AGENDA

ALISO VIEJO CITY COUNCIL MEETINGS
WEDNESDAY, AUGUST 19, 2026

SPECIAL CLOSED SESSION AT 5:30 P.M.
STUDY SESSION AT 6:00 P.M.
REGULAR MEETING AT 7:00 P.M.

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY ALISO VIEJO, CA

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

WELCOME to the City of Aliso Viejo City Council meeting. Persons wishing to address the City Council may submit a **Request to Address City Council** form to the City Clerk prior to the item being heard. Public comments are limited to **three (3) minutes per speaker**. Members of the public may also participate remotely as authorized by law. Instructions for virtual participation, including the meeting link and procedures for providing public comment and the SB707 Disruption Policy, are available on the City's website at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

The City complies with the **Americans with Disabilities Act (ADA)**. If you need reasonable accommodations to participate in the meeting, please contact Human Resources at (949) 425-2511 at least 48 hours prior to the meeting.

Regular meetings are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Agendas are available by the Friday preceding a regularly scheduled City Council meeting. Communications and supplemental materials received by the City relating to agenda items are presented at the dais and in the Public Copy agenda binder at the time of the meeting or contact the City Clerk's office to review or obtain a copy. Council proceedings are recorded.

Meetings are 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 consent to be recorded and televised. Meetings are rebroadcast on Wednesday at 7:00 p.m. cable channels, and can be viewed on the City's website.

BRETT CHANNING	**SCOTT C. SMITH**	**MARIA KENDIG**
CITY MANAGER	**CITY ATTORNEY**	**CITY CLERK**

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

CALL TO ORDER: Convene Special Closed Session Meeting at 5:30 p.m.

COMMUNITY INPUT:

Members of the public wishing to address the City Council in person are requested to complete and submit a Request to Address City Council form to the City Clerk. Forms are available at the entrance to the City Council Chambers. In compliance with the Brown Act, the City Council may not discuss or take action on items not appearing on the agenda, except as authorized by law. The City Council may briefly respond to statements made or questions posed. Public comments are generally limited to three (3) minutes per speaker.

Instructions for remote participation, including how to join the meeting online or by telephone, request to speak during public comment, participate by telephone, submit written comments, and the City's SB 707 Technology Disruption Policy, are available at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

Join Online: https://teams.microsoft.com/meet/257876176705929?p=7EebJ4ATObyl6INjsV
Join by Telephone: (+1 323-694-9789 **Conference ID:** 118 228 149#

CLOSED SESSION:

The Brown Act permits legislative bodies to discuss certain matters without members of the public present. The City Council finds, based on advice from the City Attorney, that discussion in open session of the following matter will prejudice the position of the City on item(s) listed below:

1. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6
   Agency Designated Representatives: City Manager and City Attorney
   Unrepresented Employees: All Employees

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8

   1. Property: 27081 Aliso Creek Road
      Agency negotiator: Brett Channing, City Manager
      Negotiating parties: Emilie Simard, Shea Homes
      Under negotiation: Price and terms of payment for public facilities

   2. Property: 400-700 Freedom Lane
      Agency negotiator: Brett Channing, City Manager
      Negotiating parties: Vanessa Scheidel, Meritage Homes
      Under negotiation: Price and terms of payment for public facilities

   3. Property: 15 Argonaut
      Agency negotiator: Brett Channing, City Manager
      Negotiating parties: Emanuel Robinson w/ Brandywine Homes
      Under negotiation: Price and terms of payment for public facilities

   4. Property: 26800-26970 Aliso Viejo Parkway
      Agency negotiator: Brett Channing, City Manager
      Negotiating parties: JR Jones, Lennar
      Under negotiation: Price and terms of payment for public facilities

RECONVENE TO OPEN SESSION

STUDY SESSION MEETING

CALL TO ORDER: Convene Study Session at 6:00 p.m.

COMMUNITY INPUT:

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Members of the public may also observe and participate remotely using Teams Meeting.

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Members of the public wishing to provide remote public comment should follow the participation instructions available at the link above.

STUDY SESSION

1. STUDY SESSION REGARDING OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS
   Recommended Action: Review and provide feedback on the objective design standards.
   Staff Report
   Attachment 1 - ODS Manual
   Attachment 2 - ODS Presentation

REGULAR CITY COUNCIL MEETING

CALL TO ORDER: Convene Regular Meeting at 7:00 p.m.

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

1.1 BUSINESS SPOTLIGHT - SENDER ONE

1.2 RECOGNITION OF FIRE DIVISION CHIEF REID GIBSON FOR HIS CHIEF OF THE YEAR NOMINATION AT THE OCFA BEST & BRAVEST AWARDS

1.3 U.S. SMALL BUSINESS ADMINISTRATION (SBA) REGARDING THE ECONOMIC INJURY DISASTER LOAN (EIDL) ASSISTANCE

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council in person are requested to complete and submit a Request to Address City Council form to the City Clerk. Forms are available at the entrance to the City Council Chambers. In compliance with the Brown Act, the City Council may not discuss or take action on items not appearing on the agenda, except as authorized by law. The City Council may briefly respond to statements made or questions posed. Public comments are generally limited to three (3) minutes per speaker.

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Members of the public wishing to provide remote public comment should follow the participation instructions available at the link above.

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.

Draft Minutes - July 15 2026 Meeting Minutes

Draft Minutes - July 20 2026 Special Meeting

4.3 LANDSCAPE PLANT PALETTE UPDATE

Recommended Action: Adopt the proposed Landscape Plant Palette as the City's standard plant palette for use in all future public and private improvement projects within the City of Aliso Viejo and direct staff to ensure that all applicable future projects incorporate the adopted plant palette.

Staff Report
Attachment 1 - Landscape Plant Palette

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between July 3, 2026, and July 30, 2026, in the amount of $3,145,190.94.

Staff Report
Attachment 1 - Accounts Payable Report

4.5 TREASURER'S STATEMENT – JUNE 2026

Recommended Action: Receive and file the June 2026 Treasurer's Statement.

Staff Report
Attachment 1 - June 2026 Treasurers Statement

4.6 AGREEMENT WITH SONITROL, INC. FOR SECURITY AND ACCESS CONTROL SYSTEMS AT CITY FACILITIES

Recommended Actions:

1. Approve a Professional Services Agreement with Sonitrol, Inc. for security monitoring, access control, alarm, and related services at City facilities for an initial three-year term in an amount not to exceed $120,000; and
2. Authorize the City Manager, or designee, to execute the Agreement and any amendments, including up to two additional one-year extensions.

Staff Report
Attachment 1 - Professional Services Agreement with Sonitrol, Inc.

5. PUBLIC HEARING:

5.1 CONDITIONAL USE PERMIT TO ESTABLISH A MARTIAL ARTS STUDIO WITH REDUCED NUMBER OF REQUIRED PARKING SPACES (17% DEFICIENCY) AT 6 JOURNEY, SUITES 350 AND 375 (USE-2026-01006)

Recommended Action: Adopt Resolution No. 2026-XX approving a Conditional Use Permit to establish a martial arts studio with reduced number of required parking spaces (17% deficiency) at 6 Journey, Suites 350 and 375 (USE-2026-01006).

Staff Report
Attachment 1 - Resolution
Attachment 2 - Project Plans
Attachment 3 - Project Description
Attachment 4 - Parking Study
Attachment 5 - Presentation

6. DISCUSSION:

6.1 UNCONTESTED DISTRICT 4 CITY COUNCIL SEAT IN GENERAL MUNICIPAL ELECTION OF NOVEMBER 3, 2026

Recommended Action: It is recommended that the City Council take *one* of the following actions:

1. Adopt Resolution No. 2026-XX, pursuant to California Elections Code Section 10229, appointing the sole qualified nominee to the office of City Council Member for District 4 for the four-year term beginning upon certification of the November 3, 2026 General Municipal Election, and canceling the election for that office.
2 Direct that the election for the District 4 office proceed on November 3, 2026.

Staff Report
Attachment 1 - Resolution to Cancel District 4 Election

6.2 DIGITAL RIGHT OF WAY SIGNAGE DISCUSSION

Recommended Actions:

1. Receive and file the report on digital signage; and
2. Provide direction to staff regarding further investigation or implementation.

Staff Report
Presentation

6.3 COUNCIL INITIATED ITEM - DISCUSSION REGARDING PESTICIDE AND HERBICIDE USE ON CITY PROPERTY BY COUNCILMEMBER ACKLEY

Recommended Action: Provide direction to staff.

6.4 COUNCIL INITIATED ITEM - COUNCIL AD-HOC FOR ALISO VIEJO HISTORICAL PRESERVATION BY MAYOR DUNCAN

Recommended Action: Provide direction to staff.

6.5 COUNCIL INITIATED ITEM - FOUNDERS DAY CELEBRATION BY MAYOR DUNCAN

Recommended Action: Provide direction to staff.

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. **ADJOURNMENT:** The next regularly scheduled City Council meeting is Wednesday, September 2, 2026 at 7 p.m.

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Department
Rose Rivera, Senior Planner

SUBJECT: STUDY SESSION REGARDING OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS

Recommended Action:

Review and provide feedback on the objective design standards.

Background:

State housing laws require cities to apply objective standards when reviewing certain qualifying residential projects. To meet these requirements, the City prepared an Objective Design Standards Manual (ODS), which establishes clear, measurable design requirements for residential projects that are eligible for streamlined, ministerial approval. The City Council adopted the ODS on June 6, 2026. The ODS includes objective standards for site design, architecture, building massing, landscaping, parking, and other development features.

Discussion:

On June 6, 2026, the City Council adopted the Objective Design Standards Manual and directed Staff to return at a future meeting to discuss the architectural styles included in the standards, specifically the Modern Ranch and Modern architectural styles.

The purpose of this study session is to review the ODS architectural styles and receive City Council feedback. Based on Council direction, Staff may return with amendments to the ODS for future consideration.

Public Notice:

On August 6, 2026, a public notice was published in the Laguna Niguel News.

Attachment:

1. Objective Design Standards Manual Approved on June 6, 2026
2. Presentation

RESIDENTIAL
Objective Design Standards

City of Aliso Viejo
Adopted June 17, 2026
Ordinance No. 2026-254

ALISO VIEJO

ACKNOWLEDGMENT

Prepared for: Aliso Viejo

Funded by: OCCOG
Orange County Council of Governments

Prepared by: PLACEWORKS

Adopted by City Council: June 17, 2026
Ordinance No. 2026-254

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Chapter 1
INTRODUCTION

1.1 Introduction

1.2 Applicability

1.1 Introduction

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards (ODS) are measurable, verifiable, and quantifiable, supporting consistent housing design in the community. Ultimately, the standards contained in this document will provide for a predictable and equitable path for new housing in the City of Aliso Viejo.

This document provides clear and useful standards for the design of residential development in Aliso Viejo. These standards are written as minimum design standards for site and structure design but also offer various recommendations and guidelines for quality and character. Proposed projects must comply with all applicable building permit requirements, zoning code requirements, and other development standards found in the City of Aliso Viejo's Development Code (AVMC).

1.2 State Requirements

Senate Bill 330 (SB 330) established the Housing Crisis Act of 2019 (HCA) to increase residential unit development; protect existing housing inventory; and expedite permit processing. In addition, SB 35 requires local entities to streamline the approval by providing a ministerial process through which a project is only reviewed against objective standards.

For the purposes of SB 330 and SB 35, an eligible "housing development project" must be a multifamily or mixed-use project (with at least 2/3rd of the square footage being for residential uses).

Under these laws, cities and counties are prohibited from denying a housing development project or reducing its density based on a subjective design standard. A project can only be reviewed against "objective, quantifiable, written development standards, conditions and policies," and can only be denied if certain findings described in Gov. Code §65589.5(j) are met.

1.3 Applicability

Refer to Section 15.62.040 of the AVMC for applicability provisions and the list of project types that are required to be reviewed through these Objective Design Standards.

These standards do not apply to minor renovations (i.e. when less than 50 percent of the exterior walls or roof are demolished as part of the renovation) and routine maintenance of residential (single-family, multi-family, and mixed use) developments, even if such projects are qualifying SB 35 projects.

For SB 35 developments including, spanning or creating multiple lots, these standards apply to all lots proposed for multi-family housing, mixed-use developments, and any associated amenities, open space, or utilities that would serve multi-family or mixed-use units.

These standards are in addition to the standards of the underlying base zone. In the event of conflicting standards between these standards and the base zone, the more restrictive standard shall apply. For projects located in a Specific Plan, and if there is a conflict between the City's ODS and the Specific Plan's objective standards, the Specific Plan's objective standards shall prevail. Proposed projects must also comply with all other applicable local and state ordinances and codes.

1.4 Document Organization

These objective design standards serve as a stand-alone illustrated document, empowered by appropriate reference within the City's Development Code.

The standards contained in this document are split into three chapters. Chapter 2 consists of site planning standards, including those pertaining to access and circulation, streets, off-street parking, screening of equipment and facilities, outdoor lighting, pedestrian circulation, parks and open space, and trash enclosures.

Chapter 3 includes architectural standards, and includes a menu of architectural styles new residential development in Aliso Viejo shall adhere to. Standards pertaining to building elevations, roofs, materials, doors, windows, and garages are also included in this chapter.

Finally, Chapter 4 includes additional standards for large-scale residential, which is defined as residential developments at 25 or more units per acre.

Chapter 2
SITE PLANNING

2.1 Access and Circulation
2.2 Streets
2.3 Off Street Parking Bays
2.4 Screening of Equipment and Facilities
2.5 Outdoor Lighting
2.6 Pedestrian Circulation
2.7 Bikeways and Equestrian Trails
2.8 Parks and Open Space
2.9 Trash Enclosures

2.1 Access and Circulation

1. **Connections to Existing Network.** Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities
2. **Entries.**
   a. **Project Identification.** Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.
   b. **Entry Location.** Project entries shall not be located closer than 100 feet from an intersection/ curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.
   c. **Entry Design.** Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.
   d. **Gated Entries.** Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.
3. **Transit.** Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.







2.2 Streets

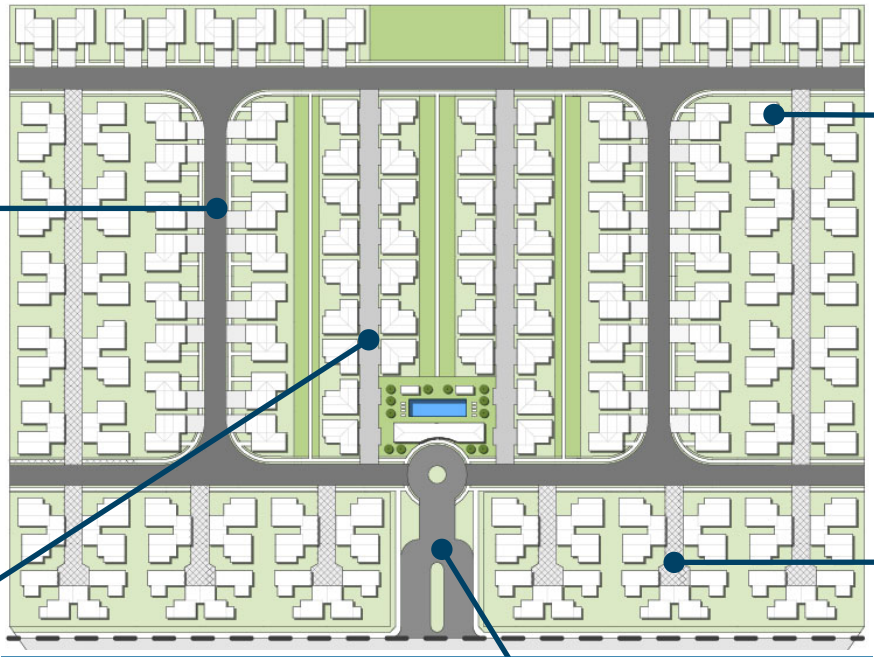
Residential developments shall feature a circulation system with a clear hierarchy of streets, either public or private, that allows for efficient ingress and egress of vehicles, safe and convenient pedestrian connections throughout the development, and other associated infrastructure. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included. Street types shall not be combined with another street type. Public streets contained in a residential development shall adhere to AVMC 14.10.060. Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.



Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping.



Residential alleys provide dedicated vehicle access to the garages of individual residential units. Residential alleys are the least pedestrian-oriented street type.





Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation.



Residential lanes provide vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual functions.



Lane courts provide both vehicular and pedestrian access to multiple residences. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual functions.

A system of pedestrian walkways shall also connect all residential dwellings to the public sidewalk, parking facilties, common open areas, waste and recycling enclosures, and mailboxes, as described in Section 2.6.

Neighborhood Entries

Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation. Guest and/or new resident parking is also permitted within a Neighborhood Entry.

1. **Neighborhood Entries.** All neighborhood entries shall adhere to the following standards:
   a. Garages for individual units are not permitted to be accessed from neighborhood entries.
   b. A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.
   c. A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.







Residential Drives

Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping. Parallel parking is permitted on residential drives.

2. **Residential Drives.** All residential drives shall adhere to the following standards:
   a. A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.
   b. In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.
   c. Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.







Residential Alleys

Residential alleys provide dedicated vehicle access to the garages of individual residential units. They are the least pedestrian-oriented street type.

3. **Residential Alleys.** All residential alleys shall adhere to the following standards:
   a. Pedestrian walkways are not required along residential alleys.
   b. Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.
   c. The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.







Residential Lanes

Residential lanes provide both vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual use as a pedestrian and vehicular space.

4. **Residential Lanes.** All residential lanes shall adhere to the following standards:
   a. Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.
   b. Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.
   c. At least 5% of the area of a residential lanes shall be landscaped.
   d. At least 2 trees shall be planted at each entry to a residential lane.
   e. A maximum of 32 dwelling units may feature vehicular access from a single residential lane.







Lane Courts

Lane courts provide both vehicular and pedestrian access to multiple residences, and feature a single vehicular access point. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual use as a pedestrian and vehicular space.

5. **Lane Courts.** All lane courts shall adhere to the following standards:
   a. Lane courts shall be at least 30 feet wide, as measured garage-to-garage.
   b. The entire length of a lane court colored/ patterned with pavers, concrete, stamped asphalt, or brick.
   c. At least 5% of the area of a lane court shall be landscaped.
   d. At least 2 trees shall be planted at the vehicular entry to a lane court.
   e. A maximum of 10 dwelling units may feature vehicular access from a single lane court.







2.3 Off Street Parking Bays

Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.

2.4 Screening of Equipment and Facilities

Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.

2.5 Outdoor Lighting

Outdoor lighting shall conform to the provisions of AVMC 15.62.070.

2.6 Pedestrian Circulation

In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development. This system shall adhere to the following standards:

1. **Connectivity.** Pedestrian walkways shall not terminate at streets, but shall either:
   a. Merge with a sidewalk running parallel with the street.
   b. Traverse the street via crosswalks demarcated with paint or decorative paving, provided that this crosswalk connects to:
      i. A sidewalk on the other side of the street
      ii. Another pedestrian walkway
      iii. Common open area
      iv. Recreational amenities
2. **Paving.** Pedestrian walkways shall be paved.
3. **Width.** Pedestrian walkways shall be at least 4 feet wide.





2.7 Bikeways and Equestrian Trails

Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.

2.8 Parks and Open Space

1. **Landscaping.** Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.
2. **Common open area.** In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.
   a. Location. All residential units shall be within 300 feet of a common open area.
   b. Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.

2.9 Trash Enclosures

Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers.

Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030. If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.







Chapter 3
ARCHITECTURE

3.1 Color and Style
3.2 Architectural Styles
3.3 Building Elevations
3.4 Roofs
3.5 Materials
3.6 Doors, Windows, and Trim
3.7 Garages and Carports
3.8 Accessory Elements

3.1 Color and Style

Residential developments shall provide multiple colors schemes as they increase in scale.

If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.

1. Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.
2. Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.
3. Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.

If multiple housing typologies (e.g. single-family units and townhomes) are proposed within a single development, the required number of styles for each typology may differ depending on the overall number of units or buildings provided in each typology.

3.2 Architectural Styles

All new residential developments shall adhere to one of the architectural styles contained in this section. All proposed design elements that define the chosen architectural style shall also meet the other standards contained in this document.

Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must feature architectural detailing on all sides. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Spanish Revival
- Tuscan
- Modern Ranch
- Modern

Each style contains a list of required architectural characteristics pertaining to roofs, walls, doors, and windows. In addition, all styles contain a menu of options that shall be included to provide architectural detailing to the building.

Styles may not be mixed within a single building.



A. Spanish Revival

Spanish Revival style, also known as Spanish Colonial, Mission, or Monterey, is characterized by picturesque combinations of simple rectilinear forms of varying heights. The buildings are capped with gabled or hipped roofs of red clay barrel tiles with little or no eave overhang. Courtyards and well-detailed structural elements, such as pergolas, trellises or loggias and arcades often provide another layer to the massing. Elements such as balconies, towers, chimneys and other tile, wood, or wrought iron details add accents. Asymmetrical facades are common with arches over windows and doorways.

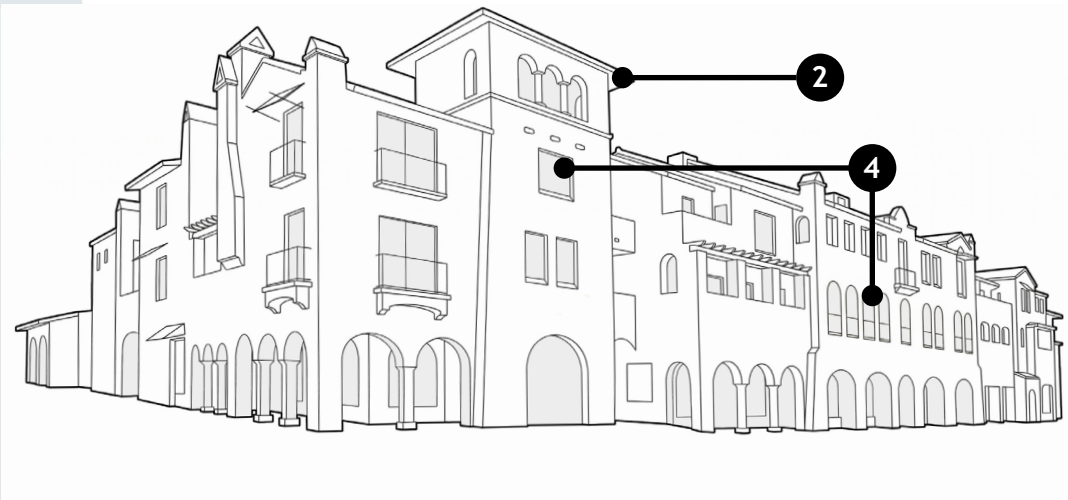


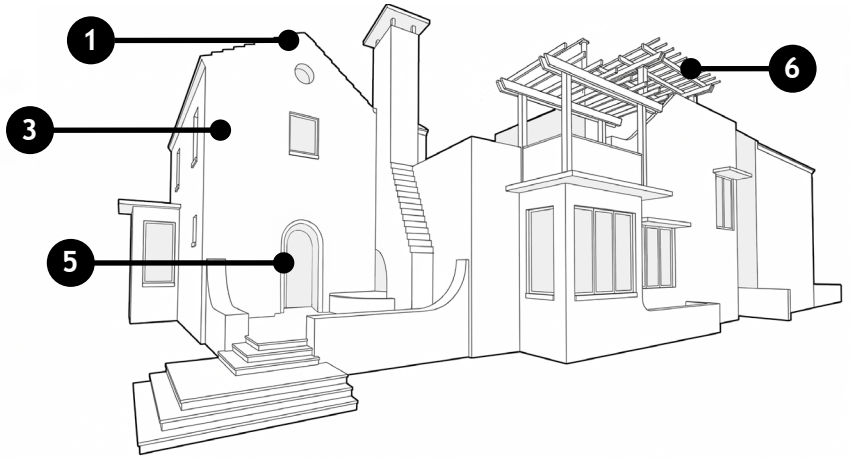




All Spanish Revival style residential buildings shall adhere to the following standards:

1. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:
   a. Hipped roofs may be used in combination with gables or on a tower element,
   b. Shed roofs may used in conjunction with verandas and minor "lean-to" structures,
   c. Flat roofs with parapets shall not exceed 40% of the total roof area;
2. At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;
3. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);
4. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;
5. All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and
6. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

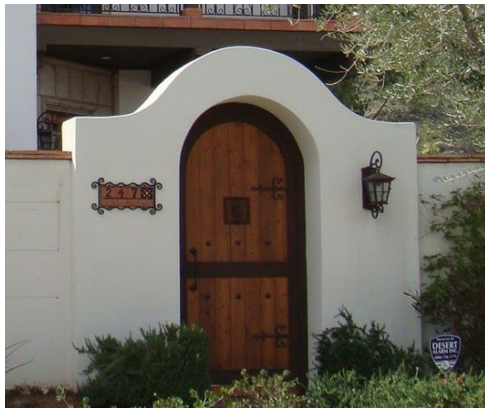






In addition, duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;
2. Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;
3. Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;
4. Provide shutters for at least 20% of the total window count;
5. Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;
6. Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;
7. Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;
8. Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.



9. Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;
10. Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;
11. Use shutters that match the door or trim accent color and are sized to cover 100% of the window opening width;
12. Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;
13. Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;
14. Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;
15. Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;
16. Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;
17. Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or
18. Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.







B. Tuscan

Tuscan style is an interpretation of traditional Mediterranean architectural style joined by rural Italian elements. Key elements include the use of stone and stucco, light earth tones, and red tile roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.

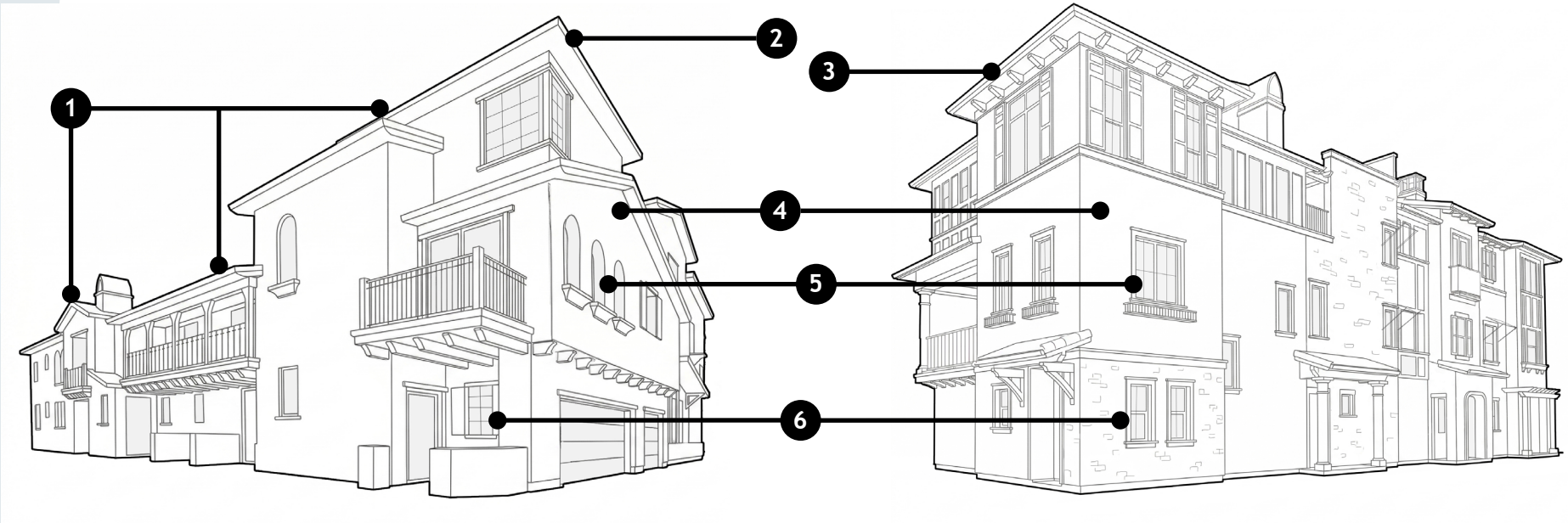






All Tuscan style residential buildings shall adhere to the following standards:

1. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;
2. Roof material shall be composed of tiles;
3. Large overhanging eaves (minimum 12 inches) along primary elevation;
4. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;
5. At least 50% of windows shall be recessed 3 to 9 inches from outer wall on primary façade and shall feature brown or beige trim; and
6. At least one casement window per unit shall be provided on single-family/duplex buildings, and shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.





