

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 7, 2015, 7:00 P.M.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Phillips called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:08 p.m.

PRESENT: MAYOR WILLIAM A. PHILLIPS
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER DAVID C. HARRINGTON

ABSENT: COUNCILMEMBER PHILLIP B. TSUNODA

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
MITZI ORTIZ, CITY CLERK
GLENN YASUI, ADMINISTRATIVE SERVICES DIRECTOR
KAREN CROCKER, COMMUNITY SERVICES DIRECTOR
GINA THARANI, FINANCE DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR / CITY
ENGINEER
ERICA ROESS, SENIOR PLANNER
LT. JOHN MACPHERSON, CHIEF OF POLICE SERVICES
SARAH BARKER, EMERGENCY MANAGEMENT
COORDINATOR

PLEDGE OF ALLEGIANCE: Led by AYSO Region 889 U11 Girls Team.

SPECIAL PRESENTATIONS

A. **COUNCIL RECOGNITION OF ST. MARY'S STUDENTS FOR DONATING SCHOOL SUPPLIES TO NEEDY KIDS**

Mayor Phillips presented Certificates of Recognition to Sam Wolter, Keith Openshaw and Cooper Green. The students provided additional information related to their program.

Councilmember Tsunoda joined the dais at 7:22 p.m. for the remainder of the meeting.

B. FIRE PREVENTION WEEK PROCLAMATION

Mayor Phillips presented the Proclamation to OCFA Battalion Chief Mike Contreras. Chief Contreras provided additional information related to fire prevention and safety.

C. DISASTER PREPAREDNESS PRESENTATION

Emergency Management Coordinator Sarah Barker provided the presentation.

ADDITIONS, DELETIONS, REORDERING TO THE AGENDA

None.

CONSENT CALENDAR ITEM NOS. 1-7: Mayor Phillips asked if any member of the City Council, staff or the public wished to remove an item from the Consent Calendar. Councilmember Chun requested to remove Item Nos. 4 and 7 and Councilmember Harrington requested to remove Item No. 6. There were no additional requests to remove items from the Consent Calendar.

MOTION: MAYOR PRO TEM MUNZING MOVED AND COUNCILMEMBER CHUN SECONDED TO APPROVE CONSENT CALENDAR ITEM NOS. 1-3 AND 5, AS PRESENTED.

1. WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Approved 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.

2. APPROVAL OF MINUTES – SEPTEMBER 16, 2015 REGULAR MEETING

Approved the subject Minutes as submitted.

3. ACCOUNTS PAYABLE

1. Ratified accounts payable checks issued September 10, 2015 in the amount of \$115,024.81; and
2. Ratified accounts payable checks issued September 17, 2015 in the amount of \$830,177.09.

4. TREASURER'S STATEMENT – AUGUST 2015

This item was removed from the Consent Calendar.

5. ANNUAL MEASURE M2 EXPENDITURE REPORT

Approved Resolution No. 2015-30 to adopt the FY 2014-15 M2 Expenditure Report.

6. URBAN DESIGN SERVICES REQUEST FOR PROPOSALS PERTAINING TO THE ALISO VIEJO TOWN CENTER CONCEPT PLAN

This item was removed from the Consent Calendar.

7. AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS FOR CONSULTANT SERVICES PERTAINING TO THE ALISO VIEJO TOWN CENTER CONCEPT PLAN: FIRST AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES – RK ENGINEERING, INC.; AND FOURTH AMENDMENT TO AGREEMENT FOR PLANNING CONSULTANT SERVICES - FORMA

This item was removed from the Consent Calendar.

MOTION CARRIED UNANIMOUSLY

END OF CONSENT CALENDAR

REMOVED FROM CONSENT CALENDAR

4. TREASURER'S STATEMENT – AUGUST 2015

Staff responded to questions regarding gas tax.

MOTION: COUNCILMEMBER CHUN MOVED AND COUNCILMEMBER HARRINGTON SECONDED TO APPROVE THE AUGUST 2015 TREASURER'S STATEMENT.

