

**CITY OF LAGUNA HILLS  
CITY COUNCIL/PLANNING AGENCY**

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**REGULAR MEETING  
MINUTES  
Tuesday, May 10, 2022**

**CLOSED SESSION - CONVENING AT 6:00 PM**

**CALL TO ORDER**

The meeting was called to order at 5:58 p.m. by Mayor Wheeler.

**ROLL CALL OF CITY COUNCIL MEMBERS**

| <b>Attendee Name</b> | <b>Title</b>      | <b>Status</b> | <b>Arrived</b> |
|----------------------|-------------------|---------------|----------------|
| Dave Wheeler         | Mayor             | Present       |                |
| Janine Heft          | Mayor Pro Tempore | Present       |                |
| Don Caskey           | Council Member    | Present       | 6:01 p.m.      |
| Erica Pezold         | Council Member    | Absent        |                |
| Don Sedgwick         | Council Member    | Present       |                |

**ANNOUNCEMENT OF CLOSED SESSION ITEM(S)**

**A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9

Name of Case: Californians for Homeownership, Inc., a California nonprofit public benefit corporation, vs. City of Laguna Hills; Orange County Superior Court Case No. 30-2022-01255365-CU-WM-CJC; Verified Petition for Writ of Mandate.

**PUBLIC COMMENT ON CLOSED SESSION ITEM(S)**

There were no public comments on the closed session item.

**ADJOURN TO CITY COUNCIL CONFERENCE ROOM OR CITY COUNCIL CHAMBER**

**CONVENE INTO CLOSED SESSION**

The City Council convened into closed session to consider the matter listed above.

**RECONVENE TO CITY COUNCIL CHAMBER**

**RECESS**

**GENERAL BUSINESS - CONVENING AT 7:00 PM****CALL TO ORDER**

The meeting was called to order at 6:58 p.m. by Mayor Wheeler.

**INVOCATION:** Associate Pastor Jesus Cantu of Christ Community Church

**PLEDGE OF ALLEGIANCE:** Council Member Caskey

**ROLL CALL OF CITY COUNCIL MEMBERS**

| Attendee Name | Title             | Status  | Arrived |
|---------------|-------------------|---------|---------|
| Dave Wheeler  | Mayor             | Present |         |
| Janine Heft   | Mayor Pro Tempore | Present |         |
| Don Caskey    | Council Member    | Present |         |
| Erica Pezold  | Council Member    | Present |         |
| Don Sedgwick  | Council Member    | Present |         |

**CLOSED SESSION REPORT**

City Attorney Simonian stated that the City Council convened into closed session this evening pursuant to the authorities listed on the Agenda with no reportable action taken.

**1. PRESENTATIONS AND PROCLAMATIONS****1.1 Laguna Hills High School Student Liaison**

The City Council received an oral report from Laguna Hills High School 2022 Spring Student Liaison Austin Kays.

**2. SCHEDULE OF FUTURE EVENTS****2.1 Schedule of Future Events**

Assistant City Clerk Lee announced the upcoming City events in the months of May and early June 2022.

**3. PUBLIC COMMENTS**

The following individuals addressed the City Council on non-agendized items:

Rona Henry, Sheryl Sterry, and Denise Legters, representatives of the Welcome Neighbors Home Initiative provided comments regarding the Housing Element Update.

#### 4. CONSENT CALENDAR

Motion to approve the Consent Calendar with Council Member Sedgwick and Mayor Wheeler removing Item No. 4.3 and Mayor Wheeler removing Item No. 4.10.

|                  |                                                                                                                  |
|------------------|------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                                                                         |
| <b>MOVER:</b>    | Erica Pezold, Council Member                                                                                     |
| <b>SECONDER:</b> | Janine Heft, Mayor Pro Tempore                                                                                   |
| <b>AYES:</b>     | Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore;<br>Don Caskey, Council Member; Erica Pezold, Council Member |
| <b>ABSTAIN:</b>  | Don Sedgwick, Council Member                                                                                     |

##### 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 April 26, 2022 Regular Meeting

**Recommendation:** That the City Council approve the City Council/Planning Agency Minutes for the April 26, 2022, Regular Meeting.

##### 4.4 Ratification of May 10, 2022, Warrant Register

**Recommendation:** That the City Council ratify the accompanying Warrant Register for the period from April 15, 2022, to April 28, 2022, in the amount of \$353,801.25.

##### 4.5 Third Quarter Financial & Treasurer's Report for Fiscal Year 2021-2022

**Recommendation:** That the City Council receive and file the Third Quarter Financial and Treasurer's Report for Fiscal Year 2021-2022.

##### 4.6 Proposed Civic Center Office Lease with Carolyn Behrens, an Individual, for 24031 El Toro Road, Suite 330, Laguna Hills, California

**Recommendation:** That the City Council approve an office lease with Carolyn Behrens, an individual, for 24031 El Toro Road, Suite 330, Laguna Hills, California, and authorize the City Manager to execute the Lease.

