

AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, FEBRUARY 18, 2026
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA
13



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
INTERIM 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 Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

- 1.1 Business of the Month – Webb’s Grainworks
- 1.2 OCTA E-Bike Safety Video

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 ready by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for the February 4, 2026, Special Meeting and the February 4, 2026, Regular Meeting.

[Draft Minutes - February 4, 2026, Special Meeting](#)

[Draft Minutes - February 4, 2026, Regular Meeting](#)

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 16, 2026, and January 29, 2026, in the amount of \$357,175.37.

[Staff Report](#)

[Attachment 1 - Accounts Payable Report](#)

4.4 APPROVAL OF OFFICE SPACE FOR THE ORANGE COUNTY SHERIFF'S DEPARTMENT AND APPROPRIATION OF FUNDS FOR THE PURCHASE AND INSTALLATION OF FURNITURE

Recommended Action: 1. Approve and authorize the Interim City Manager to execute documents necessary to effectuate the use of City Hall, Suite 200; and Authorize the Interim City Manager to appropriate \$50,000 from the General Fund to the fiscal year 2025-26 budget for the purchase and installation of furniture.

[Staff Report](#)

[Attachment 1 - Letter Agreement Regarding an Office Space Provision in the OCSD Law Enforcement Services Agreement](#)

[Attachment 2 - PeopleSpace Furniture Quote](#)

5. PUBLIC HEARINGS:

None.

6. DISCUSSION:

6.1 RESIDENTIAL PERMIT PARKING PROGRAM DISCUSSION

Recommended Action: 1. Receive and file the report on permit parking; and Provide direction, if any, to staff regarding whether to pursue development of a Residential Permit Parking Program for the City of Aliso Viejo.

[Staff Report](#)

[Attachment 1 - Attorney General Opinion 14-304](#)

[Attachment 2 - Presentation](#)

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:

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

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
February 4, 2026, 6:30 p.m.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Special Meeting of the City Council of the City of Aliso Viejo to order at 6:30 p.m.

ROLL CALL:

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

STAFF PRESENT: HONGDAO Nguyen, ASSISTANT CITY ATTORNEY

CLOSED SESSION:

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

PUBLIC COMMENTS:

None.

REPORT FROM CLOSED SESSION:

Assistant City Attorney HongDao Nguyen stated no reportable action was taken.

ADJOURNMENT: Mayor Duncan adjourned the meeting at 6:45 p.m. to February 4, 2026, Regular City Council Meeting.

Respectfully submitted:

Approved by:

LAUREN TORRES
DEPUTY CITY CLERK

MAX DUNCAN
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 4, 2026, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

ROLL CALL

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

STAFF PRESENT: ANN EIFERT, INTERIM CITY MANAGER/FINANCIAL SERVICES DIRECTOR
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
LAUREN TORRES, DEPUTY CITY CLERK
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
CORA SWANSON, HUMAN RESOURCES MANAGER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES

REPORT FROM CLOSED SESSION:

Assistant City Attorney HongDao Nguyen stated no reportable action was taken.

PLEDGE OF ALLEGIANCE: Ted Fuentes led the Pledge of Allegiance.

1. SPECIAL PRESENTATIONS:

1.1 INTRODUCTION OF OCFA DIVISION FIRE CHIEF RYAN BISHOP

Mayor Duncan introduced Chief Ryan Bishop, who said a few words and expressed gratitude for the opportunity to work with the City of Aliso Viejo.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Ted Fuentes expressed condolences on the passing of former City Manager Mitzi Ortiz and commented on City parking regulations.
2. James Hadley commented on alleged littering near Aliso Niguel High School.
3. Scott Sanderson, general contractor for Panini Kabob Grill, commented on the City's temporary signage policy.
4. Becki Procsal encouraged residents to become volunteer tax preparers with Orange County United Way.

4. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Zandbergen moved and Councilmember Ackley seconded to approve the recommended actions. Motion carried 5-0.

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 January 21, 2026, Regular Meeting and the January 21, 2026, Special Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between December 20, 2025, and January 15, 2026, in the amount of \$2,632,121.59.

4.4 TREASURER'S STATEMENT– DECEMBER 2025

Recommended Action: Receive and file the December 2025 Treasurer's Statement.

4.5 SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING SECTION 14.080 OF THE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY UNITS

Recommended Action: Conduct a Second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING SECTION 15.14.080 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

4.6 AGREEMENT WITH HINDERLITER DE LLAMAS AND ASSOCIATES FOR SALES TAX CONSULTING AND AUDITING SERVICES

Recommended Action: Approve and authorize the Acting City Manager to execute a five-year Professional Services Agreement with Hinderliter de Llamas and Associates for sales tax consulting and auditing services in an amount not-to exceed \$100,000.

5. PUBLIC HEARINGS:

5.1 USE PERMIT TO PERMIT ALCOHOL SALES WITHIN A NEW RESTAURANT AT 26511 ALISO CREEK ROAD (USE-2025-00020)

Acting City Manager Ann Eifert introduced Assistant Planner Michael Delgadillo, who provided an overview. Staff responded to questions regarding types of alcohol that would be sold at the restaurant. Mayor Duncan opened the Public Hearing, and the following persons provided comment:

1. James Hadley commented on local housing options.

There were no other comments. Mayor Duncan closed the Public Hearing.

Recommended Action: Adopt Resolution No. 2026-01 approving a Conditional Use Permit to permit alcohol sales within a new restaurant at 26511 Aliso Creek Road (USE-2025- 00020)

Motion: Mayor Pro Tem Munzing moved and Councilmember Ackley seconded to approve the recommended actions. Motion carried 5-0.

6. DISCUSSION:

6.1 INTERIM CITY MANAGER EMPLOYMENT AGREEMENT

Interim City Manager Ann Eifert introduced Assistant City Attorney HongDao Nguyen who provided an overview. Mayor Duncan opened for public comment and there were no requests to speak.

Recommended Action: Approve the Interim City Manager Employment Agreement between the City of Aliso Viejo and Ann Eifert for working out of class with the additional duties of Interim City Manager, effective retroactively to December 22, 2025, and establishing the terms and conditions of the appointment.

Motion: Councilmember Zandbergen moved and Councilmember Dwyer seconded to approve the recommended actions. Motion carried 5-0.

6. CITY MANAGER' S REPORT:

Interim City Manager Ann Eifert announced open registration for winter recreation classes; summer camp registration begins Friday, February 6th, 2026; and the Artisans Market event at Aliso Viejo Ranch to be held on Sunday, March 8th, 2026, from 11 a.m. to 3 p.m.

7. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Provided a status update on the Aliso Viejo Library renovation.

Councilmember Dwyer:

- Encouraged residents to stop by the Nourishing Great Futures Market at Via Iglesia Park Community Center every Wednesday, from 9:00 a.m. to 11:30 a.m.
- Attended a fundraiser for International Sanctuary, a nonprofit organization that aims to help those affected by human trafficking and commended Nolet Spirits USA for hosting the event.
- Recognized Councilmember Zandbergen for his collaboration on the City Manager Hiring Ad Hoc Committee and encouraged qualified candidates to apply for the position.
- Expressed appreciation for City staff's hard work during the City Manager recruitment process.

Councilmember Zandbergen:

- Acknowledged Councilmember Dwyer for his collaboration on the City Manager Hiring Ad Hoc Committee.
- Attended Aliso Viejo Chamber of Commerce After Hours Mixer event at Lucky Strike.
- Toured the newly opened Sender One Climbing location in The Commons.
- Announced Aliso Viejo Chamber of Commerce Ribbon Cutting Ceremony for Opah Seafood + Grill, to be held on Friday, February 6th at 4:00 p.m.
- Encouraged residents to shop and dine in Aliso Viejo.

Mayor Pro Tem Munzing:

- Commented on recent openings of several businesses within the city.
- Attended OCFA Executive Committee Board meeting.
- Attended OCFA Human Resources Committee meeting and was named Vice Chair.
- Attended Aliso Viejo Chamber of Commerce After Hours Mixer event at Lucky Strike.
- Commented on Sender One Climbing's opening.
- Attended the Rental Showcase at Aliso Viejo Ranch.

Mayor Duncan:

- Expressed appreciation for OCSD's continued focus on e-bike safety enforcement.
- Commended City staff for their work on the Aliso Viejo Aquatic Center's pool renovation.
- Visited Sender One Climbing and Lucky Strike.
- Commented on ANHS Girls Varsity Soccer's recent division championship win.

- 7. ADJOURNMENT:** Mayor Duncan adjourned the meeting in honor of Mr. John Whitman at 7:40 p.m. to the next regularly scheduled City Council meeting of February 18, 2025.

Respectfully submitted:

Approved by:

LAUREN TORRES
DEPUTY CITY CLERK

MAX DUNCAN
MAYOR

City of Aliso Viejo

AGENDA ITEM



DATE: February 18, 2026
TO: Mayor and City Council
FROM: Ann Eifert, Director of Financial Services
SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between January 16, 2026, and January 29, 2026, in the amount of \$357,175.37.

Fiscal Impact:

Expenditures in the amount of \$357,175.37.

Background:

The City issues accounts payable checks on a bi-weekly basis and presents them to the City Council for ratification at its next regularly scheduled City Council meeting.

Discussion:

The attached registers containing checks and electronic funds transfers issued between January 16, 2026, and January 29, 2026, for \$357,175.37, are being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report



Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
UNITED OF OMAHA LIFE INSURANCE CO.	FEB'26 LIFE INSURANCE	1,414.56
CALPERS HEALTH	FEB'26 TZ - HEALTH PREMIUM	1,750.56
CALPERS HEALTH	FEB'26 CALPERS HEALTH PREMIUM	30,085.46
CALPERS HEALTH	FEB'26 TZ - HEALTH PREMIUM PEMCA MINIMUM	162.00
KOSMONT & ASSOCIATES	DEC'25 FISCAL IMPACT ANALYSIS FOR SHEA HOMES	6,162.00
		39,574.58
CITY COUNCIL		
AT&T	10/17/25-11/16/25 CITY COUNCIL PHONES	292.08
AT&T	11/17/25-12/16/25 CITY COUNCIL PHONE LINES	191.66
AT&T	12/17/25-01/16/26 CITY COUNCIL PHONES	193.90
STAPLES ADVANTAGE	NOV'25 COUNCIL OFFICE SUPPLIES	27.13
US BANK PURCHASING CARD PROGRAM	LL 11/18 FIVE STAR AWARDS-GD NAMEPLATE	26.94
US BANK PURCHASING CARD PROGRAM	LL 10/29 JM TROPHIES-RH PLAQUE & GD PLATES	126.81
	CITY COUNCIL TOTAL:	858.52
CITY MANAGER		
UNITED OF OMAHA LIFE INSURANCE CO.	FEB'26 LIFE INSURANCE -MO	96.16
CALPERS HEALTH	FEB'26 PG - HEALTH PREMIUM	162.00
CALPERS HEALTH	JAN'26 MEDICAL - MO	(987.69)
AT&T	10/17/25-11/16/25 CITY MANAGER PHONE	90.78
AT&T	11/17/25-12/16/25 CITY MANAGER & CITY CLERK PHONES	90.78
AT&T	12/17/25-01/16/26 CITY MANAGER AND CITY CLERK LINE	91.90
	CITY MANAGER TOTAL:	-456.07
HUMAN RESOURCES		
LIEBERT CASSIDY WHITMORE	2026 ERC MEMBERSHIP	4,025.00
	HUMAN RESOURCES TOTAL:	4,025.00
CITY CLERK		
STAPLES ADVANTAGE	NOV'25 CCLK OFFICE SUPPLIES	130.96
ICC GENERAL CODE, INC	AVMC-WEB UPDATE/30PGS ORD2025-245&2025-246	645.00
US BANK PURCHASING CARD PROGRAM	LL 11/18 OC CLERK RECORDER-LL NOTARY BOND/OATH	43.00
US BANK PURCHASING CARD PROGRAM	LL 11/06 LA TIMES SBSCPTN/4 WKS	7.96
US BANK PURCHASING CARD PROGRAM	LL 11/05 OC REGISTER SBSCPTN/4 WKS	26.00
	CITY CLERK TOTAL:	852.92
FINANCE		
CALPERS HEALTH	FEB'26 CALPERS ADMIN FEE	27.07
DAVIS FARR LLP	FY24-25 STATE CONTROLLER'S REPORT	2,700.00
DAVIS FARR LLP	FY24-25 AV CITY ANNUAL AUDIT - FINAL BILLING	3,040.00
DAVIS FARR LLP	FY24-25 CITY STREET REPORT	1,250.00
PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	NOV'25 PARS REP FEES	300.00
MEEDER PUBLIC FUNDS, INC.	OCT-DEC'25 INVESTMENT ADVISORY SERVICES	4,125.00
HDL COREN & CONE	JAN-MAR'26 PROPERTY TAX CONTRACT SERVICES	4,103.33
	FINANCE TOTAL:	15,545.40
INFORMATION TECHNOLOGY		
AT&T	10/17/25-11/16/25 CITY HALL MIFI	126.20
AT&T	10/17/25-11/16/25 FLEET COMPLETE GPS	201.92
AT&T	10/17/25-11/16/25 EOC MIFI	152.60
AT&T	10/17/25-11/16/25 EOC PHONES	110.22
AT&T	11/17/25-12/16/25 EOC MIFI	152.60
AT&T	11/17/25-12/16/25 FLEET COMPLETE GPS	203.72
AT&T	11/17/25-12/16/25 EOC PHONES	110.22
AT&T	11/17/25-12/16/25 CITY HALL MIFI	182.88
AT&T	12/17/25-01/16/26 CITY HALL MIFI	121.04
AT&T	12/17/25-01/16/26 EOC MIFI	154.60
AT&T	12/17/25-01/16/26 FLEET COMPLETE GPS	207.72
AT&T	12/17/25-01/16/26 EOC PHONES	112.66