In addition, duplexes and detached single-family Tuscan buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Arched wall niches with a minimum depth of 8 inches and a height-to-width ratio of at least 1.5:1 to ensure a vertical proportion;
2. Carved medallions with a minimum diameter of 12 inches and a depth of projection between 1.5 and 3 inches from the wall surface;
3. Ceramic inset tiles of 4x4 or 6x6 inches and recessed so the tile face sits flush with the surrounding stucco or stone finish;
4. Corner quoins: each block must have a minimum vertical height of 12 inches, with lengths alternating between 18 and 24 inches, and forming an interlocking pattern;
5. Decorative clavos, spaced no more than 6 to 8 inches apart on center along the perimeter or panels of wooden doors and shutters;
6. Decorative corbels with a minimum vertical height of 10 inches and a projection (run) that supports at least 60% of the overhanging element's depth;
7. Decorative plaster friezes between 8 and 18 inches in height, located within the top 10% of the wall's total vertical height;
8. Timber lintels with a minimum cross-section of 6x8 inches and extend at least 4 inches beyond the width of the window opening on both sides;



9. Juliet balconies, not more than 1 foot deep;
10. Sconces with a minimum height of 18 inches (excluding the mounting arm).
11. Scrolled window grilles projecting at least 4 to 6 inches from the window pane at their furthest point;
12. Stone window sills at least 3 inches thick and projecting a minimum of 2.5 inches beyond the finished wall surface to create a distinct shadow line;
13. Terracotta chimney pots standing between 18 and 36 inches tall, with a minimum wall thickness of 0.75 inches;
14. Tiered water features with a least two levels of basins, with the primary basin having a minimum diameter of 36 inches;
15. Trellis rafter tails extending at least 12 inches beyond the outermost supporting beam; or
16. Wrought iron finials extending a minimum of 8 to 12 inches above the ridge line or railing cap, with a base diameter of at least 2 inches.







C. Modern Ranch

Modern Ranch style is the synthesis of the California Ranch and the Modern Farmhouse styles. It merges the horizontal emphasis of the 19th-century Western vernacular with the clean lines and verticality of current residential form. This style prioritizes seamless indoor-outdoor connections, utilizing a sophisticated palette and a mixture of rustic and industrial materials.

Modern Ranch shall not be applied to buildings over 3 stories in height, or to any Large-Scale Residential project.

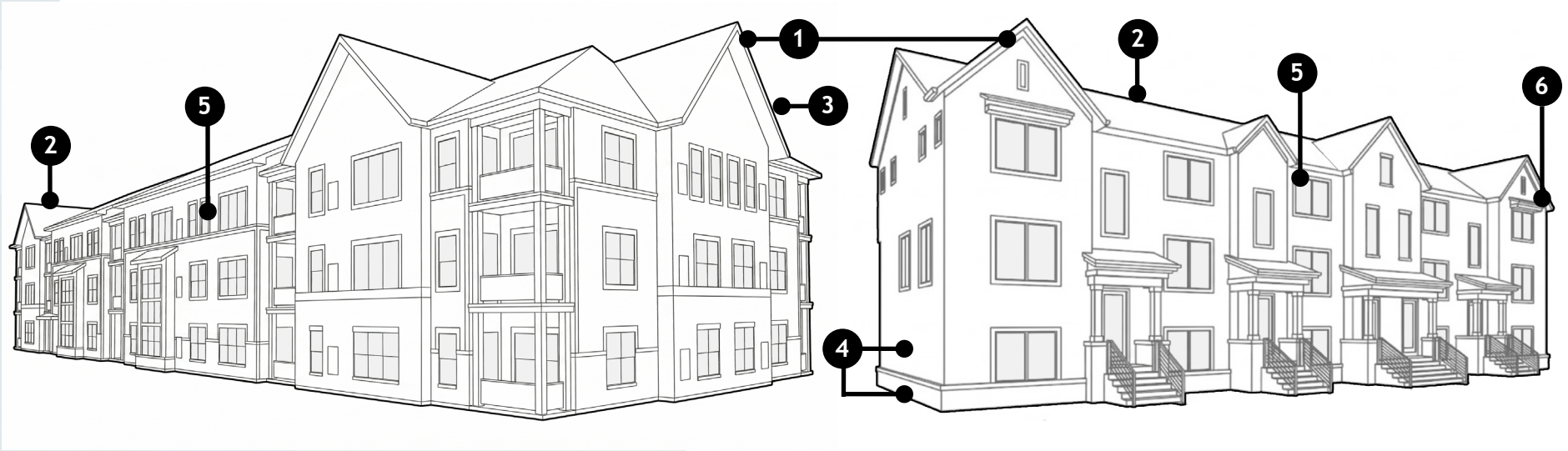






All modern ranch buildings shall adhere to the following standards:

1. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).
2. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.
3. Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.
4. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.
5. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.
6. Facade colors shall be restricted to pastels, grays, or earth tones, being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.









In addition, single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. 3 to 6-inch unadorned board trim around all window and door openings;
2. A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;
3. A wide brick or natural stone chimney located on the primary or street-facing façade;
4. Integration of clerestory windows within the upper triangular portion of gable ends;
5. Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or heavy timber columns;
6. Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;
7. Garage doors or large entries featuring carriage-style detailing or “Dutch door” split configurations.
8. At least three distinct wall planes across the primary elevation;

9. Metal-clad awnings without side supports installed over ground-level windows;
10. The inclusion of at least one hexagonal, octagonal, or circular “moon” window or gate at the primary entrance;
11. Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);
12. Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;
13. Use of shed or gabled dormers to break up large roof planes;
14. Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;
15. Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;
16. Use of unadorned corrugated metal panels for focal wall sections or as “eyebrow” awnings over secondary entries; or
17. Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.







D. Modern

Modern architecture is the post-World War II iteration of the International Style, which was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Modern architecture represents the adaptation of these elements to the local climate and topography, as well as the postwar need for efficiently-built homes. In Southern California, this often meant the use of wood post-and-beam construction. Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

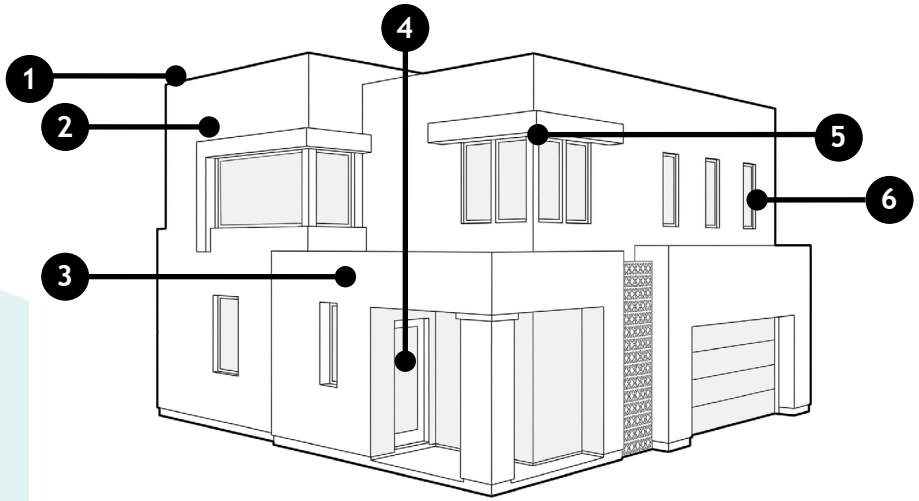






All modern buildings shall adhere to the following standards:

1. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.
   a. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.
   b. Minimum 12-inch overhangs are required for at least 50 percent of the roofline.
2. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.
3. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors with a light reflectance value (LRV) greater than 70 may only be used on recesses and detailing shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.
4. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.
5. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.
6. Windows shall be square or rectangular.



In addition, single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;
2. Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;
3. Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;
4. Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;
5. Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;
6. Colonnades consisting of at least three columns spaced at regular intervals of 6 to 10 feet, forming a continuous covered exterior walkway;
7. Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or a minimal-profile mullion less than 3 inches wide;
8. Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;







9. Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;
10. Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;
11. Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;
12. Horizontal trellis consisting of a wood or metal framework of horizontal members, providing shade over at least 50 square feet of exterior space;
13. Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches from the exterior wall surface;
14. Metal sunshades consisting of fixed horizontal or vertical metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;
15. Natural stone cladding consisting of travertine, marble, or granite applied in large-format slabs or ashlar patterns with a matte or honed finish;
16. Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;
17. Raised podium foundation consisting of a visible slab or masonry plinth that elevates the primary floor plate at least 3 feet above the finished grade;
18. Vertical metal slat awnings consisting of vertical metal slats spaced no more than 4 inches apart, projecting at least 1 foot from the facade.







3.3 Building Elevations

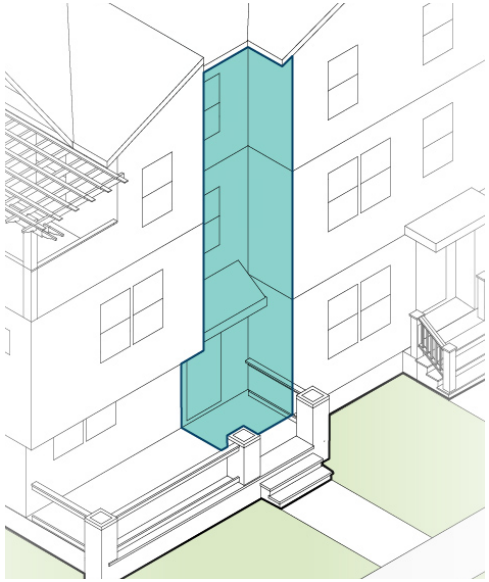
Massing

Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives:

1. Recesses (e.g. patio, forecourt, garage, balcony, etc.) with a minimum depth of 4 feet and a width of 10 feet.
2. Projections (e.g. floor area, bay window, covered entry, etc.) with a minimum depth of 2 feet and a width of 4 feet.
3. Offsets in the facade of 2 feet or greater.

Entrances

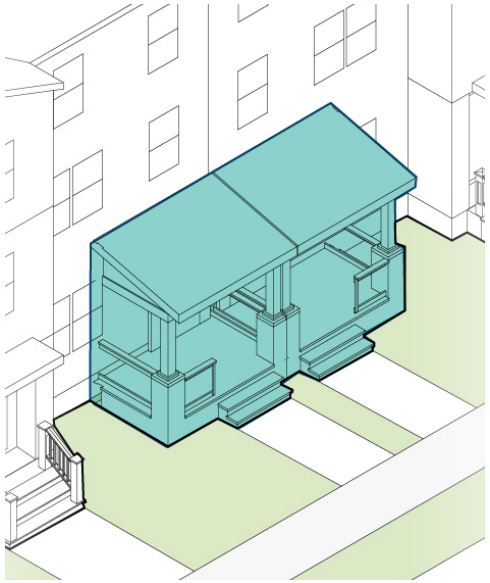
Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.

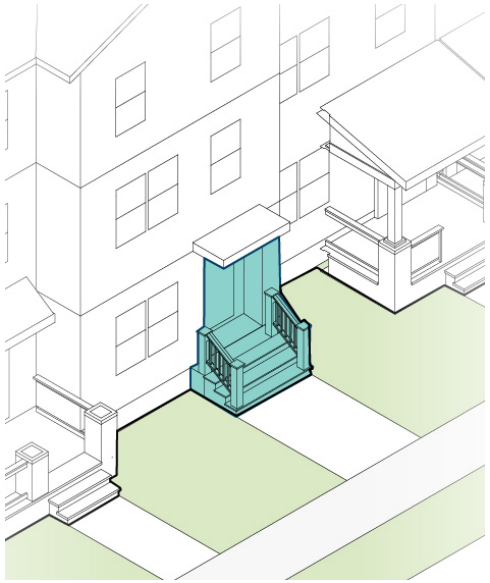


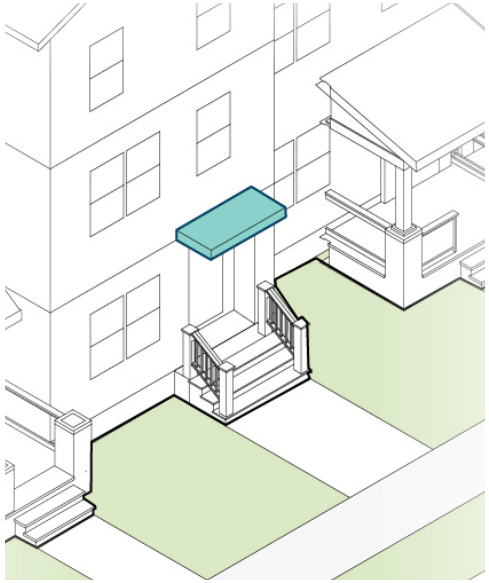
1. **Recesses.** A recess is a portion of a building that is set back from other portions of the elevation. If used to demarcate an entrance, recesses shall adhere to the following standards:
   a. Units. A single entry recess may serve up to two residential units.
   b. Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.
   c. Depth. An entry recess shall be at least 3 feet deep.
   d. Height. The recess shall extend from grade to roof.
   e. Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.

2. **Porches.** A porch is a roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. If provided, porches shall adhere to the following standards:
   a. Units. A single porch may serve no more than two residential units
   b. Width/Length. If provided, porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.
   c. Depth. Porches shall be at least 6 feet deep.
   d. Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.

3. **Stoops.** A stoop is a stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. If provided, stoops shall adhere to the following standards:
   a. Units. An individual stoop may serve up to two residential units.
   b. Width/Length. If provided, stoops shall be at least 3 feet wide.
   c. Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.
   d. Height. An overhang above a stoop shall feature an 8 foot height clearance.

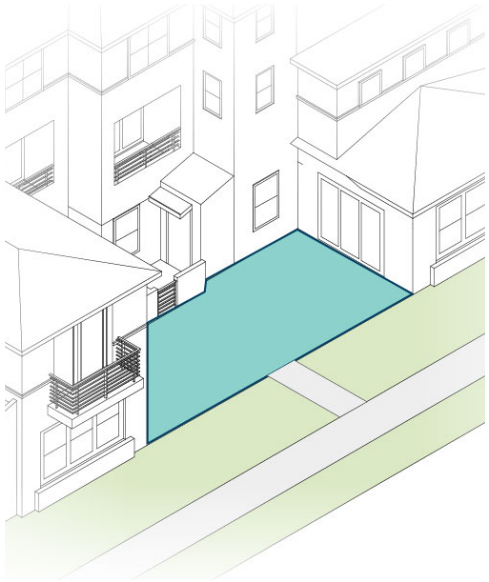






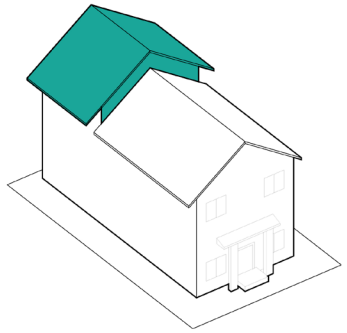
4. **Overhangs.** An overhang is a frontage wherein the building façade features a projection that covers the entrance of a dwelling unit. If provided, overhangs shall adhere to the following standards:
   a. Width/Length. If provided, overhangs shall be at least 5 feet wide.
   b. Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.
   c. Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.

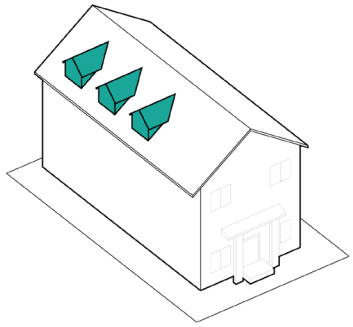
5. **Forecourts.** A forecourt is formed when a building is designed around an open space defined by the surrounding building walls. Forecourts may provide additional open space for units, and offer additional spaces for landscaping. If provided, forecourts shall adhere to the following standards:
   a. Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.
   b. Depth. Forecourts shall be at least as deep as they are wide.
   c. Stairs. Stairs within a forecourt access units on an upper story.

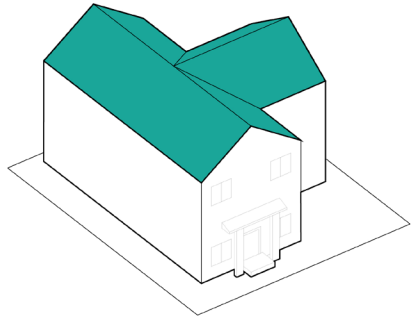


3.4 Roofs

1. **Roofline Modulation.** Residential buildings two or more stories shall incorporate at least one of the following:
   a. Roofline Variation. Variation in roof height and/or ridgeline as follows:
      i. One story: Not required
      ii. Two stories: 2 feet for every 30 linear feet
      iii. Three stories: 2 feet for every 50 linear feet
      iv. Four+ stories: 3 feet for every 75 linear feet
   b. Pitched Roof Variation. Use of dormers, cross-gable and/or hipped roof lines.
2. **Flat Roofs.** Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height.
   a. Modern-style buildings may feature flat roofs that cover 100 percent of its footprint.
3. **Roof-Mounted Equipment.** Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.
4. **Antennas.** Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.







3.5 Materials

1. **Material List.** Residential developments shall adhere to Table 3-1.
2. **Four-Sided Architecture.** All elevations shall contain the same primary materials and trim treatment.
3. **Material Changes.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

Table 3-1. Material List

LOCATION	PERMITTED MATERIALS
ROOFS	Clay, slate, or concrete roof tiles Composite shingles Standing seam metal
BUILDING WALLS	Stucco Fiber-Cement Siding Brick Stone Metal Ignition-Resistant Wood Ceramic Tile Glass (glazing less than 15%)
FREE STANDING WALLS	Wood Stucco over CMU block Wrought iron Brick









3.6 Doors, Windows, and Trim

1. **Trim.** All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.
   a. When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.
   b. On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.
   c. On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.
2. **Door Elements.** Additional elements required for front doors include:
   a. Doorbells shall be provided within 2 feet of the front door.
   b. Entry doors for individual units shall include a viewport.
3. **Window Elements.** Additional requirements for windows include:
   a. Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.
   b. Openable windows shall include screens.





3.7 Garages and Carports

1. **Recess.** Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.
2. **Treatments.** Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two of the following design elements:
   a. Driveway, residential lane, or lane court composed of patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials.
   b. Roof overhang at least 1 foot in depth.
   c. Windows on the garage door.
   d. Sectional rollup doors.
   e. Trellis at least 2 feet in depth.
   f. Side-loading.
   g. Decorative light fixture, consistent with the chosen architectural style.
3. **Carports.** Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.



3.8 Accessory Elements

1. **Patios.** If provided as individual dwelling unit open space, private patios shall adhere to the following standards:
   a. Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.
   b. Patios shall be separated from common or public areas by a fence or wall.
2. **Balconies.** If provided as individual dwelling unit open space, balconies shall adhere to the following standards:
   a. Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.
   c. The underside of projecting balconies shall be finished with building material as the rest of the structure.
   d. No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.
3. **Roof Decks.** If provided as individual dwelling unit open space, roof decks shall adhere to the following standards:
   a. Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. The sides of the roof deck shall be finished with building material that matches the rest of the building.
   c. Roof decks shall not overhang from the building façade.
4. **Mailboxes.**
   a. Mailboxes shall be located within one block of the residential units.

Chapter 4
LARGE SCALE RESIDENTIAL

4.1 Threshold and Applicability
4.2 Site Planing
4.3 Architecture and Materials
4.4 Landscape and Open Space
4.5 Mixed Use

4.1 Threshold and Applicability

The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more. Typical typologies at this level of density include apartments, built either as a wrap around a parking structure or built atop a parking podium. These types of buildings are much larger than typical residential structures found in Aliso Viejo, which are generally single-family homes, townhomes, duplexes, and smaller-scale apartments up to three stories in height.

The design standards in this section for higher density residential projects are intended to supplement, and are in addition to, the overall design standards of the rest of this document. These standards have been calibrated to address design issues that arise with larger residential or mixed-use buildings.







4.2 Site Planning

1. **Scale.** Larger structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development. For the purposes of this section, large buildings are defined as structures containing 60 or more residential units.
2. **Corner Elements.** Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two of the following features:
   a. Tower or dome element at least 5 feet in height
   b. Recess or projection, at least 5 feet in depth, 20 feet in width, and at least as tall as wide
   c. Diagonal/curved walls at corner, at least 25 feet in length
   d. Entrance at corner
   e. Color and material variation from the primary façade with an area of at least 25 feet by 25 feet.
   f. Plaza or gathering area, with at least 1,000 square feet of paving.
3. **Elevated Pedestrian Walkways.** If provided, an elevated pedestrian walkway (or skybridge) connects two different buildings or different wings of the same building, and shall adhere to the followings standards:
   a. Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.
   b. Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.





4.3 Architecture and Materials

1. **Major Modulations.** A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.
2. **Minor Modulations.** A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage. Required minor modulations may be situated adjacent to, but not within, a major modulation, and shall feature a different depth than the major modulation.
3. **Stepbacks.** As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).
4. **Roofline Modulation.** Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.
   a. Reduced Floor Area. The uppermost floor features a footprint up to 75 percent the size of the floor below.
   b. Unit Type. Use of loft-style units on the uppermost floor with ceilings at least 5 feet taller than the floor below.
   c. Unit Count. Provide up to 75 percent the number of units on the uppermost floor as compared to the floor below.
5. **Blank Façades.** A blank façade is a portion of a façade without a window, balcony, and/or doorways more than 30 feet in any direction. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades.





4.4 Landscape and Open Space

Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.

4.5 Mixed Use

1. **Distribution of Uses.**
   a. A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.
   b. Common residential open space shall not be publicly-accessible.
2. **Entrances.**
   a. Entrances to upper floor uses shall be provided through a common entrance fronting a street.
   b. There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.
3. **Building Design.**
   a. Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.
   b. The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.
4. **Horizontal Mixed Use.**
   a. Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.
   b. Residential uses shall be located at the rear or sides of the site.
   c. Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.
   d. If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.
   e. The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.

Aliso Viejo

OBJECTIVE DESIGN STANDARD CHECKLIST

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.1 Access and Circulation				
Connections to Existing Network. Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities	☐	☐	☐	☐
Project Identification. Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.	☐	☐	☐	☐
Entry Location. Project entries shall not be located closer than 100 feet from an intersection/curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.	☐	☐	☐	☐
Entry Design. Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Gated Entries. Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.	☐	☐	☐	☐
Transit. Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.	☐	☐	☐	☐
Residential complex developments 81 or more single-family/duplex units, or 21 or more multifamily buildings shall shall provide three architectural styles from Chapter 4, each with at least three distinct color schemes.	☐	☐	☐	☐
2.2 Streets				
An exhibit showcasing the street types provided in a residential development shall be provided as part of the project's Planning Application. Samples are included at the end of this checklist.	☐	☐	☐	☐
Public streets contained in a residential development shall adhere to AVMC 14.10.060.	☐	☐	☐	☐
Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.	☐	☐	☐	☐
Neighborhood Entries. All neighborhood entries shall adhere to the following standards:				
Garages for individual units are not permitted to be accessed from neighborhood entries.	☐	☐	☐	☐
A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.	☐	☐	☐	☐
A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.	☐	☐	☐	☐
Residential Drives. All residential drives shall adhere to the following standards:				
A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.	☐	☐	☐	☐
In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.	☐	☐	☐	☐
Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Residential Alleys. All residential alleys shall adhere to the following standards:				
Pedestrian walkways are not required along residential alleys.	☐	☐	☐	☐
Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.	☐	☐	☐	☐
The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.	☐	☐	☐	☐
Residential Lanes. All residential lanes shall adhere to the following standards:				
Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.	☐	☐	☐	☐
Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.	☐	☐	☐	☐
At least 5% of the area of a residential lanes shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at each entry to a residential lane.	☐	☐	☐	☐
A maximum of 32 dwelling units may feature vehicular access from a single residential lane.	☐	☐	☐	☐
Lane Courts. All lane courts shall adhere to the following standards:				
Lane courts shall be at least 30 feet wide, as measured garage-to-garage.	☐	☐	☐	☐
The entire length of a lane court colored/patterned with pavers, concrete, stamped asphalt, or brick.	☐	☐	☐	☐
At least 5% of the area of a lane court shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at the vehicular entry to a lane court.	☐	☐	☐	☐
A maximum of 10 dwelling units may feature vehicular access from a single lane court.	☐	☐	☐	☐
2.3 Off-Street Parking Bays - Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.				
2.4 Screening of Equipment and Facilities - Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.				
2.5 Outdoor Lighting - Outdoor lighting shall conform to the provisions of AVMC 15.62.070.				

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.6 Pedestrian Circulation				
In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development.	☐	☐	☐	☐
Connectivity. Pedestrian walkways shall not terminate at streets, but shall either: **Merge** with a sidewalk running parallel with the street or **Traverse** the street via crosswalks demarcated with paint or decorative paving	☐	☐	☐	☐
Paving. Pedestrian walkways shall be paved.	☐	☐	☐	☐
Width. Pedestrian walkways shall be at least 4 feet wide.	☐	☐	☐	☐
2.7 Bikeways and Equestrian Trails - Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.				
2.8 Parks and Open Space				
Landscaping. Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Common open area. In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.	☐	☐	☐	☐
Location. All residential units shall be within 300 feet of a common open area.	☐	☐	☐	☐
Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.	☐	☐	☐	☐
2.9 Trash Enclosures - Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers. Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030.				
If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.1 Color and Style				
If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.	☐	☐	☐	☐
Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.	☐	☐	☐	☐
Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
3.2 Architectural Styles				
All new residential developments shall adhere to one of the architectural styles contained in this section	☐	☐	☐	☐
Styles may not be mixed within a single building.	☐	☐	☐	☐
Spanish Revival - All Spanish Revival style residential buildings shall adhere to the following standards:				
Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	☐	☐	☐	☐
Flat roofs with parapets shall not exceed 40% of the total roof area;	☐	☐	☐	☐
At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;	☐	☐	☐	☐
Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);	☐	☐	☐	☐
At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;	☐	☐	☐	☐
All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and	☐	☐	☐	☐
Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Spanish Revival - Duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:				
Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;	☐	☐	☐	☐
Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;	☐	☐	☐	☐
Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;	☐	☐	☐	☐
Provide shutters for at least 20% of the total window count;	☐	☐	☐	☐
Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;	☐	☐	☐	☐
Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;	☐	☐	☐	☐
Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;	☐	☐	☐	☐
Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.	☐	☐	☐	☐
Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;	☐	☐	☐	☐
Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;	☐	☐	☐	☐
Use shutters that match the door or trim accent color and cover 100% of the window opening width;	☐	☐	☐	☐
Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;	☐	☐	☐	☐
Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;	☐	☐	☐	☐
Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;	☐	☐	☐	☐
Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;	☐	☐	☐	☐
Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;	☐	☐	☐	☐
Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or	☐	☐	☐	☐
Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern Ranch - All modern ranch buildings shall adhere to the following standards:				
Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).	☐	☐	☐	☐
Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.	☐	☐	☐	☐
Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.	☐	☐	☐	☐
Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.	☐	☐	☐	☐
Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.	☐	☐	☐	☐
Facade colors shall be restricted to pastels, grays, or earth tones. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.	☐	☐	☐	☐
Modern Ranch - single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
3 to 6-inch unadorned board trim around all window and door openings;	☐	☐	☐	☐
A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;	☐	☐	☐	☐
A wide brick or natural stone chimney located on the primary or street-facing façade;	☐	☐	☐	☐
Integration of clerestory windows within the upper triangular portion of gable ends;	☐	☐	☐	☐
Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or timber columns;	☐	☐	☐	☐
Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;	☐	☐	☐	☐
Garage doors or large entries featuring carriage-style detailing or "Dutch door" split configurations;	☐	☐	☐	☐
At least three distinct wall planes across the primary elevation;	☐	☐	☐	☐
Metal-clad awnings without side supports installed over ground-level windows;	☐	☐	☐	☐
The inclusion of at least one hexagonal, octagonal, or circular "moon" window or gate at the primary entrance;	☐	☐	☐	☐
Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);	☐	☐	☐	☐
Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;	☐	☐	☐	☐
Use of shed or gabled dormers to break up large roof planes;	☐	☐	☐	☐
Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;	☐	☐	☐	☐
Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;	☐	☐	☐	☐
Use of unadorned corrugated metal panels for focal wall sections or as "eyebrow" awnings over secondary entries; or	☐	☐	☐	☐
Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern - All modern buildings shall adhere to the following standards:				
Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.	☐	☐	☐	☐
Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.	☐	☐	☐	☐
Minimum 12-inch overhangs are required for at least 50 percent of the roofline.	☐	☐	☐	☐
The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.	☐	☐	☐	☐
Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones.	☐	☐	☐	☐
Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.	☐	☐	☐	☐
Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.	☐	☐	☐	☐
Windows shall be square or rectangular.	☐	☐	☐	☐
Modern - single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;	☐	☐	☐	☐
Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;	☐	☐	☐	☐
Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;	☐	☐	☐	☐
Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;	☐	☐	☐	☐
Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;	☐	☐	☐	☐
Colonnades consisting of at least three columns spaced at regular intervals of 6-10 feet;	☐	☐	☐	☐
Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or mullion less than 3 inches wide;	☐	☐	☐	☐
Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;	☐	☐	☐	☐
Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;	☐	☐	☐	☐
Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;	☐	☐	☐	☐
Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;	☐	☐	☐	☐
Horizontal trellis consisting of a wood or metal framework, providing shade over at least 50 square feet of exterior space;	☐	☐	☐	☐
Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches;	☐	☐	☐	☐
Metal sunshades consisting of fixed metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;	☐	☐	☐	☐
Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;	☐	☐	☐	☐
Raised podium foundation that elevates the primary floor plate at least 3 feet above the finished grade;	☐	☐	☐	☐
Vertical metal slat awnings consisting spaced no more than 4 inches apart, projecting at least 1 foot from the facade.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.3 Building Elevations				
Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives	☐	☐	☐	☐
Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.	☐	☐	☐	☐
Recesses				
Units. A single entry recess may serve up to two residential units.	☐	☐	☐	☐
Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.	☐	☐	☐	☐
Depth. An entry recess shall be at least 3 feet deep.	☐	☐	☐	☐
Height. The recess shall extend from grade to roof.	☐	☐	☐	☐
Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.	☐	☐	☐	☐
Porches				
Units. A single porch may serve no more than two residential units	☐	☐	☐	☐
Width/Length. Porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.	☐	☐	☐	☐
Depth. Porches shall be at least 6 feet deep.	☐	☐	☐	☐
Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.	☐	☐	☐	☐
Stoops				
Units. An individual stoop may serve up to two residential units.	☐	☐	☐	☐
Width/Length. If provided, stoops shall be at least 3 feet wide.	☐	☐	☐	☐
Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.	☐	☐	☐	☐
Height. An overhang above a stoop shall feature an 8 foot height clearance.	☐	☐	☐	☐
Overhangs				
Width/Length. If provided, overhangs shall be at least 5 feet wide.	☐	☐	☐	☐
Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.	☐	☐	☐	☐
Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.	☐	☐	☐	☐
Forecourts				
Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.	☐	☐	☐	☐
Depth. Forecourts shall be at least as deep as they are wide.	☐	☐	☐	☐
Stairs. Stairs within a forecourt access units on an upper story.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.4 Roofs				
Roofline Modulation. Residential buildings two or more stories shall feature roofline modulation and/or pitched roof variation.	☐	☐	☐	☐
Flat Roofs. Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height. (Modern style buildings exempt from requirement)	☐	☐	☐	☐
Roof-Mounted Equipment. Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.	☐	☐	☐	☐
Antennas. Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.	☐	☐	☐	☐
3.5 Materials				
Material List. Residential developments shall adhere to Table 3-1 of the ODS.	☐	☐	☐	☐
Four-Sided Architecture. All elevations shall contain the same primary materials and trim treatment.	☐	☐	☐	☐
Material Changes. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.	☐	☐	☐	☐
3.6 Doors, Windows, and Trim				
Trim. All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.	☐	☐	☐	☐
When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.	☐	☐	☐	☐
On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.	☐	☐	☐	☐
On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.	☐	☐	☐	☐
Doorbells shall be provided within 2 feet of the front door.	☐	☐	☐	☐
Entry doors for individual units shall include a viewport.	☐	☐	☐	☐
Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.	☐	☐	☐	☐
Openable windows shall include screens.	☐	☐	☐	☐
3.7 Garages and Carports				
Recess. Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.	☐	☐	☐	☐
Treatments. Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two design elements listed in the ODS.	☐	☐	☐	☐
Carports. Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.8 Accessory Elements				
Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.	☐	☐	☐	☐
Patios shall be separated from common or public areas by a fence or wall.	☐	☐	☐	☐
Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.	☐	☐	☐	☐
The underside of projecting balconies shall be finished with building material as the rest of the structure.	☐	☐	☐	☐
No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.	☐	☐	☐	☐
Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
The sides of the roof deck shall be finished with building material that matches the rest of the building.	☐	☐	☐	☐
Roof decks shall not overhang from the building façade.	☐	☐	☐	☐
Mailboxes shall be located within one block of the residential units.	☐	☐	☐	☐
4.1 Large Scale Residential - The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more.				
4.2 - Site Planning				
Larger (60+ unit) structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development.	☐	☐	☐	☐
Corner Elements. Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two decorative features listed in the ODS.	☐	☐	☐	☐
Elevated Walkway Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.	☐	☐	☐	☐
Elevated Walkway Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
4.3 Architecture and Materials				
Major Modulations. A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.	☐	☐	☐	☐
Minor Modulations. A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage.	☐	☐	☐	☐
Stepbacks. As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).	☐	☐	☐	☐
Roofline Modulation. Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.	☐	☐	☐	☐
Blank Façades. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades	☐	☐	☐	☐
4.4 Landscaping and Open Space - Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.				
4.5 - Mixed Use				
A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.	☐	☐	☐	☐
Common residential open space shall not be publicly-accessible.	☐	☐	☐	☐
Entrances to upper floor uses shall be provided through a common entrance fronting a street.	☐	☐	☐	☐
There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.	☐	☐	☐	☐
Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.	☐	☐	☐	☐
The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.	☐	☐	☐	☐
Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.	☐	☐	☐	☐
Residential uses shall be located at the rear or sides of the site.	☐	☐	☐	☐
Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.	☐	☐	☐	☐
If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.	☐	☐	☐	☐
The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.	☐	☐	☐	☐