**4.7 Civic Center Third Quarter Financial Report for Fiscal Year 2021-2022**

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

**4.7 Progress Payment No. 2, Final, for El Toro Road Eastbound Farside Paseo De Valencia Bus Stop and Shelter Passenger Amenity Improvements, CIP No. 517**

**Recommendation:** That the City Council approve Progress Payment No. 2, Final, in the net amount of \$3,777.32, to OCLA Construction and Engineering, for El Toro Road Eastbound Farside Paseo de Valencia Bus Stop and Shelter Passenger Amenity Improvements, CIP No. 517, and authorize the filing of the Notice of Completion and subsequent release of retention in 35 days, if no liens have been filed.

**4.8 Approval of Resolutions Related to the November 8, 2022, General Municipal Election**

**Recommendation:** That the City Council adopt the following Resolutions entitled:

- 1) Resolution No. 2022-05-10-1: "A Resolution of the City Council of the City of Laguna Hills, California, calling for the holding of a General Municipal Election to be held on Tuesday, November 8, 2022, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities;" and
- 2) Resolution No. 2022-05-10-2: "A Resolution of the City Council of the City of Laguna Hills, California, requesting the Board of Supervisors of the County of Orange to consolidate a General Municipal Election to be held on November 8, 2022, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code;" and
- 3) Resolution No. 2022-05-10-3: "A Resolution of the City Council of the City of Laguna Hills, California, adopting regulations for candidates for elective office pertaining to Candidates' Statements submitted to the voters at an election to be held on Tuesday, November 8, 2022."

**ITEMS REMOVED FROM THE CONSENT CALENDAR****4.3 Approval of Minutes for May 3, 2022 Special Meeting**

Council Member Sedgwick removed Item No. 4.3 from the Consent Calendar to abstain from voting on the item. Mayor Wheeler removed Item No. 4.3 from the Consent Calendar to table the item to a future meeting in order to request an edit of minutes.

**Recommendation:** That the City Council approve the City Council Minutes for the May 3, 2022, Special Meeting.

A motion to table the item to a future meeting and request the City Clerk to edit the minutes was made by Mayor Wheeler, seconded by Mayor Pro Tempore Heft.

|                  |                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>TABLED [4 TO 0]</b>                                                                                              |
| <b>MOVER:</b>    | Dave Wheeler, Mayor                                                                                                 |
| <b>SECONDER:</b> | Janine Heft, Mayor Pro Tempore                                                                                      |
| <b>AYES:</b>     | Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore;<br>Don Caskey, Council Member; Erica Pezold, Council<br>Member |
| <b>ABSTAIN:</b>  | Don Sedgwick, Council Member                                                                                        |

**4.10 Deed Restriction for the Community Center and Sports Complex  
Required to Receive Funding Provided by Proposition 68, CIP No. 237**

Mayor Wheeler removed Item No. 4.10 from the Consent Calendar to request additional information.

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

**Recommendation:** That the City Council approve the Deed Restriction to be applied to the Community Center and Sports Complex as is required in order to receive Proposition 68 Grant Funding and authorize the Mayor / Mayor Pro Tempore to execute the Deed Restriction.

|                  |                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                                                                                                       |
| <b>MOVER:</b>    | Dave Wheeler, Mayor                                                                                                                               |
| <b>SECONDER:</b> | Janine Heft, Mayor Pro Tempore                                                                                                                    |
| <b>AYES:</b>     | Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore;<br>Don Caskey, Council Member; Erica Pezold, Council<br>Member; Don Sedgwick, Council Member |

## 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 7:26 p.m.

### 5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

| Attendee Name | Title         | Status  | Arrived |
|---------------|---------------|---------|---------|
| Dave Wheeler  | Chair         | Present |         |
| Janine Heft   | Vice Chair    | Present |         |
| Don Caskey    | Agency Member | Present |         |
| Erica Pezold  | Agency Member | Remote  |         |
| Don Sedgwick  | Agency Member | Present |         |

### 5.2. PUBLIC COMMENTS

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

### 5.3. APPROVAL OF MINUTES

There were no Planning Agency Minutes to approve.

### 5.4. ADMINISTRATIVE REPORTS

There were no Planning Agency Administrative Reports.

### 5.5. PLANNING AGENCY PUBLIC HEARINGS

#### 5.5.1 Tentative Parcel Map No. 0003-2021 (PM No. 2021-155), a Request for the Subdivision for Condominium Purposes of the Existing Medical Office Building Located at 24953 Paseo De Valencia, Building B

Community Development Director Longenecker 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, Peichin Lee, Managing Director, CGM Development, LLC, spoke in favor of the project, responded to Agency Member requests for additional information, and agreed to abide by the project's conditions of approval.

Chair Wheeler closed the public hearing.

Chair Wheeler reopened the public hearing.

The following individuals addressed the Planning Agency on the public hearing item:

Debbie Ray, a Laguna Hills property owner, inquired about potential parking impacts created by the project.

Community Development Director Longenecker provided responsive information.

Chair Wheeler closed the public.