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	IA 11/28 GOOGLE - EOC YOUTUBE SUBSCR	82.99
US BANK PURCHASING CARD PROGRAM	IA 12/02 AMAZON - UPS BATTERY	366.54
US BANK PURCHASING CARD PROGRAM	IA 12/19 AMAZON PRIME-STUDENT FEE	8.07
US BANK PURCHASING CARD PROGRAM	IA 12/21 GO DADDY-ALISOVIEJOAQUATICCENTER.COM	22.19
US BANK PURCHASING CARD PROGRAM	IA 12/19 GO DADDY-SHOPALISO.COM/SHOPALISO.ORG	45.38
US BANK PURCHASING CARD PROGRAM	IA 12/07 GODADDY-CITYOFALISOVIEJO.COM	55.18
US BANK PURCHASING CARD PROGRAM	IA 12/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	IA 12/10 PHILZ COFFEE-IT DEPT MEETING	29.67
INFORMATION TECHNOLOGY TOTAL:		2,642.40

NON-DEPARTMENTAL

SESAC RIGHTS MANAGEMENT INC	2026 MUSIC LICENSE FEE	2,081.00
RICOH USA	JAN'26 C5300S COPY ROOM LEASE (2624) - PRINCIPAL	634.47
RICOH USA	JAN'26 C5300S COPY ROOM LEASE (2624) - INTEREST	59.73
GREAT SCOTT TREE SERVICE, INC	DEC'25 TREE TRIMMING - VISTA PARK	8,391.60
LEAGUE OF CA CITIES OC	2026 LOCC OC DIVISION MEMBERSHIP DUES	300.00
VOYAGER FLEET SYSTEMS INC	JAN'26 VEHICLE FUEL	272.02
KYRSTI NICOLE ASHMALL	DEC'25-7.435 HRS-PIO GENERAL	669.15
US BANK PURCHASING CARD PROGRAM	DL 12/02 BRUEGGERS BAGELS-STAFF BKFST	113.80
US BANK PURCHASING CARD PROGRAM	DL 11/26 DOMINOS PIZZA-CDD LUNCH	38.44
US BANK PURCHASING CARD PROGRAM	EM 10/02 THE HOME DEPOT-WOOD SEALER CITY TRAILER	34.44
US BANK PURCHASING CARD PROGRAM	EM 10/20 BLISS CW-F150 CAR WASH	35.00
US BANK PURCHASING CARD PROGRAM	EM 09/22 SANTA MARGARITA FORD - F150 MAINTENANCE	129.31
ORANGE COUNTY TREASURER	ASSESSED PENALTY - ER-30-2025-134	250.00
US BANK PURCHASING CARD PROGRAM	IA 11/24 RALPHS - STAFF MEETING	38.85
VIGICABI INC	JAN'26 BANNERS REMOVAL-HOLIDAY	1,449.00
LEAGUE OF CALIFORNIA CITIES	2026 LOCC ANNUAL MEMBERSHIP DUES	21,361.00
US BANK PURCHASING CARD PROGRAM	JM 12/14 CANVA-SUBSCRIPTION	119.99
US BANK PURCHASING CARD PROGRAM	LL 11/01 FEDEX-RH MAIL	10.95
US BANK PURCHASING CARD PROGRAM	LL 11/19 URBAN PLATES PASS	5.00
US BANK PURCHASING CARD PROGRAM	LL 11/19 URBAN PLATES-CC MTG 11/19 DINNER	191.55
US BANK PURCHASING CARD PROGRAM	LL 11/05 OC WINE MART-CC MTG 11/5 DINNER	285.16
US BANK PURCHASING CARD PROGRAM	LL 10/29 PRIMO BRANDS/WATERSERV	61.16
US BANK PURCHASING CARD PROGRAM	LL 11/05 PRIMO BRANDS/WATERSERV	175.89
US BANK PURCHASING CARD PROGRAM	LL 11/05 COSTCO BY INSTACART 2/4	30.31
US BANK PURCHASING CARD PROGRAM	LL 11/6 COSTCO BY INSTACART 3/4	156.32
US BANK PURCHASING CARD PROGRAM	LL 11/05 COSTCO BY INSTACART 1/4	85.00
NON-DEPARTMENTAL TOTAL:		36,979.14

C. S. ADMINISTRATION

PV MAINTENANCE INC	NOV'25 PV MAINTENANCE - TREE LIGHTING EVENT	868.50
PV MAINTENANCE INC	DEC'25 PV MAINTENANCE -TREE LIGHTING EVENT	4,493.00
CALPERS HEALTH	FEB'26 DP - HEALTH PREMIUM	162.00
CALPERS HEALTH	FEB'26 HW - HEALTH PREMIUM	162.00
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-HS UV PROTECTED ZIP TIES	7.89
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-LICHAMP LED CAMPING LANTERNS	52.78
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-GORILLA CLEAR CLUE 3.75 OZ	18.27
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-DELLA GAO PENCIL CASE LARGE	12.22
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-2 PACK SHARPIE 44101	12.35
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-AMAZON BASICS MAGNETIC SCREWDRIERS	12.92
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-GORILLA GLUE GEL XL	17.92
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-SHARPIE KING SIZE	7.51
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-UUP 10 INCH SMALL TOOL BAG	20.46
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-MIND READER FILE STORAGE DRAWERS	161.60
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-AVERY PRINTABLE TAB INSERTS	5.32
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-AMAZON BASICS NO 1 PAPER CLIPS	7.23
NATIONAL RECREATION AND PARK ASSOCIATION	NRPA 2026 MEMBERSHIP RENEWAL	735.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - MOVIE NIGHT	329.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - ARTISANS MARKET	329.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE- RANCH RENTAL SHOWCASE	329.00
US BANK PURCHASING CARD PROGRAM	JB 1/14 USPS-PERMIT RENEWAL	370.00
US BANK PURCHASING CARD PROGRAM	LL 10/31 FACEBK-META ADS	167.80
US BANK PURCHASING CARD PROGRAM	LL 11/05 COSTCO BY INSTACART 4/4	68.68
C. S. ADMINISTRATION TOTAL:		8,350.45

IGLESIA PARK

GREAT SCOTT TREE SERVICE, INC	DEC'25 TREE TRIMMING - IGLESIA	11,914.00
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Vendor Name	Description (Item)	Amount
EL TORO WATER DISTRICT	12/08/25-1/12/26 MTR#4114 IGLESIA PARK WATER	260.24
EL TORO WATER DISTRICT	12/08/25-1/12/26 MTR#3499 IGLESIA PARK WATER	260.24
US BANK PURCHASING CARD PROGRAM	EM 10/01 THE HOME DEPOT-MATERIALS IGLESIA PARK	16.68
	IGLESIA PARK TOTAL:	12,451.16
IGLESIA BUILDING		
TEAM ONE MANAGEMENT	JAN'26 IGLESIA JANITORIAL SERVICES	1,064.00
EL TORO WATER DISTRICT	12/08/25-1/12/26 MTR#5016 IGLESIA PARK BLDG WATER	301.32
US BANK PURCHASING CARD PROGRAM	EM 10/01 THE HOME DEPOT-MATERIALS IGLESIA BLDG	(33.27)
US BANK PURCHASING CARD PROGRAM	EM 09/25 THE HOME DEPOT-MATERIALS IGLESIA BLDG	16.60
	IGLESIA BUILDING TOTAL:	1,348.65
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	DEC'25 B&GCCV	15,000.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	15,000.00
PLANNING		
CALPERS HEALTH	FEB'26 MF - HEALTH PREMIUM	162.00
	PLANNING TOTAL:	162.00
ENGINEERING (GENERAL)		
AT&T	10/17/25-11/16/25 PUBLIC WORKS TABLETS	120.72
AT&T	11/17/25-12/16/25 PUBLIC WORKS TABLETS	120.72
AT&T	12/17/25-01/16/26 PUBLIC WORKS TABLETS	122.22
	ENGINEERING (GENERAL) TOTAL:	363.66
STREET MAINTENANCE		
US BANK PURCHASING CARD PROGRAM	EM 09/24 THE HOME DEPOT-MATERIALS SD BASKET REPAIR	90.08
US BANK PURCHASING CARD PROGRAM	EM 10/17 THE HOME DEPOT-MATERIALS GRAFFITI REMOVAL	105.50
	STREET MAINTENANCE TOTAL:	195.58
	GENERAL FUND TOTAL:	137,893.39

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
THURSTON ELEVATOR CONCEPTS INC	JAN'26 CH ELEVATOR MAINTENANCE	140.00
TEAM ONE MANAGEMENT	JAN'26 CH JANITORIAL SERVICES	3,400.00
FOSTERS' GARDENS INC	JAN'26 CH INTERIOR PLANT MAINTENANCE	115.00
PACIFIC PARK II ASSOCIATION	FEB'26 CH ASO ASSOCIATION DUES	641.00
	NON-DEPARTMENTAL TOTAL:	4,296.00
	GEN. FD-CITY HALL TOTAL:	4,296.00