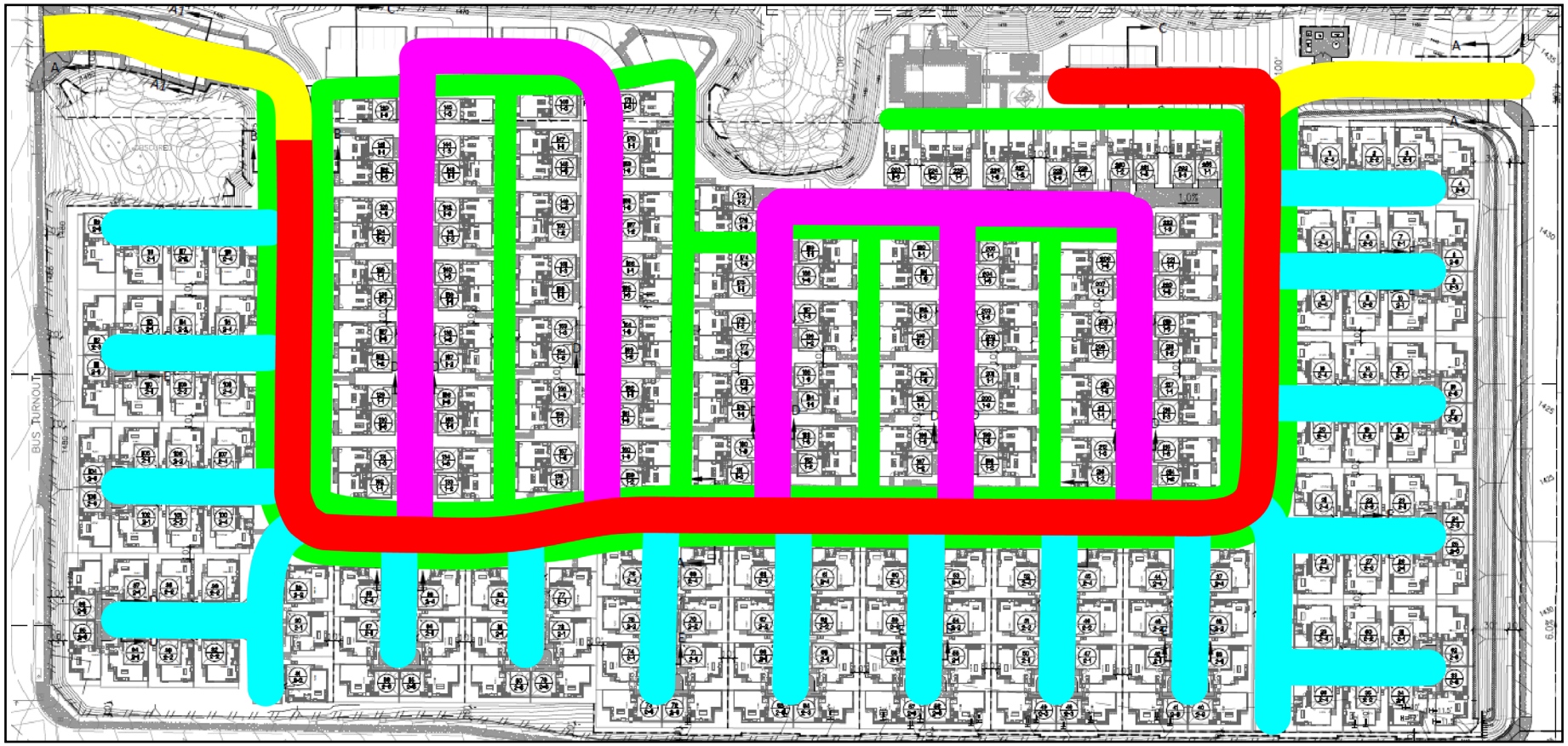
STREET TYPOLOGY EXHIBIT EXAMPLE

Residential developments shall feature a circulation system with a clear hierarchy of streets that allows for efficient ingress and egress of vehicles, and safe and convenient pedestrian connections throughout the development. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included, according to the requirements below:

Residential Entries - YELLOW		Residential Alleys - PURPLE		Lane Courts - CYAN	
Residential Drives - RED		Residential Lanes - BLUE		Pedestrian Walkways - GREEN	

The Street Typology Exhibit shall contain all the information contained in the Proposed Development Site Plan, as described in the City's Planning Application packet, and illustrate the relevant street types as shown in the example below:

EXAMPLE STREET TYPOLOGY EXHIBIT



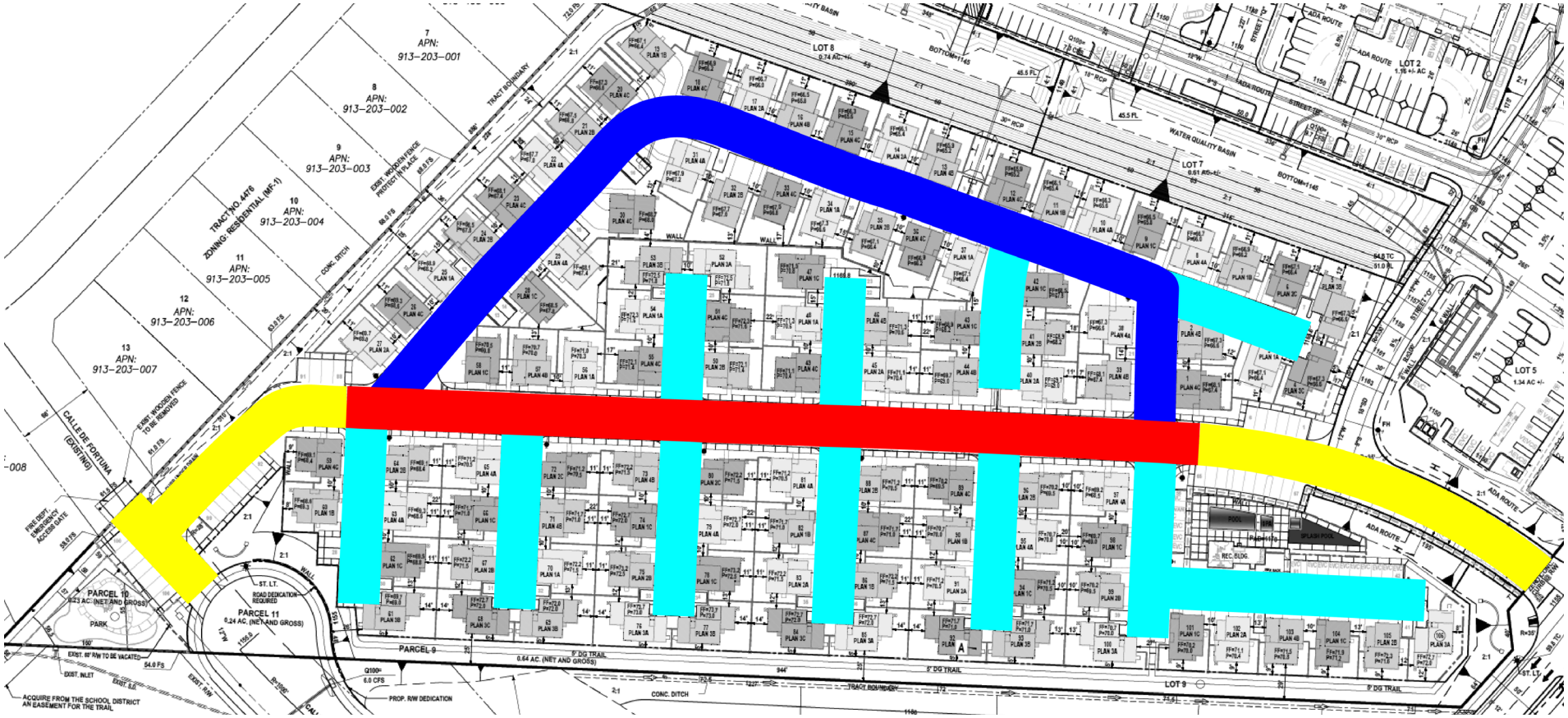
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Residential Drives - RED

Residential Alleys - PURPLE

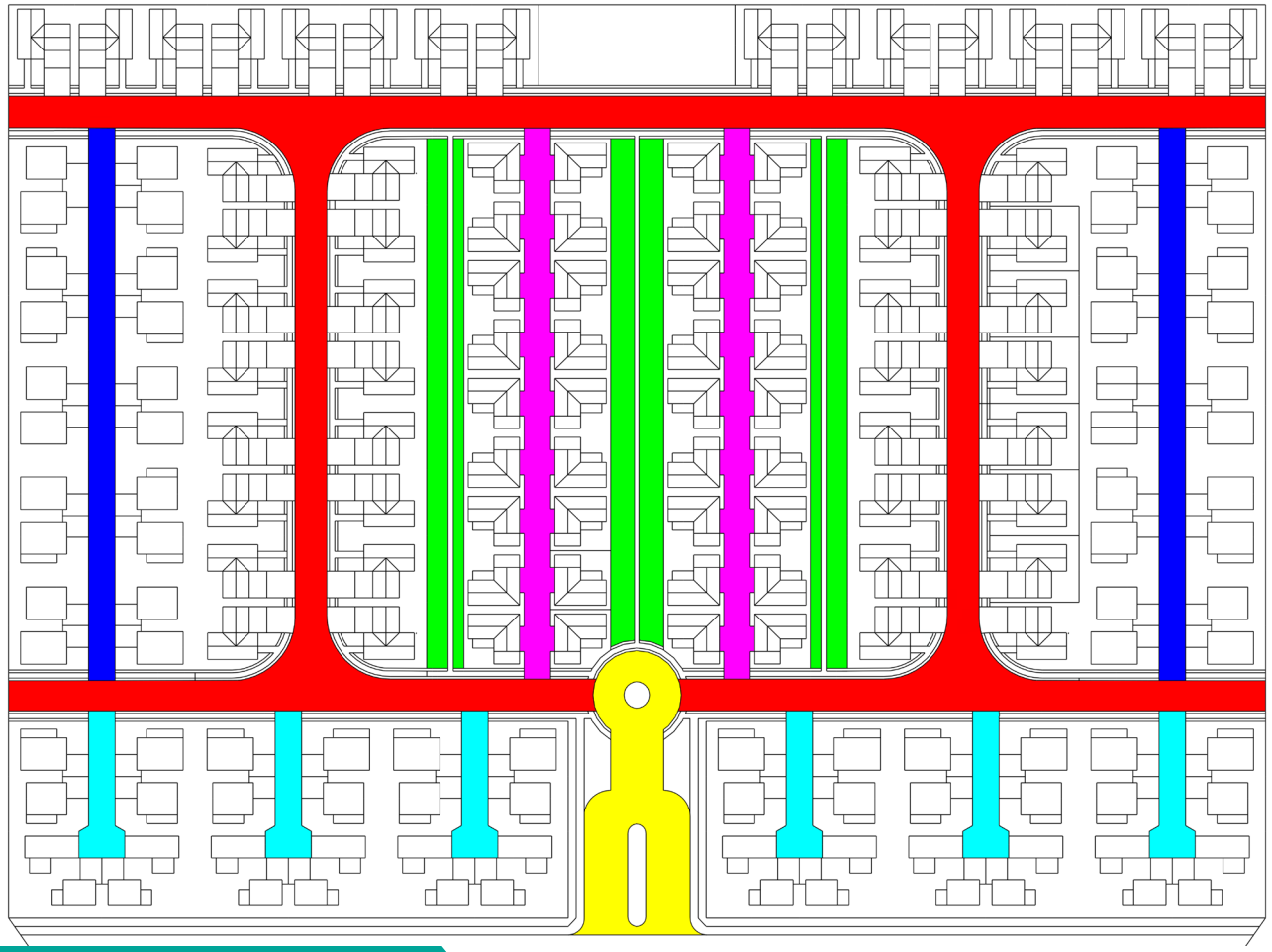
Residential Lanes - BLUE

Lane Courts - CYAN

Pedestrian Walkways - GREEN

The Street Typology Exhibit shall contain all the information contained in the Proposed Development Site Plan, as described in the City's Planning Application packet, and illustrate the relevant street types as shown in the example below:

EXAMPLE STREET TYPOLOGY EXHIBIT



ALISO VIEJO

Objective Design Standards

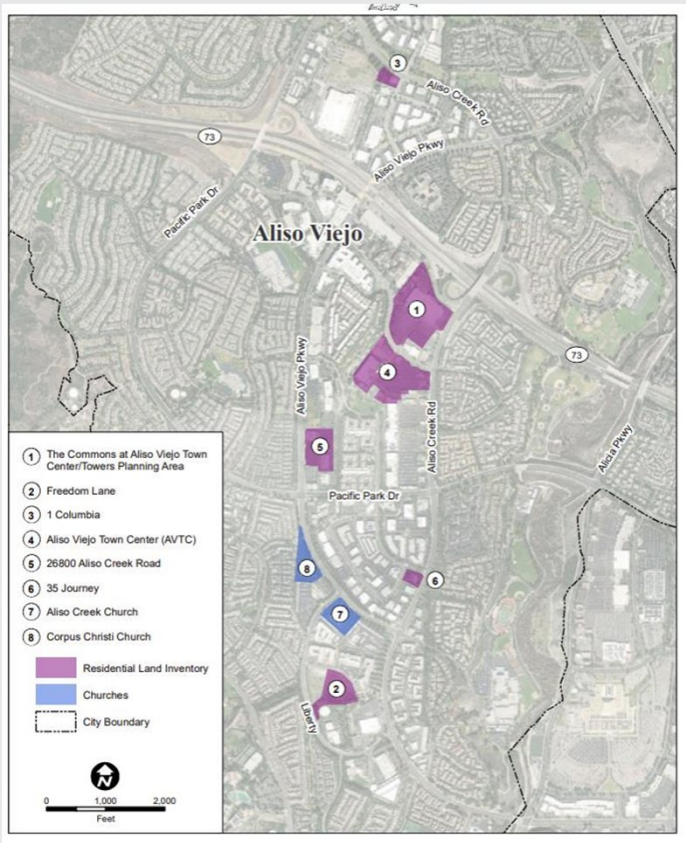
City Council Hearing

August 19, 2026

Background

- State law requires objective standards for qualifying housing projects that are eligible for streamlined ministerial review
- City Council adopted the Objective Design Standards (ODS) on June 6, 2026
- Council requested a future discussion regarding architectural styles

Housing Element Sites Subject to Objective Design Standards



ALISO VIEJO

Spanish Revival







Requirements:

1. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:

a. Hipped roofs may be used in combination with gables or on a tower element,

b. Shed roofs may used in conjunction with verandas and minor “lean-to” structures,

c. Flat roofs with parapets shall not exceed 40% of the total roof area;

2. At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;

3. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);

4. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;

5. All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and

6. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

Tuscan







Requirements:

1. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;

2. Roof material shall be composed of tiles;

3. Large overhanging eaves (minimum 12 inches) along primary elevation;

4. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;

5. At least 50% of windows shall be recessed 3 to 9 inches from outer wall on primary façade and shall feature brown or beige trim; and

6. At least one casement window per unit shall be provided on single-family/duplex buildings, and shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.

Modern Ranch







Requirements:

- 1. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).
- 2. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.
- 3. Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.
- 4. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.
- 5. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.
- 6. Facade colors shall be restricted to pastels, grays, or earth tones, being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.

Modern







Requirements:

1. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.

a. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.

b. Minimum 12-inch overhangs are required for at least 50 percent of the roofline.

2. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.

3. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors with a light reflectance value (LRV) greater than 70 may only be used on recesses and detailing shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.

4. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.

5. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.

6. Windows shall be square or rectangular.

Architectural Examples in Aliso Viejo



Glenwood



Vantis



California Summit



City Lights

Axis at 95 Argonaut



Architectural Styles in Surrounding Cities

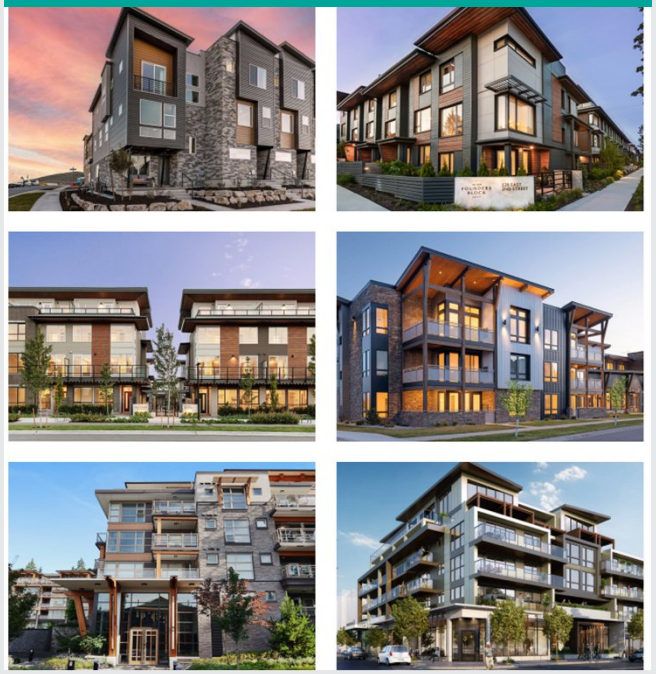
- Staff reviewed surrounding cities' design standards
- Laguna Niguel: Modern Ranch, Craftsman
- Mission Viejo: Spanish, Contemporary, Mountain
- Laguna Hills: Spanish, Mediterranean, Ranch

Architectural Examples from Surrounding Cities

Craftsman (Laguna Niguel)



Mountain (Mission Viejo)



Next Steps

- City Council to provide direction to Staff regarding any amendments to the ODS
- Agendize a future public hearing to consider any amendments

ALISO VIEJO

Questions and Discussion

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
July 15, 2026
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 GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: COUNCILMEMBER TIFFANY ACKLEY

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
ANN EIFERT, DIRECTOR OF FINANCIAL SERVICES
SCOTT SMITH, CITY ATTORNEY
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES/CITY CLERK
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
SHAUN PELLETIER, DIRECTOR OF PUBLIC WORKS
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES
DIVISION CHIEF REID GIBSON, OC FIRE AUTHORITY

PLEDGE OF ALLEGIANCE: Community Development Director So Kim led the Pledge Allegiance.

1. SPECIAL PRESENTATION:
None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:
None.

3. COMMUNITY INPUT:
1. Shervin Farivar encouraged the city to support and facilitate the fiber optics project.

4. CONSENT CALENDAR:

Motion: Councilmember Zandbergen moved and Mayor Pro Tem Munzing seconded to approve Items 4.1 through 4.7, and 4.9. Motion carried 4-0.
A public comment request was received for Item 4.8.

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 from the June 17, 2026, Regular City Council Meeting as submitted.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between June 5, 2026, and July 2, 2026, in the amount of $2,015,204.85.

4.4 FINAL TRACT MAP NO. 19340 AT 95 ARGONAUT

Recommended Actions:

1. Approve, via minute order, Final Tract Map No. 19340 at 95 Argonaut; and
2. Authorize the City Clerk to transmit the approved final map to the county recorder for recordation.

4.5 SECOND AMENDMENT TO THE MANAGEMENT SERVICES AGREEMENT FOR THE ALISO VIEJO CENTER WITH ALISO VIEJO BANQUET CENTER, LLC AND WEDGEWOOD BEVERAGE, INC

Recommended Actions:

1. Approve a Second Amendment to the Management Services Agreement with Aliso Viejo Banquet Center, LLC and Wedgewood Beverage, Inc. (Wedgewood) for the management and operations of the Aliso Viejo Center extending the agreement for an additional two-year term; and
2. Authorize the City Manager to execute the Second Amendment to the Management Services Agreement.

4.6 RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED "CALIFORNIA HOUSING MANDATES"

Recommended Action: Approve and authorize the Mayor to sign a response to the 2025-2026 Orange County Grand Jury report titled “California Housing Mandates.”

4.7 RESOLUTION OF COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) AUTHORIZING THE ANNUAL LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026/2027

Recommended Action: Adopt Resolution No. 2026-19 of the City Council, acting as the legislative body of Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) (the "CFD"), authorizing the annual levy of special taxes for fiscal year 2026/2027.

4.8 COOPERATIVE AGREEMENT EXTENSION WITH ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) FOR MEASURE M2 SENIOR MOBILITY PROGRAM

Recommended Action: Approve and authorize the City Manager to execute a five-year cooperative agreement extension with the Orange County Transportation Authority (OCTA) to continue participation in the Senior Mobility Program and receive associated funding for senior transportation services.

1. Marie commented on transportation service hours of the Senior Mobility Program agreement.

Motion: Councilmember Munzing moved and Councilmember Dwyer seconded to approve Item 4.8. Motion carried 4-0.

4.9 RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED “WILDFIRES HIT HOME”

Recommended Action: Approve and authorize the Mayor and City Clerk to submit the City of Aliso Viejo’s response to the Orange County Grand Jury report entitled “Wildfires Hit Home.”

4.10 AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF ORANGE FOR FISCAL YEAR 2026-27 LAW ENFORCEMENT SERVICES

Recommended Action: Approve and authorize the City Manager to execute the amendment to the agreement

5. PUBLIC HEARING:

5.1 CONDITIONAL USE PERMIT AND EXCEPTION PERMIT TO ESTABLISH A LARGE OUTPATIENT MEDICAL OFFICE WITH A REDUCED NUMBER OF REQUIRED PARKING SPACES (ELEVEN PERCENT DEFICIENCY) AT 27412 ALISO CREEK ROAD (USE-2026-01005 AND EXP-2026-01001).

Recommended Action: Continue the public hearing to September 16, 2026.

Motion: Councilmember Zandbergen moved and Councilmember Dwyer seconded to approve the recommended action. Motion carried 4-0.

6. DISCUSSION:

6.1 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND SELECTION OF GENERAL ASSEMBLY VOTING DELEGATE

Recommended Actions:

1. Designate a Voting Delegate and up to two (2) Alternates for the League of California Cities Annual Business Meeting, scheduled for Friday, September 25, 2026;
2. Authorize the City Council's Voting Delegate to vote in a manner that most adequately reflects the best interests of the City, on any potential resolution(s) not yet submitted for consideration during the League of California Cities' General Assembly Meeting; and
3. Authorize the City Clerk to complete and submit the required Voting Delegate Form to Cal Cities by September 1, 2026.

Council discussion ensued.

Motion: Councilmember Dwyer moved and Mayor Pro Tem Munzing seconded to designate Councilmember Zandbergen as the Voting Delegate and Councilmember Ackley as the Alternate Voting Delegate. Motion carried 4-0.

7. CITY MANAGER'S REPORT:

City Manager Channing announced summer camp registration; Soka University will present *Macbeth* as part of Shakespeare by the Sea, co-hosted by the city, on Thursday, July 23rd at 7pm; the Fall Community Connection recreation brochure and registration are now available; and the City has launched the "25 Businesses for 25 Years" special year-long initiative as part of the City of Aliso Viejo's 25th Anniversary Celebration.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Dwyer:

- Congratulated participants of the City's 25th Anniversary Logo Contest.
- Attended AVCA's Fourth of July Celebration.
- Attended AVCA's Summer Concert in the Park.
- Met with Aliso Viejo Town Center Association, along with Councilmember Zandbergen and City Manager Channing, to discuss efforts to encourage new tenancy.

- Attended OCVD Board meeting and provided update on mosquito activity.
- Volunteered at Nourishing Great Futures Market food pantry.

Councilmember Zandbergen:

- Commended award recipients of the City's 25th Anniversary Logo Contest.
- Attended AVCA's Fourth of July Celebration.
- Attended AVCA's Summer Concert in the Park.
- Met with Aliso Viejo Town Center Association, along with Councilmember Dwyer and City Manager Channing, to discuss efforts to encourage new tenancy.
- Thanked AVCA for everything they do including concerts, Fourth of July Celebration fireworks show, and maintenance of the City's beautiful greenbelts.

Mayor Pro Tem Munzing:

- Commented on City Manager Channing's tenure with the city thus far.
- Attended OCFA Board meeting.
- Attended AVCA's Fourth of July Celebration.
- Attended South Orange County Economic Coalition Board of Installation.
- Attended Sgt. Pepperoni's sixth year anniversary in Aliso Viejo and recognized the company's 50th year anniversary.
- Attended Artisans Market at the Ranch.
- Wished everyone a great summer.

Mayor Duncan:

- Complimented Management Analyst Lauren Torres on city's social media content.
- Attended AVCA on their Fourth of July Celebration and commended AVCA on a successful event.
- Attended Artisans Market at the Ranch and congratulated the Recreation and Community Services department on its success.
- Congratulated Soka University and the City on their 25th year anniversaries.
- Expressed appreciation to staff for City's 25th Anniversary Celebration.

9. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 7:33 p.m. in honor and memory of Jennifer Long. The next Special City Council Meeting will be held on Monday, July 20, 2026, at 4:00 p.m. in the City Council Chambers, 12 Journey, Aliso Viejo, California.

Respectfully submitted:

_____
MARIA KENDIG
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
July 20, 2026
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 4:02 p.m.

ATTENDANCE:

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

ABSENT: None

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES / CITY CLERK

COMMUNITY INPUT:
None.

