City of Laguna Hills
City Council / Planning Agency
Special Meeting
Minutes
Tuesday, November 18, 2025

General Business

Call to Order

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

Invocation: Council Member Pezold

Pledge of Allegiance: Boy Scout Troop 12

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

Laguna Hills High School Student Liaison Sophia Kim was not available at the meeting to provide a report.

2. Schedule of Future Events

2.1 Schedule of Future Events

Deputy City Clerk McDonald announced the upcoming meetings and events.

3. Public Comments

Members of the public addressed the City Council only on items listed on the Special Meeting Agenda.

4. Consent Calendar

A motion to approve the Consent Calendar 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 Ratification of November 18, 2025 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from October 17, 2025, to November 8, 2025, in the amount of $1,821,296.67.

4.3 Treasurer's Investment Report for October 2025

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

4.4 Second Amendment to Lease Agreement with Donald C. Lewellen, an individual, for 24031 El Toro Road, Suite 220, Laguna Hills, California

Recommendation: That the City Council: 1. Approve the proposed Second Amendment to the lease agreement with Donald C. Lewellen, an individual, for 24031 El Toro Road, Suite 220, Laguna Hills, California; and 2. Authorize the Interim City Manager to make minor modifications, as necessary, to the lease agreement and to execute the amendment.

4.5 Development Application Status Report

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

Items Removed from the Consent Calendar

There were no items removed from the Consent Calendar.

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 6:09 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

Members of the public addressed the Planning Agency only on items listed on the Special Meeting Agenda.

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 Site Development Permit (SDP) No. USE-0195-2024, a Request by Abigail Jara, of A&S Engineering, on Behalf of Southland Property Investments, LLC for Approval of a Site Development Permit to Convert the Alicia Auto Spa From a Full-Service to a Self-Service Car Wash, Including Self-Service Vacuums and Drying Stations Located at 24795 Alicia Parkway

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 Sections 15301 and 15303 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities; Class 3, New Construction or Conversations of Small Structures); and

3. Adopt Resolution No. PA2025-11-18-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Site Development Permit (SDP) No. USE-0195-2024, a Request by Abigail Jara, of A&S Engineering, on Behalf of Southland Property Investments, LLC for Approval of a Site Development Permit to Convert the Alicia Auto Spa From a Full-Service to a Self-Service Car Wash, Including Self-Service Vacuums and Drying Stations Located at 24795 Alicia Parkway, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15301 and 15303 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities; Class 3, New Construction or Conversions of Small Structures)."

Mayor Sweeney recessed the meeting at 6:11 p.m. due to technical difficulties and reconvened the meeting at 6:15 p.m.

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

Chair Sweeney opened the public hearing.

Project applicant Ahmad Ghaderi, Principal, A&S Engineering, responded to Agency Member requests for additional information.

Project applicant Ash Delrahim, VP, Bliss Car Wash, agreed to abide by the proposed conditions of approval on the project and responded to Agency Member requests for additional information.

The following individual(s) provided public comments on Item No. 5.5.1:
Lowell Reed

Chair Sweeney closed the public hearing.

Chair Sweeney recessed the Planning Agency meeting and reconvened the City Council meeting at 6:44 p.m. in order to start the City Council public hearing with a scheduled time of 6:30 p.m.

6. City Council Public Hearings

Mayor Sweeney took Item No. 6.1 out of order on the Agenda to start the public hearing at the scheduled fixed time of 6:30p.m.

6.1 Fourth Public Hearing to Consider Composition of Districts for Continuing the Process to Transition to By-District Elections

Recommendation: That the City Council:

1. Receive districting public participation presentation prepared by the City's retained expert demographer National Demographics Corporation;

2. Conduct the fourth public hearing necessary for continuing the process to transition to by-district elections, review and consider input regarding the composition of districts from interested members of the public, review districting process to date, and consider all draft maps timely submitted;

3. Provide direction regarding selection of a final map;

4. Provide direction regarding the sequencing of district elections; and

5. Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled, "An Ordinance of the City Council of the City of Laguna Hills, California, Adding Sections 2-04.090 and 2-04.100 to Chapter 2-04 (City Council) of Title 2 (Administration And Personnel) of the Laguna Hills Municipal Code Implementing By-District Elections of Council Members from Five Council Districts."

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.

Dr Justin Levitt, Vice-President, National Demographics Corporation (NDC) provided a PowerPoint presentation and responded to Council Member requests for additional information.

Mayor Sweeney opened the public hearing.

