

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 19, 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 GARRETT DWYER
COUNCILMEMBER MIKE MUNZING
COUNCILMEMBER TIM A. ZANDBERGEN

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
KATHY BAILOR, INTERIM CITY CLERK
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Recreation & Community Services Manager Lizzy Mendoza led the pledge of allegiance.

1. **SPECIAL PRESENTATIONS:**

None.

2. **ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:**

None.

3. **COMMUNITY INPUT:**

1. Jenna Minnick-Bull, Director of South Coast Conservatory, invited the City Council, staff, and residents to attend their Winter Festival at Capistrano Valley High School.

4. CONSENT CALENDAR:

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

Motion: Councilmember Munzing moved and Mayor Pro Tem Duncan 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 November 5, 2025, Special and Regular Meetings.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between October 24, 2025, and November 6, 2025, in the amount of \$1,079,640.76.

4.4 APPROVE AGREEMENT WITH UNITED BUILDING AND DEVELOPMENT SERVICES, LLC FOR THE ALISO VIEJO RANCH WOOD SEALING PROJECT

Recommended Action:

1. Approve an agreement in the amount of \$64,000 to United Building and Development Services, LLC as the lowest responsible bidder for the Aliso Viejo Ranch wood sealing project.
2. Authorize the City Manager to execute an agreement with United Building Development Services, LLC; and
3. Authorize City staff to make total compensation to United Building Development Services, LLC up to \$64,000 plus \$6,400 (10% of the agreement amount) to allow for contingencies, totaling \$70,400.

5. PUBLIC HEARINGS:

5.1 REQUEST TO APPROVE AN ADMINISTRATIVE USE PERMIT TO ALLOW AN OUTDOOR DINING AREA AND AN EXPANSION OF AN ABC LICENSE INTO THE PARKING LOT AND A CONDITIONAL USE PERMIT TO REDUCE THE PARKING REQUIREMENT BY 17% AT 7 JOURNEY (USE-2025-00018 AND USE-2025-00019)

Mayor Pro Tem Duncan recused himself and left the Council Chambers at 7:05 pm due to his daughter being an employee at the establishment.

City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera, who provided an overview. Staff and Webb's Grainworks owner Jeremy Webb, responded to questions regarding parking restrictions and live performances. Mayor Ackley opened the public hearing, and there were no requests to speak. Mayor Ackley closed the public hearing.

Recommended Action: Adopt Resolution No.2025-19 approving Administrative Use Permit USE-2025-00018 to allow for an outdoor dining area and an expansion of an ABC license into the parking lot and Conditional Use Permit USE-2025-00019 to reduce the parking requirement by 17% at 7 Journey.

Motion: Councilmember Munzing moved and Councilmember Zandbergen seconded to approve the recommended actions. Motion carried 4-0-1, with Mayor Pro Tem Duncan absent.

Mayor Pro Tem Duncan returned to the dais at 7:14 p.m. for the remainder of the meeting.

5.2 GENERAL PLAN AMENDMENT, ZONE CHANGE, VESTING TENTATIVE TRACT MAP, SITE DEVELOPMENT PERMIT, ENVIRONMENTAL ASSESSMENT, AND DEVELOPMENT AGREEMENT FOR 95 ARGONAUT

City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Staff and Danny Hinojosa of Meritage Homes, responded to questions regarding park in-lieu fees, affordable housing, additional impact fees and fee calculations. Mayor Ackley opened the public hearing, and there were no requests to speak. Mayor Ackley closed the public hearing. Direction was provided to use the Orange County Tax Assessor land value for park in-lieu fee calculations, apply State Density Bonus threshold for affordable housing units, not impose additional development impact fees, and use 50-year evaluation years with escalation rate based on last 5 years of CPI for fiscal impact calculation.

Recommended Action:

1. Continue the public hearing to a date uncertain; and
2. Review and provide direction on the preferred impact fee structure for development agreements.

Motion: Councilmember Munzing moved and Councilmember Zandbergen seconded, to continue the public hearing to the Regular City Council Meeting of December 3, 2025. Motion carried 5-0.

6. DISCUSSION:

6.1 INSTALLATION OF FIXED LICENSE PLATE READER CAMERAS

City Manager Mitzi Ortiz introduced Chief of Police Services Captain Ryan Buhr, who provided an overview. Staff responded to questions regarding camera sizes and placements, system compatibility with neighboring jurisdictions, purchase versus leasing costs, anticipated timelines for procurement, data security, and privacy.