RECESSED TO CLOSED SESSION:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Gov. Code section 54956.8
   Property: 27081 Aliso Creek Road
   Agency negotiator: Brett Channing, City Manager
   Negotiating parties: Emilie Simard, Shea Homes
   Under negotiation: Price and terms of payment for public facilities

ADJOURNMENT: Following the conclusion of Closed Session, the Special Meeting was adjourned at 5:27 p.m. No reportable action was taken.

Respectfully submitted:

_____
MARIA KENDIG
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: LANDSCAPE PLANT PALETTE UPDATE

Recommended Action:

Adopt the proposed Landscape Plant Palette as the City's standard plant palette for use in all future public and private improvement projects within the City of Aliso Viejo and direct staff to ensure that all applicable future projects incorporate the adopted plant palette.

Fiscal Impact:

There is no fiscal impact with the adoption of the landscape plant palette. Capital and development projects are already required to utilize a City approved palette; this list provides more current plant selections.

Background:

As part of early efforts to improve water quality and water conservation efforts, the City Council adopted a low water plant palette in 2005, which was subsequently updated in 2007. The intention was to help conserve water while dealing with frequent periods of drought. This reduction of water use also helps reduce irrigation runoff that contributes to water quality impairments. This plant palette has been used as the base requirement for all development and capital improvement projects, with The Director of Public Works and Director of Community Development able to determine project by project modifications if proposed.

A local Water Efficient Landscape ordinance was adopted in 2009, utilizing the plant palette along with specific irrigation requirements to meet anticipated State requirements. The State Department of Water Resources further solidified the need for low water planting by requiring adoption of the amended Water Efficient Landscape regulations in Ordinance 2015-171.

Discussion:

The City has been utilizing low water plantings since incorporation on capital projects. The adoption of the plant palette in 2005 formalized this process as well as required development project applicants to comply. Recent development applicants have brought to our attention that the plant palette is dated and therefore project specific modifications needed to be approved. Staff worked with landscape plan check and design consultant RJM Design Group to review and update the plant palette.

By adopting this update plant palette staff will have clearer landscape directions to give to developers as new projects are proposed. As always, capital projects will also adhere to the palette.

Staff respectfully request that the City Council adopt the Landscape Plant Palette and continue to delegate authority to the Director of Public Works and Director of Community Development to make project by project modifications as required.

Attachment:

Landscape Plant Palette

City of Aliso Viejo
Landscape Plant Palette

The following list of plant materials comprises the City of Aliso Viejo's plant palette of low water plants and is to be used for all public and private improvement projects within the City. The Director of Community Development and Director of Public Works have the discretion to discuss, review and approve alternate plant materials on a project-by-project basis and accept other materials which are considered low water drought tolerant.

Recommended Tree List

Scientific Name	Common Name
Acacia stenophylla	Shoestring Acacia
Afrocarpus gracilior	Fern Pine
Agonis flexuosa	Peppermint Tree
Albizia julibrissin	Mimosa
Arbutus 'Marina'	Marina Strawberry
Arbutus unedo	Strawberry Tree
Archontophoenix cunninghamiana	King Palm
Bauhinia x blakeana	Hong Kong Orchid Tree
Brachychiton discolor	Queensland Lacebark
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Cercis canadensis	Eastern Redbud
Chamaecyparis lawsonii	Lawson Cedar
Chilopsis linearis	Desert Willow
X Chitalpa tashkentensis	Chitalpa
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Fraxinus velutina 'Modesto'	Modesto Arizona Ash
Geijera parviflora	Australian Willow
Ginkgo biloba (Non-Female)	Ginkgo
Gleditsia triacanthos	Honey Locust
Hymnesporum flavum	Sweetshade
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree

Liriodendron tulipifera	Tulip Tree
Lophostemon confertus	Brisbane Box
Magnolia grandiflora	Southern Magnolia
Melaleuca quinquenervia	Cajeput Tree
Meterosideros excelsa	New Zealand Christmas Tree
Olea europeae 'Wilsonii'	Fruitless Olive
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Turkish Pine
Pinus pinea	Italian Stone Pine
Pinus torreyana	Torrey Pine
Pistacia chinensis	Chinese Pistache
Platanus x acerifolia 'Roberts'	London Plane Tree
Platanus mexicana	Mexican Sycamore
Platanus racemosa	California Sycamore
Prosopis alba 'Colorado'	Argentine Mesquite
Prosopis 'Phoenix'	Phoenix Mesquite
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac
Robinia 'Idahoensis'	Purple Locust
Robinia pseudoacacia	Black Locust
Spathodea campanulate	African Tulip Tree
Stenocarpus sinuatus	Firewheel Tree
Syagrus romanzoffianum	Queen Palm
Tabebuia chrysotricha	Golden Trumpet Tree
Tabebuia impetiginosa	Pink Trumpet Tree
Thevetia peruviana	Yellow Oleander
Tipuana tipu	Tipu Tree
Ulmus parviflora 'True Green'	'True Green' Evergreen Elm
Ulmus parviflora 'Drake'	'Drake' Evergreen Elm
Washingtonia filifera	California Fan Palm
Zelkova serrata	Sawleaf Zelkova

Recommended Shrub List

Scientific Name	Common Name
Aeonium arboreum	Saucer Plant
Abelia x grandiflora	Glossy Abelia
Acca sellowiana	Pineapple Guava
Agave americana	Century Plant
Agave attenuata	Foxtail Agave
Agave colorata	Mescal
Agave desmettiana	NCN
Agave geminiflora	Twin-Flowered Agave
Agave guiengola	Whale's Tongue Agave
Agave gypsophila	Gypsum Century Plant
Agave salmiana	NCN
Aloe arborescens	Torch Aloe
Arctostaphylos glauca	Bigberry Manzanita
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Aristida purpurea	Purple Three-Awn
Baccharis 'Starn'	'Starn' Coyote Brush
Berberis aquifolium	Oregon Grape Holly
Bougainvillea spp.	Bougainvillea
Buddleia davidii	Butterfly Bush
Calamagrostis x acutifolia 'Karl Forester'	Feather Reed Grass
Calamagrostis nutkaensis	Pacific Reed Grass
Calliandra 'Sierra Star'	Pink Fairy Duster
Callistemon 'Better John'	Dwarf Bottlebrush
Ceanothus spp.	California Lilac
Chondropetalum elephantium	Large Cape Rush
Chondropetalum tectorum	Small Cape Rush
Cistus x purpureus	Orchid Rockrose
Crassula spp.	Jade Plant
Dietes spp.	Fortnight Lily
Dracaena draco	Dragon Tree
Echium candicans	Pride of Madeira
Elaeagnus pungens	Silverberry
Furcraea foetida	Mauritius Hemp
Furcraea macdougalii	NCN
Juniperus spp.	Juniper
Leonotis Leonurus	Lion's Tail
Leucophyllum spp.	Texas Sage
Leucospermum spp.	Pincushion
Ligustrum japonicum	Japanese Privet
Miscanthus sinensis	Silver Grass
Muhlenbergia capillaris	Pink Muhly Grass
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deer Grass

Nandina domestica	Heavenly Bamboo
Opuntia cacanapa ‘Ellisiana’	Spineless Prickly Pear
Opuntia violacea ‘Santa Rita’	Purple Prickly Pear
Penstemon heterophyllus	Foothill Penstemon
Phormium tenax	New Zealand Flax
Perovskia atriplicifolia	Russian Sage
Philodendron ‘Xanadu’	‘Xanadu’ Philodendron
Phlomis fruticosa	Jerusalem Sage
Photinia x fraseri	Red Tip Photinia
Pinus mugo	Swiss Mountain Pine
Pittosporum crassifolium	Karo
Pittosporum tobira	Japanese Mock Orange
Prunus caroliniana	Carolina Laurel Cherry
Pyracantha spp.	Firethorn
Rhamnus californica	California Coffeberry
Rhaphiolepis indica	Indian Hawthorn
Rhus lentii	Pink-Flowering Sumac
Rhus ovata	Sugar Bush
Salvia canariensis	Canary Island Sage
Salvia clevelandii	Cleveland Sage
Salvia leucantha	Mexican Bush Sage
Szyzgium paniculatum	Brush Cherry
Westringia fruticosa	Coast Rosemary
Xylosma congestum	NCN
Yucca rostrata	Beaked Yucca

Recommended Groundcover List

Scientific Name	Common Name
Acacia redolens	Prostrate Acacia
Achillea spp.	Yarrow
Agapanthus spp.	Lily-of-the-Nile
Aloe maculata	Soap Aloe
Aloe striata	Coral Aloe
Aloe striatula	Hardy Aloe
Aloe vera	Medicinal Aloe
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Artemesia californica	California Sagebrush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bouteloua gracilis	Blue Grama Grass
Bulbine frutescens	NCN
Carex divulsa	Berkeley Sedge
Carex praegracilis	Western Meadow Sedge
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Ceanothus griseus horizontalis	Carmel Creeper
Cistanthe grandiflora	Rock Purslane
Cistus 'Sunset'	Dwarf Rockrose
Clivia miniata	Kaffir Lily
Cotoneaster spp.	NCN
Cotyledon spp.	NCN
Festuca mairei	Maire's Fescue
Grevillea lanigera 'Coastal Gem'	Woolly Grevillea
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis spp.	Daylily
Hesperaloe paviflora	Red Yucca
Juncus patens	California Gray Rush
Juniperus horizontalis	Creeping Juniper
Juniperus procumbens	Japanese Garden Juniper
Lavandula spp.	Lavender
Leymus condensatus 'Canyon Prince'	Giant Wild Rye
Lomandra spp.	Mat Rush
Mimulus spp.	Monkey Flower
Myoporum parvifolium 'Putah Creek'	NCN
Rosa floribunda	Groundcover Rose
Rosmarinus officinalis	Rosemary
Salvia gregii	Autumn Sage
Senecio spp.	Blue Chalk Sticks
Teucrium fruticans	Bush Germander
Westringia 'Mundi'	Dwarf Coast Rosemary

Recommended Vine List

Scientific Name	Common Name
Bougainvillea spp.	Bougainvillea
Combretum fruticosum	Orange Flame Vine
Distictus 'Rivers'	Blood Red Trumpet Vine
Distictus buccinatoria	Purple Trumpet Vine
Macfadyena unguis-cati	Cat's Claw
Parthenocissus tricuspidate	Boston Ivy
Passiflora spp.	Passionflower Vine
Wisteria floribunda	Japanese Wisteria

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 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 July 3, 2026, and July 30, 2026, in the amount of $3,145,190.94.

Fiscal Impact:

Expenditures in the amount of $3,145,190.94.

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 July 3, 2026, and July 30, 2026, for $3,145,190.94, 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		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011799532 - 6/25 NOI-27801 ALISO CRK DEV PROJ	442.86
BEST BEST & KRIEGER	JUN'26 BBK CEQA & ENVIRONMENTAL (SPECIALIZED)	902.20
BEST BEST & KRIEGER	JUN'26 BBK APPLICANT INITIATED REIMB(AIR)-MERITAGE	321.00
BEST BEST & KRIEGER	JUN'26 BBK APPLICANT INITIATED REIMB(AIR)-SHEA	919.50
CHOICE BUILDER	AUG'26 DENTAL - TZ	96.90
CHOICE BUILDER	AUG'26 VISION - JM	6.48
CHOICE BUILDER	AUG'26 DENTAL - JM	46.63
CHOICE BUILDER	AUG'26 DENTAL INSURANCE	1,985.41
CHOICE BUILDER	JUN-JUL'26 DENTAL - BC	(291.76)
CHOICE BUILDER	AUG'26 VISION INSURANCE	307.34
CHOICE BUILDER	JUN-JUL'26 VISION - BC	(59.08)
RJM DESIGN GROUP INC	LANDSCAPE PLAN REVIEW - ALISO VIEJO PKWY	780.00
DE NOVO PLANNING GROUP	PEER REVIEW FOR CEQA DOCUMENT - SHEA HOMES	18,562.50
DE NOVO PLANNING GROUP	PEER REVIEW OF CEQA FOR FREEDOM LANE	12,375.00
DE NOVO PLANNING GROUP	JUN'26 CEQA PROFESSIONAL SERVICES	9,960.00
NV5, INC	MAY'26 CITYSIDE PLAN CHECK	4,380.00
CHARLES ABBOTT ASSOC INC	5/28-5/29/26 GRADING PLAN CHECK SERVICES	1,606.00
CHARLES ABBOTT ASSOC INC	5/6/26 GRADING PLAN REVIEW SERVICES	972.00
CHARLES ABBOTT ASSOC INC	5/27-5/28/26 TRACT MAP/GRADING PLAN REVIEW SERVICE	1,134.00
CHARLES ABBOTT ASSOC INC	5/18-5/20/26 TRACT MAP/GRADING PLAN REVIEW SERVICE	1,377.00
CHARLES ABBOTT ASSOC INC	4/2/26 GRADING PLAN REVIEW SERVICES	1,540.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA WQMP REVIEW SERVICES - ARGONAUT	435.00
CHARLES ABBOTT ASSOC INC	JUN'26 WQMP REVIEW SERVICES - POLARIS	725.00
SWAN POOLS	26-02-019_POOL26-01001_22 LYON RDG_SWAN POOLS	3,000.00
BELLAGIO HOME IMPROVEMENT	CD-2026-01018_1 MESA CIR_BELLAGIO HOME IMPROVEMEN	500.00
ROOF PRO	CD-2026-01042_2-12 ROSEWOOD_ROOF PRO	500.00
ROOF PRO	CD-2026-01056_3-9 CHERRYWOOD_ROOF PRO	500.00
LIANG LI	CD-2025-00152_4 MEADOWPOINT_LIANG LI	500.00
UNITED OF OMAHA LIFE INSURANCE CO.	AUG'26 LIFE INSURANCE	1,855.35
CALPERS HEALTH	AUG'26 TZ - HEALTH PREMIUM	1,750.56
CALPERS HEALTH	AUG'26 TZ - HEALTH PREMIUM PEMCA MINIMUM	162.00
CALPERS HEALTH	AUG'26 CALPERS HEALTH PREMIUM	36,645.18
BEAR ELECTRICAL SOLUTIONS INC	PACIFIC PARK DR AND CHASE/PEPPERTREE SIGNAL REPAIR	19,588.32
GMU GEOTECHNICAL INC	JUN'26 CITYSIDE FIBER GEOTECHNICAL REVIEW	1,489.10
RK ENGINEERING GROUP INC	JUN'26 TRAFFIC IMPACT REVIEW - 15 ARGONAUT	1,140.00
RJM DESIGN GROUP INC	JUN'26 LANDSCAPE CONSULTANT SERVICES	585.00
NV5, INC	JUN'26 CITYSIDE PLAN CHECK	740.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA SCE - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	JUN'26 CAA COX - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	JUN'26 CAA MNWD - R. BRUNELL	210.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA TRACT MAP REVIEW SERVICES	324.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA GRADING PLAN REVIEW SERVICES	1,053.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA GRADING PLAN REVIEW SERVICES	648.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA GRADING PLAN REVIEW SERVICES	1,296.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA DRAINAGE & SOILS REPORT REVIEW SERVICES	1,120.00
CHARLES ABBOTT ASSOC INC	JUN'26 CAA TRACT MAP REVIEW SERVICES	162.00
STC TRAFFIC, INC	JUN'26 TRAFFIC STUDY PEER REVIEW SERVICES	1,505.00
STC TRAFFIC, INC	JUN'26 TRAFFIC STUDY PEER REVIEW SERVICES	1,505.00
DEPT OF CONSERVATION	APR-JUN'26 SEISMIC MAPPING FEES	1,249.09
DIVISION OF THE STATE ARCHITECT	APR-JUN'26 CASP FEES	59.60
CA BUILDING STANDARDS COMMISSION	APR-JUN'26 CA BLDG STANDARD ADMIN FEES	342.90
HOMEREPIPE PLUMBING	PLMR-2026-01126_33 RAVEN LN_HOMEREPIPE PLUMBING	207.24
REPIPE1	PLMR-2026-01124_8 GIOVANNI_REPIPE1	271.00
KAMEL MEDICAL GROUP	CD-2026-01000_15 MAREBLU 240_KAMEL MEDICAL GROUP	500.00
ROOF PRO	CD-2026-01043_31-37 MEADOWOOD_ROOF PRO	500.00
TOP ROOFING SERVICES	CD-2026-01068_17 SPRING HBR_TOP ROOFING SERVICES	500.00

Vendor Name	Description (Item)	Amount
ADRIAN VAZQUEZ OLIVARES	CD-2025-00157_15 AMBER_PREMIUM ROOFING_ADRIAN VAZQ	500.00
SEA POINTE CONSTRUCTION	CD-2025-00167_79 ROCKROSE_SEAPOINTE CONSTRUCTION	500.00
		140,037.32
CITY COUNCIL		
AT&T	5/17/26-6/16/26 CITY COUNCIL PHONES	239.80
TIFFANY ACKLEY	4/29-5/01/26 TA CJPIA EOS MILEAGE REIMBURSEMENT	120.21
US BANK PURCHASING CARD PROGRAM	LL 5/07 OCFA BEST&BRAVEST AWARDS-M. MUNZING	65.00
US BANK PURCHASING CARD PROGRAM	LL 5/08 MARRIOTT-SCAG HOTEL G. DWYER	447.72
US BANK PURCHASING CARD PROGRAM	LL 5/07 OCFA BEST&BRAVEST AWARDS-G.DWYER	65.00
US BANK PURCHASING CARD PROGRAM	LL 6/04 OCTAX LUNCHEON G. DWYER	75.00
US BANK PURCHASING CARD PROGRAM	LL 6/04 OCTAX LUNCHEON T. ZANDBERGEN	75.00
GARRETT DWYER	5.06-5.08.26 GD SCAG CONFERENCE MILEAGE REIMB	175.45
US BANK PURCHASING CARD PROGRAM	MK 5/23 OCFA FOUNDATION-TZ CREDIT	(65.00)
US BANK PURCHASING CARD PROGRAM	MK 5/28 OCFA FOUNDATION-TZ (MISCHARGED)	65.00
US BANK PURCHASING CARD PROGRAM	MK 5/22 OCFA FOUNDATION-T.ZANDBERGEN	65.00
	CITY COUNCIL TOTAL:	**1,328.18**
CITY MANAGER		
US BANK PURCHASING CARD PROGRAM	DL 6/11LEAGUE OF CALCITIES REGISTRATION 9/23-25 BC	675.00
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	27,772.00
CALPERS HEALTH	AUG'26 PG - HEALTH PREMIUM	162.00
AT&T	5/17/26-6/16/26 CITY MANAGER PHONE	485.27
US BANK PURCHASING CARD PROGRAM	IA 6/08 BESTBUY-CITY MANAGER REMARKABLE TABLET	872.91
US BANK PURCHASING CARD PROGRAM	IA 5/29 STAPLES-CITY MANAGER PRINTER	581.84
	CITY MANAGER TOTAL:	**30,549.02**
ECONOMIC DEVELOPMENT		
ERIC WINTER	JUN'26 BUS. SPOTLIGHT - SOKA UNIVERSITY	799.00
	ECONOMIC DEVELOPMENT TOTAL:	**799.00**
HUMAN RESOURCES		
HEALTH AND HUMAN RESOURCE CENTER INC	AUG'26 EAP PROGRAM	102.90
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	4,341.00
AT&T	5/17/26-6/16/26 HR PHONE	53.44
STAPLES ADVANTAGE	JUN'26 HR OFFICE SUPPLIES	18.41
US BANK PURCHASING CARD PROGRAM	LL 5/07 JM TROPHIES & AWARDS-NAME TAGS/PLATES	80.05
	HUMAN RESOURCES TOTAL:	**4,595.80**
CITY CLERK		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011800786 - 6/28 NOTICES OF ELECTION-5 LANGS	1,785.60
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	25,726.00
NETFILE, INC	FY26-27 NETFILE ANNUAL SBSCPTN 7/1/26-6/30/27	4,000.00
STAPLES ADVANTAGE	JUN'26 CCLK OFFICE SUPPLIES	31.70
US BANK PURCHASING CARD PROGRAM	LL 5/19 OC REGISTER SBSCPTN/4 WKS	14.00
US BANK PURCHASING CARD PROGRAM	LL 4/23 LA TIMES SBSCPTN/4 WKS	15.96
US BANK PURCHASING CARD PROGRAM	LL 5/21 LA TIMES SBSCPTN/4 WKS	15.96
US BANK PURCHASING CARD PROGRAM	LL 4/23 OC REGISTER SBSCPTN/4 WKS	26.00
US BANK PURCHASING CARD PROGRAM	LL 5/20 OC REGISTER SBSCPTN/4 WKS	26.00
US BANK PURCHASING CARD PROGRAM	LL 6/19 CMCA ANNUAL CONF SAC 4/14-17/27-M.KENDIG	675.00
US BANK PURCHASING CARD PROGRAM	LL 6/16 OC REGISTER SBSCPTN/4 WKS	14.00
US BANK PURCHASING CARD PROGRAM	LL 6/18 LA TIMES SBSCPTN/4 WKS	15.96
US BANK PURCHASING CARD PROGRAM	LL 6/17 OC REGISTER SBSCPTN/4 WKS	26.00
LEKKINA LONG	LL MILEAGE REIMBURSEMENT REQUEST FOR JAN-JUN'26	90.11
LEKKINA LONG	LL MILEAGE REIMBURSEMENT JUL-DEC'25	29.54
US BANK PURCHASING CARD PROGRAM	MK 6/10 CAPIO CONF SAC REG 7/20-22-L.TORRES	399.00
US BANK PURCHASING CARD PROGRAM	MK 6/10 SW AIR-CAPIO CONF 7/20-22 SAC-L.TORRES	442.80
	CITY CLERK TOTAL:	**33,333.63**
CITY ATTORNEY		
BEST BEST & KRIEGER	JUN'26 BBK AGENDA REPORTS (NON-RETAINER)	772.50
BEST BEST & KRIEGER	JUN'26 BBK MAJOR GENERAL PLAN UPDATE (SPEC PROJ)	1,019.70
BEST BEST & KRIEGER	JUN'26 NPDES NEW PERMIT (NON-RETAINER)	30.90
BEST BEST & KRIEGER	JUN'26 BBK GENERAL LITIGATION	416.40
BEST BEST & KRIEGER	JUN'26 BBK GENERAL RETAINER LEGAL SERVICES	25,792.00
	CITY ATTORNEY TOTAL:	**28,031.50**
FINANCE		
CHOICE BUILDER	AUG'26 ADMIN FEE	30.00
MEEDER PUBLIC FUNDS, INC.	APR-JUN'26 INVESTMENT ADVISORY SERVICES	4,125.00

Vendor Name	Description (Item)	Amount
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	30,494.00
CALPERS HEALTH	AUG'26 CALPERS ADMIN FEE	33.11
ANN EIFERT	GFOA CONFERENCE 6/27-7/1/26 - REIMBURSEMENT	819.44
	FINANCE TOTAL:	**35,501.55**
INFORMATION TECHNOLOGY		
AT&T	5/22/26-6/21/26 AT&T CALNET CH-ALARM/POTS LINE	604.28
MICHAEL MUNZING	TECHNOLOGY IPAD/CASE/WARRANTY REIMBURSEMENT - MM	1,650.00
SHI INTERNATIONAL CORP	1PASSWORD BUSINESS LICENSE 6/04/26-6/03/27	958.80
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	20,968.00
AT&T	5/17/26-6/16/26 EOC MIFI	154.60
AT&T	5/17/26-6/16/26 EOC PHONES	72.40
AT&T	5/17/26-6/16/26 FLEET COMPLETE GPS	206.52
AT&T	5/17/26-6/16/26 CH MIFI	1.04
AT&T	5/17/26-6/16/26 CH MIFI	120.00
JOSE RUEL FABELLA DIRA	JUN'26 ENERGOV & GIS	2,800.00
SHI INTERNATIONAL CORP	FY25-26 SHI CISCO MERAKI ENTERPRISE	6,046.56
SHI INTERNATIONAL CORP	MERAKI MR46 WI-FI 6 INDOOR AP	4,598.23
SHI INTERNATIONAL CORP	11/20/25-11/19/26 MANAGE ENGINE PATCH MANAGER PLUS	1,559.94
US BANK PURCHASING CARD PROGRAM	IA 3/28 GOOGLE - EOC YOUTUBE SUBSCR	82.99
US BANK PURCHASING CARD PROGRAM	IA 4/04 OTTER AI - OTTER BUSINESS SUBSCRIPTION	240.00
US BANK PURCHASING CARD PROGRAM	IA 4/13 AMAZON - D00R ACCESS CARDS	1,503.11
US BANK PURCHASING CARD PROGRAM	IA 4/03 OTTER AI - OTTER PRO SUBSCRIPTION	99.99
US BANK PURCHASING CARD PROGRAM	IA 4/03 HOTEL ZOSO - MISAC CONF 4/02-4/03/26	308.78
US BANK PURCHASING CARD PROGRAM	IA 4/15 MISAC - ITMLE VIRTUAL CONF 8/03-8/05/26	1,200.00
US BANK PURCHASING CARD PROGRAM	IA 3/23 PHILZ COFFEE - IT DEPT MEETING	27.37
US BANK PURCHASING CARD PROGRAM	IA 5/28 EOC YOUTUBE SUBSCR	82.99
US BANK PURCHASING CARD PROGRAM	IA 6/15 BLINQ- BUSINESS SUB	419.16
US BANK PURCHASING CARD PROGRAM	IA 6/10 GODADDY-FIT.AVCITY.ORG	119.99
US BANK PURCHASING CARD PROGRAM	IA 6/13 STELLAR-DATA RECOVERY	548.98
US BANK PURCHASING CARD PROGRAM	RC 6/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	RC 4/16 ACCESSORY 1 - KEYBOARD CASE	129.00
US BANK PURCHASING CARD PROGRAM	RC 4/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	RC 5/20 AMAZON - DYMO LABELS	18.51
US BANK PURCHASING CARD PROGRAM	RC 5/19 AMAZON - DYMO LABELS	61.75
US BANK PURCHASING CARD PROGRAM	RC 4/28 HOME DEPOT - TOOLS	183.89
US BANK PURCHASING CARD PROGRAM	RC 4/22 GOTO RESOLVE - MDM	88.83
US BANK PURCHASING CARD PROGRAM	RC 5/07 AMAZON - OFFICE FAN	64.63
US BANK PURCHASING CARD PROGRAM	RC 5/16 WAITWHILE SUBSCRIPTION	196.00
	INFORMATION TECHNOLOGY TOTAL:	**45,508.34**
NON-DEPARTMENTAL		
IPROMOTEU.COM INC	BUS CARDS-Q. LE	70.51
IPROMOTEU.COM INC	BUS CARDS-ALISO VIEJO RANCH	92.06
ALLIANT INSURANCE SERVICES INC	FY26-27 ACIP CRIME POLICY RENEWAL	1,148.00
QUADIENT FINANCE USA, INC	QUADIENT POSTAGE - ADDED 06/26/26	634.00
US BANK PURCHASING CARD PROGRAM	DL 6/15 JM TROPHIES - NAMEPLATES QL+SP	64.10
US BANK PURCHASING CARD PROGRAM	EM 6/20 BLISS CW - F150 CAR WASH	35.00
ABOEY, INC	JUN'26 BANNER PRODUCTION & INSTALL-25YR ANNIV	3,797.20
CALIFORNIA JPIA	FY26-27 PROPERTY INSURANCE PREMIUM	48,001.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JUN'26 TRIMMER KIT	544.14
ASSOCIATION OF CALIFORNIA CITIES	FY26-27 ACC-OC ANNUAL MEMBERSHIP	10,713.86
RICOH USA	MAY'26 RICOH 2504EX FRONT COUNTER PRINTS (4456)	78.28
RICOH USA	MAR-MAY'26 RICOH C5300S PRINT ROOM PRINTS (2624)	263.89
RICOH USA	JUN'26 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	25.53
RICOH USA	MAY'26 RICOH 2504 BACK OFFICE PRINTS (4542)	88.12
VOYAGER FLEET SYSTEMS INC	JUL'26 VEHICLE FUEL	1,040.13
PILAR INVESTMENTS, LLC	7/17/26-8/16/26 STORAGE RENT UNIT #535	475.00
STAPLES ADVANTAGE	JUN'26 - COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	376.59
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE VISTA PARK	1,100.11
COUNTY OF ORANGE	FY26-27 ANNUAL LAFCO ALLOCATION	7,730.24
US BANK PURCHASING CARD PROGRAM	LL 5/12 TONY PEPPERONIS-CC MTG 5/20	178.80
US BANK PURCHASING CARD PROGRAM	LL 5/20 TUMMY STUFFERS-CC MTG 5/20	25.00
US BANK PURCHASING CARD PROGRAM	LL 5/13 FEDEX - ORTIZ FAMILY	25.08
US BANK PURCHASING CARD PROGRAM	LL 5/20 TUMMY STUFFERS-CC MTG 5/20	175.00
US BANK PURCHASING CARD PROGRAM	LL 5/06 LUNA GRILL-CC MTG 5/6	284.97