The following individuals submitted an electronic public comment on Item No. 6.1 that were 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:

Bruce & Maureen Terry	Roger Gordon	Mary Koenig
Kyra Ytzen	Phyllis & Frederick Roberts	Cathy Udovch
Tony Ignoffo	Karen Litfin	William Wakefield
Julie Homyak	Heidi Prescott	Jeff Combs
Allison Alwan TerBush	Doug Auer	Sandy Combs
Marsha Westropp	Lisa Brosseau	Will Lennertz

The following individuals provided public comments on Item No. 6.1:

Karen Litfin
Randee Lennertz
Heidi Prescott
Scott Miller

Mayor Sweeney closed the public hearing.

A motion to select Map No. 108 as the Final Map for the proposed Ordinance 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 Sweeney, Mayor Pro Tempore Caskey, Council Member Mathis
Nays:	Council Member Wheeler
Abstain:	Council Member Pezold [Recused]

A motion to select the Sequence of Elections to be Districts 1, 2, & 4 in 2026 and Districts 3 & 5 in 2028 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 Sweeney, Mayor Pro Tempore Caskey, Council Member Mathis
Nays:	Council Member Wheeler
Abstain:	Council Member Pezold [Recused]

A motion to introduce for first reading, read by title only, and waiver further reading of an Ordinance entitled: "An Ordinance of the City Council of the City of Laguna Hills, California, Adding Sections 2-04.090 and 2-04.100 to Chapter 2-04 (City Council) of Title 2 (Administration And Personnel) of the Laguna Hills Municipal Code Implementing By-District Elections of Council Members from Five Council Districts" subject to modifying subparagraph B.2 of Laguna Hills Municipal Code Section 2-04.100 as set forth on page 3 of the proposed Ordinance to read: "Council Members shall be elected in Council Districts 1, 2 and 4 at the general municipal election in November 2026 and at the general municipal election every four years thereafter. Council Members shall be elected in Council Districts 3 and 5 at the general municipal election in November 2028 and at the general municipal election every four years thereafter." and adding Map No. 108 to Exhibit A to the proposed

Ordinance was moved by Mayor Sweeney, seconded by Mayor Pro Tempore Caskey.

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

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Mathis
Nays:	Council Member Wheeler
Abstain:	Council Member Pezold [Recused]

Mayor Sweeney recessed the City Council meeting and, acting in capacity as Chair, reconvened the Planning Agency meeting at 7:49 p.m.

Agency Member Pezold rejoined the meeting at 7:50 p.m.

5.5 Planning Agency Public Hearings (continued)

5.5.1 Site Development Permit (SDP) No. USE-0195-2024, a Request by Abigail Jara, of A&S Engineering, on Behalf of Southland Property Investments, LLC for Approval of a Site Development Permit to Convert the Alicia Auto Spa From a Full-Service to a Self-Service Car Wash, Including Self-Service Vacuums and Drying Stations Located at 24795 Alicia Parkway (continued)

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 Sections 15301 and 15303 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities; Class 3, New Construction or Conversations of Small Structures); and
3. Adopt Resolution No. PA2025-11-18-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Site Development Permit (SDP) No. USE-0195-2024, a Request by Abigail Jara, of A&S Engineering, on Behalf of Southland Property Investments, LLC for Approval of a Site Development Permit to Convert the Alicia Auto Spa From a Full-Service to a Self-Service Car Wash, Including Self-Service Vacuums and Drying Stations Located at 24795 Alicia Parkway, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15301 and 15303 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing

Facilities; Class 3, New Construction or Conversions of Small Structures)."

Chair Sweeney reopened the public hearing.

Project applicant Ahmad Ghaderi, Principal, A&S Engineering, agreed to abide by the additional proposed conditions of approval on the project.

A motion to approve staff's recommendation, subject to modifications to include additional conditions regarding noise levels, screening, and landscaping proposed by Agency Member Pezold, was moved by Agency Member Pezold, seconded by Agency Member Mathis.

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

5.6 Planning Agency Adjournment

Chair Sweeney adjourned the Planning Agency Meeting at 7:58 p.m. and reconvened the City Council Meeting.

7. Administrative Reports

7.1 City Manager

The City Manager provided no administrative reports.

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

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

The City Council received committee assignment reports.

10. City Council Member Comments

Council Member Mathis and Mayor Sweeney thanked Interim City Manager Ames for his service to the City over the past several months.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 8:01 p.m.

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Jennifer Lee, City Clerk

ATTEST:

____
, Mayor

Approved at meeting of December 9, 2025.