103 - GF-AV RECREATION SERVICES

BRENDA MARTINEZ	REFUND FACILITY RENTAL_REC#99878075BRENDA MARTINEZ	2,530.50
BRENDA MARTINEZ	CANCELLATION FEE_REC#99878075_BRENDA MARTINEZ	(250.00)
SEONJEONG KIM	JAN'26 REC1 REFUND_SEONJEONG KIM_WIN202 ADMIN FEE	5.00
SEONJEONG KIM	JAN'26 REC1 REFUND_SEONJEONG KIM_WIN202 ELITE HOOP	108.00
		2,393.50
RECREATION SERVICES		
L & O ALISO VIEJO, LLC	WINTER2026-WIN164 SOUND BATH-1 PARTICIPANT	35.75
BLUETRITON BRANDS INC	DEC'25 AVR BOTTLED WATER SERVICE	191.84
JOHN DAVID ALLEN JR	WINTER2026-WIN089/086/083/045 TENNIS-14 PARTICIPAN	504.00
L & O ALISO VIEJO, LLC	WINTER2026-WIN168 SPA DAY-2 PARTICIPANTS	45.50
CLICKSTART DOG TRAINING ACADEMY, LLC	WINTER2026-WIN101 PET CPR-2 PARTICIPANTS	221.00
AMAZON CAPITAL SERVICES INC	DEC'25 AMAZON-VEVOR HOSE REEL CART	85.11
AT&T	10/17/25-11/16/25 REC PHONES	90.78
AT&T	10/17/25-11/16/25 RECREATION TABLET	40.24
AT&T	11/17/25-12/16/25 RECREATION PHONES	90.78
AT&T	11/17/25-12/16/25 RECREATION TABLET	40.24
AT&T	12/17/25-01/16/26 RECREATION PHONES	91.90
AT&T	12/17/25-01/16/26 RECREATION TABLET	40.74
FOSTERS' GARDENS INC	JAN'26 AVR INTERIOR PLANT MAINTENANCE	110.00
CINTAS CORPORATION NO. 2	JAN'26 AVR FIRST AID SUPPLIES	92.09
TEAM ONE MANAGEMENT	DEC'25 AVR JANITORIAL SERVICES	5,600.00
FACILITRON, INC.	8/24/25-12/21/25 FALL2025 CUSD TENNIS FACILITY	162.54
AARON FLORA	DEC'25 RENEWABLE FARMS	20,636.58
US BANK PURCHASING CARD PROGRAM	EM 10/03 THE HOME DEPOT-WOOD SEALER WOOD POST AVR	34.44
US BANK PURCHASING CARD PROGRAM	EM 10/03 THE HOME DEPOT-MATERIALS AVR	50.24

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	EM RCS 1/13 LEGOLAND-8/13 CDCWK10 EXCURSION ORDER3	285.00
US BANK PURCHASING CARD PROGRAM	EM RCS 1/13 LEGOLAND-8/13 CDCWK10 EXCURSION ORDER5	285.00
US BANK PURCHASING CARD PROGRAM	EM RCS 1/12 LEGOLAND-8/13 CDCWK10 EXCURSION ORDER1	285.00
US BANK PURCHASING CARD PROGRAM	JB 12/24 GOLFLAND-6/18 CAMELOT CDC WK 2 EXCURSION	455.13
US BANK PURCHASING CARD PROGRAM	JB 1/13 LEGOLAND-8/13 CDC WK 10 EXCURSION ORDER6	285.00
US BANK PURCHASING CARD PROGRAM	JB 1/13 LEGOLAND-8/13 CDC WK 10 EXCURSION ORDER4	285.00
US BANK PURCHASING CARD PROGRAM	JB 1/13 LEGOLAND-8/13 CDC WK 10 EXCURSION ORDER2	285.00
US BANK PURCHASING CARD PROGRAM	JB 1/12 DISCOVERY CUBE-6/25 DEP CDC WK 3 EXCURSION	150.00
US BANK PURCHASING CARD PROGRAM	JB 1/12 PIRATES DINNER-6/11 CDC DEPOSIT WK 1 EXCUR	846.00
	RECREATION SERVICES TOTAL:	31,324.90
	GF-AV RECREATION SERVICES TOTAL:	33,718.40
203 - GAS TAX		
STREET MAINTENANCE		
EL TORO WATER DISTRICT	12/08/25-1/12/26 MTR#5675 CALLE CORTEZ MEDIAN WATE	134.91
	STREET MAINTENANCE TOTAL:	134.91
	GAS TAX TOTAL:	134.91
215 - PUBLIC SAFETY GRANTS		
LAW ENFORCEMENT-OTHER		
COUNTY OF ORANGE	DEC'25 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
	LAW ENFORCEMENT-OTHER TOTAL:	1,500.00
	PUBLIC SAFETY GRANTS TOTAL:	1,500.00
225 - INTEGRATED WASTE MGMT FD		
GEN-TECHNOLOGY GRANTS		
ANAERGIA BIOENERGY FACILITIES, LLC	ANAERGIA BIOENERGY DBA SOCIAL BIOMETHANE_PCA PURCHA	11,860.20
	GEN-TECHNOLOGY GRANTS TOTAL:	11,860.20
	INTEGRATED WASTE MGMT FD TOTAL:	11,860.20
231 - OTHER GRANTS		
OTHER GRANTS		
LAURA'S HOUSE	DEC'25 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,288.00
	OTHER GRANTS TOTAL:	1,288.00
	OTHER GRANTS TOTAL:	1,288.00
241 - TECHNOLOGY FUND		
GEN-TECHNOLOGY GRANTS		
ERIC WINTER	DEC'25-CC MTG 12/3 & ADMIN	487.94
	GEN-TECHNOLOGY GRANTS TOTAL:	487.94
	TECHNOLOGY FUND TOTAL:	487.94
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	FEB'26 AQC MANAGEMENT RETENTION	(1,208.30)
		-1,208.30
GEN-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	FEB'26 AQC MANAGEMENT FEES	12,083.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JAN'26 MISC CUTTERS - AQC	47.56
AQUATIC TECHNOLOGIES, INC	OCT'25 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	DEC'25 POOL MAINTENANCE	2,693.00
TEAM ONE MANAGEMENT	JAN'26 AQC JANITORIAL SERVICES	2,352.00
ALISO VIEJO BANQUET CENTER LLC	OCT-DEC'25 AQ CTR-MTR#4987 ELECTRICITY	4,065.81
	GEN-AQUATIC CENTER TOTAL:	23,934.37
	CITY FAC.-AQUATIC CENTER TOTAL:	22,726.07
331 - CAPITAL IMPROVEMENTS		
CAPITAL IMPROVEMENTS		
PV MAINTENANCE INC	DEC'25 #118 AQC POOL DECK IMPROVEMENT	579.00
SHI INTERNATIONAL CORP	60 LOGITECH KEYBOARD WIRELESS/30 UPS	6,772.73
SHI INTERNATIONAL CORP	30 LIEBERT UPS HARDWARE	615.99

Vendor Name	Description (Item)	Amount
SHI INTERNATIONAL CORP	60 POLY VOYAGER 4320 UC - HEADSET	7,416.65
SHI INTERNATIONAL CORP	60 CTO ELITEONE 870 G9 COMPUTERS	121,706.69
SHI INTERNATIONAL CORP	60 ELECTRONIC HP CARE PACK NEXT DAY	6,179.40
	CAPITAL IMPROVEMENTS TOTAL:	143,270.46
	CAPITAL IMPROVEMENTS TOTAL:	143,270.46
	GRAND TOTAL:	357,175.37

Fund Summary		
Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	137,893.39	137,893.39
102 - GEN. FD-CITY HALL	4,296.00	4,296.00
103 - GF-AV RECREATION SERVICES	33,718.40	33,718.40
203 - GAS TAX	134.91	134.91
215 - PUBLIC SAFETY GRANTS	1,500.00	1,500.00
225 - INTEGRATED WASTE MGMT FD	11,860.20	11,860.20
231 - OTHER GRANTS	1,288.00	1,288.00
241 - TECHNOLOGY FUND	487.94	487.94
261 - CITY FAC.-AQUATIC CENTER	22,726.07	22,726.07
331 - CAPITAL IMPROVEMENTS	143,270.46	143,270.46
Grand Total:	357,175.37	357,175.37

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	137,893.39
102 - GEN. FD-CITY HALL	4,296.00
103 - GF-AV RECREATION SERVICES	33,718.40
203 - GAS TAX	134.91
215 - PUBLIC SAFETY GRANTS	1,500.00
225 - INTEGRATED WASTE MGMT FD	11,860.20
231 - OTHER GRANTS	1,288.00
241 - TECHNOLOGY FUND	487.94
261 - CITY FAC.-AQUATIC CENTER	22,726.07
331 - CAPITAL IMPROVEMENTS	143,270.46
Grand Total:	357,175.37

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	1,750.56
101-2506-000	MEDICAL INSURANCE P...	30,247.46
101-2507-000	LIFE INSURANCE PAYABLE	1,414.56
101-2602-000	PLANNING DEPOSIT	6,162.00
101-4-1101-4511-000	COMMUNICATION	677.64
101-4-1101-4601-000	SUPPLIES	180.88
101-4-1501-4206-000	MEDICAL INSURANCE	-825.69
101-4-1501-4209-000	LIFE INSURANCE	96.16
101-4-1501-4511-000	COMMUNICATION	273.46
101-4-1503-4520-000	MTGS/CONF./TRNG & D...	4,025.00
101-4-1601-4520-000	MTGS/CONF./TRNG & D...	43.00
101-4-1601-4601-000	SUPPLIES	130.96
101-4-1601-4611-000	PUBLICATIONS/REF MAT...	33.96
101-4-1601-4734-000	CODIFICATION	645.00
101-4-2501-4301-000	PROFESSIONAL SERVICES	15,218.33
101-4-2501-4309-000	OTHER CONTRACTUAL S...	327.07
101-4-3101-4305-000	TECHNOLOGY SERVICES	1,919.37
101-4-3101-4481-000	COMPUTER EXPENSE	693.36
101-4-3101-4520-000	MTGS/CONF./TRNG & D...	29.67
101-4-3501-4301-000	PROFESSIONAL SERVICES	669.15
101-4-3501-4422-000	EQUIP RENTAL LEASE - P...	634.47
101-4-3501-4431-000	BUILDING & GROUND M...	8,641.60
101-4-3501-4512-000	POSTAGE	10.95
101-4-3501-4516-000	FUEL	272.02
101-4-3501-4517-000	VEHICLE MAINTENANCE	198.75
101-4-3501-4520-000	MTGS/CONF./TRNG & D...	152.65
101-4-3501-4521-000	MEMBERSHIP & DUES	23,742.00
101-4-3501-4542-000	INTEREST EXPENSE - LEA...	59.73
101-4-3501-4553-000	COMMUNITY BRANDING	1,568.99
101-4-3501-4612-000	OPERATING SUPPLIES	1,028.83
101-4-4101-4206-000	MEDICAL INSURANCE	324.00
101-4-4101-4501-000	ADVERTISING & PROMO...	537.80
101-4-4101-4521-000	MEMBERSHIP & DUES	735.00
101-4-4101-4522-000	INSURANCE EXPENSES	987.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	5,422.17
101-4-4101-4601-000	SUPPLIES	275.80
101-4-4101-4612-000	OPERATING SUPPLIES	68.68
101-4-4102-4411-000	UTILITIES	520.48
101-4-4102-4431-000	BUILDING & GROUND M...	11,930.68
101-4-4103-4411-000	UTILITIES	301.32
101-4-4103-4431-000	BUILDING & GROUND M...	1,047.33
101-4-4104-4529-000	REC-YOUTH PROGRAMS	15,000.00
101-4-4401-4206-000	MEDICAL INSURANCE	162.00

