



Joshua Sweeney
Mayor

Don Caskey
Mayor Pro Tempore

Jared Mathis
Council Member

Erica Pezold
Council Member

Dave Wheeler
Council Member

City of Laguna Hills City Council / Planning Agency

Regular Meeting Agenda
Tuesday, September 23, 2025 - 6:00 PM
(Closed Session at 5:00 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, as determined by the Mayor, 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](#) no later than 2 hours prior to the meeting on Tuesday, September 23, 2025. 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 the deadline 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 the deadline on Tuesday, September 23, 2025. 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 6:00 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: Council Member Pezold

Pledge of Allegiance: Council Member Pezold

Roll Call of City Council Members

1. Presentations and Proclamations

1.1 Laguna Hills High School Student Liaison Report

Recommendation: That the City Council receive a report from Laguna Hills High School Student Liaison Ethan Keschner.

1.2 Certificate of Recognition - Ava Kornegay

Recommendation: That the City Council congratulate Ava Kornegay for her exceptional academic achievements as a graduate of Laguna Hills High School and that Mayor Sweeney, Kim Carr, representative for Senator Blakespear, and Karli Wise, representative for Assemblymember Diane Dixon present her with a Certificates of Recognition.

1.3 Presentation from Orange County Mosquito and Vector Control District

Recommendation: That the City Council receive a presentation from the Orange County Mosquito and Vector Control District.

2. Schedule of Future Events

2.1 Schedule of Future Events

Recommendation: That the Community Services Director 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, as determined by the Mayor, and a total time limit of thirty minutes.

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 City 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 September 9, 2025, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 9, 2025, Special Meeting.

4.3 Approval of Minutes for September 9, 2025, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 9, 2025, Regular Meeting.

4.4 Approval of Minutes for September 16, 2025, 2:00 p.m. Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 16, 2025, 2:00 p.m. Special Meeting.

4.5 Approval of Minutes for September 16, 2025, 5:00 p.m. Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 16, 2025, 5:00 p.m. Special Meeting.

4.6 Ratification of September 23, 2025 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from August 29, 2025, to September 11, 2025, in the amount of \$1,639,288.84.

4.7 Treasurer's Investment Report for August 2025

Recommendation: That the City Council receive and file the Treasurer's Investment Report for the month of August 2025.

4.8 Locations for Posting of Agendas, Ordinances, and Other Notices

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Designating the Locations

for Posting of Ordinances and Other Notices Required by Law to be Posted and Repealing Resolution No. 2004-05-25-2."

4.9 Award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services

Recommendation: That the City Council: 1. Find and determine it is appropriate to waive formal competitive bidding requirements and procedures set forth in Laguna Hills Municipal Code (LHMC) Section 3.08.090 for the award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services, because the services are available from a vendor who has been selected as the lowest bidder through a procurement with another local public agency or government entity using competitive bidding procedures substantially the same or similar to those normally utilized by the city, and the price offered is substantially equivalent (LHMC Section 3.08.110.G); 2. Award the Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting in the total maximum not-to-exceed contract amount of \$200,000 for a five-year term; and 3. Authorize the Interim City Manager to execute the Agreement.

4.10 Development Application Status Report

Recommendation: That the City Council receive and file the report.

Items Removed from the Consent Calendar

5. Planning Agency

5.1 Roll Call of Planning Agency Members

5.2 Public Comments

5.3 Approval of Minutes

5.4 Administrative Reports

5.5 Planning Agency Public Hearings

5.5.1 Conditional Use Permit (CUP) No. USE-0221-2025, a Request by Property Owner, Mayer Hassani for Approval of a Proposed Roof Deck on a Detached Accessory Dwelling Unit Located at 26052 Spur Branch Lane

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 15303 (Class 3, New Construction or Conversion of Small Structures); 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-0221-2025, a request by Property Owner Mayer Hassani for Approval of a Roof Deck on a Detached Rear Yard Accessory Dwelling Unit Located at 26052 Spur Branch Lane, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19 Section 15303 (Class 3, New Construction or Conversion of Small Structures)."

5.5.2 Site Development Permit (SDP)/Parking Use Permit (PUP) No. USE-0147-2023, a Request by Nick Buchanan, on Behalf of La Paz Village Investors, LLC, for Approval of a 180-Unit Senior Living Development With a 253-Stall Parking Structure on an Approximately 2.55 Gross Acre Parcel Located at 25254 and 25260 La Paz Road (APN No. 620-211-17) Within the La Paz Village Center, Generally Located at 25250 – 25260, 25732, 25758 La Paz Road.

Recommendation: That the Planning Agency:

1. Conduct a public hearing;
2. Find and determine that the proposed project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66; and
3. Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Site Development Permit / Parking Use Permit No. USE-0147-2023, a request by Nick Buchanan, on behalf of La Paz Village Investors, LLC, to develop a 180-unit residential senior apartment project with eighteen units reserved for very low-income households on a parcel located at 25254 and 25260 La Paz Road within the La Paz Village Center."

5.6 Planning Agency Adjournment

6. City Council Public Hearings

7. Administrative Reports

7.1 Interim City Manager

7.1.1 Resolution of Intent to Transition from At-Large to By-District Elections and Approval of a Proposed Consulting Services Agreement with National Demographics, Inc.

Recommendation: That the City Council:

1. Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Declaring Its Intention to Transition from At-Large to By-District Elections Pursuant to California Elections Code Section 10010 and Finding the Proposed Transition Exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Sections 15061(b)(3), 15320, and 15378(b)(5)"; and
2. Approve a proposed Consulting Services Agreement with National Demographics, Inc., (NDC) for the provision of expert elections, demographic and districting consulting services, and authorize the Interim City Manager to execute the proposed agreement with NDC.

8. Matters Agendized and Presented by City Council Members

9. City Council Member Committee Reports

9.1 Committee Assignment Report

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

11. Closed Session

Announcement of Closed Session Item(s)

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

Public Comments on Closed Session Item(s)

Members of the public may address the City Council only on closed session items listed on this Agenda. Public Comments are limited to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes.

Convene into Closed Session

Reconvene to City Council Chamber

Closed Session Report

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be October 14, 2025, at 6:00p.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 September 19, 2025, at 5:00p.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.lagunahillsca.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.