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	LL 5/15 COSTCO BY INSTACART	173.84
US BANK PURCHASING CARD PROGRAM	LL 4/29 PRIMO BRANDS-WATER SERVICE	53.85
US BANK PURCHASING CARD PROGRAM	LL 5/20 SMART&FINAL BY INSTACART	100.47
US BANK PURCHASING CARD PROGRAM	LL 5/19 TONY PEPPERONIS-CC MTG 5/20	265.59
US BANK PURCHASING CARD PROGRAM	LL 6/13 FEDEX-ORTIZ FAMILY	27.69
US BANK PURCHASING CARD PROGRAM	LL 6/06 CMCA MEMBERSHIP FY26-27 L.LONG	300.00
US BANK PURCHASING CARD PROGRAM	LL 6/17 RALPHS - SODAS	27.63
US BANK PURCHASING CARD PROGRAM	LL 5/27 TONY PEPPERONI-SPECIAL CC MTG 5/29	376.52
US BANK PURCHASING CARD PROGRAM	LL 6/18 URBANE CAFE CC MTG 6/17	229.89
US BANK PURCHASING CARD PROGRAM	LL 6/19 AMAZON - AIR QUALITY MONITOR	32.31
US BANK PURCHASING CARD PROGRAM	LL 6/12 COSTCO BY INSTACART	83.73
US BANK PURCHASING CARD PROGRAM	LL 5/28 PRIMO BRANDS-WATER SERVICE	69.65
US BANK PURCHASING CARD PROGRAM	LL 6/03 URBAN PLATES-CC MTG 6/3 DINNER	235.83
US BANK PURCHASING CARD PROGRAM	MK 6/02 COSTCO-VOTE CTR SNACKS	68.94
US BANK PURCHASING CARD PROGRAM	MK 5/27 AMAZON-2 STANCHIONS	200.54
US BANK PURCHASING CARD PROGRAM	MK 6/05 AMAZON-2 STANCHIONS	172.38
US BANK PURCHASING CARD PROGRAM	MK 6/16 TUSTIN AWARDS-VELCRO FOR NAMPLATES	67.88
US BANK PURCHASING CARD PROGRAM	MK 6/16 TUSTIN AWARDS-NAMEPLATES	654.63
US BANK PURCHASING CARD PROGRAM	MK 5/29 AMAZON-ORGANIZERS	35.52
US BANK PURCHASING CARD PROGRAM	MK 5/31 STAMPMAKER	45.67
	NON-DEPARTMENTAL TOTAL:	**80,189.17**
C. S. ADMINISTRATION		
SHAKESPEARE BY THE SEA	7/23/26 SOKA EVT CO-SPONSOR-SHAKESPEARE BY THE SEA	3,750.00
MICHAEL R JUE	GRAPHIC DESIGN-2026 SUMMER&FALL BROCHURE & SAFE ST	7,256.25
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-KANBIT SMALL DIGITAL TRAVEL ALARM	9.37
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ELEGANT ORGANZA CHAIR SASHES	10.56
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-143 PCS TOMATO PARTY DECORATIONS	14.64
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-QIKNIRD ARTIFICIAL LEMON BRANCHES	21.54
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-AERWO BALLOON ARCH KIT	26.55
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-CANON EOS REBEL T7	639.68
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-VREDHORN PATIO UMBRELLA BASE	478.02
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ABCCANOPY 10X10 POP UP CANOPY TENT	473.88
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-US WEIGHT 40 POUNT CANOPY WEIGHT SET	315.44
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-3 PACK WHITE FOAM BOARDS	38.78
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BEST CHOICE 10FT OUTDOOR UMBRELLAS	150.80
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ULTCOVER PATIO UMBRELLA COVERS	82.43
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-INNOVSIGN 3 PK POSTER SIGN STAND	549.48
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-MOD PODGE CLOSS SEALER	8.60
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-TOOLTERRITARY METAL ARCH BACKDROP	57.84
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-HOOOMYAI 24 IN TABLETOP PRIZE WHEEL	73.26
LEARNING RESOURCES NETWORK INC	FY26-27 REC DEPT - LERN MEMBERSHIP RENEWAL	445.00
SOLINK INC	25TH ANNIVERSARY LOGO CONTEST WINNER	113.14
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - ARTISANS MARKET INSURANCE	329.00
CALPERS HEALTH	AUG'26 DP - HEALTH PREMIUM	162.00
CALPERS HEALTH	AUG'26 HW - HEALTH PREMIUM	162.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INS -ALL IS BRIGHT HOLIDAY & TREE LIGHT	692.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - FALL MOVIE NIGHT	329.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - PET FAIR & VET CLINIC	329.00
ALLIANT INSURANCE SERVICES INC	2026 EVENT INSURANCE - HEALTH SAFETY FAIR EVENT	329.00
OCY MANAGEMENT, LLC	APR'26 R&CS CONTRIBUTION TRANSPORTATION	880.00
OCY MANAGEMENT, LLC	MAY'26 R&CS CONTRIBUTION TRANSPORTATION	768.00
OCY MANAGEMENT, LLC	JUN'26 R&CS CONTRIBUTION TRANSPORTATION	616.00
US POSTAL SERVICE	FY26-27 POSTAGE FOR QUARTERLY BROCHURES	20,000.00
US BANK PURCHASING CARD PROGRAM	LL 4/26 FACEBK META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 4/30 FACEBK META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 4/23 FACEBK META ADS	5.82
US BANK PURCHASING CARD PROGRAM	LL 6/06 FACEBOOK META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 6/12 FACEBOOK META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 5/23 FACEBOOK META ADS	101.86
LAUREN TORRES	25TH ANNIVERSARY RECEPTION 07/15 SUPPLIES-REIMB LT	60.57
US BANK PURCHASING CARD PROGRAM	MK 6/04 CCI CONSTANTCONTACT PYMT-ALISOVIEJONEWS	152.00
US BANK PURCHASING CARD PROGRAM	MK 6/09 ASK.QRCODECREATER.COM	133.20
	C. S. ADMINISTRATION TOTAL:	**39,984.71**

Vendor Name	Description (Item)	Amount
IGLESIA PARK		
PV MAINTENANCE INC	JUN'26 PVM IGLESIA PARK MAINTENANCE	2,179.50
SO CAL EDISON	JUN'26 ACCT#7997 IGLESIA PARK ELECTRICITY	136.40
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE IGLESIA PARK	7,319.43
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION IGLESIA	135.30
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION IGLESIA	133.61
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION IGLESIA	96.98
	IGLESIA PARK TOTAL:	**10,001.22**
IGLESIA BUILDING		
SIGNAL HILL AUTO ENTERPRISES, INC	JUN'26 JANITORIAL SUPPLIES - IGLESIA	944.59
SO CAL EDISON	JUN'26 ACCT#7997 IGLESIA PARK BLDG ELECTRICITY	2,039.98
US BANK PURCHASING CARD PROGRAM	KB 6/16 THE HOME DEPOT - IGLESIA POWER OUTAGE	182.04
PV MAINTENANCE INC	JUN'26 PVM IGLESIA BUILDING MAINTENANCE	1,158.00
SONITROL ORANGE COUNTY LLC	JUN'26 IGLESIA ACCESS CONTROL	114.86
ZAPP PEST MANAGEMENT	MAY'26 PEST CONTROL SERVICES IGLESIA	75.00
ZAPP PEST MANAGEMENT	JUN'26 PEST CONTROL SERVICES IGLESIA	75.00
FERGUSON US HOLDINGS, INC	JUN'26 URINAL PARTS - IGLESIA	632.14
FERGUSON US HOLDINGS, INC	JUN'26 URINAL PARTS - IGLESIA	33.37
FERGUSON US HOLDINGS, INC	JUN'26 URINAL PARTS - IGLESIA	224.58
	IGLESIA BUILDING TOTAL:	**5,479.56**
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	JUN'26 B&GCCV	12,500.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**12,500.00**
PLANNING		
WILLDAN FINANCIAL SERVICES	JUN'26 USER FEE AND DIF FEE STUDIES	18,965.00
LG2WB ENGINEERS,INC	MAR'26 EVACUATION ASSESSMENT-SAFETY ELEMENT	2,359.75
LG2WB ENGINEERS,INC	JUN'26 EVACUATION ASSESSMENT-SAFETY ELEMENT	508.00
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	25,570.00
CALPERS HEALTH	AUG'26 MF - HEALTH PREMIUM	162.00
US BANK PURCHASING CARD PROGRAM	IA 5/25 SURVEYMONKEY	468.00
	PLANNING TOTAL:	**48,032.75**
BUILDING		
CHARLES ABBOTT ASSOC INC	JUN'26 CAA CONTRACT SERVICES - BUILDING	43,599.79
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	5,777.00
STAPLES ADVANTAGE	MAY-JUN'26 BLDG/PLNG OFFICE SUPPLIES	887.65
	BUILDING TOTAL:	**50,264.44**
CODE ENFORCEMENT		
CHARLES ABBOTT ASSOC INC	JUN'26 CAA CONTRACT SERVICES - CODE ENFORCEMENT	9,031.25
	CODE ENFORCEMENT TOTAL:	**9,031.25**
ENGINEERING (GENERAL)		
US BANK PURCHASING CARD PROGRAM	KB 5/27 AMAZON - JUMPER CABLES FOR CITY VEHICLES	142.22
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	23,714.00
DXP ENTERPRISES, INC	JUN'26 PUMP MOTOR AND INSTALL - TREATMENT SITE	34,464.92
AT&T	5/17/26-6/16/26 PUBLIC WORKS TABLETS	159.70
RICHARD FISHER ASSOCIATES	MAY'26 LANDSCAPE INSPECTION GENERAL	4,494.63
RICHARD FISHER ASSOCIATES	JUN'26 LANDSCAPE INSPECTION GENERAL	2,980.16
CHARLES ABBOTT ASSOC INC	JUN'26 CAA NPDES SERVICES	16,397.50
CHARLES ABBOTT ASSOC INC	JUN'26 CAA SOLID WASTE SERVICES	5,505.00
US BANK PURCHASING CARD PROGRAM	SP 7/15 CEAOC-AUG'26 MEETING SP QL	60.00
US BANK PURCHASING CARD PROGRAM	SP 7/02 SOUTHWEST-APWA CONF FLIGHT 8/29-9/02/26	366.80
	ENGINEERING (GENERAL) TOTAL:	**88,284.93**
STREET MAINTENANCE		
PV MAINTENANCE INC	JUN'26 PVM STREET MAINTENANCE	24,791.45
PV MAINTENANCE INC	JUN'26 PVM 57 JOURNEY STREET/SIDEWALK REPAIR	7,157.25
PV MAINTENANCE INC	JUN'26 ANHS GRADUATION - PVM SUPPORT	8,906.03
RICHARD FISHER ASSOCIATES	MAY'26 LANDSCAPE INSPECTION MEDIAN	410.54
RICHARD FISHER ASSOCIATES	JUN'26 LANDSCAPE INSPECTION MEDIANS	892.63
CHARLES ABBOTT ASSOC INC	JUN'26 CAA STREET INVESTIGATIONS	4,357.50
	STREET MAINTENANCE TOTAL:	**46,515.40**
LAW ENFORCEMENT-CONTRACT		
COUNTY OF ORANGE	JUN'26 LAW ENFORCEMENT/BODY CAMERAS/IN CAR VIDEO	223,998.61
COUNTY OF ORANGE	JUL'26 MOTORCYCLE REPLACEMENT	88.06

Vendor Name	Description (Item)	Amount
COUNTY OF ORANGE	JUL'26 BWC/TASER	1,597.20
COUNTY OF ORANGE	JUL'26 BODY WORN CAMERA	7,878.36
COUNTY OF ORANGE	JUL'26 LAW ENFORCEMENT CONTRACT	935,499.06
COUNTY OF ORANGE	JUL'26 IN CAR VIDEO	3,781.89
COUNTY OF ORANGE	JUL'26 ML.E. EARLY PAYMENT DISCOUNT - 0.25%	(2,406.42)
	LAW ENFORCEMENT-CONTRACT TOTAL:	**1,170,436.76**
EOC		
US BANK PURCHASING CARD PROGRAM	LL 5/14 EXTRA SPACE-OFFSITE STORAGE #A1554	384.00
US BANK PURCHASING CARD PROGRAM	LL 6/14 EXTRA SPACE-OFFSITE STORAGE #A1554	384.00
	EOC TOTAL:	**768.00**
	GENERAL FUND TOTAL:	**1,881,172.53**

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NON-DEPARTMENTAL

PV MAINTENANCE INC	MAY'26 PVM CH MAINTENANCE	1,450.64
PV MAINTENANCE INC	JUN'26 PVM CIH MAINTENANCE	1,369.21
THE GAS COMPANY	06/03/26-07/02/26 MTR#16122180 CH GAS SVC	193.99
SO CAL EDISON	JUN'26 ACCT#7189 CH ELECTRICITY	8,095.66
US BANK PURCHASING CARD PROGRAM	EM 6/17 THE HOME DEPOT - MATERIALS CH	61.64
US BANK PURCHASING CARD PROGRAM	EM 6/16 THE HOME DEPOT - MATERIALS CH	32.57
US BANK PURCHASING CARD PROGRAM	KB 6/03 THE HOME DEPOT - BLANK KEYS FOR CUTTING	140.97
US BANK PURCHASING CARD PROGRAM	KB 5/29 EBAY-BACK UP CPU BOARD FRONT DOOR SLIDER	189.81
THURSTON ELEVATOR CONCEPTS INC	JUN'26 CH ELEVATOR HYDRAULIC CLEANING -1/2 ANNUAL	1,130.00
CREATIVE AIR MECHANICAL SERVICES, LLC	HVAC CITY HALL-WARRANTY WORK AND PART REPLACEMENT	825.00
SONITROL ORANGE COUNTY LLC	JUN'26 CH INTRUSION DETECTION	400.80
SONITROL ORANGE COUNTY LLC	JUN'26 CH ACCESS CONTROL	639.87
ZAPP PEST MANAGEMENT	MAY'26 PEST CONTROL SERVICES CH	75.00
ZAPP PEST MANAGEMENT	JUN'26 PEST CONTROL SERVICES CH	75.00
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE CH	723.89
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE CH	1.00
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-PLANTS CH	800.00
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-PLANTS CH	62.43
ALISO VIEJO COMMUNITY ASSOCIATION	JUL-SEP'26 12 JOURNEY MASTER HOA FEES	2,089.52
	NON-DEPARTMENTAL TOTAL:	**18,357.00**
	GEN. FD-CITY HALL TOTAL:	**18,357.00**

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MICHAEL ZINDELL	JUL'26 REFUND ADMIN/NONRES_M.ZINDELL_PAE022	5.00
MICHAEL ZINDELL	JUL'26 REFUND_M.ZINDELL_PAE022 ART & ARCHITECTURE	238.00
ANTHONY WOVENU	REFUND FACILITY RENTAL_REC109721198_A.WOVENUE	2,162.25
ANTHONY WOVENU	REFUND FEE_REC109721198_A.WOVENU	(250.00)
MICHAEL ZINDELL	JUL'26 REFUND ADMIN_M. ZINDELL_PAE014	5.00
MICHAEL ZINDELL	JUL'26 REFUND _M. ZINDELL_PAE014 SENSORY ADVENTURE	238.00
MICHAEL ZINDELL	JUL'26 REFUND FEE_M. ZINDELL_PAE014	(20.00)
BRITTANY HARRIS	JUL'26 REFUND_B. HARRIS_FACILITY RENTAL	929.00
BRITTANY HARRIS	JUL'26 REFUND FEE_B. HARRIS_FACILITY RENTAL	(375.75)
MICHAEL ZINDELL	JUL'26 REFUND ADMIN_M.ZINDELL_PAE013 SILLY SCICAMP	5.00
MICHAEL ZINDELL	JUL'26 REFUND_M.ZINDELL_PAE013 SILLY SCIENCE CAMP	238.00
		3,174.50

RECREATION SERVICES

CSG FORTE PAYMENTS, INC	JUN'26 CREDIT CARD SERVICE FEES - WEB	2,576.23
CSG FORTE PAYMENTS, INC	JUN'26 CREDIT CARD SERVICE FEES - POS	2,146.60
AT&T	5/22/26-6/21/26 AT&T CALNET AVR-ALARM/POTS LINE	210.00
PRESTIGIOUS CLEANERS LLC	6/17 AVR DRY CLEANING	517.97
PRESTIGIOUS CLEANERS LLC	6/21 AVR DRY CLEANING	455.18
PRESTIGIOUS CLEANERS LLC	6/25 AVR DRY CLEANING	251.14
GARDAWORLD	JUL'26 AVR - CASH COURIER SERVICE	529.45
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LIBIMA OBASTACLE COURSE RING	81.34
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-YOFOBU GREEN FIBER OPTIC GLOW WANDS	38.71
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-YOFOBU RED FIBER OPTIC GLOW WANDS	168.48
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-WONKA PIXY STIX	23.79
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-HUIZDQ 1500 PCS BUILDING BRICKS	24.72
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BEDWINA POW INFLATABLE BASEBALL BAT	56.00

Vendor Name	Description (Item)	Amount
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-4 PCS 28 IN LARGE BEACH BALLS	28.00
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-SAUYOZA MONTER INC PARTY FAVORS	28.03
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-PONY BEADS BULK MULTI-COLORED BEADS	30.05
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-EPPINGWIN WHOLESALE LG PONY BEADS	30.70
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-MONSTER THEMED PARTY DECORATIONS	31.24
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-WRISTCO CUSTOM PRINTED WRISTBANDS	43.30
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-2 PACK ACRYLIC BROCHURE HOLDER	32.30
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-EPPINGWIN 8000 WHOLESALE PONY BEADS	32.75
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LUSTEMBER 1MM BRACELET STRING	33.76
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-GUSTO UNCOATED WHITE PAPER PLATES	34.04
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-MAGBLOCK 176 MAGNETIC TILES	38.27
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-RINGPOP LOLLIPOPS	38.58
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-3 PACK WHITE FOAM BOARD .23 IN THICK	38.78
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-YIXANDDD 1000 PCS BRIGHT GLOW STICKS	40.92
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ROTATINGPALS BUBBLE WANDS	48.57
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-GOSPORTS SOFT SKIN FOAM DODGEBALLS	45.07
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-CRAYOLA AIR DRY CLAY	51.71
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-1200 WRISTCO NEON GREEEN WRISTBANDS	19.27
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LUSTEMBER STRETCHY STRING 4 ROLLS	20.04
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-2.5 LB WHOLESALE LARGE PONY BEADS	18.41
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ALINK AMERICAN FLAG PAPER STRAWS	7.15
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-PARTYWOO PATRIOTIC CREPE STREAMERS	7.31
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-ORANGE PARTY STREAMERS	8.60
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-DISNEY MONSTERS INC TATTOOS	8.61
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-SORRY BOARD GAME	9.68
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-THICKENED BALLOONS 120 PCS	10.23
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LUSTEMBER STRETCHY STRING BRACELETS	10.23
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-DECYOOL PATRIOTIC RIBBON	10.44
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BIOTAKEWARE PAPER COFFEE CUPS	10.76
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-YOFOBU RED FIBER OPTIC GLOW WANDS	42.12
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-COLORFUL DISPOSABLE PLASTIC STRAWS	12.60
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-390PCS NAME TAGS	12.90
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BASICS CUBE WIRE GRID STORAGE ORG	296.82
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-PRAISEBANK PIPE CLEANERS	13.57
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LEWO WOODEN STICKING BOARD GAMES	13.72
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-HASBRO GAMING BATTLESHIP	15.07
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-HASBRO GAMING CANDY LAND	11.30
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-SEKEY 48" COLLAPSIBLE FOLDING WAGON	224.10
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-LOCKPORT BLACK GAFFERS TAPE	38.78
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-JARLINK PACKING TAPE	22.29
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-SCOTCHBLUE ORIGINAL PAINTERS TAPE	38.25
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-GOSPORTS CORNHOLE BOARDS	246.54
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BRISAFE NANOMIRROR NON-GLASS MIRRORS	2,047.20
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BRISAFE NANOMIRROR	409.44
AMAZON CAPITAL SERVICES INC	JUN'26 AMAZON-BRISAFE NANOMIRROR RETURN	(409.44)
PRITCHARD SUPPLY, INC	JUN'26 AVR ICE MACHINE REPAIR	267.92
LYONS SECURITY SERVICE IN	JUN'26 GCF SECURITY SERVICES	1,645.00
LYONS SECURITY SERVICE IN	JUN'26 AVR SECURITY SERVICES	3,246.25
CINTAS CORPORATION NO. 2	JUN'26 AVR FIRST AID SUPPLIES	111.34
TUMBLE-N-KIDS, INC	SUMMER2026-SMM007/009 GYMNASTICS-7 PARTICIPANTS	277.20
425 VENTURES, LLC	SUMMERCLASS2026-SMM011 SOCCER-6 PARTICIPANTS	388.80
YUKA GARRETT	SUMMER26-SMM077/078/081 DANCE-25 PARTICPANTS	1,104.00
RUIHONG LI	SUMMER2026-SMM130 YOGA-3 PARTICIPANTS	167.40
JOHN DAVID ALLEN JR	SUMMERCLASS2026-SMM146/143/140 TENNIS-9 PARTICIPAN	321.60
RONALD GORMAN	SUMMER2026-SMM029 GUITAR/UKULELE-2 PARTICIPANTS	144.00
CORAL BAY HOME LOANS	SUMMERCAMP2026-SKT001 SKATEBOARDING-16 PARTICIPANT	2,882.40
LAURELINDA HAUKSSON	SU26-PAE003/004/098/051/034/085/099/020/075/101-62	10,845.45
SAHAR ALVIRI	SUMMERCAMP2026-SAR004 ACRYLIC-5 PARTICIPANTS	720.50
BREAKTHROUGH SPORTS LLC (DNU)	SUMMERCAMP2026-BTS001/004 BASKETBALL-23 PARTICIPAN	3,779.60
KIMBERLY DOWNEY ESMOND	SUMMERCAMP2026-SOC001 DANCE-7 PARTICIPANTS	796.40
BEELER AQUATICS, INC	SUMMERCAMP2026-BCL002 BEACH CAMP-1 PARTICIPANT	371.70
PREMIER AQUATIC SERVICES	SUMMERCAMP2026-PAK003/PAM003 SPLASH CAMP-20 PARTIC	5,265.00
EPC PLAYTIME LLC	SUMMERCAMP2026-EPC001 MINI MVPS-8 PARTICIPANTS	930.60
JENNIFER BALES	SUMMER2026-SMM001STORYTIME-7 PARTICIPANTS	105.00
JENNIFER BALES	SUMMERCAMP2026-TTS003 CAMP KPOP-5 PARTICIPANTS	593.45

Vendor Name	Description (Item)	Amount
JOHN DAVID ALLEN JR	SUMMERCAMP2026-JAT001TENNIS-12 PARTICIPANTS	1,065.90
PREMIER AQUATIC SERVICES	SUMMER2026-PAK004/PAM004 SPLASH CAMP-8 PARTICIPANT	2,190.00
KIMBERLY DOWNEY ESMOND	SUMMER2026-LPU/SOC003 DANCE CAMP-15 PARTICIPANTS	1,597.80
BREAKTHROUGH SPORTS LLC (DNU)	SUMMERCAMP2026-BTS013/015 VOLLEYBALL-32 PARTICIPAN	5,539.05
BEELER AQUATICS, INC	SUMMER2026-BCL003/LMS003 BEACH CAMP-3 PARTICIPANTS	1,036.70
LAURELINDA HAUKSSON	SU26-PAE105/056/005/006/058/053/103/028/104/055/89	14,594.95
LAURELINDA HAUKSSON	SU26-PAE039/092/007/008/035/106/037/043-75 PARTICI	12,985.15
BEELER AQUATICS, INC	SUMMER2026-BCL004 BEACH CAMP-3 PARTICIPANTS	1,156.40
L & O ALISO VIEJO, LLC	SUMMER2026-SMM100 PICKLEBALL/053 SOUND BATH-3 PAR	133.25
SO CAL EDISON	JUN'26 ACCT#6247 AVR ELECTRICITY	3,329.77
SO CAL EDISON	JUN'26 ACCT#4551 FARM ELECTRICITY	493.84
FACILITRON, INC.	6/29-7/02/26 CUSD FACILITY- WK4 TENNIS CAMP	108.72
AARON FLORA	JUN'26 RENEWABLE FARMS	29,339.83
FACILITRON, INC.	6/15-7/03/26 CUSD FACILITY-WK2-4 COOKING	3,448.20
US BANK PURCHASING CARD PROGRAM	KB 6/04 KEYBLANKS.COM - CORNHOLE GAME REPAIR	57.96
FACILITRON, INC.	6/22-6/25/26 CUSD FAC-WK3 SKATEDOGS	67.35
PV MAINTENANCE INC	JUN'26 PVM AVR MAINTENANCE	4,925.72
CALPERS RETIREMENT	FY 26-27 CALPERS CLASSIC UAL PMT	21,017.00
SONITROL ORANGE COUNTY LLC	JUN'26 AVR AVCENTER & AQC ACCESS CONTROL	1,161.33
ZAPP PEST MANAGEMENT	MAY'26 PEST CONTROL SERVICES AVR	95.00
ZAPP PEST MANAGEMENT	JUN'26 PEST CONTROL SERVICES AVR	95.00
AT&T	5/17/26-6/16/26 RECREATION TABLETS	40.74
AT&T	5/17/26-6/16/26 RECREATION PHONES	91.88
CIVICPLUS LLC	7/18/26-7/17/27 CIVICREC ANNUAL RENEWAL-RECREATION	7,441.88
LEXI GLOBAL CORPORATION	RANCH CABLING PROJECT	4,435.86
JOY E. TORRES	SUMMER2026-SMM094 YOGA-1 PARTICIPANT	52.20
TEAM ONE MANAGEMENT	JUN'26 JANITORIAL SERVICES - AVR	5,680.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	JUN'26 CUSD TRANSPORTATION - SUMMER CAMP	2,362.50
JENNIFER BALES	SUMMER2026-TTS005/TTS006 CAMP BROADWAY-8 PARTICIPA	941.60
PREMIER AQUATIC SERVICES	SUMMER2026-PAK005/PAM005 SPLASH CAMP-29 PARTICIPA	7,766.25
SKYHAWKS SPORTS ACADEMY, LLC	SUMMERCAMP2026-SKY005 SPORT CAMP-5 PARTICIPANTS	599.50
LAURELINDA HAUKSSON	SU26-PAE40/93/9/10/49/301/62/107/61/68/66/95/44-84	14,259.30
PREMIER AQUATIC SERVICES	SUMMER2026-PAK006/PAM006 SPLASH CAMP-13 PARTICIPAN	3,566.25
CORAL BAY HOME LOANS	SUMMER2026-SKT002 SKATEBOARDING-7 PARTICIPANTS	1,239.60
SAHAR ALVIRI	SUMMER2026-SAR005 ACRYLIC-3 PARTICIPANTS	423.50
KIMBERLY DOWNEY ESMOND	SUMMERCAMP2026-SOC004 DANCE CAMP-15 PARTICIPANTS	1,694.00
BEELER AQUATICS, INC	SUMMERCAMP2026-BCL005/LMS005 BEACH CAMP-3 PARTICIP	1,042.30
STAPLES ADVANTAGE	JUN'26 RCS OFFICE SUPPLIES	590.96
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE AVR	2,419.14
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION AVR	774.16
W W GRAINGER INC	JUL'25 CUTTERS FOR HVAC REPAIR - AVR	49.93
W W GRAINGER INC	AUG'25 CEILING TILES - AVR	242.93
W W GRAINGER INC	MAR'26 MULTI TOOL FOR RANCH PROJECT - AVR	472.27
W W GRAINGER INC	JUN'26 PRESS TOOL KIT ADAPTER - AVR	2,748.57
SHI INTERNATIONAL CORP	MERAKI DUAL BAND OMNI ANTENNAS QTY 2	345.71
SCA OF CA LLC	6/02 PARKING LOT STREET SWEEPING - AVR	165.00
	RECREATION SERVICES TOTAL:	**208,730.23**
	GF-AV RECREATION SERVICES TOTAL:	**211,904.73**

203 - GAS TAX

TRAFFIC ENGINEERING

ITERIS, INC	MAY-JUN'26 TRAFFIC SIGNAL OPPS	4,228.00
RK ENGINEERING GROUP INC	MAY'26 ENGINEERING AND TRAFFIC-SPEED LIMIT UPDATE	1,305.00
RK ENGINEERING GROUP INC	MAY'26 ENGINEERING AND TRAFFIC-SPEED LIMIT UPDATE	320.00
	TRAFFIC ENGINEERING TOTAL:	**5,853.00**

STREET MAINTENANCE

PV MAINTENANCE INC	JUN'26 PVM STREET MAINTENANCE GAS TAX	30,300.65
PV MAINTENANCE INC	JUN'26 PVM 57 JOURNEY STREET/SIDEWALK REPAIR	18,356.04
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	JUN'26 USA DATABASE MAINT + 33 TICKETS	80.95
SO CAL EDISON	JUN'26 ACCT#2125 GS1 MEDIAN ELECTRICITY	67.04
SO CAL EDISON	JUN'26 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	18,762.52
SO CAL EDISON	JUN'26 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,258.14
SO CAL EDISON	JUN'26 ACCT#8254 TC1 ST LIGHTS ELECTRICITY	4,383.78
PV MAINTENANCE INC	JUN'26 PVM CITYWIDE SPEED LIMIT SIGNS	23,515.78