Account Summary

Account Number	Account Name	Payment Amount
101-4-4501-4612-000	OPERATING SUPPLIES	363.66
101-4-4503-4771-000	C.S-STREET MAINTENAN...	195.58
102-4-3501-4431-000	BUILDING & GROUND M...	4,296.00
103-34130	FACILITY RENTAL	2,530.50
103-34150	OTHER INCOME	5.00
103-34161	CONTRACT CLASSES	108.00
103-34169	REFUNDS	-250.00
103-4-4105-4309-000	OTHER CONTRACTUAL S...	968.79
103-4-4105-4431-000	BUILDING & GROUND M...	5,794.68
103-4-4105-4451-000	FARM OPERATING EXPE...	20,636.58
103-4-4105-4511-000	COMMUNICATION	394.68
103-4-4105-4570-000	CITY CAMP EXPENSE	3,161.13
103-4-4105-4601-000	SUPPLIES	283.93
103-4-4105-4620-000	MINOR EQUIPMENT	85.11
203-4-4503-4411-000	UTILITIES	134.91
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM...	1,500.00
225-4-6141-4309-000	OTHER CONTRACTUAL S...	11,860.20
231-4-6131-4309-000	OTHER CONTRACTUAL S...	1,288.00
241-4-6141-4309-000	OTHER CONTRACTUAL S...	487.94
261-2103-000	RETENTIONS PAYABLE	-1,208.30
261-4-6161-7401-000	EQUIPMENT MAINTENA...	5,386.00
261-4-6161-7411-000	UTILITIES	4,065.81
261-4-6161-7421-000	BUILDING & GROUND M...	2,399.56
261-4-6161-7451-000	MANAGEMENT FEES	12,083.00
331-4-8701-5910-000	IMPROVEMENTS	143,270.46
Grand Total:		357,175.37

Project Account Summary

Project Account Key	Payment Amount
None	184,522.47
1002FALL	162.54
1002WINTER	806.25
10044309	1,288.00
1185910	579.00
1435910	142,691.46
9014612	481.71
9024612	38.44
9934527	5,422.17
9974570	3,161.13
SB13834309	11,860.20
SDP-2025-00004	6,162.00
Grand Total:	357,175.37

City of Aliso Viejo

AGENDA ITEM



DATE: February 18, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Interim City Manager
Ryan Buhr, Captain Orange County Sheriff's Department

SUBJECT: APPROVAL OF OFFICE SPACE FOR THE ORANGE COUNTY
SHERIFF'S DEPARTMENT AND APPROPRIATION OF FUNDS FOR THE
PURCHASE AND INSTALLATION OF FURNITURE

Recommended Actions:

1. Approve and authorize the Interim City Manager to execute documents necessary to effectuate the use of City Hall, Suite 200; and
2. Authorize the Interim City Manager to appropriate \$50,000 from the General Fund to the fiscal year 2025-26 budget for the purchase and installation of furniture.

Fiscal Impact:

The cost to relocate Orange County Sheriff's Department (OCSD) staff to City Hall Suite 200 is approximately \$50,000 for the purchase and installation of furniture. Funds will need to be appropriated to fiscal year 2025-26 budget.

Background:

The City contracts with OCSD for law enforcement services. The agreement with OCSD provides the County with rent-free use of office space, office furniture, and office equipment and supplies located in City Hall or other City building for services provided under the contract. Suite 200 currently houses a conference room, Information Technology staff, and office space previously leased by EFuel, LLC, which provided the City approximately \$6,600 in rent annually.

Discussion:

City Hall currently provides three offices on the first floor for the OCSD Captain, Sergeant, and a third staff member (previously the Emergency Operations Coordinator, which is currently vacant). OCSD has recently requested that the City provide additional space to house report writing workstations for OCSD deputies assigned to the City of Aliso Viejo.

In order to provide a space for reporting writing and to keep OCSD staff in one location, OCSD requested to relocate to City Hall Suite 200.

The cost for the relocation includes the purchase and installation of furniture in the amount not-to-exceed \$50,000 (a preliminary quote is attached). These costs will need to be appropriated to the fiscal year 2025-26 budget. Costs for computer equipment, and the installation and configuration of OCSD network infrastructure, will be paid for by OCSD.

If approved, Suite 200, which includes two conference rooms, two offices, a reception area, and kitchen, will be used exclusively by OCSD.

Attachments:

1. Letter Agreement Regarding an Office Space Provision in the Orange County Sheriff's Department Law Enforcement Services Agreement
2. PeopleSpace Furniture Quote

LETTER AGREEMENT

This side letter agreement provides additional detail relating to the 2025 County of Orange Contract with City of Aliso Viejo for Law Enforcement Services, particularly Attachment B, "Payment Provisions," Section H, "City Office Space."

The Parties agree that while performing their assigned duties related to services under the Contract, Sheriff's personnel may use City Hall Suite 200. Suite 200 is comprised of two offices, two large spaces for conference rooms, a kitchen, and a reception area. Any improvements made to Suite 200 shall be subject to City's written approval. Notwithstanding anything to the contrary, the Parties agree that the County will provide computer equipment, and install and configure County network infrastructure, at County's expense. The City will provide phones at City's expense.

This agreement does not confer County nor Sheriff's Department with any fee nor possessory interest in Suite 200. The City shall retain authority to repossess Suite 200 for any reason, subject to reasonable written notice and subject to the Contract, Attachment B, Section H.

AGREED TO BY AND BETWEEN:

CITY OF ALISO VIEJO

ORANGE COUNTY SHERIFF'S DEPARTMENT

Ann Eifert
Interim City Manager

Ryan Buhr
Captain

Date

Date



BUDGETARY PRICING RESPONSE FOR
OC Sheriffs - Aliso Viejo

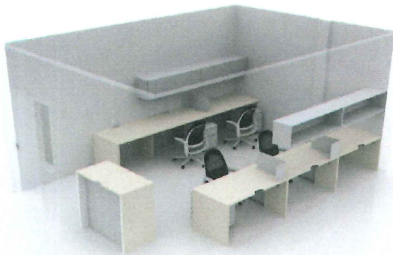
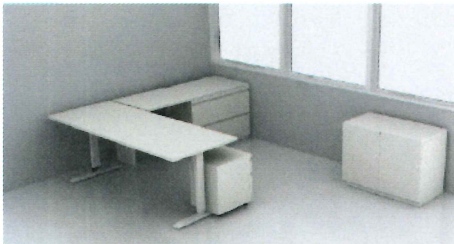
Point of Contact:
 PAULA RAY
PRAY@peoplespace.com
 M: 949.697.8714

Orange County HQ | Downtown LA | Seattle | Portland

1/28/2026

Pricing Valid for 30 Days

Captain's Office		Qty.	Unit Price	Ext. Price
	U Shape Desk L Height Adjustable Lateral File, B/B/F Pedestal, Lateral File Storage: Steel Fronts Modesty Panel	1	\$2,135.00	\$2,135.00
	Wall Mounted Open Shelf 96"W	1	\$936.50	\$936.50
	Credenza (2) 30" x 3h Cabinet with Common Top	1	\$2,767.50	\$2,767.50
	Coffee Table 36"R Table, Laminated Finish: TBD	1	\$872.00	\$872.00
	Guest Chair Kimball Aussie Guest Chair Upholstered Back, Armless	2	\$853.00	\$1,706.00
	Lounge Chair Kimball Aussie Lounge Chair Upholstered Back	4	\$1,427.00	\$5,708.00
Captain's Office TOTAL				\$14,125.00

Report Room		Qty.	Unit Price	Ext. Price
	Workstations (5) Workstations and (1) Additional Surface Territory Screens Mobile Ped Per Workstation Overhead Storage	5	\$1,132.75	\$5,663.75
	3H Cabinet 3H x 42"W Cabinet Common Top and Support Panels	1	\$1,150.75	\$1,150.75
	 Task Chair SOI Novo, High Back, Armless	5	\$375.00	\$1,875.00
Report Room TOTAL				\$8,689.50
PO Height Adjustable Add		Qty.	Unit Price	Ext. Price
	PO Height Adjust Reconfigure Height Adjustable Base Only Mobile Ped	2	\$945.85	\$1,891.70
	Guest Chair Seats Fabric: TBD	6	\$110.00	\$660.00
	Task Chair Seats Fabric: TBD	1	\$175.00	\$175.00
PO Height Adjustable Add TOTAL				\$2,726.70



BUDGETARY PRICING RESPONSE FOR

OC Sheriffs - Aliso Viejo

Point of Contact:

PAULA RAY

PRAY@peoplespace.com

M: 949.697.8714

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1/28/2026

Pricing Valid for 30 Days

Storage/ Mail Slots	Qty.	Unit Price	Ext. Price
Storage/ Mail Slots (2) 30" x 3h Cabinet with Common Top On Set Mail Slots	1	\$3,267.00	\$3,267.00
Storage/ Mail Slots TOTAL			\$3,267.00
FURNITURE SUBTOTAL			\$28,808.20
ESTIMATED INSTALLATION - Non Union & Regular Hours			\$3,898.00
ESTIMATED FREIGHT			\$425.00
SUBTOTAL			\$33,131.20
Orange County Tax Rate	7.75%		\$2,567.67
DESIGN & PROFESSIONAL SERVICES			\$1,300.00
GRAND TOTAL			\$36,998.87

Unless otherwise noted on proposal; 50% deposit is required for order placement, 40% due upon shipment, and 10% due upon completion of installation. 1 1/2% service fee per month will be assessed on past due balances. Revisions, returns, and or cancellation of orders are subject to policy and charges outlined by the applicable product manufacturer. Installation & delivery performed during normal business hours unless otherwise stated in proposal verbiage. PeopleSpace requires access to a dock and elevator and space to be free and clear of other trades. Trip charges will apply for multiple deliveries. Storage fees will be assessed on orders requiring storage at PeopleSpace facility beyond two weeks. Any additional labor, technical design services, installation services, project management, product damage, or storage incurred by PS due to other trades in project space, delays or damages caused by client or other trades, multiple deliveries, change orders, or client change requests will be billed to client at PS standard rates. Acceptance of this proposal indicates acceptance of these and supplemental attachment of PeopleSpace Terms and Conditions.

Signature _____ Date _____



BUDGETARY PRICING RESPONSE FOR

OC Sheriffs - Aliso Viejo

Point of Contact:
PAULA RAYPRAY@peoplespace.com

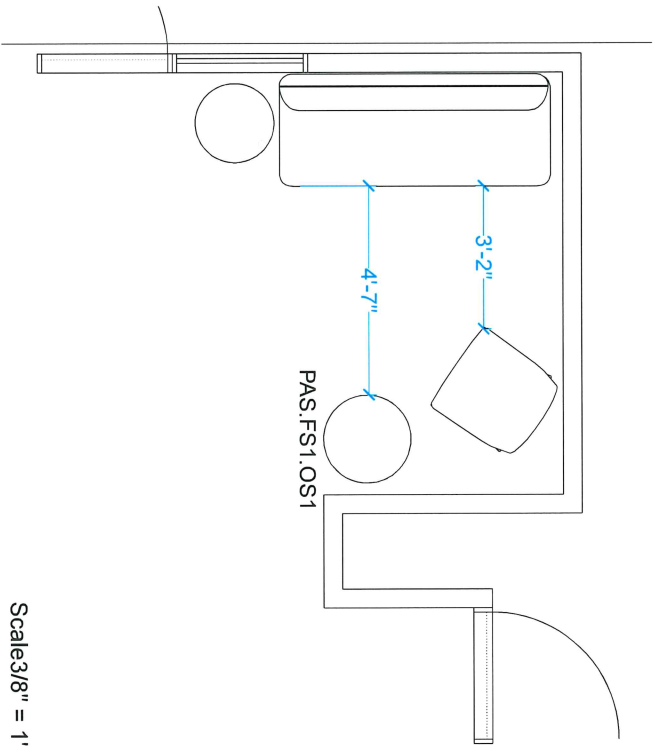
M: 949.697.8714

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1/14/2026

Pricing Valid for 30 Days

Entry	Qty.	Unit Price	Ext. Price
 Sofa 2 Seat Cabana Sofa	1	\$2,148.84	\$2,148.84
 Lounge Chair SOI Axys Lounge Chair	1	\$562.50	\$562.50
 Pouf Pasea Mini Round Ottoman	1	\$416.50	\$416.50
 Side Table Mezzanine 21" Side Table	1	\$805.00	\$805.00
Entry TOTAL			\$3,932.84



Scale 3/8" = 1'

- (1) Cabana two seat Colab sofa. Upholstered seat and plastic glides.
- (1) Axy's lounge chair, wire rod base, fully upholstered with no arms.
- (1) Pasea mini round ottoman fully upholstered.
- (1) Mezzanine round table. 21" diameter.

