

CITY OF ALISO VIEJO  
CITY COUNCIL MINUTES  
REGULAR MEETING  
August 21, 2024, 7:00 PM  
Council Chambers, City Hall, 12 Journey  
Aliso Viejo, California

**CALL TO ORDER:** Mayor Munzing 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 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 SMITH, CITY ATTORNEY  
LAUREN TORRES, DEPUTY CITY CLERK  
ANN EIFERT, FINANCIAL SERVICES DIRECTOR  
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR  
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR  
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER  
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER  
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

**PLEDGE OF ALLEGIANCE:** OCFA Division Chief Mike Summers led the pledge of allegiance.

1. **SPECIAL PRESENTATIONS:**

1.1 **BUSINESS OF THE MONTH - PURE ESSENCE BEAUTY COLLECTIVE**

Mayor Munzing introduced the video and expressed appreciation for the business.

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:** Councilmember Chun moved and Councilmember 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 read by title, and further reading is waived.

4.2 **APPROVAL OF MINUTES**

**Recommended Action:** Approve the Minutes as submitted for the August 7, 2024 Special Meeting and the August 7, 2024 Regular Meeting.

4.3 **SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING CHAPTER 8.22 OF THE MUNICIPAL CODE REGARDING CAMPING ON PUBLIC PROPERTY**

**Recommended Action:** Conduct second reading and adopt Ordinance No. 2024-241 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA AMENDING CHAPTER 8.22 OF THE ALISO VIEJO MUNICIPAL CODE REGARDING CAMPING ON PUBLIC PROPERTY AND FINDING THE ORDINANCE DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND IS EXEMPT UNDER STATE CEQA GUIDELINES SECTION 15061(B)(3).

4.4 **ACCOUNTS PAYABLE**

**Recommended Action:** Ratify accounts payable checks and electronic funds transfers issued between July 19, 2024, and August 1, 2024, in the amount of \$1,329,278.01.

4.5 **TREASURER'S STATEMENT – JUNE 2024**

**Recommended Action:** Receive and file the June 2024 Treasurer's Statement.

4.6 FIRST AMENDMENT TO THE MANAGEMENT SERVICES AGREEMENT FOR THE ALISO VIEJO CENTER WITH ALISO VIEJO BANQUET CENTER, LLC AND WEDGEWOOD BEVERAGE, INC.

**Recommended Action:**

1. Approve a First Amendment to the Management Services Agreement with Aliso Viejo Banquet Center, LLC and Wedgewood Beverage, Inc. for management and operations of the Aliso Viejo Center extending the agreement for an additional two-year term; and
2. Authorize the Acting City Manager to execute the First Amendment to the Management Services Agreement.

5. **PUBLIC HEARINGS:**

5.1 ZONE CHANGE FOR 4 AND 5 POLARIS WAY

Acting City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Staff responded to questions regarding definition of “mixed-use”, future development, and residential density. Mayor Munzing opened the public hearing and the following persons provided comment:

1. Carol Trapani expressed support for the zone change.

There were no other comments. Mayor Munzing closed the public hearing.

**Recommended Action:** Hold a public hearing and introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING THE ZONING MAP TO ADD “MIXED-USE/RESIDENTIAL OVERLAY” DISTRICT TO THE EXISTING “PROFESSIONAL OFFICE” DISTRICT AT 4 AND 5 POLARIS WAY AND FINDING THE ACTION TO BE EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTIONS 15060 AND 15061.

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

5.2 ORDINANCE AMENDING SECTION 15.14.080 PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Acting City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Staff responded to questions regarding approval deadline, correspondence from Community Associations Institute, enforcement of homeowners association regulations, and potential City liability. Mayor Munzing opened the public hearing. There were no speakers.

**Recommended Action:**

1. Conduct a public hearing and introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA; and
2. Find the Ordinance exempt from the requirements of the California Environmental Quality Act pursuant to California Public Resources Code section 21080.17.

**Motion:** Councilmember Hurt moved and Councilmember Chun seconded to approve the recommended actions and continue the public hearing to September 4, 2024. Motion carried 5-0.

**6. DISCUSSION:**

**6.1 AQUATIC CENTER POOL DECK SURFACE REHABILITATION OPTIONS**

Acting City Manager Mitzi Ortiz introduced Public Works Director Shaun Pelletier, who provided an overview. Staff responded to questions regarding texture and durability of proposed pool deck materials, concrete base resurfacing, overlay thickness, product lifespans, color options, material installation, and safety concerns.

**Recommended Action:**

1. Receive staff presentation and provide direction on the pool deck surface rehabilitation method; and
2. Authorize staff to solicit bids for the recommended surface rehabilitation method.

**Motion:** Councilmember Chun moved and Mayor Pro Tem Ackley seconded to direct staff to provide additional information on Krete Kote and Koolflex options. Motion carried 5-0.

**6.2 UNCONTESTED DISTRICT 3 CITY COUNCIL SEAT IN GENERAL MUNICIPAL ELECTION OF NOVEMBER 5, 2024**

Acting City Manager Mitzi Ortiz provided an overview. Staff responded to questions regarding election costs, common practice, and impacts on appointed candidate.

**Recommended Action:** It is recommended that the City Council take one of the following actions:

1. Adopt Resolution No. 2024-25 pursuant to Elections Code Section 10299 appointing to the office of "Council Member, District 3" the person who has been nominated and qualified for a term of four years expiring in November 2028, and canceling the election for said office; or
2. Hold the election for said office.

**Motion:** Councilmember Duncan moved and Councilmember Chun seconded to adopt Resolution No. 2024-25 pursuant to Elections Code Section 10299 appointing to the office of "Council Member, District 3" the person who has been nominated and qualified for a term of four years expiring in November 2028, and canceling the election for said office. Motion carried 5-0.

**7. CITY MANAGER' S REPORT:**

Acting City Manager Mitzi Ortiz announced Furry Friends Pet Fair to be held from 9:00 a.m. to noon on Saturday, September 7<sup>th</sup>, at Aliso Viejo Ranch; American Red Cross Blood Drive to be held from 12 p.m. to 6:00 p.m. on September 11, 2024, at Aliso Viejo Ranch; Aliso Viejo Trails and Creek Cleanup event to be held from 8:00 a.m. to 11 a.m. on September 21, 2024; and registration for fall recreation classes.

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

Councilmember Chun:

- Requested clarification regarding Furry Friends Pet Fair services
- Attended Wildfire Prevention Talk at Aliso Canyon Community Park
- Commented on OCFA's recent purchase of two new helicopters
- Attended Aliso Niguel High School Girls Dance Team Fundraiser
- Attended Wellness & Prevention Center Appreciation Event
- Attended Studio Vieth Grand Opening
- Attended Aliso Viejo Chamber of Commerce Networking Breakfast

Councilmember Duncan:

- Congratulated Councilmember Hurt on appointment to City Council
- Obtained consensus for reports on bike lanes and street maintenance

Councilmember Hurt:

- Recognized Aliso Viejo resident Grace Sarabia, Portland State University's Women's Soccer Team player
- Commented on appointment to City Council

Mayor Pro Tem Ackley:

- Commented on the beginning of the school year

Mayor Munzing:

- Attend Aliso Viejo Chamber of Commerce Networking Breakfast
- Attended Corpus Christi Church's Olympic Day
- Attended US Citizenship and Immigration Services Office Grand Opening
- Attended Future Housing & Sustainability Conference

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 8:27 p.m. to the regularly scheduled City Council meeting of September 4, 2024.

Respectfully submitted:



LAUREN TORRES  
DEPUTY CITY CLERK

Approved by:



MIKE MUNZING  
MAYOR