Vendor Name	Description (Item)	Amount
GREAT SCOTT TREE SERVICE, INC	JUN'26 TREE TRIMMING - ALISO CREEK MEDIAN	3,418.80
BEAR ELECTRICAL SOLUTIONS INC	APR'26 TRAFFIC SIGNAL MAINTANANCE ROUTINE	3,225.90
BEAR ELECTRICAL SOLUTIONS INC	JUN'26 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
BEAR ELECTRICAL SOLUTIONS INC	JUN'26 TRAFFIC SIGNAL MAINTENANCE RESPONSE	19,875.76
J&S STRIPING COMPANY, INC	JUN'26 STRIPING CITYWIDE STREET SEGMENTS	49,975.20
SOUTHERN CALIFORNIA PRECISION CONCRETE INC	CITY SIDEWALK ASSESSMENT	49,829.12
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE MEDIANS	1,695.68
SAN DIEGO GAS & ELECTRIC	JUN'26 ST LIGHTS & TRAFFIC CTRLRS	2,432.39
	STREET MAINTENANCE TOTAL:	**230,403.65**
	GAS TAX TOTAL:	**236,256.65**

204 - MEASURE M

GEN-MEASURE M

OCY MANAGEMENT, LLC	APR'26 M2 FUND TRANSPORTATION SVC	3,520.00
OCY MANAGEMENT, LLC	MAY'26 M2 FUND TRANSPORTATION SVC	3,072.00
OCY MANAGEMENT, LLC	JUN'26 M2 FUND TRANSPORTATION SVC	2,464.00
	GEN-MEASURE M TOTAL:	**9,056.00**
	MEASURE M TOTAL:	**9,056.00**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	JUN'26 CITATION/MDC EQUIPMENT	6,918.26
COUNTY OF ORANGE	JUL'26 MDC RECURRING	5,289.72
COUNTY OF ORANGE	JUL'26 E CITATION RECURRING	465.27
COUNTY OF ORANGE	JUL'26 E CITATION REPLACEMENT	195.31
COUNTY OF ORANGE	JUL'26 MOTORCYCLE	3,443.42
COUNTY OF ORANGE	JUL'26 MDC REPLACEMENT	1,676.05
	LAW ENFORCEMENT-OTHER TOTAL:	**17,988.03**
	PUBLIC SAFETY GRANTS TOTAL:	**17,988.03**

225 - INTEGRATED WASTE MGMT FD

GEN-BEV CONTAINER RECYCLE

REAL ESTATE CONSULTING & SERVICES, INC	DRINKING FOUNTAIN AND INSTALL - AQC	5,135.00
	GEN-BEV CONTAINER RECYCLE TOTAL:	**5,135.00**

GEN-TECHNOLOGY GRANTS

CHARLES ABBOTT ASSOC INC	JUN'26 CAA CONTRACT SERVICES-SB1383	570.00
	GEN-TECHNOLOGY GRANTS TOTAL:	**570.00**
	INTEGRATED WASTE MGMT FD TOTAL:	**5,705.00**

231 - OTHER GRANTS

OTHER GRANTS

BEST BEST & KRIEGER	JUN'26 BBK 89 PLAYA CIRCLE -PLHA GRANT ADMIN	2,047.30
LAURA'S HOUSE	JUN'26 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,288.00
US BANK PURCHASING CARD PROGRAM	KB 5/27 THE HOME DEPOT - 38 COLONIAL DRYER/WASHER	2,081.00
US BANK PURCHASING CARD PROGRAM	KB 5/27 THE HOME DEPOT-38 COLONIAL WAY SWITCHES	101.16
US BANK PURCHASING CARD PROGRAM	KB 5/27 THE HOME DEPOT-38 COLONIAL WAY AC FILTER	62.42
US BANK PURCHASING CARD PROGRAM	KB 5/28 THE HOME DEPOT- 38 COLONIAL BATH LAMPS	23.66
COUNTY OF ORANGE	JUN'26 BEHAVIORAL HEALTH BUREAU - PLHA GRANT	2,692.92
COUNTY OF ORANGE	JUL'26 PLHA SHARE - BEHAVIORAL HEALTH BUREAU	2,652.50
GLENWOOD MAINTENANCE CORPORATION	JUL'26 89 PLAYA CIR HOA FEES	113.65
GLENWOOD MAINTENANCE CORPORATION	JUL'26 35 PLAYA CIR HOA FEES	113.65
VANTIS MAINTENANCE CORPORATION	JUL'26 38 COLONIAL WAY HOA FEES	449.94
HARBOR STATION MAINTENANCE	JUL'26 35 PLAYA CIR HOA FEES	195.00
HARBOR STATION MAINTENANCE	JUL'26 89 PLAYA CIR HOA FEES	195.00
TEAM ONE MANAGEMENT	APR'26 JANITORIAL DEEP CLEANING - 38 COLONIAL WAY	740.00
FAMILY ASSISTANCE MINISTRIES	Q4 FY25-26 PLHA AFFORDABLE HOUSING CASE MANAGEMENT	3,786.50
ALISO VIEJO COMMUNITY ASSOCIATION	JUL-SEP'26 35 PLAYA CIR MASTER HOA FEES	147.18
ALISO VIEJO COMMUNITY ASSOCIATION	JUL-SEP'26 38 COLONIAL WAY MASTER HOA FEES	162.17
ALISO VIEJO COMMUNITY ASSOCIATION	JUL-SEP'26 89 PLAYA CIR MASTER HOA FEES	147.18
	OTHER GRANTS TOTAL:	**16,999.23**
	OTHER GRANTS TOTAL:	**16,999.23**

Vendor Name	Description (Item)	Amount
241 - TECHNOLOGY FUND		
GEN-TECHNOLOGY GRANTS		
GRANICUS LLC	JUL-SEP'26 GRANICUS WEBCASTING	5,059.52
ERIC WINTER	MAY'26-CC MTGS 5/6 & 5/20 AND ADMIN	917.84
ERIC WINTER	JUN'26-CC MTGS 6/3 & 6/17 AND ADMIN	917.84
STAPLES ADVANTAGE	STAPLES COUNCIL CHAMBER TV ROOM PLOTTER	1,477.84
	GEN-TECHNOLOGY GRANTS TOTAL:	**8,373.04**
	TECHNOLOGY FUND TOTAL:	**8.373.04**
251 - FEDERAL GRANTS		
GEN-FEDERAL GRANT		
MIKE LINARES INC	APR '26 Q4 CDBG CONSULTANT SERVICES	1,586.25
MIKE LINARES INC	MAY '26 Q4 CDBG CONSULTANT SERVICES	940.00
MIKE LINARES INC	JUN'26 Q4 CDBG CONSULTANT SERVICES	1,997.50
PARENTIS FOUNDATION	CDBG READING TUTORING SERVICES FOR AT-RISK YOUTH	1,205.00
SOUTH COUNTY OUTREACH	Q4 CDBG HOMELESS PREVENTION SERVICES	2,345.00
FAIR HOUSING FOUNDATION	APR-JUN'26 CDBG FAIR HOUSING SERVICES	1,081.92
AGE WELL SENIOR SERVICES INC	FY25-26 CDBG Q4 MEALS ON WHEELS SERVICES	2,075.00
FAMILY ASSISTANCE MINISTRIES	Q4 FY25-26 CDBG TRANSITIONAL HOUSING SERVICES	5,229.35
	GEN-FEDERAL GRANT TOTAL:	**16,460.02**
	FEDERAL GRANTS TOTAL:	**16.460.02**
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	JUN'26 AQC 7/10 CDTA APR-JUN'26 Q4 SALES & USE TAX	207.00
		207.00
GEN-AQUATIC CENTER		
THE GAS COMPANY	06/04/26-07/06/26 MTR#15672349 AQC GAS SVC	2,706.93
HASA INC	MAY'26 AQC POOL CHEMICALS - ACID	503.22
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-PLANTS AQC	2,524.37
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE - IRRIGATION AQC	99.00
ALISO VIEJO BANQUET CENTER LLC	APR-JUN'26 AQ CTR MTR#4987 ELECTRICITY	5,120.93
FACILITRON, INC.	6/22/26-7/02/26CUSD POOL FACILITYPREMIER WATERPOLO	776.80
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/19 COSTCO-CONCESSIONS	32.76
PREMIER AQUATIC SERVICES	MAR'26 AQC THE HOME DEPOT-EQUIPMENT REPAIR	14.20
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/02 JACKRABBIT SERVICE PLATFORM	305.00
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/13 SCP-POOL CHEMICALS	103.57
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/12 SCP-POOL CHEMICALS	30.34
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/04 AMAZON- FACILITY SUPPLIES	11.00
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/31 AMAZON- OFFICE SUPPLIES	118.34
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/04 AMAZON- FACILITY SUPPLIES	13.84
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/18 META-ADVERTISING	202.33
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/03 INDEED-ADVERTISING	82.13
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/15 INDEED-ADVERTISING	42.46
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/28 INDEED-ADVERTISING	42.07
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/07 INDEED-ADVERTISING	54.43
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/21 INDEED-ADVERTISING	53.59
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/25 INDEED-ADVERTISING	34.64
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/31 GOOGLE-ADVERTISING	322.09
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/18 INDEED-ADVERTISING	52.50
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/12 INDEED-ADVERTISING	36.42
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/31 INDEED-ADVERTISING	10.42
PREMIER AQUATIC SERVICES	MAR'26 AQC 3/10 INDEED-ADVERTISING	7.97
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/22 COSTCO-CONCESSIONS	89.68
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/01 JACKRABBIT SERVICE PLATFORM	283.50
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/22 SCP-POOL CHEMICALS	31.64
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/01 SCP-POOL CHEMICALS	211.86
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/01 AMAZON- FACILITY MAINT BLOWER	172.29
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/24 META-ADVERTISING	160.26
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/08 META-ADVERTISING	153.03
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/29 META-ADVERTISING	64.83
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/04 INDEED-ADVERTISING	46.91
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/06 INDEED-ADVERTISING	44.68
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/18 INDEED-ADVERTISING	41.06

Vendor Name	Description (Item)	Amount
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/25 INDEED-ADVERTISING	27.30
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/12 INDEED-ADVERTISING	25.50
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/09 INDEED-ADVERTISING	18.49
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/31 GOOGLE-ADVERTISING	758.94
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/31 INDEED-ADVERTISING	17.88
PREMIER AQUATIC SERVICES	MAY'26 AQC 5/16 META-ADVERTISING	174.81
PV MAINTENANCE INC	JUN'26 PVM AQC MAINTENANCE	1,929.31
GREAT SCOTT TREE SERVICE, INC	JUN'26 TREE TRIMMING - AQC	2,175.60
ZAPP PEST MANAGEMENT	MAY'26 PEST CONTROL SERVICES AQC	75.00
ZAPP PEST MANAGEMENT	JUN'26 PEST CONTROL SERVICES AQC	75.00
HERITAGE POOL SUPPLY GROUP, INC	JUN'26 POOL VACCUM - AQC	9,648.65
AQUATIC TECHNOLOGIES, INC	JUN'26 POOL MAINTENANCE	2,200.00
AQUATIC TECHNOLOGIES, INC	JUN'26 POOL MAINTENANCE	493.00
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE AQC	975.59
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION AQC	290.60
COUNTY OF ORANGE-	FY26-27 CUPA VAULTED TANK_29 SANTA BARBARA_OCHCA	644.00
COUNTY OF ORANGE-	FY26-27 CUPA VAULTED TANK_29 SANTA BARBARA_OCHCA	225.00
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/30 MELODEE ICE CREAM- FOOD & BEVERAGE	380.05
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/30 MELODEE ICE CREAM- FOOD & BEVERAGE	459.92
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/05 COSTCO - FOOD & BEVERAGE	11.98
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/01 JACKRABBIT - SERVICE PLATFORM	283.50
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/30 AMAZON - LANE LINE ROPE	53.33
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/19 SCP - POOL CHEMICALS	45.55
PREMIER AQUATIC SERVICES	JUN'26 AQC 7/02 AMAZON - FACILITY SUPPLIES	97.17
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/30 WALMART - FACILITY SHOWER CURTAINS	52.83
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/17 AMAZON - WALKIE TALKIE WARRANTY	18.99
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/01 AMAZON - WALKIE TALKIES	78.64
PREMIER AQUATIC SERVICES	JUN'26 AQC6/08 AMAZON - LIFEGUARD STAND UMBRELLA	85.12
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/18 AMAZON - WALKIE TALKIES	188.38
PREMIER AQUATIC SERVICES	JUL'26 AQC 7/01 AMAZON - UMBRELLA BASES	736.74
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/03 AMAZON - UMBRELLAS	675.45
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/19 AMAZON - FIRST AID SUPPLIES	9.48
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/10 AMAZON - LIFEGUARD SUPPLIES	48.78
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/08 AMAZON - LESSON SUPPLIES	20.46
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/15 REV - MERCHANDISE	998.90
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/05 AMERICA WAREHOUSE - MERCHANDISE	383.75
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/06 RALPHS-INSTRUCTOR TRNG MTG SNACKS	28.21
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/06 META-MARKETING	180.65
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/29 META-MARKETING	77.05
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/24 META-MARKETING	178.69
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/15 META MARKETING	181.05
PREMIER AQUATIC SERVICES	JUN'26 AQC 6/30 GOOGLE-MARKETING	736.53
	GEN-AQUATIC CENTER TOTAL:	**40,366.96**
	CITY FAC.-AQUATIC CENTER TOTAL:	**40,573.96**

311 - STREET IMPROVEMENTS

PALP INC DBA EXCEL PAVING COMPANY	CEDARBROOK REHAB - PROGRESS PAYMENT 1 RETENTION	(3,410.00)
ALL AMERICAN ASPHALT	ALISO VIEJO PARKWAY-PROGRESS PAYMENT 1-RETENTION	(19,231.33)
SPECIALIZED PAVEMENT MARKING, LLC	BIKE LANE PROGRESS PAYMENT 1 RETENTION	(4,863.92)
ECONOLITE SYSTEMS INC	FY25-26 APS CDBG - PROGRESS PAYMENT 1 RETENTION	(48.30)
		-27,553.55

TRAFFICE SAFETY

ECONOLITE SYSTEMS INC	FY25-26 APS PROJECT CDBG - PROGRESS PAYMENT 1	966.07
	TRAFFICE SAFETY TOTAL:	**966.07**

STREETS & HIGHWAYS

NV5, INC	MAY'26 BIKE LANE INSPECTION	1,257.39
PALP INC DBA EXCEL PAVING COMPANY	CEDARBROOK STREET REHAB - PROGRESS PAYMENT 1	68,200.00
GMU GEOTECHNICAL INC	JUN'26 CEDARBROOK REHAB GEOTECH	3,144.36
GMU GEOTECHNICAL INC	JUN'26 ALISO VIEJO PARKWAY REHAB GEOTECH	12,738.09
ALL AMERICAN ASPHALT	ALISO VIEJO PARKWAY REHAB - PROGRESS PAYMENT 1	384,626.50
SPECIALIZED PAVEMENT MARKING, LLC	BIKE LANE STRIPING PROJECT - PROGRESS PAYMENT 1	97,278.35
NV5, INC	JUN'26 BIKE LANE INSPECTION	10,346.34
NV5, INC	JUN'26 CEDARBROOK REHAB INSPECTION	1,655.03

Vendor Name	Description (Item)	Amount
NV5, INC	JUN'26 ALISO VIEJO PARKWAY REHAB INSPECTION	17,976.66
	STREETS & HIGHWAYS TOTAL:	**597,222.72**
	STREET IMPROVEMENTS TOTAL:	**570,635.24**

331 - CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

HERITAGE POOL SUPPLY GROUP, INC	JUN'26 SPA BOOSTER PUMP - AQC	2,317.36
HERITAGE POOL SUPPLY GROUP, INC	JUN'26 SPA BOOSTER PUMP - AQC	2,317.36
HERITAGE POOL SUPPLY GROUP, INC	JUN'26 SPA BOOSTER FOR STORAGE - AQC	2,317.36
PV MAINTENANCE INC	JUN'26 PVM IGLESIA PARK BBQ INSTALLATION	1,702.01
PV MAINTENANCE INC	JUN'26 PVM VISTA PARK MAINT-PLAYGROUND PIP SEALER	1,544.00
MCCORMACK ROOFING & SOLAR INC	JUN'26 AQC 29 SANTA BARBARA ROOF REPAIRS	3,825.00
MCCORMACK ROOFING & SOLAR INC	JUN'26 AV CTR 30 SANTA BARBARA ROOF REPAIRS	11,375.00
MCCORMACK ROOFING & SOLAR INC	JUN'26 IGLESIA BUILDING ROOF REPAIRS	7,650.00
REAL ESTATE CONSULTING & SERVICES, INC	CARPET SQUARE AND BASE INSTALLATION - IGLEISA	4,222.00
SCP DISTRIBUTORS LLC	POOL EQUIPMENT REPLACEMENT AND UPGRADE - AQC	19,309.40
SCP DISTRIBUTORS LLC	SKIMMER POOL EQUIPMENT - AQC	301.69
JAMES A. KRIEGER	PROVIDE AND INSTALL VFD'S FOR PUMPS - AQC	30,000.00
JAMES A. KRIEGER	NEW MCC CONTROL PANEL - AQC	2,900.00
VORTEX USA INC	AQUATIC SPLASH PAD FEATURES FINAL PAY	15,400.15
US BANK PURCHASING CARD PROGRAM	SP 6/28 AMAZON-VISTA PARK PLAYGROUND SEALING	1,159.46
	CAPITAL IMPROVEMENTS TOTAL:	**106,340.79**
	CAPITAL IMPROVEMENTS TOTAL:	**106,340.79**

332 - STORM WATER

DRAINAGE IMPROVEMENTS

PV MAINTENANCE INC	JUN'26 PVM DAIRY FORK WETLANDS MAINTENANCE	2,991.50
	DRAINAGE IMPROVEMENTS TOTAL:	**2,991.50**
	STORM WATER TOTAL:	**2,991.50**

731 - CFD 2005-01

TRUST FUND

KOPPEL & GRUBER PUBLIC FIN.	APR-JUN'26 CFD ADMIN SERVICES	2,377.22
	TRUST FUND TOTAL:	**2,377.22**
	CFD 2005-01 TOTAL:	**2,377.22**

GRAND TOTAL: 3,145,190.94

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	1,881,172.53	1,881,172.53
102 - GEN. FD-CITY HALL	18,357.00	18,357.00
103 - GF-AV RECREATION SERVICES	211,904.73	211,904.73
203 - GAS TAX	236,256.65	236,256.65
204 - MEASURE M	9,056.00	9,056.00
215 - PUBLIC SAFETY GRANTS	17,988.03	17,988.03
225 - INTEGRATED WASTE MGMT FD	5,705.00	5,705.00
231 - OTHER GRANTS	16,999.23	16,999.23
241 - TECHNOLOGY FUND	8,373.04	8,373.04
251 - FEDERAL GRANTS	16,460.02	16,460.02
261 - CITY FAC.-AQUATIC CENTER	40,573.96	40,573.96
311 - STREET IMPROVEMENTS	570,635.24	570,635.24
331 - CAPITAL IMPROVEMENTS	106,340.79	106,340.79
332 - STORM WATER	2,991.50	2,991.50
731 - CFD 2005-01	2,377.22	2,377.22
Grand Total:	**3,145,190.94**	**3,145,190.94**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	1,881,172.53
102 - GEN. FD-CITY HALL	18,357.00
103 - GF-AV RECREATION SERVICES	211,904.73
203 - GAS TAX	236,256.65
204 - MEASURE M	9,056.00
215 - PUBLIC SAFETY GRANTS	17,988.03
225 - INTEGRATED WASTE MGMT FD	5,705.00
231 - OTHER GRANTS	16,999.23
241 - TECHNOLOGY FUND	8,373.04
251 - FEDERAL GRANTS	16,460.02
261 - CITY FAC.-AQUATIC CENTER	40,573.96
311 - STREET IMPROVEMENTS	570,635.24
331 - CAPITAL IMPROVEMENTS	106,340.79
332 - STORM WATER	2,991.50
731 - CFD 2005-01	2,377.22
Grand Total:	**3,145,190.94**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	21,488.89
101-2505-000	DENTAL INSURANCE PA…	1,693.65
101-2506-000	MEDICAL INSURANCE P…	36,807.18
101-2507-000	LIFE INSURANCE PAYABLE	1,855.35
101-2508-000	VISION INSURANCE PAY…	248.26
101-2601-000	REFUNDABLE DEPOSIT	3,000.00
101-2602-000	PLANNING DEPOSIT	61,390.06
101-2603-000	ENGINEERING DEPOSIT	6,924.10
101-2606-000	C & D DEPOSIT	4,500.00
101-32030	PLUMBING PERMITS	478.24
101-36420	SMIP	1,249.09
101-36425	CASP CERT/TRNG	59.60
101-36430	BUILDING STANDARD FE…	342.90
101-4-1101-4511-000	COMMUNICATION	239.80
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	1,088.38
101-4-1501-4201-000	RETIREMENT	27,772.00
101-4-1501-4206-000	MEDICAL INSURANCE	162.00
101-4-1501-4511-000	COMMUNICATION	485.27
101-4-1501-4520-000	MTGS/CONF./TRNG & D…	675.00
101-4-1501-4601-000	SUPPLIES	1,454.75
101-4-1502-4302-000	ECONOMIC DEVELOPM…	799.00
101-4-1503-4201-000	RETIREMENT	4,341.00
101-4-1503-4309-000	OTHER CONTRACTUAL S…	156.34
101-4-1503-4601-000	SUPPLIES	98.46
101-4-1601-4201-000	RETIREMENT	25,726.00
101-4-1601-4305-000	TECHNOLOGY SERVICES	4,000.00
101-4-1601-4520-000	MTGS/CONF./TRNG & D…	1,636.45
101-4-1601-4525-000	ELECTION	1,785.60
101-4-1601-4601-000	SUPPLIES	31.70
101-4-1601-4611-000	PUBLICATIONS/REF MAT…	153.88
101-4-2101-4304-000	LEGAL SERVICES	25,792.00
101-4-2101-4532-000	SPECIAL PROJECTS	772.50
101-4-2101-4701-000	NPDES	30.90
101-4-2101-4731-000	GENERAL PLAN	1,019.70
101-4-2101-4735-000	LITIGATION	416.40
101-4-2501-4201-000	RETIREMENT	30,494.00
101-4-2501-4301-000	PROFESSIONAL SERVICES	4,125.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	63.11

Account Summary

Account Number	Account Name	Payment Amount
101-4-2501-4520-000	MTGS/CONF./TRNG & D…	819.44
101-4-3101-4201-000	RETIREMENT	20,968.00
101-4-3101-4301-000	PROFESSIONAL SERVICES	2,800.00
101-4-3101-4305-000	TECHNOLOGY SERVICES	1,324.82
101-4-3101-4481-000	COMPUTER EXPENSE	18,879.37
101-4-3101-4520-000	MTGS/CONF./TRNG & D…	1,536.15
101-4-3501-4421-000	EQUIPMENT RENTAL	263.89
101-4-3501-4431-000	BUILDING & GROUND M…	1,644.25
101-4-3501-4471-000	RENT	475.00
101-4-3501-4512-000	POSTAGE	661.69
101-4-3501-4513-000	PRINTING	354.50
101-4-3501-4516-000	FUEL	1,040.13
101-4-3501-4517-000	VEHICLE MAINTENANCE	35.00
101-4-3501-4521-000	MEMBERSHIP & DUES	18,744.10
101-4-3501-4522-000	INSURANCE EXPENSES	49,149.00
101-4-3501-4553-000	COMMUNITY BRANDING	3,797.20
101-4-3501-4601-000	SUPPLIES	440.69
101-4-3501-4612-000	OPERATING SUPPLIES	3,583.72
101-4-4101-4206-000	MEDICAL INSURANCE	324.00
101-4-4101-4501-000	ADVERTISING & PROMO…	28,069.13
101-4-4101-4521-000	MEMBERSHIP & DUES	445.00
101-4-4101-4522-000	INSURANCE EXPENSES	2,008.00
101-4-4101-4524-000	RECREATION-SENIOR TR…	2,264.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	3,124.58
101-4-4101-4528-000	REC-PARTNER EVENTS	3,750.00
101-4-4102-4411-000	UTILITIES	136.40
101-4-4102-4431-000	BUILDING & GROUND M…	9,864.82
101-4-4103-4411-000	UTILITIES	2,039.98
101-4-4103-4431-000	BUILDING & GROUND M…	3,439.58
101-4-4104-4529-000	REC-YOUTH PROGRAMS	12,500.00
101-4-4401-4201-000	RETIREMENT	25,570.00
101-4-4401-4206-000	MEDICAL INSURANCE	162.00
101-4-4401-4305-000	PLANNING TECHNOLOGY..	468.00
101-4-4401-4309-000	OTHER CONTRACTUAL S…	18,965.00
101-4-4401-4731-000	GENERAL PLAN	2,867.75
101-4-4402-4201-000	RETIREMENT	5,777.00
101-4-4402-4612-000	OPERATING SUPPLIES	887.65
101-4-4402-4751-000	C.S-BUILDING	43,599.79
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	9,031.25
101-4-4501-4201-000	RETIREMENT	23,714.00
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	426.80
101-4-4501-4612-000	OPERATING SUPPLIES	301.92
101-4-4501-4701-000	NPDES	50,862.42
101-4-4501-4702-000	AB939-SOLID WASTE	5,505.00
101-4-4501-4741-000	C.S-CITY ENGINEERING	7,474.79
101-4-4503-4771-000	C.S-STREET MAINTENAN…	46,515.40
101-4-5101-4308-000	LAW ENFORCEMENT	1,170,436.76
101-4-5401-4471-000	RENT	768.00
102-4-3501-4411-000	UTILITIES	8,289.65
102-4-3501-4431-000	BUILDING & GROUND M…	10,067.35
103-34130	FACILITY RENTAL	3,091.25
103-34150	OTHER INCOME	15.00
103-34161	CONTRACT CLASSES	714.00
103-34169	REFUNDS	-645.75
103-4-4105-4201-000	RETIREMENT	21,017.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	13,594.78
103-4-4105-4309-000	OTHER CONTRACTUAL S…	104,201.07
103-4-4105-4411-000	UTILITIES	3,329.77

Account Summary

Account Number	Account Name	Payment Amount
103-4-4105-4431-000	BUILDING & GROUND M…	21,239.85
103-4-4105-4451-000	FARM OPERATING EXPE…	31,478.67
103-4-4105-4511-000	COMMUNICATION	132.62
103-4-4105-4561-000	TAXES/FEES/PERMITS	5,252.28
103-4-4105-4570-000	CITY CAMP EXPENSE	3,940.44
103-4-4105-4601-000	SUPPLIES	1,272.26
103-4-4105-4612-000	OPERATING SUPPLIES	1,224.29
103-4-4105-4620-000	MINOR EQUIPMENT	2,047.20
203-4-4502-4301-000	PROFESSIONAL SERVICES	5,853.00
203-4-4503-4411-000	UTILITIES	26,903.87
203-4-4503-4771-000	C.S-STREET MAINTENAN…	203,499.78
204-4-6104-4309-000	OTHER CONTRACTUAL S…	9,056.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	17,988.03
225-4-6125-4309-000	OTHER CONTRACTUAL S…	5,135.00
225-4-6141-4309-000	OTHER CONTRACTUAL S…	570.00
231-4-6131-4309-000	OTHER CONTRACTUAL S…	16,999.23
241-4-6141-4309-000	OTHER CONTRACTUAL S…	1,835.68
241-4-6141-4481-000	IT/COMPUTER EQUIPM…	6,537.36
251-4-6151-4309-000	OTHER CONTRACTUAL S…	16,460.02
261-2102-000	VOUCHERS PAYABLE	207.00
261-4-6161-7301-000	COST OF F&B	974.39
261-4-6161-7321-000	ANHS POOL RENTAL	776.80
261-4-6161-7401-000	EQUIPMENT MAINTENA…	12,355.85
261-4-6161-7402-000	COMPUTER EXPENSE	872.00
261-4-6161-7411-000	UTILITIES	7,827.86
261-4-6161-7421-000	BUILDING & GROUND M…	8,144.47
261-4-6161-7425-000	POOL MAINTENANCE	979.51
261-4-6161-7431-000	SUPPLIES	293.18
261-4-6161-7432-000	MINOR EQUIPMENT	1,955.61
261-4-6161-7433-000	OPERATING SUPPLIES	78.72
261-4-6161-7435-000	MERCHANDISE	1,382.65
261-4-6161-7440-000	MEETINGS/CONFERENC…	28.21
261-4-6161-7441-000	MARKETING	3,828.71
261-4-6161-7445-000	FEES & PERMITS	869.00
311-2103-000	RETENTIONS PAYABLE	-27,553.55
311-4-8201-5701-000	CONSTRUCTION	966.07
311-4-8301-5601-000	CONSTRUCTION MANA…	47,117.87
311-4-8301-5701-000	CONSTRUCTION	550,104.85
331-4-8701-5910-000	IMPROVEMENTS	106,340.79
332-4-8601-5911-000	REHABILITATION	2,991.50
731-4-7501-4542-000	INTEREST & FISCAL CHGS	2,377.22
	Grand Total:	**3,145,190.94**

Project Account Summary

Project Account Key	Payment Amount
None	2,240,684.51
0055910	2,703.46
0125910	5,924.01
0435910	7,650.00
0915911	2,991.50
1002SUMMERCAMP	101,507.62
1002SUMMERCLASS	2,693.45
10044309	16,999.23
1115910	11,375.00
1185910	78,688.32
1235701	966.07
1385601	30,714.75
1385701	384,626.50

Project Account Summary

Project Account Key	Payment Amount
1405601	4,799.39
1405701	68,200.00
1425601	11,603.73
1425701	97,278.35
9014612	1,872.07
9244520	65.00
9284520	120.21
9314520	140.00
9324520	763.17
9974570	3,940.44
ENG 5004	210.00
ENG 5005	52.50
ENG 5049	52.50
ENG 5081	6,609.10
GPA-2026-01003	2,157.00
GRA-2025-00005	2,578.00
SB13834309	570.00
SDP-2024-00002	14,236.00
SDP-2025-00002	1,296.00
SDP-2025-00004	20,827.06
SDP-2026-01000	1,859.00
SDP-2026-01001	18,437.00
Grand Total:	**3,145,190.94**

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/City Treasurer

SUBJECT: TREASURER'S STATEMENT – JUNE 2026

Recommended Action:

Receive and file the June 2026 Treasurer's Statement.