Code
GRADE A
A-3000

Sofa
Fabric



FINISHES TO BE SELECTED, RENDERING IS ONLY VISUAL

people space

10850 Valley View Drive, Suite 600
Cypress, CA 90630
Tel: 714.473.1111
Fax: 714.473.1112
Email: info@people-space.com
Website: www.people-space.com

Creating Spaces for People to Thrive

EST53898: 38213 County of Orange : COO- Sheriff Aliso Viejo

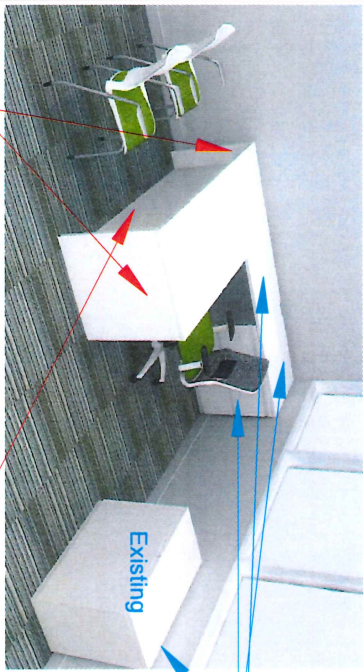
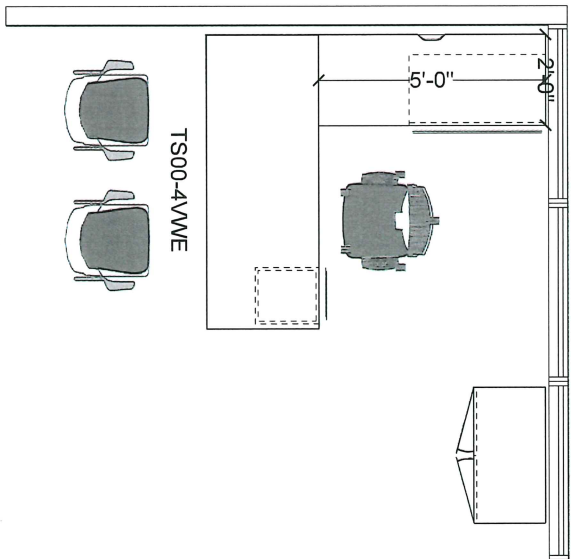
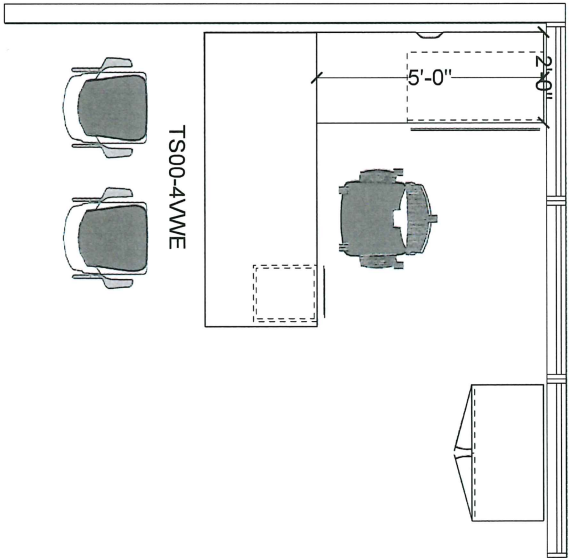
DRAWING - ENTRY

PeopleSpace Services 10850 Valley View Dock doors 6&7 Cypress, CA 90630

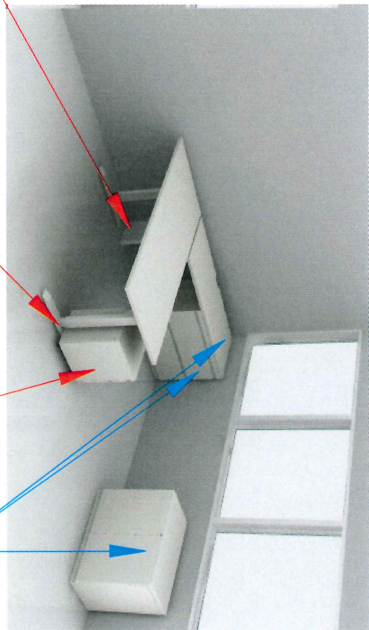
DATE:	1/14/2026	APPROVED BY:	
DRAWN BY:	Sofia Ortiz	DATE:	
SCALE:	3/8" = 1'-0"	REVISE	
EST & FILE NAME:	EST53898_COO-SHERIFF ALISO VIEJO.ccmdw	DATE	00/00/00
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1/4



Reuse end panel to have a 12"D support panel for the return



EST5389_COO- SHERIF ALISO VIEJO PO1 & PO2 TYPICALS- RECONFIGURATION

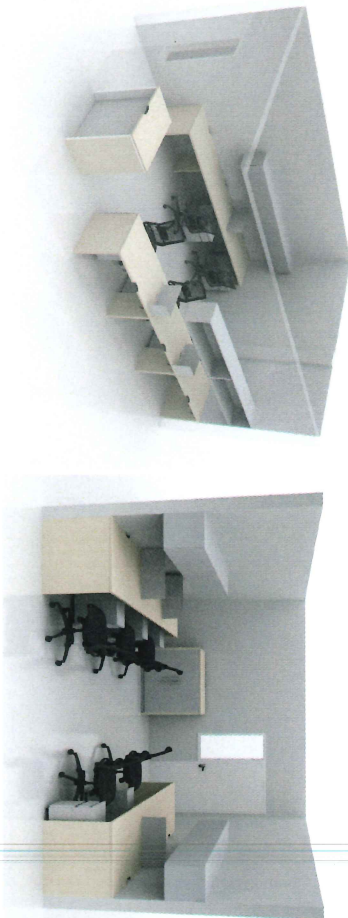
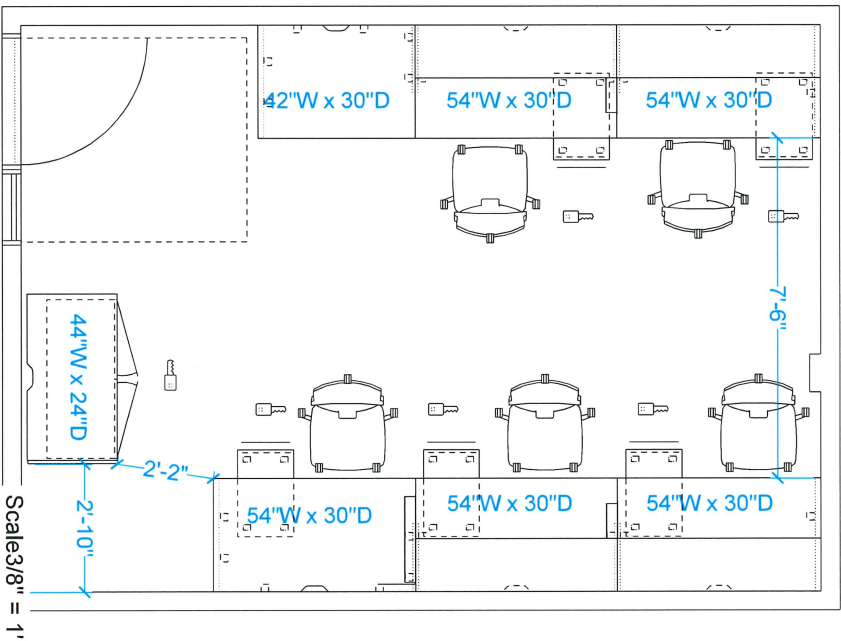
DATE: 1/14/2026
DRAWN BY: Mariel Tapia
SCALE: 3/8" = 1'-0"
EST & FILE NAME: EST5389B_COO-SAV_ReconfEST30042.cmdrw

APPROVED BY:		DATE:						
REVISE	DATE	00/00/00	00/00/00	00/00/00	00/00/00	00/00/00	00/00/00	00/00/00
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- (5) Worksurface 30"Dx54"W with a notch wireway
 - (1) Worksurface 30"Dx42"W with a notch wireway
 - (4) 30"W Support Panels
 - (4) 18"W Support Panels
 - (1) X Series 3H metal cabinet of 42"W X 18"D with a laminate Top 42"Wx24"D with a notch wireway and (2) lateral 3h-24"W support panels (TS)
 - (4) X Series metal mobile pedestal 24"Dx15"W (BOX/FILE)
 - (3) Belong Territory L metal screen 12"Hx 24"W
 - (4) 54"Wall mounted - Steel Overhead with flipper doors
 - (5) TASK CHAIR
- StiOnIt - Novo Task Chairs- midback without arms and mesh back and upholstered seat. Standard synchro and cylinder. Nylon base. CASTERS & FINISHES TBD (confirm floor carpet or hard floor)

	Chair Fabric		Chair Base		Lock		Metal Finish		Laminate
Tuck GRNCE A JH40TK		Black GRNCE A JH40TK		Chrome GRNCE A JH40TK		Metallic Champagne GRNCE B JH40TK		Phantom Ecru GRNCE B JH40TK	

2/2

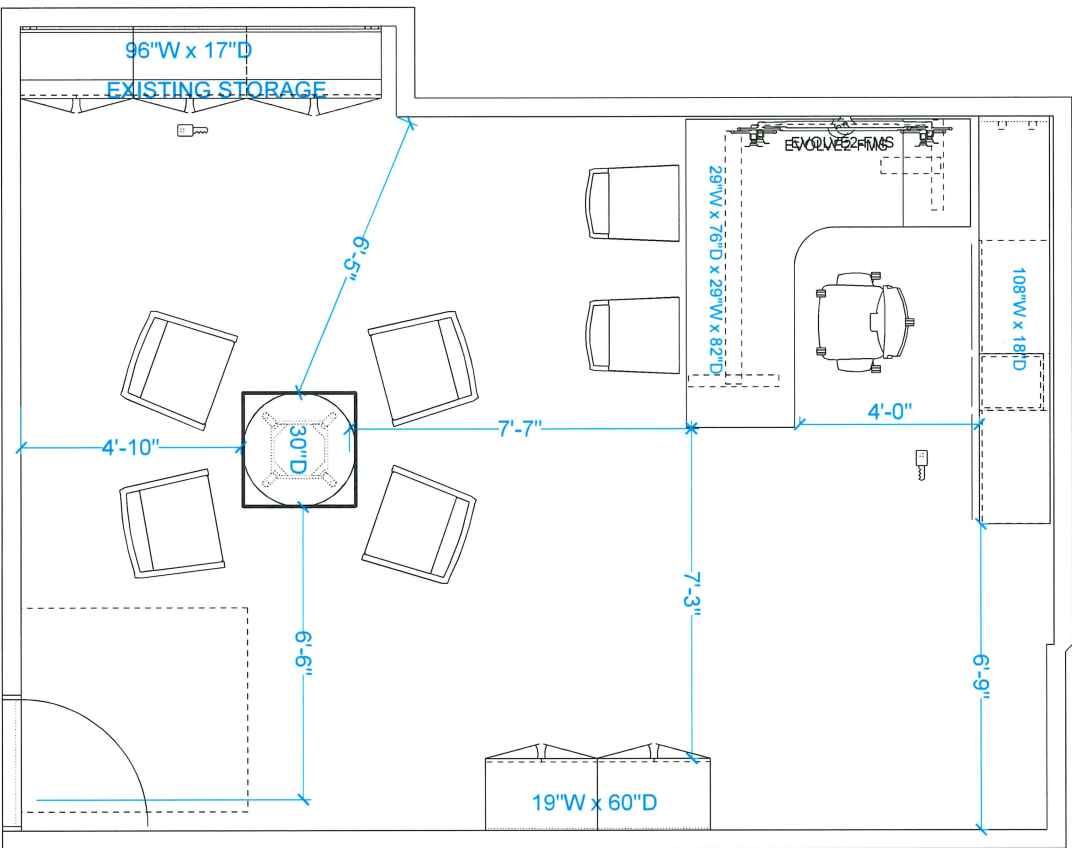
EST53898: 38213 County of Orange : COO- Sheriff Aliso Viejo
DRAWING - REPORT ROOM
 PeopleSpace Services 10850 Valley View Dock doors 6&7 Cypress, CA 90630