**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(k) of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities);
- 3) Adopt Resolution No. PA2022-05-10-1 entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Tentative Parcel Map No. 0003-2021 (PM No. 2021-155) for the Subdivision for Condominium Purposes of the Existing Medical Office Building Located at 24953 Paseo de Valencia, Building B, including an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(k) of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities)".

|                  |                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                                                                                             |
| <b>MOVER:</b>    | Janine Heft, Vice Chair                                                                                                                 |
| <b>SECONDER:</b> | Don Caskey, Agency Member                                                                                                               |
| <b>AYES:</b>     | Dave Wheeler, Cahir; Janine Heft, Vice Chair;<br>Don Caskey, Agency Member; Erica Pezold, Agency<br>Member; Don Sedgwick, Agency Member |

#### **PLANNING AGENCY ADJOURNMENT**

Chair Wheeler adjourned the Planning Agency Meeting at 7:40 p.m. and reconvened the City Council Meeting. All Council Members were present in Chamber.

## 6. CITY COUNCIL PUBLIC HEARINGS

### 6.1 Public Hearing on 2022 Weed, Rubbish, and Refuse Abatement

Acting Public Services Director Shah reviewed the information provided in the staff report and responded to Council Member requests for additional information.

Mayor Wheeler opened the Public Hearing and upon seeing no one rise, closed the Public Hearing.

**Recommendation:** That the City Council: 1) Conduct a Public Hearing, receive and consider all objections; and 2) Adopt Resolution No. 2022-05-10-4 entitled: "A Resolution of the City Council of the City of Laguna Hills, California, issuing an abatement order and authorizing the Acting Public Services Director to commence enforcing weed, rubbish, and refuse abatement against specified parcels of land."

|                  |                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                                                                                                       |
| <b>MOVER:</b>    | Janine Heft, Mayor Pro Tempore                                                                                                                    |
| <b>SECONDER:</b> | Dave Wheeler, Mayor                                                                                                                               |
| <b>AYES:</b>     | Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore;<br>Don Caskey, Council Member; Erica Pezold, Council<br>Member; Don Sedgwick, Council Member |

## 7. ADMINISTRATIVE REPORTS

### 7.1. City Manager

The City Manager gave no Administrative Reports.

## 8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

### 8.1. Mayor Pro Tempore Heft

#### 8.1.1 Discussion of Directed Police Services Enforcement

Mayor Pro Tempore Heft reviewed the information provided in the staff report and responded to Council Member requests for additional information.

Chief of Police Services Captain Stiverson responded to Council Member requests for additional information.

**Recommendation:** Mayor Pro Tempore Heft recommends that the City Council discuss directed Police Services enforcement and the potential necessary Budget Amendment to fund the additional services.

A motion to direct Police Services to implement the Crime Suppression Unit Deployment Staffing Model Scenario B1, two deputies, 10-hours a day, four days a week, resulting in an estimated supplemental billing cost of \$90,364.80, was made by Mayor Pro Tempore Heft, seconded by Council Member Pezold.

|                  |                                                                                                                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                                                                                                 |
| <b>MOVER:</b>    | Janine Heft, Mayor Pro Tempore                                                                                                              |
| <b>SECONDER:</b> | Erica Pezold, Council Member                                                                                                                |
| <b>AYES:</b>     | Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member |

## 9. CITY COUNCIL MEMBER COMMITTEE REPORTS

### 9.1. Committee Assignment Reports

**Recommendation:** That the City Council receive oral reports on the following City Council Committee Assignments:

1. South Orange County Watershed Management Area Executive Committee (Mayor Wheeler) April 28, 2022 Meeting.  
Mayor Wheeler provided no report.
2. California Mayor's Coalition (Mayor Wheeler) May 6, 2022 Meeting.  
Mayor Wheeler provided an oral report.
3. Orange County Public Libraries Library Advisory Board (Mayor Wheeler) April 28, 2022 Meeting.  
Mayor Wheeler provided no report.

Mayor Wheeler provided an oral report on the Association of California Cities -OC Legislative and Regulatory Committee, April 28, 2022, meeting.

Mayor Wheeler provided an oral report on the Southern California Association of Governments, May 5 – 6, 2022, General Assembly meeting.

**10. CITY COUNCIL MEMBER COMMENTS****Council Member Pezold**

Council Member Pezold requested a discussion regarding providing ring cameras to homes in the Via Lomas neighborhood be agendized for a future meeting and received a seconded from Mayor Pro Tempore Heft.

**Mayor Wheeler**

Mayor Wheeler requested a discussion regarding opposing AB 2011 be agendized for the next regular meeting and received a seconded from Mayor Pro Tempore Heft.

**Council Member Caskey**

Council Member Caskey provided comments regarding the May 3, 2022, Housing Element Update Workshop.

**Mayor Pro Tempore Heft**

Mayor Pro Tempore Heft requested a discussion regarding SB 904 be agendized for a future meeting and received a second from Council Member Pezold.

**ADJOURNMENT**

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 8:31 p.m.

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Melissa Au-Yeung, City Clerk

ATTEST:

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Dave Wheeler, Mayor

Approved at meeting of May 24, 2022