Fiscal Impact:

No Fiscal Impact.

Background:

Per City policy, the Finance Department presents the monthly Treasurer's Statement for the City Council's review. This statement shows the cash balance for all City funds, a breakdown of bank account balances, investment account balances and the effective yield earned from investments.

Discussion:

The City's portfolio consists of investments in Certificates of Deposits, US Treasuries, US Federal Agencies, Corporate Bonds, and Local Agency Investment Fund (LAIF). All funds invested with LAIF are available for withdrawal within 24 hours.

The Treasurer's Statement provides information regarding the City's investment portfolio and activity during the reporting month. The City's investment portfolio is in compliance with all government codes as well as the City's investment policy. Interest is credited to the City's bank account monthly and allocated among the City's funds. The current portfolio provides sufficient cash flow liquidity to meet the upcoming operating expenses and spending requirements for the next 6 months.

Attachment:

Attachment 1 – June 2026 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

June 30, 2026

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
CASH BALANCE (ALL FUNDS)	$ 14,712,900.04	$ 4,551,156.27	$ 4,747,359.08	$ 14,516,697.23
CITY TRUST FUNDS:				
AV RANCH FOUNDATION	$ 100.00			100.00
CFD 2005-01	$ (10,255.22)		1,998.00	(12,253.22)
COMMUNITY TRUST	$ 5,904.20		285.72	5,618.48
CASH BALANCE TOTALS	**$ 14,708,649.02**	**$ 4,551,156.27**	**$ 4,749,642.80**	**$ 14,510,162.49**

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 1,104,801.48	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 12,225,642.13	
	MONEY MARKET/SWEEP ACCOUNT	$ 1,179,718.88	
	TOTAL CASH		**$ 14,510,162.49**

Years to Maturity for June 2026	1.71
Weighted Average Yield for June 2026	3.910%

All investments are placed in accordance with the City of Aliso Viejo's Investment Policy.

The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures.

Other monies held include Cash with Fiscal Agent, Investments, Payroll and AV Center.			**$ 51,374,668.34**
Cash With Fiscal Agent	COPS/CFD 2005-01	2,951,445.62	
Cash With Investment Advisor	City Investments	46,557,593.20	
AV Center		1,548,926.02	
PR Account		314,783.24	
Petty Cash		1,920.26	
	GRAND TOTAL OF CITY FUNDS		**$ 65,884,830.83**

CITY OF ALISO VIEJO
JUNE 30, 2026

Portfolio Summary

3.91
Weighted Average Yield to Maturity

1.86
Weighted Average Maturity (Years)

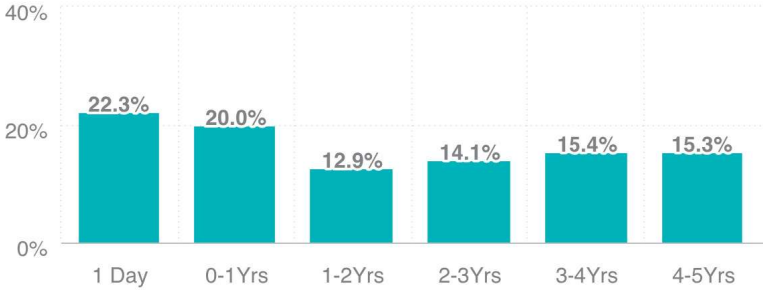
1.71
Portfolio Effective Duration (Years)

1.86
Weighted Average Life (Years)

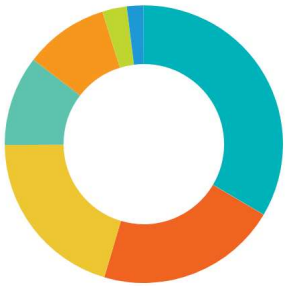
AA-
Average Credit Rating

MEEDER PUBLIC FUNDS

Maturity Distribution



Sector Allocation

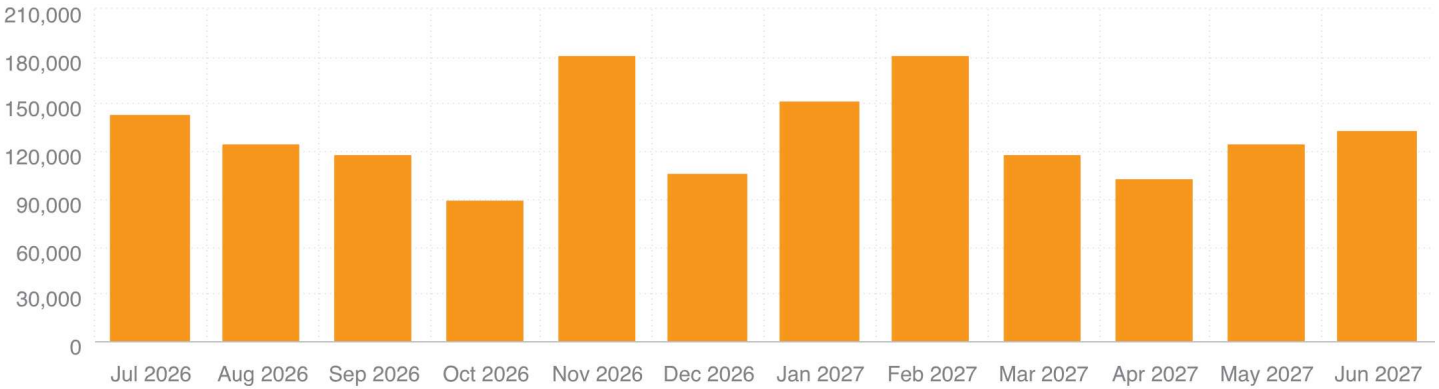


U.S. Treasuries	33.48%
Corporate Bonds	21.11%
LGIP	20.32%
Commercial Paper	10.50%
U.S. Agencies	9.79%
Negotiable CD's	2.84%
Money Market Funds	1.96%

Custodial Reconciliation

	CURRENT MONTH
Beginning	**46,024,473.10**
Contributions/Withdrawals	1,500,000.00
Management Fees	0.00
Custodian Fees	(285.84)
Realized Gains Losses	86,875.00
Purchased Interest	(7,926.14)
Interest Received	134,175.96
ENDING	**47,737,312.08**

Projected Monthly Income Schedule



MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF ALISO VIEJO												
LGIP												
CALAIF	California LAIF	06/30/2026 06/30/2026	12,225,642.13	12,225,642.13 0.00	12,225,642.13	3.81		1	1.00 12,225,642.13	0.00 12,225,642.13	20.32	 NA
LGIP TOTAL			**12,225,642.13**	**12,225,642.13** **0.00**	**12,225,642.13**	**3.81**		**1**	**1.00** **12,225,642.13**	**0.00** **12,225,642.13**	**20.32**	**NA**
MONEY MARKET FUNDS												
31846V567	FIRST AMER:GVT OBLG;Z	06/30/2026 06/30/2026	1,179,718.88	1,179,718.88 0.00	1,179,718.88	3.53		1	1.00 1,179,718.88	0.00 1,179,718.88	1.96	Aaa AAA
MONEY MARKET FUNDS TOTAL			**1,179,718.88**	**1,179,718.88** **0.00**	**1,179,718.88**	**3.53**		**1**	**1.00** **1,179,718.88**	**0.00** **1,179,718.88**	**1.96**	**AAA**
COMMERCIAL PAPER												
62479MGX5	MUFG BANK NY 07/31/26	04/13/2026 04/13/2026	1,105,000.00	1,092,386.73 0.00	1,092,386.73	3.81	07/31/2026	31	99.69 1,101,528.46	9,141.73 1,092,386.73	1.83	P-1 A-1
62479MJJ3	MUFG BANK NY 09/18/26	04/13/2026 04/13/2026	1,005,000.00	988,018.29 0.00	988,018.29	3.92	09/18/2026	80	99.16 996,509.15	8,490.86 988,018.29	1.66	P-1 A-1
22533UK69	CREDIT AGRI NY 10/06/26	01/09/2026 01/09/2026	1,300,000.00	1,264,022.50 0.00	1,264,022.50	3.80	10/06/2026	98	99.01 1,287,074.75	23,052.25 1,264,022.50	2.14	P-1 A-1
8923A1ND9	TOYO CRD PUE RIC 01/13/27	05/08/2026 05/11/2026	1,500,000.00	1,461,303.33 0.00	1,461,303.33	3.86	01/13/2027	197	97.95 1,469,293.33	7,990.00 1,461,303.33	2.44	P-1 A-1+
53948BNS4	LLOYDS BK NY BR 01/26/27	05/08/2026 05/11/2026	1,500,000.00	1,458,400.01 0.00	1,458,400.01	3.95	01/26/2027	210	97.77 1,466,560.00	8,159.99 1,458,400.01	2.44	P-1 A-1
COMMERCIAL PAPER TOTAL			**6,410,000.00**	**6,264,130.86** **0.00**	**6,264,130.86**	**3.87**		**132**	**98.62** **6,320,965.69**	**56,834.83** **6,264,130.86**	**10.50**	**AA-**
U.S. TREASURIES												
91282CJP7	US TREASURY 4.375 12/15/26	05/06/2025 05/08/2025	1,000,000.00	1,007,695.31 0.00	1,007,695.31	3.87	12/15/2026	168	100.23 1,002,304.69	(5,390.62) 1,007,695.31	1.67	Aa1 AA+
91282CJT9	US TREASURY 4.000 01/15/27	01/22/2024 01/22/2024	1,000,000.00	996,718.75 0.00	996,718.75	4.12	01/15/2027	199	100.01 1,000,078.13	3,359.38 996,718.75	1.66	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	06/29/2022 06/29/2022	1,000,000.00	962,851.56 0.00	962,851.56	3.20	05/15/2027	319	98.54 985,429.69	22,578.13 962,851.56	1.64	Aa1 AA+
9128282R0	US TREASURY 2.250 08/15/27	01/13/2023 01/13/2023	1,050,000.00	990,322.27 0.00	990,322.27	3.60	08/15/2027	411	97.93 1,028,261.72	37,939.45 990,322.27	1.71	Aa1 AA+
9128284N7	US TREASURY 2.875 05/15/28	09/18/2024 09/19/2024	1,000,000.00	979,882.81 0.00	979,882.81	3.47	05/15/2028	685	97.69 976,875.00	(3,007.81) 979,882.81	1.62	Aa1 AA+
91282CCR0	US TREASURY 1.000 07/31/28	09/18/2024 09/19/2024	1,000,000.00	910,507.81 0.00	910,507.81	3.50	07/31/2028	762	93.76 937,578.13	27,070.32 910,507.81	1.56	Aa1 AA+
91282CCV1	US TREASURY 1.125 08/31/28	12/21/2023 12/21/2023	1,000,000.00	878,750.00 0.00	878,750.00	3.98	08/31/2028	793	93.76 937,578.13	58,828.13 878,750.00	1.56	Aa1 AA+
91282CDF5	US TREASURY 1.375 10/31/28	12/21/2023 12/21/2023	1,500,000.00	1,328,906.25 0.00	1,328,906.25	3.98	10/31/2028	854	93.84 1,407,656.25	78,750.00 1,328,906.25	2.34	Aa1 AA+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
91282CJR3	US TREASURY 3.750 12/31/28	01/22/2024 01/22/2024	1,000,000.00	987,695.31 0.00	987,695.31	4.03	12/31/2028	915	99.01 990,078.13	2,382.82 987,695.31	1.65	Aa1 AA+
9128286T2	US TREASURY 2.375 05/15/29	11/17/2025 11/18/2025	700,000.00	671,179.69 0.00	671,179.69	3.64	05/15/2029	1,050	95.22 666,531.25	(4,648.44) 671,179.69	1.11	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	07/14/2025 07/15/2025	1,000,000.00	1,002,304.69 0.00	1,002,304.69	3.94	07/31/2029	1,127	99.54 995,390.63	(6,914.06) 1,002,304.69	1.65	Aa1 AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/25/2024 11/26/2024	1,000,000.00	996,445.31 0.00	996,445.31	4.21	10/31/2029	1,219	99.84 998,437.50	1,992.19 996,445.31	1.66	Aa1 AA+
91282CGB1	US TREASURY 3.875 12/31/29	02/07/2025 02/10/2025	1,000,000.00	978,828.13 0.00	978,828.13	4.36	12/31/2029	1,280	99.01 990,078.13	11,250.00 978,828.13	1.65	Aa1 AA+
91282CMG3	US TREASURY 4.250 01/31/30	05/06/2025 05/08/2025	1,000,000.00	1,015,507.81 0.00	1,015,507.81	3.89	01/31/2030	1,311	100.22 1,002,187.50	(13,320.31) 1,015,507.81	1.67	Aa1 AA+
91282CGS4	US TREASURY 3.625 03/31/30	11/18/2025 11/19/2025	700,000.00	698,851.56 0.00	698,851.56	3.67	03/31/2030	1,370	98.06 686,437.50	(12,414.06) 698,851.56	1.14	Aa1 AA+
91282CMZ1	US TREASURY 3.875 04/30/30	05/06/2025 05/08/2025	1,000,000.00	998,867.19 0.00	998,867.19	3.90	04/30/2030	1,400	98.91 989,140.63	(9,726.56) 998,867.19	1.64	Aa1 AA+
91282CNK3	US TREASURY 3.875 06/30/30	10/20/2025 10/21/2025	600,000.00	607,898.44 0.00	607,898.44	3.57	06/30/2030	1,461	98.84 593,062.50	(14,835.94) 607,898.44	0.99	Aa1 AA+
91282CPN5	US TREASURY 3.500 11/30/30	02/13/2026 02/17/2026	500,000.00	497,382.81 0.00	497,382.81	3.62	11/30/2030	1,614	97.20 485,976.57	(11,406.25) 497,382.81	0.81	Aa1 AA+
91282CJQ5	US TREASURY 3.750 12/31/30	02/02/2026 02/03/2026	600,000.00	597,843.75 0.00	597,843.75	3.83	12/31/2030	1,645	98.13 588,796.88	(9,046.87) 597,843.75	0.98	Aa1 AA+
91282CPW5	US TREASURY 3.750 01/31/31	06/01/2026 06/02/2026	200,000.00	196,367.19 2,527.62	198,894.81	4.18	01/31/2031	1,676	98.12 196,234.38	(132.81) 196,367.19	0.33	Aa1 AA+
91282CPW5	US TREASURY 3.750 01/31/31	02/02/2026 02/03/2026	600,000.00	597,867.19 186.46	598,053.65	3.83	01/31/2031	1,676	98.12 588,703.13	(9,164.06) 597,867.19	0.98	Aa1 AA+
91282CQD6	US TREASURY 3.500 02/28/31	04/16/2026 04/17/2026	625,000.00	613,793.95 2,853.26	616,647.21	3.91	02/28/2031	1,704	97.06 606,640.63	(7,153.33) 613,793.95	1.01	Aa1 AA+
91282CQU8	US TREASURY 4.125 05/31/31	06/10/2026 06/11/2026	1,500,000.00	1,490,976.56 1,859.63	1,492,836.19	4.26	05/31/2031	1,796	99.65 1,494,726.57	3,750.01 1,490,976.56	2.48	Aa1 AA+
U.S. TREASURIES TOTAL			**20,575,000.00**	**20,007,444.34 7,426.97**	**20,014,871.31**	**3.87**		**1,039**	**97.97 20,148,183.66**	**140,739.32 20,007,444.34**	**33.48**	**AA+**
U.S. AGENCIES												
880591EU2	TVA 2.875 02/01/27	05/06/2025 05/08/2025	1,000,000.00	983,560.00 0.00	983,560.00	3.86	02/01/2027	216	99.33 993,340.00	9,780.00 983,560.00	1.65	Aa1 AA+
3130ASD63	FHLBANKS 3.250 06/28/27	06/28/2022 06/28/2022	1,000,000.00	1,000,000.00 0.00	1,000,000.00	3.25	06/28/2027	363	98.83 988,320.00	(11,680.00) 1,000,000.00	1.64	Aa1 AA+
3133EPAU9	FED FARM CR BNKS 3.875 07/14/27	02/16/2023 02/16/2023	1,000,000.00	990,390.00 0.00	990,390.00	4.12	07/14/2027	379	99.70 996,960.00	6,570.00 990,390.00	1.66	Aa1 AA+
3130AMX98	FHLBANKS 2.000 06/30/28	07/10/2025 07/11/2025	1,000,000.00	947,446.00 0.00	947,446.00	3.89	06/30/2028	731	95.76 957,630.00	10,184.00 947,446.00	1.59	Aa1 AA+
3133EMSX1	FED FARM CR BNKS 1.550 03/15/29 '25	02/06/2025 02/07/2025	500,000.00	447,120.00 0.00	447,120.00	4.39	03/15/2029	989	92.85 464,225.00	17,105.00 447,120.00	0.77	Aa1 AA+
3130B2GZ2	FHLBANKS 4.200 08/13/29 '26	08/21/2024 08/23/2024	250,000.00	250,000.00 0.00	250,000.00	4.20	08/13/2029	1,140	98.93 247,332.50	(2,667.50) 250,000.00	0.41	Aa1 AA+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3133EL6D1	FED FARM CR BNKS 1.230 09/10/29 '25	02/06/2025 02/07/2025	500,000.00	434,525.00 0.00	434,525.00	4.41	09/10/2029	1,168	90.66 453,310.00	18,785.00 434,525.00	0.75	Aa1 AA+
880591FE7	TVA 3.875 08/01/30	09/18/2025 09/19/2025	800,000.00	804,848.00 0.00	804,848.00	3.74	08/01/2030	1,493	98.66 789,288.00	(15,560.00) 804,848.00	1.31	Aa1 AA+
U.S. AGENCIES TOTAL			**6,050,000.00**	**5,857,889.00 0.00**	**5,857,889.00**	**3.89**		**696**	**97.44 5,890,405.50**	**32,516.50 5,857,889.00**	**9.79**	**AA+**
NEGOTIABLE CD'S												
02007GXG3	ALLY BANK 3.450 08/04/26	08/04/2022 08/04/2022	245,000.00	245,000.00 0.00	245,000.00	3.45	08/04/2026	35	99.95 244,865.25	(134.75) 245,000.00	0.41	NA NA
90348JR93	UBS USA 0.950 08/11/26	08/11/2021 08/11/2021	245,000.00	245,000.00 0.00	245,000.00	0.95	08/11/2026	42	99.66 244,162.10	(837.90) 245,000.00	0.41	NA NA
38149MYB3	GOLDMAN BANK USA 1.000 08/11/26	08/11/2021 08/11/2021	245,000.00	245,000.00 0.00	245,000.00	1.00	08/11/2026	42	99.66 244,174.35	(825.65) 245,000.00	0.41	NA NA
254673N44	CAPITL ONE NA 3.500 07/29/27	08/03/2022 08/03/2022	245,000.00	245,000.00 0.00	245,000.00	3.50	07/29/2027	394	98.65 241,691.77	(3,308.23) 245,000.00	0.40	NA NA
87164XN93	SYNCHRONY BANK 3.500 08/05/27	08/05/2022 08/05/2022	245,000.00	245,000.00 0.00	245,000.00	3.50	08/05/2027	401	99.36 243,419.75	(1,580.25) 245,000.00	0.40	NA NA
02589ADQ2	AM EX BK 3.450 08/10/27	08/12/2022 08/12/2022	245,000.00	243,775.00 0.00	243,775.00	3.56	08/10/2027	406	99.29 243,267.85	(507.15) 243,775.00	0.40	NA NA
58404DVV0	MEDALLION BANK 3.800 08/30/29	08/21/2024 08/30/2024	245,000.00	245,000.00 0.00	245,000.00	3.80	08/30/2029	1,157	100.00 245,000.00	0.00 245,000.00	0.41	NA NA
NEGOTIABLE CD'S TOTAL			**1,715,000.00**	**1,713,775.00 0.00**	**1,713,775.00**	**2.82**		**354**	**99.51 1,706,581.07**	**(7,193.93) 1,713,775.00**	**2.84**	**NA**
CORPORATE BONDS												
14913UAR1	CTRPLLR FIN SERV 4.400 10/15/27 MTN	11/25/2024 11/26/2024	500,000.00	498,865.00 0.00	498,865.00	4.48	10/15/2027	472	100.17 500,865.00	2,000.00 498,865.00	0.83	A1 A
69353RFG8	PNC BANK 3.100 10/25/27 '27 MTN	04/09/2026 04/10/2026	1,000,000.00	985,110.00 0.00	985,110.00	4.11	10/25/2027	482	98.39 983,920.00	(1,190.00) 985,110.00	1.64	A2 A
24422EWR6	JOHN DEERE CAP 4.750 01/20/28 MTN	11/25/2024 11/26/2024	500,000.00	504,235.00 0.00	504,235.00	4.46	01/20/2028	569	100.71 503,565.00	(670.00) 504,235.00	0.84	A1 A
023135DB9	AMAZON.COM 3.850 03/13/28	04/16/2026 04/17/2026	750,000.00	748,035.00 2,727.08	750,762.08	3.99	03/13/2028	622	99.32 744,877.50	(3,157.50) 748,035.00	1.24	A1 AA
931142FB4	WALMART 3.900 04/15/28 '28	11/25/2024 11/26/2024	325,000.00	320,619.00 0.00	320,619.00	4.33	04/15/2028	655	99.53 323,482.25	2,863.25 320,619.00	0.54	Aa2 AA
931142ES8	WALMART 1.500 09/22/28 '28	07/10/2025 07/11/2025	1,000,000.00	925,020.00 0.00	925,020.00	4.02	09/22/2028	815	94.28 942,790.00	17,770.00 925,020.00	1.57	Aa2 AA
14913UBD1	CTRPLLR FIN SERV 3.950 11/14/28 MTN	11/17/2025 11/18/2025	700,000.00	699,804.00 0.00	699,804.00	3.96	11/14/2028	868	99.01 693,070.00	(6,734.00) 699,804.00	1.15	A1 A
58933YBD6	MERCK & CO 1.900 12/10/28 '28	11/25/2024 11/26/2024	500,000.00	452,905.00 0.00	452,905.00	4.47	12/10/2028	894	94.37 471,845.00	18,940.00 452,905.00	0.78	Aa3 A+
17275RBR2	CISCO SYSTEMS 4.850 02/26/29 '29	11/01/2024 11/04/2024	500,000.00	506,060.00 0.00	506,060.00	4.53	02/26/2029	972	101.06 505,295.00	(765.00) 506,060.00	0.84	A1 AA-
023135CG9	AMAZON.COM 3.450 04/13/29 '29	11/01/2024 11/04/2024	500,000.00	481,580.00 0.00	481,580.00	4.37	04/13/2029	1,018	97.59 487,945.00	6,365.00 481,580.00	0.81	A1 AA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
30303M8S4	META PLATFORMS 4.300 08/15/29 '29	11/01/2024 11/04/2024	500,000.00	496,070.00 0.00	496,070.00	4.48	08/15/2029	1,142	99.79 498,965.00	2,895.00 496,070.00	0.83	Aa3 AA-
857449AE2	STATE STR BK TR 4.782 11/23/29	11/25/2024 11/26/2024	500,000.00	502,115.00 0.00	502,115.00	4.69	11/23/2029	1,242	100.99 504,950.00	2,835.00 502,115.00	0.84	Aa2 AA-
713448GB8	PEPSICO 4.600 02/07/30 '30	02/05/2025 02/07/2025	500,000.00	499,160.00 0.00	499,160.00	4.64	02/07/2030	1,318	100.80 504,015.00	4,855.00 499,160.00	0.84	A1 A+
717081EY5	PFIZER 1.700 05/28/30 '30	08/21/2025 08/22/2025	625,000.00	556,418.75 0.00	556,418.75	4.27	05/28/2030	1,428	89.92 561,975.00	5,556.25 556,418.75	0.93	A2 A
713448GH5	PEPSICO 4.300 07/23/30 '30	08/21/2025 08/22/2025	625,000.00	626,756.25 0.00	626,756.25	4.24	07/23/2030	1,484	99.89 624,281.25	(2,475.00) 626,756.25	1.04	A1 A+
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	09/22/2025 09/23/2025	800,000.00	803,696.00 0.00	803,696.00	4.05	09/15/2030	1,538	98.82 790,552.00	(13,144.00) 803,696.00	1.31	Aa3 A+
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/20/2025 10/21/2025	500,000.00	506,945.00 0.00	506,945.00	3.98	10/15/2030	1,568	99.43 497,155.00	(9,790.00) 506,945.00	0.83	Aa2 AA-
02079KBK2	ALPHABET 4.100 02/15/31 '31	02/20/2026 02/23/2026	600,000.00	601,350.00 683.33	602,033.33	4.05	02/15/2031	1,691	98.26 589,566.00	(11,784.00) 601,350.00	0.98	Aa2 AA+
24422EYL7	JOHN DEERE CAP 4.200 03/10/31 MTN	03/09/2026 03/10/2026	1,000,000.00	1,004,170.00 0.00	1,004,170.00	4.11	03/10/2031	1,714	98.28 982,840.00	(21,330.00) 1,004,170.00	1.63	A1 A
30303MAF9	META PLATFORMS 4.550 05/15/31 '31	06/01/2026 06/02/2026	1,000,000.00	995,440.00 3,538.89	998,978.89	4.65	05/15/2031	1,780	99.46 994,620.00	(820.00) 995,440.00	1.65	Aa3 AA-
CORPORATE BONDS TOTAL			**12,925,000.00**	**12,714,354.00 6,949.30**	**12,721,303.30**	**4.26**		**1,140**	**98.38 12,706,574.00**	**(7,780.00) 12,714,354.00**	**21.11**	**A+**
CITY OF ALISO VIEJO TOTAL			**61,080,361.01**	**59,962,954.21 14,376.27**	**59,977,330.48**	**3.91**		**681**	**60,178,070.92**	**215,116.71 59,962,954.21**	**100.00**	**AA-**
GRAND TOTAL			**61,080,361.01**	**59,962,954.21 14,376.27**	**59,977,330.48**	**3.91**		**681**	**60,178,070.92**	**215,116.71 59,962,954.21**	**100.00**	**AA-**

MEEDER PUBLIC FUNDS

Transaction Statement

CITY OF ALISO VIEJO									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	06/01/2026	06/02/2026	91282CPW5	US TREASURY 3.750 01/31/31	200,000.00	196,367.19	2,527.62	(198,894.81)	4.18
	06/01/2026	06/02/2026	30303MAF9	META PLATFORMS 4.550 05/15/31 '31	1,000,000.00	995,440.00	3,538.89	(998,978.89)	4.65
	06/10/2026	06/11/2026	91282CQU8	US TREASURY 4.125 05/31/31	1,500,000.00	1,490,976.56	1,859.63	(1,492,836.19)	4.26
BUY TOTAL					**2,700,000.00**	**2,682,783.75**	**7,926.14**	**(2,690,709.89)**	**4.40**

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	05/31/2026	06/01/2026	91282CCF6	UNITED STATES TREASURY 0.75 05/31/2026	0.00	915,976.56	1,000,000.00	84,023.44
	06/30/2026	06/30/2026	91282CCJ8	UNITED STATES TREASURY 0.875 06/30/2026	(1,000,000.00)	913,125.00	1,000,000.00	86,875.00
MATURITY TOTAL					**(1,000,000.00)**	**1,829,101.56**	**2,000,000.00**	**170,898.44**

Official website of the State of California

State of California
Office of the
State Treasurer

LAIF Monthly Statements

LAIF Monthly Statement

CITY OF ALISO VIEJO
DIRECTOR OF FINANCIAL SVCS/ CITY TREAS
12 JOURNEY, #100
ALISO VIEJO, CA 92656

LAIF Account #: 98-30-007
June 2026 Statement

Effective Date	TXN Date	TXN Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
6/9/2026	6/9/2026	RW	1800962	1761659	ANN EIFERT	-800,000.00
6/17/2026	6/17/2026	RW	1801255	1761948	ANN EIFERT	-1,150,000.00
6/23/2026	6/23/2026	RD	1801432	1762119	ANN EIFERT	300,000.00

Account Summary

Beginning Balance:	13,875,642.13
Total Deposit:	300,000.00
Total Withdrawal:	-1,950,000.00
Ending Balance:	12,225,642.13

PMIA/LAIF Performance Report as of 07/08/26

Quarterly Performance Quarter Ended 03/31/26

LAIF Apportionment Rate[2]:	3.98
LAIF Earnings Ratio[2]:	0.00010906180047888
LAIF Administrative Cost[1]*:	0.24
LAIF Fair Value Factor[1]:	0.999980831
PMIA Daily[1]:	3.82
PMIA Quarter to Date[1]:	3.92
PMIA Average Life[1]:	261

PMIA Average Monthly Effective Yields[1]

June	**3.816**
May	3.810
April	3.811
March	3.826
February	3.871
January	3.931

Pooled Money Investment Account Monthly Portfolio Composition [1] 05/31/26 $177.4 billion

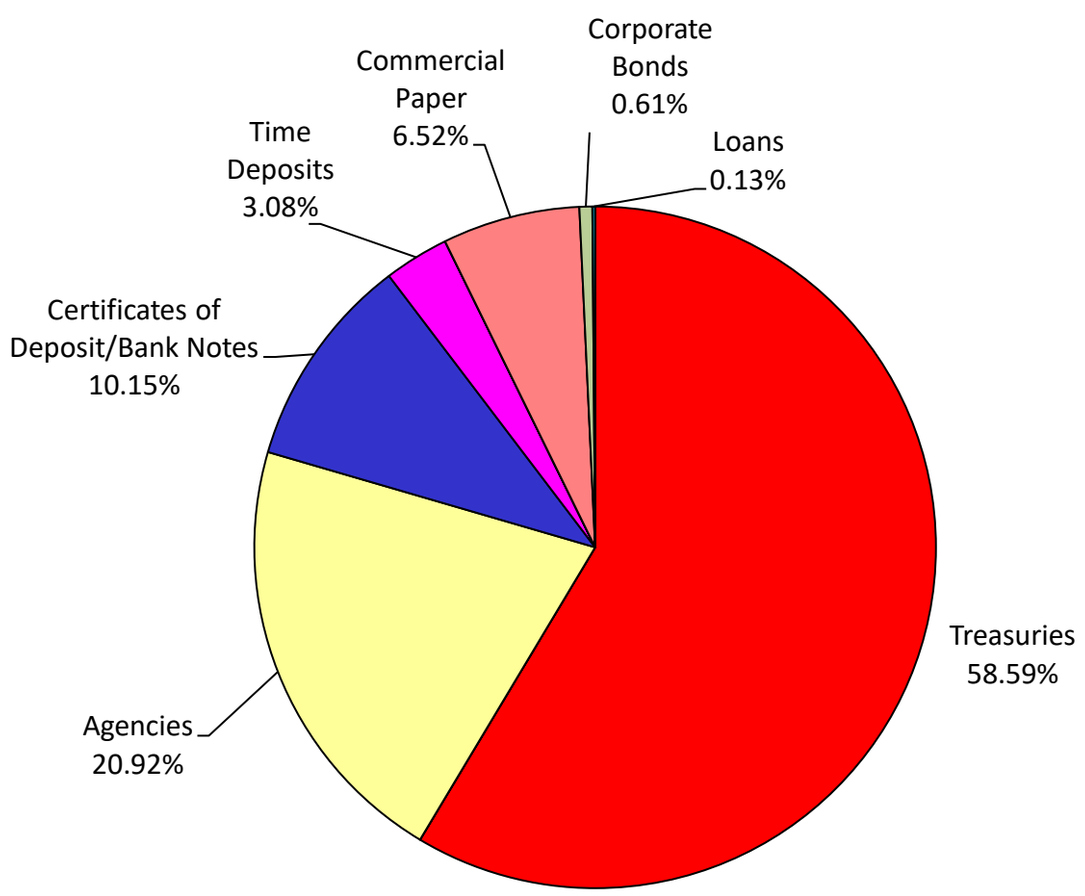


Chart does not include $776,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) .