DATE: 1/28/2026 DRAWN BY: Sofia Ortiz SCALE: 3/8" = 1'-0" EST & FILE NAME: EST53898_COO-SHERIF ALISO VIEJO.cmdrw	APPROVED BY:						
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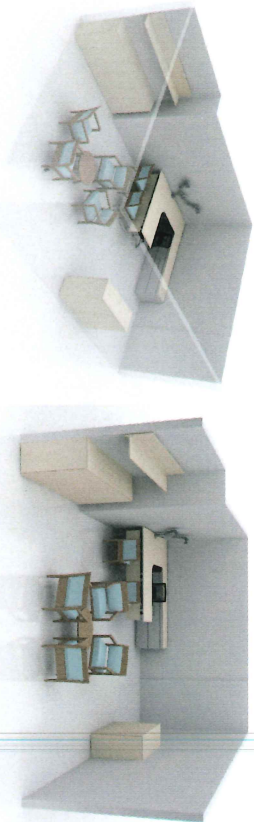
peopleSPACE
 10850 Valley View Dock doors 6&7 Cypress, CA 90630
 (714) 940-1000
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ALTERNATIVE 3



Scale 3/8" = 1'

FINISHES TO BE SELECTED, RENDERING IS ONLY VISUAL



Height adjustable table composed with:

- (1) HAW/ L shaped surface with front desk of 82"W x 29"D and return of 72"D x 29"W
- (1) HAT - Height adjustable base L (HH-HAT) Three legs
- (1) Credenza unit composed with X series 2 lateral files 19"Dx30"W and 1 attached pedestal 18"Dx15"W (BOX/BOX/FILE)
- (1) Planes Modest Panel 78"W x 13"H

UPPER STORAGE

- (1) Master Series open shelf 16"Dx96"W

3H STORAGE

- (2) Master Series Laminate Cabinet 19"Dx30"W with common top 19"Dx60"W

ACCESSORIES

- (1) Evolve series dual monitor arm, fixed, motion arms, sliders.
- (2) Kimball Aussie - Armless Guest chairs, Upholstered Back and Seat, Finishes TBD
- (4) Kimball Aussie - Lounge chairs w/ Arms, Upholstered Back and Seat, Finishes TBD
- (1) Kimball Grim - 30"Dx13"H occasional table

TASK CHAIR

StiOnit - Novo Task Chairs- midback with Height adjustable arms and mesh back and upholstered seat. Standard synchro and cylinder. Nylon base. CASTERS & FINISHES TBD (confirm floor * carpet or hard floor)

	Chair Fabric		Chair Base		Lock Finish		Metal Finish		Laminate Finish
Tuck GRADE A .17K-001		Black GRADE A .17K-001		Chrome GRADE A .17K-001		Metallic Champagne GRADE B .17K-001		Phantom Ecru GRADE B .17K-001	

people space
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Cypress, CA 90630
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EST53898: 38213 County of Orange : COO- Sheriff Aliso Viejo

DRAWING - CAPTAINS OFFICE ALTERNATIVE 3

PeopleSpace Services 10850 Valley View Dock doors 6&7 Cypress, CA 90630

1/2

DATE: 1/28/2024
DRAWN BY: Sofia Ortiz
SCALE: 3/8" = 1'-0"
EST & FILE NAME: EST53898_COO-SHERIF ALISO VIEJO.cmdrw

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City of Aliso Viejo

AGENDA ITEM



DATE: February 18, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, Director of Public Works/City Engineer

SUBJECT: RESIDENTIAL PERMIT PARKING PROGRAM DISCUSSION

Recommended Actions:

1. Receive and file the report on permit parking; and
2. Provide direction, if any, to staff regarding whether to pursue development of a Residential Permit Parking Program for the City of Aliso Viejo.

Fiscal Impact:

There is no fiscal impact at this time for permit parking. Should the City Council direct staff to move forward, future costs need to be determined and would include program administration and parking enforcement.

Background:

Residential permit-parking programs are used by many California cities to manage excessive on-street parking demand in residential neighborhoods. These programs typically restrict parking during designated hours to vehicles displaying a valid permit. Permit parking can also help manage on-street congestion by limiting the number of permits issued per household, which can lead to fewer vehicles parked on the street. For example, if a single address currently has ten vehicles parked on the street, a permit program could cap the number of permits available to that household, reducing overcrowding and improving parking availability for the surrounding community.

It is important to note that a residential permit does not guarantee a parking space in front of a resident's home, nor does it reserve or privatize public streets. Permit parking is not intended to solve private parking shortages on private property (such as insufficient apartment parking), and it is not designed to eliminate all non-resident parking, only to manage it.

Any program adopted by the City must comply with California Vehicle Code §22507 and California Attorney General Opinion No. 14-304 (2016), which clarifies how cities may

issue residential parking permits and what restrictions are legally permissible. Many cities updated their programs after 2016 to ensure compliance. California Vehicle Code §22507 authorizes cities to establish preferential parking zones and issue permits.

The 2016 Attorney General Opinion concluded that cities may not differentiate among residents based on the type of dwelling in which they live. Key points from Opinion No. 14-304 include:

1. Cities may not discriminate among residents based on housing type. A city cannot issue permits only to single-family homes, exclude apartment residents, or apply different rules to residents of houses, condos, duplexes, or large apartment communities.
2. Cities may limit the number of permits per household, but only if the limit is applied uniformly. For example, a city may allow one or two permits per address, but the same limit must apply to all dwelling types.
3. District boundaries must be based on parking-related criteria, not housing type. Boundaries must be supported by objective data such as parking occupancy, spillover patterns, and demonstrated need.

As a result, Aliso Viejo cannot adopt a program that excludes apartment residents from certain streets or applies different eligibility rules based solely on the type of dwelling in which a resident lives.

Overview of a Residential Permit Parking Program

While each city's process varies, most permit parking programs begin with a petition submitted by residents requesting that the City evaluate their street or neighborhood for permit parking. Typical initial steps include:

- A petition signed by a required percentage of households (thresholds vary by city).
- A City conducted parking survey to document existing parking conditions, including curb occupancy, parking capacity, and sources of parking demand.
- City investigates adjacent parking management plans, if any, to determine whether existing conditions of approval are being met. Enforcement may alleviate the concerns without needing permits.
- A neighborhood vote to determine whether residents support establishing a permit parking district.

Many Orange County cities use an 85% curb occupancy threshold as the minimum condition for considering a permit parking district. This means that during peak parking periods, 85% or more of available curb space is occupied, indicating that the street is approaching full capacity.

If a neighborhood meets the criteria and the City approves the request, the area may be designated as a Residential Permit Parking District. The following rules are typical of programs throughout the County and are consistent with state law:

1. Permit Requirement - Vehicles parked on designated streets during restricted hours must display a valid residential or guest permit to avoid citation.

- Cities may limit the number of permits issued per household, but limits must be applied uniformly to all dwelling types, as required by the 2016 Attorney General Opinion. Many agencies allow 2–3 permits per address, sometimes using a tiered system.

2. Vehicle Eligibility - Vehicles must be registered to an address within the permit district to qualify for a residential permit.

- Company vehicles taken home daily are not eligible for parking permits unless they are registered to an address within the parking district.
- Rental vehicles typically fall under the same rule.

3. Guest Parking - Guests may park on private property (driveways or assigned spaces). To park on a permit-only street, they must display a one-day guest permit.

- Because guest permits can be used on any vehicle, Cities often impose an annual limit per address to prevent resale or misuse.

4. Service and Maintenance Vehicles - Service providers (contractors, maintenance workers, etc.) are required to display a one-day guest permit to avoid receiving a citation.

5. Street Sweeping - Existing street sweeping restrictions remain in effect and are enforced regardless of permit status.

- It should be noted that some residents may need to park further from their home to avoid street sweeping and permit restrictions on days their streets are swept.

6. To obtain a residential parking permit, applicants must generally provide:

- Proof of residency within the district, and
- A vehicle registration showing the address within the district.

Permit fees vary by city and depend on whether the agency seeks full cost recovery for program administration, enforcement, and technology.

Discussion:

Permit parking programs can create unintended consequences. These may include shifting spillover parking into nearby streets, forming isolated “islands” of permit-only blocks, or establishing districts so large that enforcement becomes diluted, ultimately increasing congestion on streets without permit restrictions.

Another common misconception is that permit parking guarantees residents a space or eliminates all non-resident vehicles. A permit does not reserve the curb in front of a specific home, nor does it prevent other permitted vehicles, including those from adjacent streets, from parking within the district.

The following scenarios illustrate how these conditions may play out in practice:

1. **Chase/Sanborn Area:** If residents within the Key West HOA request that their streets be designated as permit-only due to spillover parking from the Aventine Apartments, the process would begin with the City receiving a formal petition from the neighborhood. Aventine Apartments are known to have a parking management plan that will be evaluated before fully pursuing the next steps. The City would then evaluate parking conditions on the affected and adjacent streets to determine whether they meet the typical occupancy threshold for considering permit parking (typically 85% during peak periods). If the threshold is met, the City would establish a proposed district boundary based on where spillover parking is occurring and the neighborhood would have an opportunity to vote to make the streets parking by permit only. In accordance with California Attorney General Opinion No. 14-304, the City must treat all residents within the district equally, regardless of housing type. This means that residents of the Aventine Apartments would be included in the process, and if a permit district is ultimately approved, they would be eligible to purchase residential parking permits, just like the residents of the surrounding single-family homes.
2. **Vantis/Promenade:** If residents of the Promenade and Promenade II HOA request that their streets be designated as permit-only due to spillover parking from the Vantis community on Grand Avenue and the streets fronting their homes, the process would begin with the City receiving a formal petition from the neighborhood. The City would then evaluate parking conditions on the affected and adjacent streets to determine whether they meet the typical occupancy threshold for considering permit parking (typically 85% during peak periods). If the threshold is met, the City would establish a proposed district boundary based on where spillover parking is occurring. In accordance with California Attorney General Opinion No. 14-304, the City must treat all residents within the district equally, regardless of housing type. This means that residents of the Vantis community would be included in the process, and if a permit district is ultimately approved, they would be eligible to purchase residential parking permits alongside the residents of the Promenade and Promenade II neighborhoods.
3. **Summerfield/Autumglen Streets:** If residents of Ravello (formerly St. Moritz), Windflower, Cantora, and Applause HOA request that their streets be designated as

permit-only, each household would be limited to a set number of permits. Under this scenario, households that currently park a large number of vehicles on the street, for example, ten vehicles per address, would no longer be able to do so. By capping the number of permits per household, additional curb space would become available, reducing congestion within the permit parking zone. It is important to note; however, that this area has over 1,000 individual units, while the maximum number of parking spaces is less than 300 parking spaces. As a result, even with permit limits in place, the total number of permits issued could still exceed the physical parking supply, which means having a permit does not guarantee you a parking space, but it does reduce the competition to find a parking space.