MOTION CARRIED UNANIMOUSLY

6. URBAN DESIGN SERVICES REQUEST FOR PROPOSALS PERTAINING TO THE ALISO VIEJO TOWN CENTER CONCEPT PLAN

Staff responded to questions regarding scope of work in Request for Proposals, Town Center components included, and design guidelines.

MOTION: COUNCILMEMBER HARRINGTON MOVED AND COUNCILMEMBER CHUN SECONDED TO:

1. APPROVE THE REQUEST FOR PROPOSALS FOR URBAN DESIGN SERVICES; AND

2. AUTHORIZE STAFF TO SOLICIT AND RECEIVE PROPOSALS FOR URBAN DESIGN SERVICES.

MOTION CARRIED UNANIMOUSLY

7. **AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS FOR CONSULTANT SERVICES PERTAINING TO THE ALISO VIEJO TOWN CENTER CONCEPT PLAN: FIRST AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES – RK ENGINEERING, INC.; AND FOURTH AMENDMENT TO AGREEMENT FOR PLANNING CONSULTANT SERVICES - FORMA**

Staff responded to questions regarding purpose of amendments.

MOTION: COUNCILMEMBER CHUN MOVED AND MAYOR PRO TEM MUNZING SECONDED TO APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE FOLLOWING AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS FOR SERVICES PERTAINING TO THE ALISO VIEJO TOWN CENTER CONCEPT PLAN:

1. **FIRST AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES FOR RK ENGINEERING, INC.; AND**
2. **FOURTH AMENDMENT TO AGREEMENT FOR PLANNING CONSULTANT SERVICES FOR FORMA.**

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING ITEM NO. 8

8. **1. REQUEST TO APPROVE AND ADOPT AN ADDENDUM TO THE CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH#2003101060) PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;**
- 2. REQUEST TO APPROVE PARCEL MAP 2015-100 FOR PARCEL 1 OF LOT LINE ADJUSTMENT 91-024 TO CREATE FOUR (4) PARCELS PURSUANT TO ALISO VIEJO MUNICIPAL CODE (AVMC) 14.08;**
- 3. REQUEST TO APPROVE PLANNING APPLICATION PA15-012 (SDP/CUP/EP) FOR A:**
- A. SITE DEVELOPMENT PERMIT (SDP) TO CONSTRUCT 200 SENIOR MULTI-FAMILY UNITS, A 166,790 SQUARE FOOT MANAGED CARE FACILITY, A 36,960 SQUARE FOOT MEDICAL OFFICE BUILDING, AND SEVEN (7) TWO-STORY PROFESSIONAL OFFICE BUILDINGS RANGING IN SIZE BETWEEN 16,000 AND 30,000 SQUARE FEET PURSUANT TO AVMC 15.74.020;**

B. CONDITIONAL USE PERMIT (CUP) TO ESTABLISH AN ASSISTED LIVING FACILITY PURSUANT TO AVMC 15.18.020 AND AVMC 15.74.040;

C. EXCEPTION PERMIT (EP) TO ALLOW A REDUCTION IN PARKING FOR THE SEVEN (7) PROFESSIONAL OFFICE BUILDINGS PURSUANT TO AVMC 15.38.040 AND AVMC 15.74.070 AND TO ALLOW AN INCREASE IN FENCE HEIGHT FROM SIX (6) FEET TO EIGHT (8) FEET FOR THE MANAGED CARE FACILITY PURSUANT TO AVMC 15.22.030 AND AVMC 15.74.070;

D. REQUEST TO APPROVE AFFORDABLE HOUSING INCENTIVES AND ECONOMIC FEASIBILITY WAIVERS PURSUANT TO AVMC 15.58 AND GOVERNMENT CODE 65915 (E) AND (F) IDENTIFIED IN THE SITE DEVELOPMENT PERMIT REQUEST #3A ABOVE FOR THE 200 UNIT SENIOR MULTI-FAMILY DEVELOPMENT; AND

