



MINUTES

City Council / Planning Agency Special Meeting

Wednesday, August 19, 2026

A Special Meeting of the City Council / Planning Agency of the City of Laguna Hills, California, was called to order by Mayor Caskey at 4:00 p.m., on August 19, 2026, in the City Council Chambers at 24035 El Toro Road, Laguna Hills, California.

A complete copy of the agenda for the meeting containing all items as shown herein was posted by 5:00 p.m. on August 13, 2026, on the outdoor bulletin board at Laguna Hills City Hall. A copy was also posted at Laguna Hills Community Center and Knotty Pine Park.

Call to Order

Mayor Caskey called the meeting to order at 4:00 p.m.

Roll Call of City Council / Planning Agency Members

Present: Mayor Don Caskey
Mayor Pro Tempore Jared Mathis
Council Member Erica Pezold (via teleconference)
Council Member Joshua Sweeney
Council Member Dave Wheeler

Absent: None

Councilmember Pezold was not present when the meeting was called to order and roll call was conducted. The Councilmember joined the meeting via teleconference at 4:54 p.m. under provision 54953.8.3(c)(1) of the California Government Code.

1. Public Comments

Mayor Caskey called for public comments on items not listed on the agenda.

There were none when called for.

2. Joint City Council / Planning Agency Public Hearings

2.1 RZNE-0014-2026 General Plan Amendment (GPA), Zoning Code Text Amendment (ZTA), and Zone Change (ZC) for No Net Loss Compliance. The proposed amendments consist of: (A) a General Plan Amendment to amend the Land Use Element to comply with No Net Loss Law (Government Code Section 65863) by specifying that select Housing Element sites may be developed at residential densities between 30 and 80 dwelling units per acre; (B) a Zoning Text Amendment to implement the amended Land Use Element by renaming the existing Housing (H) Overlay Zone to Housing 50 (H50) Overlay Zone and introducing a new Housing 80 (H80) Overlay Zone; and (C) a Zone Change to apply the Housing 50 (H50) Overlay Zone and Housing 80 (H80) Overlay Zone to 23501 – 23561 Ridge Route Drive (APN# 588-331-12), 25201 – 25241 Paseo de Alicia (APN# 620-221-42, 620-221-44, and 620-221-49), and to additional properties as specified in the proposed ordinance.

Recommendation: That the City Council:

1. Conduct a public hearing;
2. Find that the proposed General Plan Amendment, Zoning Text Amendment, and Zone Change are statutorily exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080.085 as the project implements the schedule of actions contained in the City's certified 2021–2029 Housing Element;
3. Adopt a Resolution entitled: "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. RZNE-0014-2026 TO AMEND THE LAGUNA HILLS GENERAL PLAN LAND USE ELEMENT FOR THE 2021-2029 PLANNING PERIOD TO INCORPORATE REVISIONS PURSUANT TO GOVERNMENT CODE SECTION 65863 (NO NET LOSS LAW) THAT ENSURE THAT DEVELOPMENT OPPORTUNITIES REMAIN AVAILABLE THROUGHOUT THE HOUSING ELEMENT PLANNING PERIOD TO ACCOMMODATE THE JURISDICTION'S REGIONAL HOUSING NEED ALLOCATION (RHNA) AS REQUIRED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND TO AMEND THE LAGUNA HILLS GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE HOUSING ELEMENT."; and
4. Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT NO. RZNE-0014-2026, (1) A TEXT AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT BY AMENDING CHAPTER 9-11

(OVERLAY DISTRICTS) TO IMPLEMENT THE AMENDED LAND USE ELEMENT BY RENAMING THE EXISTING HOUSING (H) OVERLAY ZONE TO HOUSING 50 (H50) OVERLAY ZONE AND INTRODUCING A NEW HOUSING 80 (H80) OVERLAY ZONE; AND (2) A ZONE CHANGE TO APPLY THE HOUSING 50 (H50) OVERLAY ZONE AND HOUSING 80 (H80) OVERLAY ZONE TO 23501 – 23561 RIDGE ROUTE DRIVE (APN# 588-331-12), 25201 – 25241 PASEO DE ALICIA (APN# 620-221-42, 620-221-44, AND 620-221-49), AND TO ADDITIONAL PROPERTIES AS SPECIFIED IN THE PROPOSED ORDINANCE.”

Mayor called for this item.

Mayor Caskey called for the staff report regarding this item.

Amanda Tripiano of De Novo Planning Group presented this item.

The Council asked the staff requests regarding this item.

At the hour of 4:42 p.m., Mayor Caskey opened the public hearing.

The following spoke in favor of this item: Rudy [no last name given].

The following spoke in opposition: Ana Gromis.

The following spoke in neutrality: Rona Henry, Cesar Covarrubias.