Additionally, there are costs associated with administration of a permit parking program and enforcement of vehicles on the street. The City of Lake Forest, for example, currently budgets \$10,000 a year for the program and has a \$175,000 contract with a permit parking vendor, where the revenue from the citations helps offset the cost of the program and contract. Additional staff would be required for issuing permits, printing and distributing the permits, managing notifications for permit renewals, and issuing/tracking guest permits per household.

Environmental:

None at this time.

Attachment:

1. Attorney General Opinion No. 14-304
2. Presentation

TO BE PUBLISHED IN THE OFFICIAL REPORTS

OFFICE OF THE ATTORNEY GENERAL
State of California

KAMALA D. HARRIS
Attorney General

OPINION	:	No. 14-304
	:	
of	:	April 14, 2016
	:	
KAMALA D. HARRIS	:	
Attorney General	:	
	:	
SARA J. RUSSELL	:	
Deputy Attorney General	:	
	:	

THE HONORABLE CONNIE M. LEYVA, MEMBER OF THE STATE SENATE, has requested an opinion on the following questions:

1. Under Vehicle Code section 22507, may local authorities limit the issuance of long-term preferential parking permits to residents only?

2. In issuing long-term residential parking permits, may local authorities distinguish among residents based on the type of dwelling in which they live—for example, by only making permits available to those who reside in single-family dwellings or small (two-to-four-unit) multifamily dwellings, and excluding those who reside in larger multifamily dwelling units such as apartment buildings?

CONCLUSIONS

1. Under Vehicle Code section 22507, local authorities may limit the issuance of long-term preferential parking permits to residents only.
2. In issuing long-term residential parking permits, local authorities may not distinguish among residents based on the type of dwelling in which they live.

ANALYSIS

In accordance with Vehicle Code section 22507, many California cities have adopted measures that restrict parking on designated public streets, but exempt residents of the affected blocks from the restrictions.¹ Such exemptions are typically granted by issuing parking permits, usually valid for one or two years, to those residents who apply for them. We are told that some local parking programs² limit residential parking permits to people living in single-family or small (two-to-four-unit) multifamily dwellings. Under such programs, residents living in larger multifamily dwellings, such as apartment buildings, are not eligible for parking permits.

Given these circumstances, we have been asked to determine (1) whether a local permit parking program may be limited to only residents in the affected area, and (2) whether a parking program may be further limited to only those residents who live in single-family or small multifamily units. For the reasons that follow, we conclude that local authorities³ may generally establish resident-only parking programs, but may not distinguish among residents based on the type of dwelling in which they live.

¹ In relevant part, Vehicle Code section 22507 provides:

(a) Local authorities may . . . prohibit or restrict the . . . parking . . . of vehicles . . . on certain streets or highways, or portions thereof, during all or certain hours of the day [and] may include a designation of certain streets upon which preferential parking privileges are given to residents and merchants adjacent to the streets for their use . . . under which the residents and merchants may be issued a permit or permits that exempt them from the prohibition or restriction

² Local parking programs refer to areas, or zones, where public parking is restricted and permit parking is allowed, and are variously referred to in this opinion as “preferential parking programs,” “permit parking programs,” or “residential parking programs.”

³ A “local authority” means “the legislative body of every county or municipality having authority to adopt police regulations.” (Veh. Code, § 385.) In this opinion, we

State policy regarding traffic control by cities on public streets was described by the California Supreme Court in 1920: “The streets of a city belong to the people of the state, and every citizen of the state has a right to the use thereof, subject to legislative control. The right of control over street traffic is an exercise of part of the sovereign power of the state. Local ordinances regulating traffic which are inconsistent with general state laws are invalid. [¶] While it is true that the regulation of traffic upon a public street is of special interest to the people of a municipality, it does not follow that such regulation is a municipal affair, and if there is a doubt as to whether or not such regulation is a municipal affair, that doubt must be resolved in favor of the legislative authority of the state.”⁴

Upon enactment of the Vehicle Code in 1935, and then again upon its recodification in 1959, the state Legislature asserted its plenary power over traffic control, and preempted local regulation over the entire field—including parking on public streets. Vehicle Code section 21 states: “Except as otherwise expressly provided, the provisions of this code are applicable and uniform throughout the State and in all counties and municipalities therein, and no local authority shall enact or enforce any ordinance on the matters covered by this code unless expressly authorized herein.”⁵ Thus, in analyzing the questions presented, we must follow the principle that the state’s delegation of power to local authorities is strictly construed, meaning that delegations must be express rather than implied.⁶

In our analysis, we also apply settled principles of statutory construction. “[The] first task in construing a statute is to ascertain the intent of the Legislature so as to effectuate the purpose of the law. In determining such intent, [we] look first to the words of the statute themselves, giving to the language its usual, ordinary import and according significance, if possible, to every word, phrase and sentence in pursuance of the

use the terms “local authority” and “local government” interchangeably.

⁴ *Ex Parte Daniels* (1920) 183 Cal. 636, 639, citations omitted; see also *Rumford v. City of Berkeley* (1982) 31 Cal.3d 545, 550, fn. 3 (*Rumford*) (regulating traffic use on streets is outside the “municipal affairs” constitutional grant of authority to charter cities); *City of Lafayette v. County of Contra Costa* (1979) 91 Cal.App.3d 749, 753-755 (*City of Lafayette*).

⁵ Veh. Code, § 21; see also *Rumford*, *supra*, 31 Cal.3d at pp. 549-550, 553; *County of Los Angeles v. City of Alhambra* (1980) 27 Cal.3d 184, 189, 192-193; 75 Ops.Cal.Atty.Gen. 239, 244 (1992).

⁶ *Rumford*, *supra*, 31 Cal.3d at p. 550; *O’Connell v. City of Stockton* (2007) 41 Cal.4th 1061, 1073-1074; *City of Lafayette*, *supra*, 91 Cal.App.3d at pp. 755, 756 & fn. 3; 67 Ops.Cal.Atty.Gen. 1, 4 (1984).

legislative purpose. A construction making some words surplusage is to be avoided. The words of the statute must be construed in context, keeping in mind the statutory purpose, and statutes or statutory sections relating to the same subject must be harmonized, both internally and with each other, to the extent possible.”⁷ If the statutory language is clear, we “follow its plain meaning unless a literal interpretation would result in absurd consequences the Legislature did not intend.”⁸ In addition, where helpful, “[b]oth the legislative history of the statute and the wider historical circumstances of its enactment may be considered in ascertaining the legislative intent.”⁹ With these principles in mind, we now turn to the questions presented.

Question 1

We first consider whether local authorities may, under Vehicle Code section 22507, issue long-term preferential parking permits to residents only. We conclude that they may do so. The pertinent statutory language provides as follows:

(a) Local authorities may, by ordinance or resolution, prohibit or restrict the . . . parking . . . of vehicles . . . on certain streets or highways,^[10] or portions thereof, during all or certain hours of the day. The ordinance or resolution may include a designation of certain streets upon which preferential parking privileges are given to residents^[11] and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants may be issued a permit or permits that exempt

⁷ *Dyna-Med, Inc. v. Fair Employment & Housing Com.* (1987) 43 Cal.3d 1379, 1386-1387 (*Dyna-Med, Inc.*), citations omitted.

⁸ *Los Angeles Unified School Dist. v. Garcia* (2013) 58 Cal.4th 175, 186, internal quotation marks and citations omitted.

⁹ *Dyna-Med, Inc., supra*, 43 Cal.3d at p. 1387.

¹⁰ “Street” is defined as “a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel” and “includes highway.” (Veh. Code, §590.) “Highway” is similarly defined and “includes street.” (Veh. Code, § 360.)

¹¹ “Resident” is defined as “any person who manifests an intent to live or be located in this state on more than a temporary or transient basis. Presence in the state for six months or more in any 12-month period gives rise to a rebuttable presumption of residency.” (Veh. Code, § 516.) As used in Vehicle Code section 22507, “residents” are those persons living adjacent to a street or streets on which parking is restricted and parking permits are granted. (See *Bocato v. City of Hermosa Beach* (1984) 158 Cal.App.3d 804, 810-811.)

them from the prohibition or restriction of the ordinance or resolution. . . . A local ordinance or resolution adopted pursuant to this section may contain provisions that are reasonable and necessary to ensure the effectiveness of a preferential parking program.¹²

The first sentence of this statute gives local authorities broad power to restrict parking on public streets, and the second sentence gives local authorities specific power to adopt preferential parking programs that exempt residents, merchants, and their guests from those restrictions.

The use of the conjunctive phrase “residents and merchants” in the statute’s second sentence has given rise to the question whether local authorities may create *resident-only* parking programs to the exclusion of merchants. The Court of Appeal resolved that question in *Friedman v. City of Beverly Hills*,¹³ concluding that too strict a reading of the statute—i.e., one which requires permits to be issued to both residents *and* merchants, or not at all—would thwart the legislative intent to provide flexibility to local authorities in addressing local parking problems.¹⁴ The court cited precedent holding that

¹² Veh. Code, § 22507, subd. (a). Another, related section of the Vehicle Code—section 22507.5—addresses the potential implementation of permit parking under more limited circumstances and provides, in relevant part:

(a) Notwithstanding Section 22507, local authorities may, by ordinance or resolution, prohibit or restrict the parking or standing of vehicles on certain streets or highways, or portions thereof, between the hours of 2 a.m. and 6 a.m. . . . The ordinance or resolution relating to parking between the hours of 2 a.m. and 6 a.m. may provide for a system of permits for the purpose of exempting from the prohibition or restriction of the ordinance or resolution, disabled persons, residents, and guests of residents of residential areas, including, but not limited to, high-density and multiple-family dwelling areas, lacking adequate offstreet parking facilities.

We do not analyze this statute separately in connection with our consideration of Question 1, but note that it provides local authorities with another means of regulating parking and of granting preferential parking privileges to residents and other specified classes of drivers.

¹³ *Friedman v. City of Beverly Hills* (1996) 47 Cal.App.4th 436 (*Friedman*).

¹⁴ *Id.* at p. 444. In reaching this conclusion, the court reasoned that the grant of power to restrict parking in the first sentence of Vehicle Code section 22507, subdivision (a), was broad, and that subsequent amendments to the statute to allow preferential parking further expanded the powers of local authorities to ensure that “parking space is readily available to those most affected in a local area.” (*Id.* at p. 443.) The court noted that the

the word “and” may be construed to mean “or” when necessary to effectuate the intent of a statute, and concluded that “[t]he Legislature intended to allow the City to restrict parking to residents or merchants or both, as warranted by the circumstances.”¹⁵

We thus conclude that, under Vehicle Code section 22507,¹⁶ local authorities may limit the issuance of long-term preferential parking permits to residents only.¹⁷

Question 2

Having concluded that Vehicle Code section 22507 allows local authorities to limit preferential parking to residents only, we next consider whether, in issuing residential parking permits, local authorities may further distinguish among residents based on the type of dwelling in which they live—for example, by making permits available only to those residents who occupy single-family dwellings or small (two-to-four-unit) multifamily dwellings. We conclude that local authorities may not do so.

Section 22507 allows local authorities to “prohibit or restrict the . . . parking . . . of vehicles . . . on *certain* streets . . . during all or *certain* hours of the day,” and to grant “preferential parking privileges . . . to residents . . . under which the residents . . . may be

statute’s last sentence is designed to “give localities substantial power to tailor preferential parking programs to meet local circumstances.” (*Ibid.*)

¹⁵ *Id.* at p. 444.

