

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 20, 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 7:01 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, 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
ROSE RIVERA, SENIOR PLANNER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Patsy Freitag led the pledge of allegiance.

1. **SPECIAL PRESENTATIONS:**

None.

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

None.

3. COMMUNITY INPUT:

1. Patsy Freitag requested sign regulation exemptions for church services.
2. Tracy Blum expressed gratitude to AVCA for their use of organic pesticide treatments.
3. Mark Angelus commented on Iglesia Park tennis courts.

4. CONSENT CALENDAR:

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

Motion: Councilmember Hurt 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 November 6 , 2024 Special Meeting and the November 6, 2024 Regular Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between October 25, 2024, and November 7, 2024, in the amount of \$1,114,142.87.

4.4 ANNUAL MEASURE M2 EXPENDITURE REPORT

Recommended Action: Adopt Resolution No. 2024-30 approving the City's annual Measure M2 expenditure report for fiscal year ending June 30, 2024.

4.5 AGREEMENT WITH CREATIVE AIR MECHANICAL SERVICES FOR CITY HALL HVAC IMPROVEMENTS

Recommended Action:

1. Approve Contract Documents for City Hall HVAC Improvements;
2. Award an agreement in the amount of \$160,840 to Creative Air Mechanical Services as the lowest responsible bidder for the City Hall HVAC Improvements;
3. Authorize the City Manager to execute an agreement with Creative Air Mechanical Services;

4. Authorize City staff to make total compensation to Creative Air Mechanical Services up to \$160,840 plus \$14,000 (8.7% of the agreement amount) to allow for contingencies, totaling \$174,840; 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 FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR STC TRAFFIC, INC. FOR ON-CALL TRAFFIC ANALYSIS

Recommended Action: Approve and authorize the City Manager to execute a fourth amendment to the professional services agreement with STC Traffic, Inc. to extend the agreement to June 30, 2026.

5. PUBLIC HEARINGS:

None.

6. DISCUSSION:

6.1 STUDY SESSION FOR THE AVALON ALISO VIEJO MIXED-USE PROJECT

City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera, who provided an overview. Applicant Mark Janda (AvalonBay Communities) provided additional information. Staff and the applicant responded to questions regarding the proposed building height, structure setbacks, parking, amenities, potential view impacts, story poles, and retail offerings. Mayor Munzing opened for public comment and the following persons provided comment:

1. Eric Hauber expressed support for the project.
2. Jad Bochai expressed support for the project.
3. Tom Merritt expressed opposition to the project.
4. Jeff Merritt expressed opposition to the project.
5. Tom Moran expressed support for the project.
6. Victoria Hernandez expressed support for the project.
7. Mark Van Bloem expressed opposition to the project.
8. Nancy Larimer expressed support for the project.
9. Yan Gendlin expressed opposition to the project.
10. Dan Burgher expressed support for the project.
11. Hillary Seaborn expressed opposition to the project.
12. Robyn Vettraino expressed support for the project.
13. Adam Wood (Building Industry Association) expressed concerns about the project.
14. Brad Romano expressed support for the project.
15. Todd Kirtland expressed opposition to the project.

16. Art Camoia expressed opposition to the project.
17. Carmen Cave expressed concerns about the project.
18. Cindy expressed concerns about the project.

There were no other comments.

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

The City Council requested information on a scaled-down version of the project and requested the erection of story poles. No further action was taken.

7. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced the 7th Annual All is Bright Holiday Celebration and Tree Lighting Ceremony to be held from 5:00 p.m. to 8:00 p.m. on December 5, 2024, at Aliso Viejo Town Center.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Chun:

- Attended OCFA Human Resources Committee Meeting
- Attended OCFA Budget and Finance Committee Meeting
- Attended the United to End Homelessness Table Talk
- Announced Giving Guidance to End Homelessness Discussion and Sock Drive
- Attended the Covington Retirement Community's Veterans Day Program
- Attended Veterans Day Observance at El Toro Memorial Park
- Attended SCAG Policy Committee meeting

Councilmember Duncan: None

Councilmember Hurt:

- Commented on friend's cancer battle
- Encouraged the community to foster friendly relationships with neighbors

Mayor Pro Tem Ackley:

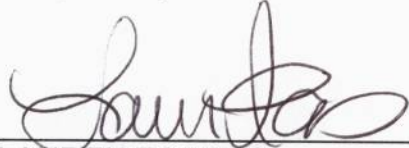
- Commented on Councilmember Duncan's presentation during Discussion Item 6.1

Mayor Munzing:

- Attended Veterans Day Observance at El Toro Memorial Park
- Announced the State of the City event

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 9:37 p.m. to the regularly scheduled City Council meeting of December 4, 2024.

Respectfully submitted:



LAUREN TORRES
DEPUTY CITY CLERK

Approved by:



MIKE MUNZING
MAYOR