

CITY OF ALISO VIEJO  
CITY COUNCIL MINUTES  
SPECIAL MEETING  
March 5, 2025, 6:00 PM  
Council Chambers, City Hall, 12 Journey  
Aliso Viejo, California

**CALL TO ORDER:** Mayor Ackley called the Special Meeting of the City Council of the City of Aliso Viejo to order at 6:03 p.m.

**ROLL CALL**

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

ABSENT: NONE

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER  
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY  
RYAN STAGER, DEPUTY CITY ATTORNEY  
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR  
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER

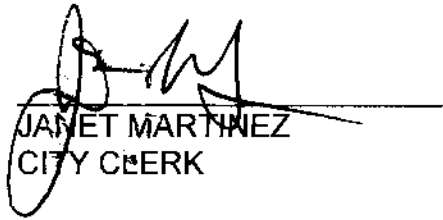
**STUDY SESSION:**

**DENSITY BONUS STUDY SESSION**

City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Assistant City Attorney HongDao Nguyen and Deputy City Attorney Ryan Stager provided additional information. Staff responded to questions regarding Area Median Income (AMI), density within the Housing Element, number of units of certain developments, Regional Housing Needs Allocation (RHNA), affordable housing allocations within religious property sites, incentives and waivers for specific projects, and rezoning commercial zones to residential.

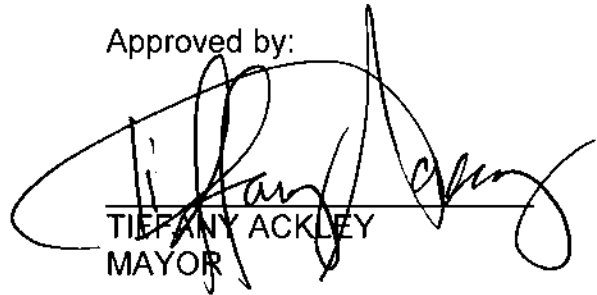
**ADJOURNMENT:** Mayor Ackley adjourned the meeting at 6:50 p.m. to the March 5, 2025 Regular City Council Meeting.

Respectfully submitted:



JANET MARTINEZ  
CITY CLERK

Approved by:



TIEFANY ACKLEY  
MAYOR