Recommended Action: Staff recommends that the City Council discuss the purpose and intended use of License Plate Reader (LPR) cameras within the City of Aliso Viejo, including how this technology can enhance public safety and investigative capabilities. Following this discussion, the Council may direct City staff and OCSD to develop a phased implementation plan, identify LPR camera locations, select a vendor, and provide a detailed proposal for consideration.

No further action was taken.

6.2 ORDINANCE REPEALING SECTION 2.04.150 OF CHAPTER 2.04 RELATING TO LOCAL CAMPAIGN CONTRIBUTION LIMITS TO BE REPLACED BY STATUTORY DEFAULT LIMITS

City Manager Mitzi Ortiz introduced Assistant City Attorney HongDao Nguyen, who provided an overview. Staff responded to questions regarding the history, monitoring and enforcement relating to local campaign contribution limits. Mayor Ackley opened for public comment and the following person spoke:

1. Sarah Chamberlain expressed opposition to the matter.

Recommended Action: Staff recommends the City Council introduce for first reading, an Ordinance of the City Council of the City of Aliso Viejo Repealing Section 2.04.150 of Chapter 2.04 relating to local campaign contribution limits to be replaced by statutory default limits.

Motion: Councilmember Munzing moved and Councilmember Zandbergen seconded to approve the recommended action. Motion carried 4-1, with Mayor Ackley dissenting.

7. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced the 8th Annual All is Bright Holiday Celebration and Tree Lighting Ceremony on December 4, 2025, from 5:00 to 8:00 p.m. at the Town Center Fountain; Boys & Girls Club of Capistrano Valley accepting donations and volunteers for Operation Holiday Homework event on December 12, 2025, from 3:00 to 6:00 p.m. at Aliso Viejo Ranch; and the Nourishing Great Futures Market every Wednesday from 10:00 am to 12:00 pm at the Iglesia Park Community Center.

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

Councilmember Munzing:

- Attended Veterans Day Observance at El Toro Memorial Park
- Attended Aliso Viejo Chamber of Commerce Networking Lunch
- Attended OCFA Budget & Finance Committee Meeting
- Attended City of Hope Cancer Research Hospital Grand Opening
- Extended wishes for Thanksgiving and the holiday season

Councilmember Dwyer:

- Attended Aliso Viejo Chamber of Commerce Networking Lunch
- Volunteered at Nourishing Great Futures Market at Iglesia Park Community Center
- Registered to volunteer for Operation Holiday Homework
- Commented on upcoming OCMVCD Budget & Finance Committee Meeting

Councilmember Zandbergen:

- Commented on Operation Holiday Homework
- Attended SJHTCA Committee meetings
- Attended City of Hope Cancer Research Hospital Grand Opening

Mayor Pro Tem Duncan:

- Attended Aliso Niguel High School CIF football game
- Extended Thanksgiving wishes to the community
- Commented that he was the 2021 AVCA Holiday Decorating Contest winner
- Commented on All is Bright Holiday Celebration and Tree Lighting Ceremony
- Obtained Council consensus to direct staff to explore a parking permit system


Mayor Ackley:

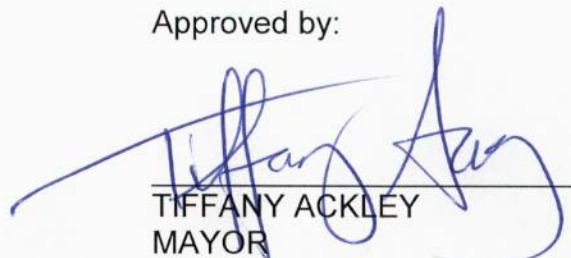
- Attended City of Hope Cancer Research Hospital Grand Opening
- Attended Veterans Day Observance at El Toro Memorial Park
- Attended ACC-OC Business Meeting
- Attended County Selection Committee Meeting
- Attended Artisans Market at Aliso Viejo Ranch
- Provided an update on the Aliso Viejo Library Remodel

9. **ADJOURNMENT:** Mayor Ackley adjourned the meeting at 9:17 p.m. to the regularly scheduled City Council meeting of December 3, 2025.

Respectfully submitted:

Approved by:


KATHY BAILOR
INTERIM CITY CLERK


TIFFANY ACKLEY
MAYOR