The following individuals submitted an electronic public comment on Item No. 2.1. The comments were provided to the City Council Members prior to the meeting, posted on the City’s website, and announced into the record by the City Clerk.

Comments in favor:

1. Heidi Prescott

Comments in opposition:

1. Marcella Lawson

Comments in neutrality:

1. Cesar Covarrubias
2. Ed and Renee Oakes
3. Rona Henry

Mayor Caskey closed the public hearing at 4:58 p.m.

Council had deliberations regarding this item.

Mayor Caskey made the motion to approve Staff's recommendation with the amendment that Sites F & B have no more than 30 dwelling units per acre. The motion was seconded by Councilmember Sweeney.

Councilmember Wheeler made a substitute motion that the density of Sites D, E, and F be increased to meet the No Net Loss requirement and the City adds requirements that any amenities be built on the housing side on Site N. The motion did not receive a second and the motion died.

Mayor Caskey withdrew his motion with the amendment.

Mayor Caskey made the motion to approve Staff's recommendation. The motion was seconded by Councilmember Sweeney.

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

Result:

Yes 3, No 2, Abstained 0

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

2.2 RZNE-0015-2026: An amendment to Title 9 of the Laguna Hills Municipal Code to establish inclusionary housing requirements as identified in Implementation Programs H-6 and H-7 of the Laguna Hills 2021-2029 Housing Element. The project includes: 1) an Ordinance establishing inclusionary housing requirements for residential development projects, in accordance with state law, and establishing an Inclusionary Housing Fund into which in-lieu fees will be deposited; and 2) a Resolution establishing a schedule of in-lieu affordable housing fees and administrative fees associated with inclusionary housing requirements.

Recommendation: That the City Council:

1. Conduct a public hearing;
2. Find that the Ordinance and Resolution are not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and Section 15378 as the ordinance and resolution have no potential to result in a direct or

- reasonably foreseeable indirect physical change to the environment;
3. Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING RZNE-0015-2026 FOR THE INCLUSIONARY HOUSING PROGRAM BY ADDING CHAPTER 9-73 (INCLUSIONARY HOUSING) OF TITLE 9 (ZONING CODE) OF THE LAGUNA HILLS MUNICIPAL CODE TO ESTABLISH AN INCLUSIONARY HOUSING PROGRAM, REQUIRE THE PROVISION OF AFFORDABLE HOUSING IN CERTAIN RESIDENTIAL DEVELOPMENTS, ESTABLISH AN INCLUSIONARY HOUSING FUND, PROVIDE ALTERNATIVE METHODS OF COMPLIANCE, AND MAKE FINDINGS RELATED THERETO."; and
 4. Adopt a Resolution entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ESTABLISHING AN INCLUSIONARY HOUSING IN-LIEU AFFORDABLE HOUSING FEE AS AN ALTERNATIVE TO PROVIDING AFFORDABLE HOUSING UNITS REQUIRED BY CHAPTER 9-73 (INCLUSIONARY HOUSING) OF THE LAGUNA HILLS MUNICIPAL CODE."

Mayor Caskey called for this item. Called item 5:41PM

Community Development Director Lowe presented the Staff report.

Council and Staff had discussion regarding this item.

At the hour of 6:20 p.m., Mayor Caskey opened the public hearing.

The following spoke in favor of the item: Rona Henry, Rudy (no last name given), Marcella Lawson, Cesar Covarrubias, Cathy Udovch.

The following spoke in opposition of the item: Ana Gromis, Victor Cao.

The following individuals submitted an electronic public comment on Item No. 2.1. The comments were provided to the City Council Members prior to the meeting, posted on the City's website, and announced into the record by the City Clerk.

Comments in favor:

- | | |
|-----------------------|------------------------|
| 1. Maya Dunne | 21. Marilyn Schoeder |
| 2. Marjorie Gauley | 22. Mark Allshouse |
| 3. Jeffrey Gothard | 23. Michelle Antenesse |
| 4. Anne Kolar | 28. Susan and David |
| 5. Ilene Munzinger | Dearing |
| 6. Brenda Rodriguez | 29. Robert Henry |
| 7. Catherine Van Camp | 30. Sheryl Hagen |
| 8. Lisa Young | 31. Kathy Temple |
| 9. Lynn Cowan | 32. Bruce Johnson |

