 EDITION; WITH AMENDMENTS (2) CALIFORNIA ELECTRICAL CODE, 2025 EDITION; (3) CALIFORNIA PLUMBING CODE, 2025 EDITION; (4) CALIFORNIA MECHANICAL CODE, 2025 EDITION; (5) INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION; (6) CALIFORNIA ADMINISTRATIVE CODE, 2025 EDITION; (7) CALIFORNIA ENERGY CODE, 2025 EDITION; (8) CALIFORNIA REFERENCED STANDARDS CODE, 2025 EDITION; (9)

- CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; (10) CALIFORNIA RESIDENTIAL CODE, 2025 EDITION, WITH AMENDMENTS; (11) CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; (12) CALIFORNIA WILDLAND URBAN INTERFACE CODE, 2025 EDITION, WITH AMENDMENTS; AND (13) CALIFORNIA FIRE CODE, 2025 EDITION, WITH AMENDMENTS; and
2. Find that the Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15378(a) and 15061(b)(3) as the activity does not qualify as a project and is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment.

City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Mayor Ackley opened the public hearing, and there were no requests to speak. Mayor Ackley closed the public hearing.

**Motion:** Councilmember Munzing moved and Councilmember Zandbergen seconded to approve the recommended actions. Motion carried 5-0.

## 6. DISCUSSION:

### 6.1 CONCEPT PLAN REVIEW FOR AN OUTDOOR DINING AREA FOR WEBB'S GRAINWORKS AT 7 JOURNEY

Mayor Pro Tem Duncan recused himself from this item at 7:09 pm due to his daughter being an employee at the establishment.

City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera, who provided an overview. OCSD Administrative Sergeant Jason Duran, and Webb's Grainworks Chief Marketing Officer Mark Levine responded to questions regarding the nature of dispatch calls, noise complaints, proposed outdoor area usage and seating as well as parking and safety concerns.

**Recommended Action:** Review and provide initial feedback on concept plans for an outdoor dining area for Webb's Grainworks at 7 Journey.

No further action was taken. Mayor Pro Tem Duncan rejoined the meeting at 7:33 p.m.

## 7. CITY MANAGER'S REPORT:

City Manager Mitzi Ortiz announced registration for fall recreation classes and programs; Red Cross Blood Drive on September 10, 2025, from 12:00 p.m. to 6:00 p.m. at Aliso Viejo Ranch; Health and Safety Fair to be held at Aliso Viejo Ranch on Saturday, September 13, 2025, from 9:00 a.m. to 11:00 a.m.; Aliso Viejo Trails and Creek Cleanup Event to be held on Saturday, September 20, 2025, from 8:00 a.m. to 11:00 a.m.

8. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

Councilmember Munzing:

- Commented on transition of summer into back-to-school, fall weather, and holidays

Councilmember Zandbergen:

- Attended Aliso Viejo Chamber of Commerce Networking Lunch

Councilmember Hurt:

- Nothing to report

Mayor Pro Tem Duncan:

- Commented on the first day of back-to-school
- Acknowledged OCSD Deputy Barragan for ongoing e-bike safety enforcement


Mayor Ackley:

- Requested council consensus for a letter of support for the proposed veterans cemetery near Anaheim Hills, as requested by Supervisor Foley's office
- Commented on DJAMS new principal, Mr. Nguyen
- Commented on Sea Country Festival in the neighboring City of Laguna Niguel

9. **ADJOURNMENT:** Mayor Ackley adjourned the meeting at 7:38 p.m. to the regularly scheduled City Council meeting of September 3, 2025.

Respectfully submitted:

Approved by:

  
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JANET MARTINEZ  
CITY CLERK

  
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TIFFANY ACKLEY  
MAYOR