City of Laguna Hills
City Council / Planning Agency
Regular Meeting
Minutes
Tuesday, September 23, 2025

General Business Convening at 6:00 PM

Call to Order

The meeting was called to order at 6:00 p.m. by Mayor Sweeney.

Invocation: Council Member Pezold

Pledge of Allegiance: Council Member Pezold

Roll Call of City Council Members

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

1. Presentations and Proclamations

1.1 Laguna Hills High School Student Liaison Report

The City Council received a report from Laguna Hills High School Student Liaison Ethan Keschner.

1.2 Certificate of Recognition - Ava Kornegay

The City Council congratulated Ava Kornegay for her exceptional academic achievements as a graduate of Laguna Hills High School and Mayor Sweeney, Kim Carr, representative for Senator Blakespear, and Karli Wise, representative for Assemblymember Diane Dixon presented her with Certificates of Recognition.

1.3 Presentation from Orange County Mosquito and Vector Control District

The City Council received a presentation from District Manager Lora Young, Orange County Mosquito and Vector Control District.

2. Schedule of Future Events

2.1 Schedule of Future Events

Community Services Director Gannon announced the upcoming meetings and events.

3. Public Comments

There were no public comments on non-agendized items.

4. Consent Calendar

A motion to approve the balance of the Consent Calendar with Council Member Wheeler removing Item No. 4.10 was moved by Council Member Pezold, seconded by Council Member Mathis.

Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Pezold, Council Member Mathis, Council Member Wheeler
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 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 Resolution No. 2025-09-23-1: "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.

Items Removed from the Consent Calendar

4.10 Development Application Status Report

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

Council Member Wheeler removed Item No. 4.10 from the Consent Calendar to provide comments on the item.

Interim City Manager Ames responded to Council Member requests for additional information.

Community Development Director Lowe responded to Council Member requests for additional information.

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

Vote Result: Passed
Yes 5, No 0, Abstained 0

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

5. Planning Agency

Mayor Sweeney 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 6:30 p.m.

Chair Sweeney called for a recess at 6:32 p.m. and reconvened the meeting at 6:38 p.m.

5.1 Roll Call of Planning Agency Members

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

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-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 Resolution No. PA2025-09-23-1: "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)."

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

Chair Sweeney opened the public hearing.

The project architect responded to Agency Member requests for additional information.

Project applicant and property owner Mayer Hassani agreed to abide by the proposed conditions of approval on the project.

The following individual(s) provided public comments on public hearing item no. 5.5.1:
Lou Sacharske

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

Chair Sweeney closed the public hearing.

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

Vote Result: Passed
Yes 5, No 0, Abstained 0

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

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 Resolution No. PA2025-09-23-2: "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."

Agency Member Mathis does not have a legal conflict of interest, but out of an abundance of caution, he recused himself from participating in the item.

Community Development Director Lowe reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

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

Special Counsel Peter Sheridan of Glasser Weil Fink Howard Avchen & Shapiro LLP responded to Agency Member requests for additional information.

Hazard Materials Specialist Audrey Hershberger of Dudek responded to Agency Member requests for additional information.

Assistant City Attorney Eggart responded to Agency Member requests for additional information.

Chair Sweeney opened the public hearing.

Project applicant and property owner, Nick Buchanan, on behalf of La Paz Village Investors, LLC, provided a PowerPoint presentation, responded to Agency Member requests for additional information, and agreed to abide by the proposed conditions of approval on the project.

Legal counsel for the project applicant, Michael Shonafelt of Buchalter, responded to Agency Member requests for additional information.

The following individual(s) submitted a written public comment on Item No. 5.5.2 that was received, forwarded to the City Council prior to the meeting, posted on the City's website, and announced into the record by City Clerk Lee:

Jeanette Takacs
Jen Smith
Orange County REALTORS
Shane Will
Kathleen Hammond
Perry Hodges
Welcoming Neighbors Home
Elizabeth Shapiro
Blake Koop
Cesilia Vega
People for Housing OC
Sahnnon Gerlach
California Housing Defense Fund
Russ Khouri

The following individual(s) provided public comments on Item No. 5.5.2.:

Karen Litfin
Traffic Commissioner Scott Miller
Jason Youseph
Jason Bush
George Lostracco
Karry Campbell
Ros Lockwood

Due to a regional power outage, Chair Sweeney called for a recess at 9:36 p.m. and reconvened the meeting at 10:07 p.m.

Public comments continued for Item No. 5.5.2 with the following individual(s):

Paul Wright
David Bryden
Blake Koop
Vivian Stapleton
Dawn Ford

Due to a regional power outage, Chair Sweeney called for a recess at 10:24 p.m. and reconvened the meeting at 10:57 p.m.

Public comments continued for Item No. 5.5.2 with the following individual(s):

Dawn Ford	Michelle Toohey
Spencer Leonardo	Kathleen Allred

Due to a regional power outage, Chair Sweeney called for a recess at 11:08 p.m. and reconvened the meeting at 11:20 p.m.

Public comments continued for Item No. 5.5.2 with the following individual(s):
Perry Hodges

Project applicant and property owner, Nick Buchanan, on behalf of La Paz Village Investors, LLC, responded to Agency Member requests for additional information.

Due to a regional power outage, Chair Sweeney called for a recess at 11:49 p.m. and reconvened the meeting at 12:04 a.m.

Project applicant and property owner, Nick Buchanan, on behalf of La Paz Village Investors, LLC, confirmed for the record that he agrees to have the September 23 public hearing continue past midnight and into September 24.

Project applicant and property owner, Nick Buchanan, on behalf of La Paz Village Investors, LLC, provided rebuttal comments.

Chair Sweeney closed the public hearing.

A motion to approve staff's recommendation subject to the revised Conditions of Approval was moved by Chair Sweeney, seconded by Vice Chair Caskey.

Roll Call Vote Result: Passed
Yes 3, No 1, Abstained 0

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

5.6 Planning Agency Adjournment

Chair Sweeney adjourned the Planning Agency Meeting at 12:42 a.m. and reconvened the City Council Meeting.

Council Member Mathis rejoined the meeting at 12:43 p.m.

6. City Council Public Hearings

There were no 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 Resolution No. 2025-09-23-2: "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.

Council Member Pezold does not have a legal conflict of interest; however, due to a potential ethical conflict of interest arising from her friendship with attorney Michelle R. Jackson, she recused herself from the item.

City Attorney Simonian reviewed the information provided in the staff report and responded to Council Member requests for additional information.

The following individual(s) provided public comments on Item No. 7.1.1.:
Traffic Commissioner Scott Miller

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

Roll Call Vote Result: Passed
Yes 3, No 1, Abstained 0

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

8. Matters Agendized and Presented by City Council Members

There were no matters agendized by City Council Members.

9. City Council Member Committee Reports

9.1 Committee Assignment Report

Council Member Pezold rejoined the meeting at 1:16 a.m.

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

Council Member Pezold

Council Member Pezold requested a discussion on the adoption of a resolution opposing Proposition 50 be agendized for a future meeting and received a second from Council Member Mathis and Council Member Wheeler.

11. Closed Session

The scheduled closed session was not held as discussion on the matter was not necessary.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 1:20 a.m.

____
Jennifer Lee, City Clerk

ATTEST:

____
Joshua Sweeney, Mayor

Approved at meeting of October 14, 2025.