



Dave Wheeler
Mayor

Joshua Sweeney
Mayor Pro Tempore

Don Caskey
Council Member

Janine Heft
Council Member

Erica Pezold
Council Member

City of Laguna Hills City Council / Planning Agency

Regular Meeting Agenda
Tuesday, July 9, 2024 - 7:00 PM
(Closed Session at 6:00 p.m. when scheduled)

City Council Chamber
24035 El Toro Road
Laguna Hills, CA 92653

In Person Public Comments: Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council are recognized and ensures accurate identification of meeting participants in the City Council/Planning Agency Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, an overall time limit of twelve minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

Submission of Electronic Public Comments: Those wishing to make electronic public comments may submit their comments by [email to the City Clerk](#) by 5:00 p.m. on Tuesday, July 9, 2024. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by 5:00 p.m. on Tuesday, July 9, 2024. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via [email](#).

General Business Convening at 7:00 PM

Call to Order

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

Invocation

Pledge of Allegiance: Council Member Caskey

Roll Call of City Council Members

1. Presentations and Proclamations

2. Schedule of Future Events

2.1 Schedule of Future Events

Recommendation: That the City Clerk announce the upcoming meetings and events.

3. Public Comments

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of twelve minutes for any one subject, and a total time limit of thirty minutes. Clarification questions from the City Council will not count against time limits. Speaker's responses are limited to one minute.

4. Consent Calendar

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for June 25, 2024, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the June 11, 2024, Regular Meeting.

4.3 Ratification of July 9, 2024 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the periods from June 15, 2024, to June 28, 2024, in the amount of \$475,042.13.

4.4 Notice of Completion and Final Payment for the Citywide Sidewalk Repairs & Concrete Construction Project Re-Bid, CIP No. 106

Recommendation: That the City Council: 1) Certify the completion of and accept the improvements for the subject project; 2) Authorize the Public Works Director to sign the Notice of Completion; 3) Authorize the recording of the Notice of Completion with the County of Orange and to release the faithful performance and payment bonds one year and 35 days, respectively, after the date of recordation of the Notice of Completion contingent upon no claims or liens being filed with the City; and 4) Authorize payment of the final retention 35 days after the date of recordation of the Notice of Completion in the net amount of \$32,924.13, if no liens have been filed.

4.5 Agreement with Age Well Senior Services for Community Development Block Grant Funds for Fiscal Year 2024/2025

Recommendation: That the City Council: 1) Approve the Agreement between Age Well Senior Services, Inc., and the City of Laguna Hills for Community Development Block Grant Funds for Fiscal Year 2024/2025; 2) Authorize the City Manager to execute the Agreement; and 3) Authorize the Finance Director to amend the Fiscal Year 2024/2025 budget to account for the \$350,000 grant.

4.6 Proposed Civic Center Office Lease with Layla Fijany DDS MS Corp., a California corporation, for 24031 El Toro Road, Suite 205, Laguna Hills, California

Recommendation: That the City Council: 1) Approve the lease agreement with Layla Fijany DDS MS Corp., a California corporation, for 24031 El Toro Road, Suite 205, Laguna Hills, California; 2) Authorize the City Manager to make minor modifications to and negotiate the final terms of the lease agreement, as necessary; and 3) Authorize the City Manager to execute the lease agreement.

4.7 Agreement with Procure America for Cost Reduction Consulting Services

Recommendation: That the City Council approve entering into a Consultant Services Agreement with Procure America for Cost Reduction Services and authorize the City Manager to execute the Agreement on behalf of the City

4.8 Community Assistance Funding to the Laguna Hills High School Parent Teacher Student Association for Grad Nite and Scholarship Funding

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, authorizing annual Community Assistance Funding to the Laguna Hills High School Parent Teacher Student Association for Grad Nite and Scholarship Funding."

