

AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, JANUARY 21, 2026
6:00 PM CLOSED SESSION
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA



Mayor Max Duncan
Mayor Pro Tem Mike Munzing
Councilmember Tiffany Ackley
Councilmember Garrett Dwyer
Councilmember Tim Zandbergen

WELCOME to the City of Aliso Viejo City Council meeting. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. Speakers will be called at the appropriate time as their interested matter is heard. COMMENTS WILL BE LIMITED TO THREE MINUTES PER SPEAKER. Council proceedings are recorded.

It is the City's intention to comply with the Americans with Disabilities Act (ADA) . If you need special assistance to participate in the meeting, the City will make reasonable arrangements to ensure accessibility and/or accommodations. [28 CFR 35.102-35.104 ADA Title II] Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings of the City Council are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Copies of the agenda are available in the lobby at City Hall on the Thursday preceding a regularly scheduled City Council meeting. All communications received by the City regarding an agenda item have been included in the agenda materials. Supplemental documents relating to specific agenda items, including communications received after agenda delivery, are presented at the dais and in the Public Copy agenda binder at the time of the meeting. Supplemental documents are also available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.

This meeting will be broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you are giving your permission to be televised. The Council Meetings are rebroadcast on Wednesday at 7:00 p.m. on Cox Communications Channel 851, AT&T U-Verse Channel 99, and can be viewed on the internet at www.avcity.org.

ANN EIFERT
ACTING CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

KATHY BAILOR
INTERIM CITY CLERK

**PLEASE SILENCE ALL CELL PHONES AND OTHER
ELECTRONIC EQUIPMENT WHILE CITY COUNCIL IS IN SESSION**

CALL TO ORDER: Convene Special Meeting

PUBLIC COMMENTS:

CLOSED SESSION:

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)
Number of potential cases: 2

PUBLIC EMPLOYEE APPOINTMENT

Pursuant to Government Code section 54957(b)
Title: Interim City Manager

CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6
Agency Designated Representatives: Mayor and Mayor Pro Tem
Unrepresented Employee: Interim City Manager

PUBLIC EMPLOYEE APPOINTMENT

Pursuant to Government Code section 54957(b)
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6
Agency Designated Representatives: Mayor and Mayor Pro Tem
Unrepresented Employee: City Manager

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS

1.1 IN MEMORIAM FOR THE LATE CITY MANAGER, MITZI ORTIZ

1.2 RECOGNITION OF 2025 MAYOR TIFFANY ACKLEY

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. **COMMUNITY INPUT:**

Members of the public wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed. Comments are limited to three (3) minutes per speaker.

4. **CONSENT CALENDAR:**

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

4.1 **WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS**

Recommended Action: Approve the reading by title only of all Ordinances and Resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 **APPROVAL OF MINUTES**

Recommended Action: Approve the minutes as submitted for the December 3, 2025; Regular Meeting, January 7, 2026, Special Meeting; and November 5, 2025, Regular Meeting as amended.

[Draft Minutes - December 3, 2025, Regular Meeting](#)

[Draft Minutes - January 7, 2026, Special Meeting](#)

[Draft Minutes - November 5, 2025, Regular Meeting, as amended](#)

4.3 **SECOND READING AND ADOPTION OF TWO ORDINANCES APPROVING A ZONE CHANGE AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT**

Recommended Action:

1. Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO HIGH DENSITY RESIDENTIAL DISTRICT FOR THE DEVELOPMENT OF A 61-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT (623-091-01); and

2. Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND MLC HOLDINGS, INC. FOR THE DEVELOPMENT OF A 61-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT (APN: 623-091-01).

[Staff Report](#)

[Attachment 1: Ordinance for Zone Change](#)

[Attachment 2: Ordinance for Development Agreement](#)

- 4.4 ACCOUNTS PAYABLE
Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between November 21, 2025, and December 19, 2025, in the amount of \$2,001,391.67.
[Staff Report](#)
[Attachment 1 - Accounts Payable Report](#)
- 4.5 TREASURER'S STATEMENT – NOVEMBER 2025
Recommended Action: Receive and file the November 2025 Treasurer's Statement.
[Staff Report](#)
[Attachment 1 - November 2025 Treasurer's Statement](#)
- 4.6 PROFESSIONAL SERVICES AGREEMENT WITH WILL DAN FINANCIAL SERVICES TO PREPARE A COMPREHENSIVE FEE STUDY
Recommended Action: Approve and authorize the City Manager to execute a Professional Services Agreement with Willdan Financial Services for the preparation of a comprehensive fee study, in an amount not to exceed \$90,400; and Authorize the appropriation of \$40,400 from the General Fund to the Fiscal Year (FY) 2025-26 Budget.
[Staff Report](#)
[Attachment 1: Agreement](#)
- 4.7 STATUS UPDATE ON MAJOR PROJECTS
Recommended Action: Receive and file.
[Staff Report](#)
- 4.8 HUMMINGBIRD LANE AD HOC FOLLOW UP REPORT
Recommended Action: Authorize the Finance Director to appropriate an additional \$20,570 of Gas Tax funds to the fiscal year (FY) 2025-26 budget.
[Staff Report](#)

5. PUBLIC HEARINGS:

- 5.1 CONSIDERATION OF AN ORDINANCE AMENDING SECTION 15.14.080 REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINE THE ORDINANCES TO BE EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17
Recommended Action:
1. Find that the ordinance is exempt from review under the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.17; and
2. Introduce for first reading by title only an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER Public Resources Code § 21080.17.
[Staff Report](#)
[Attachment 1 - Ordinance](#) [Attachment 2 - Redlined Ordinance](#)
[Attachment 3 - Presentation](#)

6. **DISCUSSION:**

6.1 **APPOINTMENT OF SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) GENERAL ASSEMBLY MEETING DELEGATES**

Recommended Action: Appoint delegate and alternate for the Southern

- California Association of Governments (SCAG) General Assembly Meeting to be held May 7 and 8, 2026.

[Staff Report](#)

7. **CITY MANAGER' S REPORT:**

8. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

9. **ADJOURNMENT:**

The next regularly scheduled City Council meeting is February 4, 2026.