¹⁶ Local authorities’ power to restrict parking to residents is, however, constrained by other state laws exempting certain drivers from parking restrictions generally, such as Vehicle Code section 22511.5, subdivision (a)(1)(A), which allows people with disabilities who have special license plates or distinguishing placards to park for unlimited periods of time in a permit parking zone established under section 22507.

¹⁷ Because residential parking programs discriminate against nonresidents, each program must bear a reasonable relationship to its objectives in order to withstand a facial challenge on equal protection grounds. (*Arlington County Board v. Richards* (1977) 434 U.S. 5.) In 1977, the United States Supreme Court held that a residential parking ordinance enacted by Arlington County, Virginia, did not on its face violate the equal protection guarantee of the federal Constitution because it bore a reasonable relationship to its objectives, which included (1) enhancing the quality of life for residents by reducing air pollution, noise, traffic hazards, and litter resulting from nonresident and commuter traffic in residential areas; (2) encouraging reliance by commuters on car pools and mass transit; and (3) assuring convenient parking for residents. (*Id.* at p. 7; accord, *People v. Housman* (1984) 163 Cal.App.3d Supp. 43, 54 [California residential parking ordinance with similar objectives did not violate federal or state Constitutions].)

issued . . . permits that exempt them from the [public parking] prohibition or restriction”¹⁸ We emphasize here that the adjective “certain” modifies the terms “streets” and “hours,” but does not modify the term “residents.” A common definition of “certain” is “particular.”¹⁹ Applying the rule of statutory construction that we are to give import to every word of a statute, if possible, and to avoid making some words surplusage,²⁰ we can infer from the unmodified use of the term “residents” in section 22507 that the Legislature did not intend to give local authorities discretion to treat certain, or particular, residents differently from other residents in this context.²¹

While we believe that section 22507’s terms are sufficiently clear, we nonetheless observe that the statute’s legislative history provides further support for our interpretation of those terms.²² A legislative analysis prepared for the Senate Committee on Local

¹⁸ Veh. Code, § 22507, subd. (a), emphasis added.

¹⁹ See Webster’s 3d New Internat. Dict. (2002) p. 367 (“2a: PARTICULAR: of a character difficult or unwise to specify—used to distinguish a person or thing not otherwise distinguished or not distinguishable in more precise terms.”); see generally *Smith v. Selma Community Hospital* (2010) 188 Cal.App.4th 1, 30 (“In scrutinizing the words of a statute, courts generally give them their usual, ordinary meaning, which in turn may be obtained by referring to a dictionary”).

²⁰ *City of Long Beach v. California Citizens for Neighborhood Empowerment* (2003) 111 Cal.App.4th 302, 305; see Civ. Code, § 1858.

²¹ Cf. *Capolungo v. Bondi* (1986) 179 Cal.App.3d 346, 350 (section 22507’s modification of “streets” and “hours” with the term “certain” indicates that “the designation of particular parking restrictions is a matter left to local needs and the intent of local authorities”).

We are aware that, despite the fact that the term “vehicles” in section 22507, subdivision (a), is not modified by the adjective “certain,” two appellate courts have held that local authorities may prohibit the parking of certain types of vehicles without also restricting all other vehicles. (*Homes on Wheels v. City of Santa Barbara* (2004) 119 Cal.App.4th 1173, 1178 [upholding ordinance prohibiting street parking of recreational vehicles]; *People v. Garth* (1991) 234 Cal.App.3d 1797, 1800 [upholding ordinance prohibiting street parking of unhooked boat trailer].) We believe these cases are distinguishable because the authority to grant parking privileges to residents is distinct from the authority to restrict the parking of different types of vehicles, and therefore requires a separate analysis. (See *City of Lafayette, supra*, 91 Cal.App.3d at pp. 752-753, 756, fn. 2, 757 [distinguishing between regulating classes of vehicles and excluding classes of persons from using city streets].)

²² *Dyna-Med, Inc., supra*, 43 Cal.3d at p. 1387 (“Both the legislative history of the statute and the wider historical circumstances of its enactment may be considered in

Government addressed section 22507's provision that allows local authorities to grant parking permits to "residents and merchants," noting two Legislative Counsel opinions and an opinion of the San Francisco City Attorney, which discussed the constitutionality or unconstitutionality of a residential-nonresidential distinction. Importantly for our purposes, neither the legislative analysis nor the opinions it cited discussed possible distinctions between *different types of residents*. To us, this silence indicates that the Legislature did not perceive the legislation as presenting a prospect of discrimination among types of residents.

Moreover, in a separate, comparable parking statute, the Legislature has demonstrated concern about parking problems in areas of high-density, multiple-family dwellings. Vehicle Code section 22507.5 authorizes local governments to restrict parking between the hours of 2 a.m. and 6 a.m., and to issue permits exempting certain classes of drivers, namely "disabled persons, residents, and guests of residents of residential areas, including, but not limited to, *high-density and multiple-family dwelling areas, lacking adequate offstreet parking facilities*."²³ Bearing in mind that we are to harmonize, to the extent possible, statutes that relate to the same subject matter,²⁴ we believe it would be inappropriate to interpret section 22507 as allowing authorities to withhold preferential onstreet parking permits from the very types of residents that the Legislature has recognized, in section 22507.5, may require onstreet parking.

Our conclusion is not undercut by the *Friedman* case, discussed above, which held that section 22507 gives local governments the authority to enact a preferential parking program for either residents *or* merchants (despite the statute's use of the conjunctive phrasing "residents *and* merchants)."²⁵ As noted in *Friedman*, the convention of interpreting a statute's use of the conjunctive word "and" as the disjunctive word "or" in appropriate cases is well established, and was reasonably invoked in that instance in light of section 22507's "reasonable and necessary" provision, whose purpose was to "give localities substantial power to tailor preferential parking programs to meet local circumstances."²⁶ But no maxim of statutory construction would support reading this same provision as expressly granting localities the authority to independently characterize and single out discrete classes of residents—nowhere mentioned in the statute—as ineligible for residential parking permits.²⁷ Especially here, where the state has occupied

ascertaining the legislative intent.").

²³ Veh. Code, § 22507.5, subd. (a), emphasis added.

²⁴ *Dyna-Med, Inc.*, *supra*, 43 Cal.3d at p. 1387.

²⁵ *Friedman*, *supra*, 47 Cal.App.3d at pp. 443-444.

²⁶ *Ibid.*

²⁷ *Rumford*, *supra*, 31 Cal.3d at p. 550 ("[U]nless 'expressly provided' by the

the field of traffic control, we are not free to imply powers that are not expressly granted.²⁸

We conclude that Vehicle Code section 22507 does not authorize local authorities, in issuing long-term residential parking permits, to distinguish among residents based on the type of dwelling in which they live.

Legislature, a city has no authority over vehicular traffic control”).)

²⁸ *City of Lafayette, supra*, 91 Cal.App.3d at p. 756.

Residential Permit Parking

Residential Permit Parking

Permit programs are used to managed on-street parking demand, typically when streets are at or near capacity.

Permits do not guarantee a parking space within a permit district.

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- Cities may not discriminate among residents based on housing type. A city cannot issue permits only to single-family homes, exclude apartment residents, or apply different rules to residents of houses, condos, duplexes, or large apartment communities.
- Cities may limit the number of permits per household, but only if the limit is applied uniformly. For example, a city may allow one or two permits per address, but the same limit must apply to all dwelling types.
- District boundaries must be based on parking-related criteria, not housing type. Boundaries must be supported by objective data such as parking occupancy, spillover patterns, and demonstrated need.

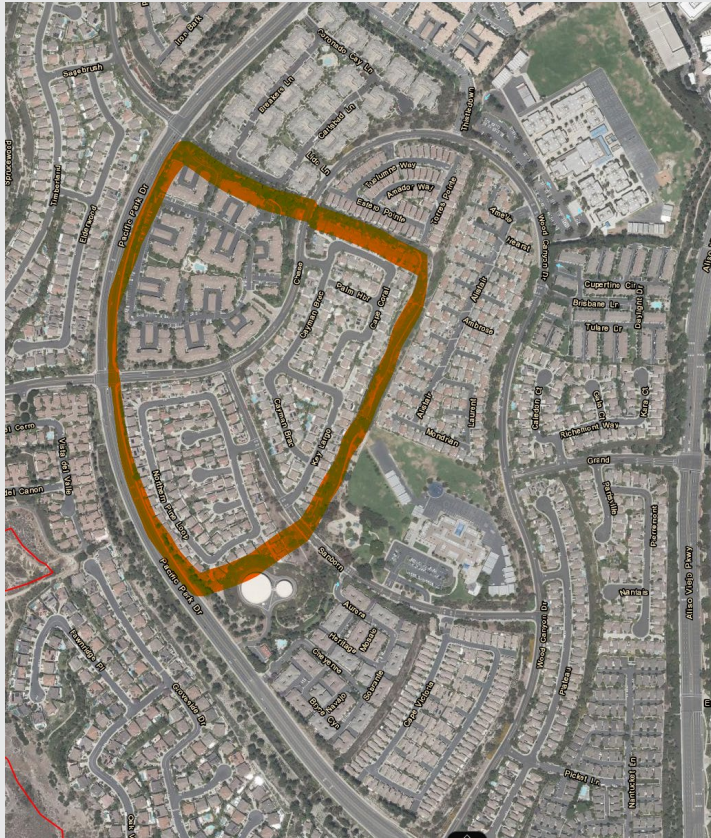
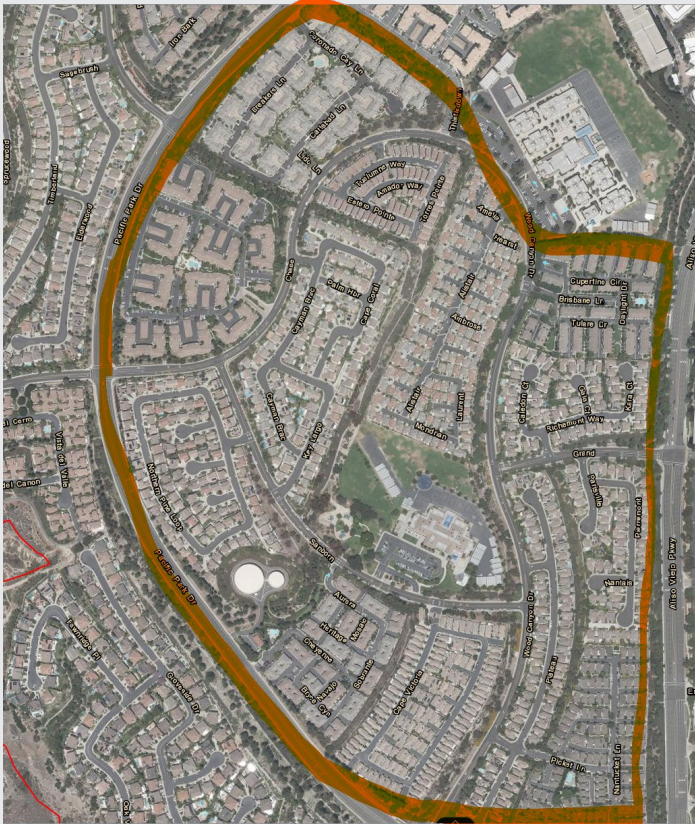
Typical Permit Parking Rules

- Must display a valid permit
- Guests and service providers (contractors, maintenance workers, etc.) are required to display a one-day guest permit to avoid receiving a citation.
- Street sweeping restrictions remain in effect
- Applicants must generally provide:
 - Proof of residency within the district, and
 - A vehicle registration showing the address within the district.
 - Company and rental vehicles do not typically qualify

Key Factors to Establish a Permit Program

- District Boundary Lines
- Criteria to Qualify
- Administration Time and Costs
- Enforcement Efforts

District Boundaries



Questions