City of Laguna Hills
City Council / Planning Agency
Regular Meeting
Minutes
Tuesday, July 9, 2024

<u>General Business Convening at 7:00 PM</u>

Call to Order

The meeting was called to order at 7:00 p.m. by Mayor Wheeler.

Invocation: Mayor Pro Tempore Sweeney

Pledge of Allegiance: Council Member Caskey

Roll Call of City Council Members

Present:	**Absent**:
Mayor Dave Wheeler	
Mayor Pro Tempore Joshua Sweeney	
Council Member Don Caskey	
Council Member Janine Heft	
Council Member Erica Pezold	

1. Presentations and Proclamations

There were no presentations or proclamations.

2. Schedule of Future Events

2.1 Schedule of Future Events

City Clerk Lee announced the upcoming meetings and events.

3. Public Comments

The following individual(s) provided public comments on non-agendized items:
Valerie Geller, Global Harmony Symphony

4. Consent Calendar

A motion to approve the Consent Calendar was moved by Council Member Heft, seconded by Council Member Caskey.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Mayor Wheeler, Mayor Pro Tempore Sweeney, Council Member Caskey, Council Member Heft, Council Member Pezold
Nays:	None
Abstain:	None

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 Resolution No. 2024-07-09-1: "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

There were no items removed from the Consent Calendar.

5. Planning Agency

Mayor Wheeler recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:12 p.m.

5.1 Roll Call of Planning Agency Members

Present:	**Absent**:
Chair Dave Wheeler Vice Chair Joshua Sweeney Agency Member Don Caskey Agency Member Janine Heft Agency Member Erica Pezold	

5.2 Public Comments

There were no public comments for the Planning Agency on non-agendized items.

5.3 Approval of Minutes

The Planning Agency Minutes are approved by the City Council.

5.4 Administrative Reports

There were no Planning Agency 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 Resolution No. PA2024-07-09-1: "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)."

Jennifer Ash reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information

Chair Wheeler opened the public hearing.

The following individual(s) provided public comments in favor of Public Hearing Item No. 5.5.1.:
John Loper, Fritz Duda Company

Project Applicant, Brian Batista-Lopez, MSA Architecture and Design, responded to Agency Member requests for additional information and agreed to abide by the conditions of approval set forth in the proposed resolution.

Chair Wheeler closed the public hearing.

City Manager Hildenbrand responded to Agency Member requests for additional information.

City Attorney Simonian responded to Agency Member requests for additional information.

Chair Wheeler reopened the public hearing.

Property Owner, John Lopez, Fritz Duda, responded to Agency Member requests for additional information and agreed to abide by the revised conditions of approval.

Project Applicant, Brian Batista-Lopez, MSA Architecture and Design, responded to Agency Member requests for additional information.

Project Applicant, David Winter, Pet Food Express, responded to Agency Member requests for additional information and agreed to abide by the revised conditions of approval.

Community Development Director Longenecker responded to Agency Member requests for additional information.

Chair Wheeler closed the public hearing.

A motion to approve staff's recommendation with discussed changes to condition of approval no. 23 and the addition of condition of approval no. 26 in Resolution No. PA2024-07-09-1 was moved by Agency Member Heft, seconded by Vice Chair Sweeney.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Chair Wheeler, Vice Chair Sweeney, Agency Member Caskey, Agency Member Heft, Agency Member Pezold
Nays:	None
Abstain:	None

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 Resolution No. PA-2024-07-09-2: "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)."

Senior Planner Wuu reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Wheeler opened the public hearing.

Project Applicant, Don Lamm, Diamond Star Associates, Inc., responded to Agency Member requests for additional information and agreed to abide by the conditions of approval for the project.

Project Applicant, Jeffrey A. Rieger, Healthcare Realty Trust, Inc., responded to Agency Member requests for additional information.

Project Applicant, Trissa de Jesus Allen, Linscott, Law & Greenspan, Engineers, responded to Agency Member requests for additional information.