4. REQUEST TO APPROVE, IN CONCEPT, A LOAN FROM THE CITY'S AFFORDABLE HOUSING IN-LIEU MONIES IN EXCHANGE FOR PROVIDING 50 VERY LOW-INCOME AFFORDABLE UNITS WITHIN THE PROPOSED 200-UNIT SENIOR MULTI-FAMILY DEVELOPMENT PURSUANT TO THE CITY'S AFFORDABLE HOUSING STRATEGY APPROVED ON FEBRUARY 4, 2015, AND TO DIRECT STAFF TO BRING A RESOLUTION FORWARD AT A LATER DATE

City Manager David Doyle provided the staff report. Carter Ewing (CT Realty) provided additional information. Staff and the applicant responded to questions regarding escrow timeline, tenancy, park-in-lieu fees, requested loan, parking requirements, Housing and Community Development reporting, anticipated residents, retail or dining opportunities, common areas, landscaping, walkability, traffic impacts, community space and parking restrictions on public streets. Mayor Phillips opened the public hearing and the following person spoke:

1. Pastor Carol Carnes expressed support and commented on the lack of affordable housing in the City.

There were no other speakers. Mayor Phillips closed the public hearing.

MOTION: MAYOR PRO TEM MUNZING MOVED AND COUNCILMEMBER HARRINGTON SECONDED TO:

1. **ADOPT RESOLUTION NO. 2015-31 APPROVING AND ADOPTING AN ADDENDUM TO THE CERTIFIED GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2003101060) PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;**
2. **ADOPT RESOLUTION NO. 2015-32 APPROVING PARCEL MAP 2015-100 FOR PARCEL 1 OF LOT LINE ADJUSTMENT 91-024;**
3. **ADOPT RESOLUTION NO. 2015-33 APPROVING PLANNING APPLICATION PA15-012 (SDP/CUP/EP), AS AMENDED TO REQUIRE PARKING MANAGEMENT PLAN, TO:**

- A) CONSTRUCT 200 SENIOR MULTI-FAMILY UNITS WITH THE INCLUSION OF SPECIFIED AFFORDABLE DEVELOPMENT INCENTIVES AND WAIVERS,
 - B) CONSTRUCT A MANAGED CARE FACILITY WITH AN EITHER (8) FOOT HIGH FENCE,
 - C) CONSTRUCT A 36,960 SQUARE FOOT MEDICAL OFFICE BUILDING, AND
 - D) CONSTRUCT SEVEN (7) TWO-STORY PROFESSIONAL OFFICE BUILDINGS RANGING IN SIZE BETWEEN 16,000 AND 30,000 SQUARE FEET WITH A 3% REDUCTION IN PARKING; AND
4. AUTHORIZE STAFF TO BRING BACK FOR CONSIDERATION A RESPONSE TO USA PROPERTIES FUND \$2,250,000 LOAN REQUEST FROM THE CITY'S AFFORDABLE HOUSING IN-LIEU MONIES FOR THE PROVISION OF 50 VERY-LOW INCOME UNITS.

MOTION APPROVED UNANIMOUSLY

MAYOR PHILLIPS RECESSED THE MEETING AT 8:54 P.M. AND RECONVENED AT 9:02 P.M.

DISCUSSION ITEM NO. 9

9. ECONOMIC DEVELOPMENT ANALYSIS & STRATEGY

City Manager David Doyle introduced Administrative Services Director Glenn Yasui who provided the staff report. Ken Hira (Kosmont Companies) provided additional information. Staff responded to questions regarding office space, telecommuting, retail sites, and restaurants.