- | | |
|--------------------------------|-----------------------|
| 10. Rayna Hamre | 33. Debbie Salahi |
| 11. Vera Martinez | 34. David Salahi |
| 12. Christine Morinello | 35. Ann Beltran |
| 13. Judy Northrop | 36. Marcella Lawson |
| 14. Micki Nozaki | 37. Celia Young |
| 15. Jo Panitch | 38. Pat Davis |
| 16. Sandra Rosencans | 39. Denise Legters |
| 17. Marilyn Schroeder | 40. Susan B. Parks |
| 18. Laura Shapiro | 41. Richard Sanchez |
| 19. Barbara Siry | 42. Cindy Ashley |
| 20. Roberta Valdez | 43. Iris Anderson |
| 21. Erin Simmons-Schwars | 44. Carol McVay |
| 22. Rona Henry | 45. Alice Soto |
| 23. Holly Magana | 46. Rhett Kuseki |
| 24. John Mendonca | 47. Frieda Gorelick |
| 25. Sandra Maliga | 48. Suzanne Model |
| 26. Patti Vaitaitis | 49. Cesar Covarrubias |
| 27. Maire (no last name given) | 50. Kathy Esfahani |
| | 51. Sheryl Sterry |
| | 52. Alice J |
| | 53. Wendy Washington |
| | 54. Sayre Weaver |

Comments in opposition:

1. Ana Gromis

Mayor Caskey closed the public hearing at 6:43 p.m.

City Staff answered the City Council Member's questions.

Mayor Caskey made the motion to approve staff's recommendation with the amendment that the formal review process will occur after three (3) years, seconded by Mayor Pro Tempore Mathis.

Result:

Yes 3, No 2, Abstained 0

Ayes: Mayor Caskey, Mayor Pro Tempore Mathis, Councilmember Sweeney

Nays: Councilmember Wheeler, Councilmember Pezold

Abstain: None

3. Administrative Reports

3.1 City Manager

There was no report from the City Manager.

3.2 Assistant City Manager

3.2.1 Approval of Amendment No.1 with All City Management Services for Crossing Guard Services

Recommendation: That the City Council: 1. Approve Amendment No. 1 to the Contract Services Agreement with All City Management Services, Inc. for Crossing Guard Services; 2. Authorize the City Attorney to make minor modifications as may be necessary to execute the Amendment; and 3. Authorize the City Manager to sign Amendment No. 1 to the Contract Services Agreement with All City Management Services, Inc. for Crossing Guard Services.

Mayor called for this item.

City Manager Wingenroth presented this item.

Council had deliberation regarding this item.

Mayor Caskey called for any public comment on this item.

There was none when called for.

A motion to approve staff's recommendation with the amendment that the invoice for the agreement with All City Management Services be sent to the Saddleback Unified School District was moved by Councilmember Wheeler, seconded by Councilmember Pezold.

Result:

Yes 4, No 1, Abstained 0

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

3.3 City Clerk

3.3.1 Adopt a Resolution Appointing Joshua Sweeney to the City Council to Represent Council District 2 for a Full-Term of Four Years in Lieu of an Election; and Cancelling the November 3, 2026, General Municipal Election for City Councilmember Council District 2, Pursuant to California Elections Code Section 10229

Recommendation: Staff makes no recommendation. This report is being presented to the City Council to facilitate discussion at the public hearing and for Council to consider appointing Joshua Sweeney to Council District 2 or move ahead with an election for District 2.

Mayor Caskey called for any public comment regarding this item.

Scott Miller spoke in favor.

Mayor Pro Tem Mathis moved to approve the resolution appointing Joshua Sweeney to the City Council to represent Council District 2 and to cancel the November 3, 2026 General Municipal Election for District2, seconded by Mayor Caskey.

Result:

Yes 3, No 2, Abstained 0

Ayes: Councilmember Sweeney, Mayor Pro Tempore Mathis, Mayor Caskey

Nays: Councilmember Wheeler, Councilmember Pezold

Abstain: None

4. City Council Member Comments

Mayor Caskey called for City Council Comments.

Councilmember Wheeler requested the following items to be agendized: discussion regarding Saddleback Unified School District and financial responsibilities (seconded by Councilmember Pezold); discussion regarding Laguna Hills taxes and the distribution of the dollars (seconded by Councilmember Pezold); and a discussion regarding Flock cameras within the City (seconded by Mayor Caskey).

Mayor Pro Tem Mathis congratulated Councilmember Sweeney on being appointed to Council for another four (4) years.

Councilmember Sweeney spoke regarding potential storms in coming months and it may be something the City should consider.

Councilmember Pezold spoke regarding the Orange County Fire Authority and Sherrif. She stated that the public does not have a full understanding of all the tasks the organizations do. She further commended the Fire Authority on their response to a fire located near the toll road. Councilmember Pezold spoke regarding Nellie Gail on landscaping maintenance in relation to fire prevention.

Mayor Caskey congratulated Councilmember Sweeney on being appointed. The Mayor spoke regarding slanderous statements and protecting integrity.

Adjournment

At the hour of 8:12 p.m., with no further business to come before the City Council/Planning Agency at this session, Mayor Caskey adjourned the meeting to Tuesday, August 25, 2026, at 6:00 p.m.

Signed by:

Joshua Stevenson

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Joshua Stevenson, City Clerk

ATTEST:

Signed by:

Don Caskey

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Don Caskey, Mayor

Approved at meeting of August 25, 2026