Chair Wheeler closed the public hearing.

A motion to approve staff's recommendation was moved by Agency Member Pezold, seconded by Agency Member Heft.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Chair Wheeler, Vice Chair Sweeney, Agency Member Caskey, Agency Member Heft, Agency Member Pezold
Nays:	None
Abstain:	None

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 Resolution No. PA2024-07-09-3: "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)."

Senior Planner Wuu reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Wheeler opened the public hearing.

Project Applicant, Don Lamm, Diamond Star Associates, Inc., responded to Agency Member requests for additional information and agreed to abide by the conditions of approval for the project.

Chair Wheeler closed the public hearing.

A motion to approve staff's recommendation was moved by Agency Member Pezold, seconded by Agency Member Caskey.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Chair Wheeler, Vice Chair Sweeney, Agency Member Caskey, Agency Member Heft, Agency Member Pezold
Nays:	None
Abstain:	None

5.6 Planning Agency Adjournment

Chair Wheeler adjourned the Planning Agency Meeting at 8:30 p.m. and reconvened the City Council Meeting. All Council Members were present in Chamber.

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 Resolution No. 2024-07-09-2: "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."

Public Works Director/City Engineer Ames reviewed the information provided in the staff report.

Mayor Wheeler opened the public hearing and upon seeing no one rise, closed the public hearing.

A motion to approve staff's recommendation was moved by Council Member Pezold, seconded by Mayor Pro Tempore Sweeney.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Mayor Wheeler, Mayor Pro Tempore Sweeney, Council Member Caskey, Council Member Heft, Council Member Pezold
Nays:	None
Abstain:	None

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.

City Manager Hildenbrand reviewed information provided in the staff report, provided a PowerPoint presentation, and responded to Council Member requests for additional information.

Artist Brittany Ryan provided a presentation of a 30" maquette of the proposed sculpture and responded to Council Member requests for additional information.

City Attorney Simonian responded to Council Member requests for additional information.

A motion to table the item was moved by Council Member Caskey, seconded by Mayor Wheeler.

Result: Tabled
Yes 3, No 2, Abstained 0

Ayes:	Mayor Wheeler, Council Member Caskey, Council Member Pezold
Nays:	Mayor Pro Tempore Sweeney, Council Member Heft
Abstain:	None

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).

Council Members Heft and Caskey provided information on the item.

City Manager Hildenbrand responded to Council Member requests for additional information.

The following individual(s) provided public comments in opposition to Item No. 8.1.:

Carol Moore
Joyce Swaving

The following individual(s) provided public comments neither in favor or opposition to Item No. 8.1.:
Andrea Alexander

City Attorney Simonian responded to Council Member requests for additional information.

A motion to direct staff to explore the potential of a digital billboard including analysis and review of multiple solutions and options including other locations in addition to the former globe property, alternative designs looking at aesthetic options, and pros and cons analysis without the issuance of an RFP and provide a report to the City Council at the September 10 meeting was moved by Council Member Pezold, seconded by Council Member Heft.

Result: Approved
Yes 5, No 0, Abstained 0

Ayes:	Mayor Wheeler, Mayor Pro Tempore Sweeney, Council Member Caskey, Council Member Heft, Council Member Pezold
Nays:	None
Abstain:	None

9. City Council Member Committee Reports

9.1 Committee Assignment Reports

The City Council received reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. City Council Member Comments

<u>Council Member Heft</u>
Council Member Heft expressed her appreciation for Congresswoman Young Kim's efforts to improve the landscaping at the Laguna Hills Post Office.

Council Member Heft reported on the appointment of a new superintendent, Dr. Stefan Bean and a discussion of Senate Bill 907 at a recent Orange County Board of Education meeting.

Council Member Heft reported on the success of this year's 4th of July celebration.

Adjournment

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 10:54 p.m.

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Jennifer Lee, City Clerk

ATTEST:

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Dave Wheeler, Mayor

Approved at meeting of August 27, 2024.