Items Removed from the Consent Calendar

5. Planning Agency

5.1 Roll Call of Planning Agency Members

5.2 Public Comments

This is the time to address the Planning Agency on any matter not listed on this Agenda that is within the subject matter jurisdiction of the Planning Agency. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

5.3 Approval of Minutes

5.4 Administrative Reports

5.5 Planning Agency Public Hearings

5.5.1 Conditional Use Permit (CUP) No. USE-0180-2024, a Request by Brian Batista-Lopez, Project Architect with MSA Architecture and Design, on Behalf of MSA Architecture and Design, Inc., to Establish Five Self-Service Grooming Stations Within a Proposed Retail Pet Supply Store, Pet Food Express, in an Existing 5,744 Square-Foot Tenant Space Located at 24241 Avenida De La Carlota

Recommendation: That the Planning Agency:

- 1) Conduct a public hearing;
- 2) Find and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities); and

- 3) Adopt a Resolution entitled: “A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Conditional Use Permit (CUP) No. USE-0180-2024, a Request by Brian Batista-Lopez, Project Architect with MSA Architecture and Design, on Behalf of MSA Architecture and Design, Inc., to Establish Five Self Service Grooming Stations Within a Proposed Retail Pet Supply Store, Pet Food Express, in an Existing 5,744 Square-Foot Tenant Space Located at 24241 Avenida De La Carlota, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities).”

5.5.2 Parking Use Permit (PUP) No. 0130-2023, a Request by Diamond Star Associates, Inc., on Behalf of Healthcare Realty Trust, Inc., for Approval of a Joint Parking Use Permit for the Taj Mahal Medical Center Located at 23521 Paseo de Valencia

Recommendation: That the Planning Agency:

- 1) Conduct a public hearing;
- 2) Find and determine that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities); and
- 3) Adopt a Resolution entitled: “A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Parking Use Permit (PUP) No. 0130-2023, a Request by Diamond Star Associates, Inc., on Behalf of Healthcare Realty Trust, Inc. for Approval of a Joint Parking Use Permit for the Taj Mahal Medical Center Located at 23521 Paseo de Valencia, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities).”

5.5.3 Parking Use Permit (PUP) No. 0131-2023, a Request by Diamond Star Associates, Inc., on Behalf of Healthcare Realty Trust, Inc., for Approval of a Joint Parking Use Permit for the Saddleback Professional Center Located at 24012 Calle de la Plata

Recommendation: That the Planning Agency:

- 1) Conduct a public hearing;
- 2) Find and determine that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301

of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities); and

- 3) Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Parking Use Permit (PUP) No. 0131-2023, a Request by Diamond Star Associates, Inc., on Behalf of Healthcare Realty Trust, Inc. for Approval of a Joint Parking Use Permit for the Saddleback Professional Center Located at 24012 Calle de la Plata, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities)."

5.6 Planning Agency Adjournment

6. City Council Public Hearings

6.1 Confirmation of 2024 Weed Abatement Cost Report

Recommendation: That the City Council That the City Council:

- 1) Conduct a public hearing regarding the 2024 Weed Abatement Cost Report; and
- 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, confirming the 2024 Weed Abatement Cost Report and providing for the collection of weed abatement assessments on the next regular tax bill levied against the subject parcels for municipal purposes."

7. Administrative Reports

7.1 City Manager

7.1.1 Approval of Design and Budget for 3rd Battalion, 5th Marines Darkhorse Bronze Memorial Sculpture

Recommendation: That the City Council:

- 1) Approve the 3/5 Memorial Sculpture Design;
- 2) Authorize the Mayor to execute the Amended and Restated Agreement to Commission Original Work of Art with Brittany Ryan Studio, LLC; and
- 3) Allocate all available Public Art Funds to the 3/5 Memorial Sculpture, and transfer \$48,000 from the City's unassigned General Fund balance to the Public Art Fund, and direct the Finance Director to amend the budget accordingly.

8. Matters Agendized and Presented by City Council Members

8.1 Exploring the Potential of a Digital Billboard at the Former Globe Property (APN: 616-022-04)

Recommendation: Council Members Heft and Caskey recommend that the City Council direct staff to explore the potential of a digital billboard at the former Globe Property (APN: 616-022-04).

9. City Council Member Committee Reports

9.1 Committee Assignment Reports

Recommendation: That the City Council receive reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. City Council Member Comments

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be August 27, 2024, at 7:00p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JENNIFER LEE, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by July 5, 2024, at 5:00 p.m.



Jennifer Lee, CMC, City Clerk

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707 2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the City's website at: <https://www.lagunahillscsca.gov/supplementalagenda> and at the respective public meeting.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.