COUNCIL CONSENSUS DIRECTED STAFF TO IMPLEMENT BUSINESS ATTRACTION EFFORTS INCLUDING: CONDUCTING AN ANALYSIS OF BUSINESS ATTRACTION OPPORTUNITIES AT ALISO VIEJO TOWN CENTER ON AN AS NEEDED BASIS; MARKETING OPPORTUNITY SITE PROPERTIES TO ATTRACT TECHNOLOGY AND BIOMED BUSINESSES; FACILITATING COMMUNICATION WITH COMMERCIAL BROKERS; AND INTERFACING WITH ORGANIZATIONS SUCH AS OCTANE AND UNIVERSITY OF CALIFORNIA IRVINE TO PROMOTE BUSINESS ATTRACTION.

COMMUNITY INPUT:

- 1. Kaveh Mashkuri extended an invitation to participate in 2015 Walk to End Alzheimer's in Laguna Niguel on October 24, 2015, Huntington Beach on November 7, 2015 and Angels Stadium on November 14, 2015.

CITY MANAGER'S REPORT

City Manager David Doyle announced State of the City to be held on October 15, 2015 from 6:00 p.m. to 8:00 p.m., free flu shots available at Soka University on October 16, 2015 from 11:00 a.m. to 1:00 p.m., and AVCA Harvest Festival to be held at Grand Park on October 17, 2015 from 10:00 a.m. to 12:00 p.m.

ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES

Councilmember Harrington:

- Attended International Council of Shopping Centers Conference
- Orange County Business Council Economic Forum
- Attended OCCOG meeting
- Attended ACC-OC Marijuana Symposium
- Requested council consensus to receive analysis of recently passed State laws
- Attended Soka Jazz Festival
- Attended Orange County Taxpayers Association Roses and Radishes Event
- Attended meeting with CT Realty
- Attended City Legislative Roundtable with Assemblymember Chang
- Attended South Orange County Watershed Management Visioning Ad Hoc Committee Meeting
- Attended City / CUSD Committee Meeting
- Announced "Aliso Viejo loves Aeverie" fundraiser at Jimboy's Tacos on October 10, 2015

Councilmember Tsunoda: None.

Councilmember Chun:

- Attended International Council of Shopping Centers Conference
- Attended TCA luncheon in honor of California Senator Jim Beall
- Attended TCA Joint Finance and Investment Committee Meeting
- Attended TCA Joint Strategic Planning Committee Meeting
- Attended TCA Joint Marketing Committee Meeting
- Attended TCA Environmental Committee Meeting
- Attended City / CUSD Committee Meeting
- Participated in Aliso Viejo Trails and Creek Clean-Up Event
- Attended Aliso Viejo Chamber of Commerce Gala
- Attended meeting with CT Realty
- Spoke at Soka University Future Expo
- Attended CUSD Foundation fundraiser
- Attended League of California Cities Annual Conference
- Attended ANHS Homecoming football game
- Attended Hispanic 100 Awards Gala
- Attended Founder's Day Event

- Attended ACC-OC Economic and Ethnic Diversity Committee Meeting
- Appointed to CUSD Facilities Review Committee

Mayor Pro Tem Munzing:

- Attended OCCOG Board Meeting
- Attended Orange County Taxpayers Association Roses and Radishes Event
- Attended Aliso Viejo Chamber of Commerce Government Affairs Meeting
- Attended Founder's Day Event
- Attended Hispanic 100 Awards Gala

Mayor Phillips:

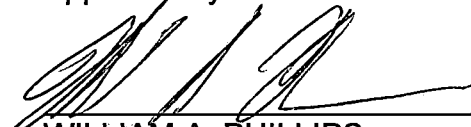
- Thanked staff for Founder's Day Event
- Announced State of the City
- Announced Public Hearing related to Edwards Theater
- Announced anniversary of Laguna Canyon Foundation

ADJOURNMENT: Mayor Phillips adjourned the meeting at 10:07 p.m. to the regularly scheduled meeting of October 21, 2015.

Respectfully submitted:


MITZY ORTIZ, MMC
CITY CLERK

Approved by:


WILLIAM A. PHILLIPS
MAYOR