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of California, Office of the Controller

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: Isaac Aziz, Information Technology Manager

SUBJECT: AGREEMENT WITH SONITROL, INC. FOR SECURITY AND ACCESS CONTROL SYSTEMS AT CITY FACILITIES

Recommended Actions:

1. Approve a Professional Services Agreement with Sonitrol, Inc. for security monitoring, access control, alarm, and related services at City facilities for an initial three-year term in an amount not to exceed $120,000; and

2. Authorize the City Manager, or designee, to execute the Agreement and any amendments, including up to two additional one-year extensions.

Fiscal Impact:

The initial three-year Agreement is for an amount not to exceed $120,000, or $40,000 annually. Funding for these services is included in the City's adopted Fiscal Year 2026-27 budget. Funding for subsequent fiscal years will be included in future adopted budgets, subject to annual appropriation by the City Council.

The Agreement also provides for two optional one-year extensions, which may be exercised at the discretion of the City Manager. The optional extensions are not included in the $120,000 amount for the initial three-year term and will be subject to the availability and appropriation of funds in the applicable fiscal year.

Background:

The City of Aliso Viejo has utilized Sonitrol, Inc. for security monitoring, access control, and related security systems at City facilities since 2007. Sonitrol provides a range of services, including intrusion detection, access control, fire detection, elevator monitoring, basic waterflow monitoring, system training, technical support, and related security services.

Sonitrol's existing systems and equipment are currently integrated throughout City facilities. Staff has been satisfied with Sonitrol's performance and the continuity and reliability of the security services provided.

Discussion:

The City's existing Sonitrol system includes proprietary equipment, programming, access control devices, alarm panels, sensors, and related components that are integrated with the City's facilities and security operations. Replacing Sonitrol with another provider would require the City to replace or modify existing equipment and infrastructure and could require additional expenditures for new alarm panels, access control devices, sensors, network integration, installation, programming, system configuration, testing, and staff training.

Based on the City's existing infrastructure, the proprietary nature of the installed system, the need for compatibility and continuity of security services, and staff's satisfactory experience with Sonitrol, staff recommends proceeding with Sonitrol without a competitive solicitation.

Attachment:

Attachment 1 – Professional Services Agreement with Sonitrol, Inc.

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
CITY FACILITIES SECURITY SYSTEM AND ACCESS CONTROL SYSTEM

1. PARTIES AND DATE.

This Agreement is made and entered into this **7th day of August 2026**, by and between the City of Aliso Viejo, a municipal organization organized under the laws of the State of California with its principal place of business at 12 Journey, Suite 100, Aliso Viejo, California 92656 ("City") and **Sonitrol Orange County LLC, a Security System and Access Control System; CORPORATION**, with its principal place of business at **23 Mauchly, Suite 100, Irvine, CA 92618** ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of professional **City Facilities Security System and Access Control System** consultant services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional **City Facilities Security System and Access Control System** consultant services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such services for the **City Facilities Security System and Access Control System** project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional **City Facilities Security System and Access Control System** consultant services necessary for the Project ("Services"). The Services are more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **August 7th, 2026 to June 30th**, **2029**, unless earlier terminated as provided herein. The City Manager shall have the

unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Agreement. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement are as follows: **Keith Kuhlmann**.

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates **Isaac Aziz**, or his or her

designee, as the City's contact for the implementation of the Services hereunder. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Consultant's Representative. Consultant hereby designates **Keith Kuhlmann**, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Consultant shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.

3.2.10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance. If the existing policies do not meet the Insurance Requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

(c) Professional Liability: Professional Liability insurance with minimum limits of $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.).

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(d) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability

Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.2.10.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

(a) The policy or policies of insurance required by Section 3.2.10.2 (a) Commercial General Liability:

(1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement.

Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(b) The policy or policies of insurance required by Section 3.2.10.2 (b) Automobile Liability and (c) Professional Liability shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(c) The policy or policies of insurance required by Section 3.2.10.2 (d) Workers' Compensation shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

3.2.10.4 Primary and Non-Contributing Insurance. All insurance coverages shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.10.5 Waiver of Subrogation. Required insurance coverages shall not prohibit Consultant from waiving the right of subrogation prior to a loss. Consultant shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

3.2.10.6 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.10.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.10.8 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Services because of production lost during suspension.

3.2.10.9 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.10.10 Insurance for Subconsultants. All Subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing Subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an Additional Insured to the Subconsultant's policies.

3.2.11 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement. The total compensation shall not exceed **One Hundred and Twenty Thousand Dollars ($120,000)** without written approval of the **City Manager**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3.5 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the

commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant:

Sonitrol Orange County and Sacramento
23 Mauchly, Suite 100
Irvine CA 92618
Attn: **Keith Kuhlmann / Senior Account Executive**

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **Isaac Aziz**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.3 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the Release Notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Fraud Policy. Consultant shall provide a copy of the City's Fraud Prevention Policy to each of its employees assigned to perform Services under this Letter of Agreement. Consultant shall submit to the City a statement signed by an authorized representative for Consultant certifying receipt of the City's Fraud Prevention Policy. A finding by the City that any of Consultant's employees have committed fraud against the City or have violated the City's Fraud Prevention Policy shall be grounds for appropriate discipline, up to and including such employee's removal from performance of this Letter of Agreement at City's request and/or termination of this Letter of Agreement. Consultant shall reimburse the City for any costs and expenses associated with fraud against the City.

3.5.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.6 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.7 Indemnification.

To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Consultant or the City, its officials, officers, employees, agents or volunteers.

If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.5.8 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.9 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Orange County.

3.5.10 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.8 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.9 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.10 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.11 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or

service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.14 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.15 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.16 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.17 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.19 Declaration of Political Contributions. Consultant shall, throughout the term of this Agreement, submit to City an annual statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous

twelve-month period by the Consultant and all of Consultant's employees, including any employee(s) that Consultant intends to assign to perform the Services described in this Agreement.

3.20 Subcontracting.

3.20.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this 17th day of June 2026.

CITY OF ALISO VIEJO

By: _____
Brett Channing
City Manager

SONITROL ORANGE COUNTY, LLC

By: Jason Martin
Jason Martin | President

[If Corporation, TWO SIGNATURES, President **OR** Vice President **AND** Secretary, **AND** CORPORATE SEAL OF CONSULTANT REQUIRED]

ATTEST:

By: _____
Maria Kending
City Clerk

By: _____

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET:

By: _____
Ann Eifert
Director of Financial Services

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

None

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Irvine/Orange/CA	8/10/26
City/County/State	Date
Sonitrol Orange Ocunty, LLC	Jason Martin
Name of Business	Print Name

Jason Martin
Signature

NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO.

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Sonitrol Orange County, LLC	Jason Martin
Name of Business	Print Name
Jason Martin	
Signature	
8/10/26	
Date	

EXHIBIT "A"

SONITROL SECURITY SCOPE OF SERVICES – CITY OF ALISO VIEJO

12 Journey, Suite 100, Aliso Viejo, CA 92656
Intrusion Detection (Platinum Service Plan): $317.58/mo.
Access Control (Platinum Service Plan): $633/mo.
Access Control Cellular Communication (Platinum Service Plan): $38.86/mo.
Fire Alarm (Standard Service Plan): $39.39/mo.
Fire Alarm Testing & Inspections: $61.90/mo.
24671 Via Iglesia, Aliso Viejo, CA 92656
Access Control (Platinum Service Plan): $81.74/mo.
Access Control Cellular Communication (Platinum Service Plan): $38.86/mo.

29 Santa Barbara Dr., Aliso Viejo, CA 92656
Access Control (Platinum Service Plan): $131.46/mo.
Fire Alarm (Standard Service Plan): $45/mo.
Fire Alarm Cellular Communication (Standard Service): $35/mo.
Fire Alarm Testing & Inspections: $34/mo.
31 Santa Barbara Dr., Aliso Viejo, CA 92656
Fire Alarm (Standard Service Plan): $45/mo.
Fire Alarm Cellular Communication (Standard Service): $35/mo.
Fire Alarm Testing & Inspections: $72/mo.

100 Park Ave., Aliso Viejo, CA 92656
Access Control (Platinum Service Plan): $590.47/mo.
Fire Alarm (Standard Service Plan): $47.25/mo.
Fire Alarm Cellular Communication (Standard Service): $36.75/mo.
Fire Alarm Testing & Inspections: $33.60/mo.
*Pending Access Control Project: Purchase/Installation: +$8,250/mo., Additional Monthly Service Fees: +$44/mo.

SONITROL SECURITY SERVICE PLAN DETAILS

Platinum Service Plan:
System Monitoring at UL Certified Central Station (Intrusion Detection & Fire Alarm Only)
24/7/365 Local Technical Support
Collaborative Maintenance
    Go To Meeting Technical Support
Complete and Ongoing Training
Licensing and Firmware Updates
No charge for trip or labor charges to repair system
    (unless physically damaged or after hours, holiday service requested)
4-Hour Emergency Service Tech Response - 24/7/365
    Sonitrol guarantees the arrival of a service technician, on-site, within four hours from the time of your emergency service request – 24 hours a day, seven days a week, 365 days a year. If we fail to meet this, we will credit your account $200

Equipment Replacement Guarantee

Replacement of functional parts of the system, which fail to provide consistent high-level performance (Excludes Electrified Locking Hardware and NVR/Server)

Standard Service Plan:
System Monitoring at UL Certified Central Station (Intrusion Detection & Fire Alarm Only)
24/7/365 Local Technical Support
Collaborative Maintenance
Go To Meeting Technical Support
Complete and Ongoing Training
Next day emergency service response
Request must be received before 4:00PM

NOTE: other than the fire systems that are billable for troubleshooting, repairs, etc. at the standard rates below, all other systems at the locations are covered under contract.

Standard_rates:
$196.00 per hour.
$70 trip fee.

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: Michael Delgadillo, Assistant Planner

SUBJECT: CONDITIONAL USE PERMIT TO ESTABLISH A MARTIAL ARTS STUDIO WITH REDUCED NUMBER OF REQUIRED PARKING SPACES (17% DEFICIENCY) AT 6 JOURNEY, SUITES 350 AND 375 (USE-2026-01006).

Recommended Action:

Adopt Resolution No. 2026-xx approving a Conditional Use Permit to establish a martial arts studio with reduced number of required parking spaces (17% deficiency) at 6 Journey, Suites 350 and 375 (USE-2026-01006).

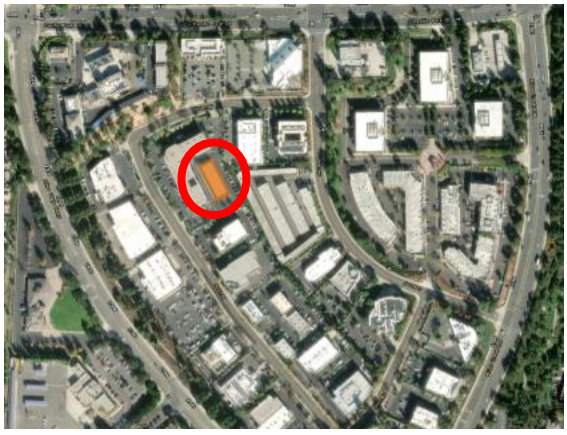
Fiscal Impact:

None.

Background:

On May 15, 2026, Francisco Lima ("Applicant"), representing RYSK Brazilian Jiu-Jitsu ("RYSK"), submitted an application to establish a martial arts studio ("Project") at 6 Journey, Suites 350 and 375. The site is located immediately north of the City Hall building and will be operating next to the cross fit studio (see Image 2 below, orange building circled in red).


Image 1. Project site facing south.


Image 2. Aerial Image of Vicinity

RYSK will offer classes focused on Brazilian Jiu-Jitsu for all ages and skill levels, including jiu-jitsu, boxing, kickboxing, self-defense, and private training sessions. Suites 325 and 375 will be combined to create a training area and a waiting lounge for parents and children to observe classes. The proposed use increases the site's parking demand, resulting in a 17% parking deficiency. The martial arts studio will offer hour long classes Monday through Friday, with morning sessions from 6:00 a.m. to 10:00 a.m. and afternoon sessions from 3:40 p.m. to 8:30 p.m. Saturday classes will operate from 8:00 a.m. to 1:00 p.m. Morning classes are anticipated to have up to six students per hour and afternoon classes as well as Saturday classes are expected to have up to 10 students per hour.

Discussion:

Conditional Use Permit Findings

Pursuant to Aliso Viejo Municipal Code ("AVMC") Section 15.18.020 (Permitted Uses in Nonresidential Districts), a group instruction use over 3,000 square feet in size within the Business Park 1 ("BP-1") zoning district requires approval of a Conditional Use Permit (CUP). Pursuant to AVMC Sections 15.74.040 and 15.38.120(B), a reduction of over 15% of the number of required parking spaces also requires a CUP. The proposed project proposes to reduce the required parking supply from 242 to 202, resulting in a cumulative 17% deficiency for the site. A CUP may be approved for the proposed use with reduced number of required parking spaces, subject to the following findings established in AVMC Section 15.74.040.

1. Consistency with General Plan. The land use is consistent with the general plan and any applicable specific plan.

The proposed use will be located in a business park with a General Plan land use designation of Business Park ("BP"). The BP designation is intended to provide for uses such as research and development, limited service and retail uses, offices, and community facilities. Group instruction uses, above 3,000 square feet in size, may be conditionally permitted. The project site is not within a special plan district. The existing site includes a mix of office uses, medical practices, a Pilates studio and a cross fit training studio. The proposed martial arts studio use is similar to the Pilates and cross fit training studios, and therefore, compatible with and complementary to these established uses. Therefore, this finding can be made.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan.

The proposed use will be located in a business park within the Business Park 1 (BP-1) zoning district. As discussed in Finding No. 1 above, the proposed use is consistent with the intent of the BP-1 designation and compatible with the existing

uses. Additionally, the proposed tenant improvements are limited to the interior of the tenant space, with no expansions to the existing building or floor space. While this request includes a reduction to the required number of parking spaces, the analysis provided in Finding No. 4 and Additional Findings A and B below demonstrates that adequate parking will continue to be available to serve the proposed use and existing tenants. Therefore, this finding can be made.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.

The proposed use is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15301 (Existing Facilities), as it involves permitting a martial arts studio within an existing facility without expanding the use. Therefore, this finding can be made.

4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.

As noted in Finding Nos. 1 and 2 above, the proposed use is consistent with the intent of the BP designation and compatible with the existing mix of uses on the site. The site currently provides 202 parking spaces. Under the City's parking code, the existing tenant mix combined with the proposed use would require 242 spaces, resulting in a deficiency of 40 spaces (17%), as summarized in the table below. This deficiency is based on code-required parking ratios rather than actual parking demand.

6 Journey Business Park Parking Summary			
Use Type	Total Square Footage	Parking Ratio	Required Parking
Office, General	32,688	1/250	131
Office, Medical	1,932	1/200	10
Health Club/Gym	3,530	1/150	24
Beauty Salon	3,864	1/150	26
Misc. Small-Scale Service	3,621	1/300	12
Public, Recreation, and Assembly Use	10,182	1 / 4 guests	6
Proposed Use	5,008	1/150	33
Total Square Footage:	60,825	Total Required Parking:	242
Total Parking Spaces Provided			202

A parking study conducted for the site demonstrates that the existing parking supply is adequate to serve both the proposed use and existing tenants, as noted in Additional Findings A and B below. Because the project maintains the existing site layout, does not introduce any operational characteristics that would adversely affect nearby properties, and continues to provide sufficient parking to meet anticipated demand, this finding can be made.

Additional Findings

In addition to the above findings required for approval of a CUP, the following findings shall be made prior to approval of an alternate parking plan (proposed reduction in required parking spaces) pursuant to AVMC 15.38.140 (Alternative Parking Plans and Off-Site Parking).

A. Given the specific conditions of the site and the adjacent area and based upon the information and conclusions of the parking study, the alternate parking standards will provide sufficient parking for the use(s) served.

The onsite parking lot provides 202 spaces, which are shared among all tenants within the two buildings on the property. The Project proposes to convert 5,009 square feet of existing office space and an art framing store to group instruction use, resulting in an increase in parking demand of 15 spaces. The Applicant requests to continue utilizing the existing parking supply without providing additional parking. Based on the existing tenant mix and the proposed use, required number of parking is 242 parking spaces, creating a 40-space deficiency (17%). As documented in Attachment 4, peak weekday parking demand occurred midday between 12 p.m. to 4 p.m, with an average utilization of 45 spaces (22% occupancy rate). Weekend peak demand similarly occurred midday, with an average utilization of 24 parking spaces (12% occupancy rate). These observations demonstrate that sufficient parking will be provided to accommodate both the proposed use and the existing tenant mix. Therefore, this finding can be made.

B. The alternative parking plan complies with the purpose and intent of this chapter.

The purpose and intent of AVMC 15.38.120 is to provide for the demand for off-street parking generated by the various land uses in the City and to ensure the health, safety, and welfare of the public by ensuring safe access to homes and businesses and to provide for properly designed parking facilities with adequate numbers of parking spaces in order to reduce traffic congestion, promote business, and enhance public safety. The Project's reduced parking demand can be justified by the evidence provided in Attachment 4, which shows a peak parking occupancy rate of 22%. There will be sufficient parking provided for all existing and the proposed tenant uses. Therefore, this finding can be made.

C. If off-site parking is proposed, sufficient access and property rights in the off-site parking are provided to ensure that sufficient parking is provided for the use(s) served for the life or term of the use(s).

This finding is not applicable as all parking will be provided on site.

D. If off-site parking is proposed, the distance between the use(s) served and the off-site parking is no greater than reasonably feasible to ensure that sufficient parking is provided for the use(s) served. In making this finding, greater weight shall be given to off-site parking that is closer to the use(s) served.

This finding is not applicable as all parking will be provided on site.

Public Notice:

On August 6, 2026, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300' of the subject site and to all tenants within the same commercial center. No public comments were received in response.

Attachments:

1. Resolution
2. Project Description
3. Project Plans
4. Parking Study
5. Presentation

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A MARTIAL ARTS STUDIO WITH REDUCED NUMBER OF REQUIRED PARKING SPACES (17% DEFICIENCY) AT 6 JOURNEY, SUITES 350 AND 375.

WHEREAS, on May 15, 2026, Francisco Lima, representing RYSK Brazilian Jiu-Jitsu, submitted an application to establish a martial arts studio with reduced number of required parking spaces at 6 Journey, Suite 350 and 375 ("Project"); and

WHEREAS, on August 6, 2026, a public notice of the public hearing was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site and to all tenants within the same business park; and

WHEREAS, on August 19, 2026, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in the agenda report and oral presentation; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1: **Determination of Recitals.** The City Council hereby finds and determines that all the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2: **Approval of Project and Findings for Conditional Use Permit.** In accordance with AVMC 15.74.040(C), the City Council hereby makes the following findings of fact and approves a Conditional Use Permit (USE-2026-01006) to establish a martial arts studio with reduced number of required parking spaces (17% deficiency), subject to the conditions set forth in Exhibit "A" and project plans set forth in Exhibit "B", which are both attached hereto and incorporated herein by reference.

1. Consistency with General Plan. The land use is consistent with the general plan and any applicable specific plan. The proposed use will be located in a business park with a General Plan land use designation of Business Park ("BP"). The BP designation is intended to provide for uses such as research and development, limited service and retail uses, offices, and community facilities. Group instruction uses, above 3,000 square feet in size, may be conditionally permitted. The project site is not within a special plan district. The existing site includes a mix of office uses, medical practices, a Pilates studio

and a cross fit training studio. The proposed martial arts studio use is similar to the Pilates and cross fit training studios, and therefore, compatible with and complementary to these established uses.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan. The proposed use will be located in a business park within the Business Park 1 (BP-1) zoning district. As discussed in Section 2.1, the proposed use is consistent with the intent of the BP-1 designation and compatible with the existing uses. Additionally, the proposed tenant improvements are limited to the interior of the tenant space, with no expansions to the existing building or floor space. While this request includes a reduction to the required number of parking spaces, the analysis provided in Section 2.4 and Section 3 demonstrates that adequate parking will continue to be available to serve the proposed use and existing tenants.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. The proposed use is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15301 (Existing Facilities), as it involves permitting a martial arts studio within an existing facility without expanding the use.

4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. As discussed in Sections 2.1 and 2.2, the proposed use is consistent with the intent of the BP designation and compatible with the existing mix of uses on the site. The site currently provides 202 parking spaces. Under the City's parking code, the existing tenant mix combined with the proposed use would require 242 spaces, resulting in a deficiency of 40 spaces (17%). This deficiency is based on code-required parking ratios rather than actual parking demand. A parking study conducted for the site demonstrates that the existing parking supply is adequate to serve both the proposed use and existing tenants, as noted in Section 3. The proposed use would maintain the existing site layout, will not introduce any operational characteristics that would adversely affect nearby properties, and will continue to provide sufficient parking to meet anticipated demand.

Section 3: **Approval of Project and Findings for Alternative Parking Plans and Off-Site Parking.** In accordance with AVMC 15.38.140, the City Council hereby makes the following findings of fact and approves the 17% parking deficiency for the project site to establish a martial arts studio (USE-2026-01006), subject to the conditions set forth in

Exhibit “A” and project plans set forth in Exhibit “B”, which are both attached hereto and incorporated herein by reference.

1. Given the specific conditions of the site and the adjacent area and based upon the information and conclusions of the parking study, the alternate parking standards will provide sufficient parking for the uses served. The onsite parking lot provides 202 spaces, which are shared among all tenants within the two buildings on the property. The Project proposes to convert 5,009 square feet of existing office space and an art framing store to group instruction use, resulting in an increase in parking demand of 15 spaces. The Applicant requests to continue utilizing the existing parking supply without providing additional parking. Based on the existing tenant mix and the proposed use, required number of parking is 242 parking spaces, creating a 40-space deficiency (17%). As documented in the Applicant’s parking study, peak weekday parking demand occurred midday between 12 p.m. to 4 p.m, with an average utilization of 45 spaces (22% occupancy rate). Weekend peak demand similarly occurred midday, with an average utilization of 24 parking spaces (12% occupancy rate). These observations demonstrate that sufficient parking will be provided to accommodate both the proposed use and the existing tenant mix.

2. The alternative parking plan complies with the purpose and intent of this chapter. The purpose and intent of AVMC 15.38.120 is to provide for the demand for off-street parking generated by the various land uses in the City and to ensure the health, safety, and welfare of the public by ensuring safe access to homes and businesses and to provide for properly designed parking facilities with adequate numbers of parking spaces in order to reduce traffic congestion, promote business, and enhance public safety. The Project’s reduced parking demand can be justified by the Applicant’s parking study, which shows a peak parking occupancy rate of 22%. There will be sufficient parking provided for all existing and the proposed tenant uses.

Section 4: **Filing of Notice of Exemption.** The City Council hereby authorizes and directs staff to prepare, execute and file with the Orange County Clerk a Notice of Exemption for the proposed project. Additionally, the Notice of Exemption for this project will be posted on the City of Aliso Viejo website, filed in the State Clearinghouse CEQA.net website, and provided to parties requesting notification.

Section 5: **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

PASSED, APPROVED AND ADOPTED this 19th day of August, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith
City Attorney

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, MARIA KENDIG, City Clerk of the City of Aliso Viejo, California, do hereby attest to and certify that the foregoing Resolution No. 2026-__ to be the original resolution duly passed and adopted by the City Council at their regular meeting held on the 19th day of August, 2026, by the following roll call vote, to wit:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

Date:_____ _____
Maria Kendig, CMC
City Clerk

EXHIBIT "A"
PLANNING APPLICATION USE-2026-01006
6 JOURNEY, SUITES 350 and 375
CONDITIONS OF APPROVAL

1. Project Description. This approval is to establish a 5,008 square foot martial arts studio and continue utilizing the existing parking supply of 202 spaces on site without providing additional parking spaces. This equates to a cumulative 17% parking deficiency for the site. Operation of this use shall be consistent with the project description in the application presented and approved by City Council on August 19, 2026. Any modifications of operational characteristics shall be reviewed by the Community Development Director pursuant to AVMC Section 15.74.110 which establishes regulations for modifications to discretionary permits.

2. Development per Approved Plans. This approval constitutes a precise plan for the location and design of uses, structures, features, and materials submitted with this application. Development shall occur substantially as shown on the plans approved by this Project and set forth in Exhibit B, subject to any modifications imposed by the conditions of approval herein, as confirmed by the Community Development Director. Any land use, construction, or improvement not specifically approved is not permitted and must be addressed in a separate and subsequent application and review. Relocation, alteration or addition to any use, structure, feature or material not specifically approved shall require an amendment to the approved plans unless the Community Development Director determines such modifications are minor and consistent with the spirit and intent of the original approving action, and that the action would have been the same for the modifications as for the approved plans. The Community Development Director may approve such minor modifications in accordance with AVMC Section 15.74.110.

3. Applicant Designation. "Applicant" shall apply to RYSK Brazilian Jiu-Jitsu, owner, operator, and any and all future successors and/or assigns of the approved establishment.

4. Payments of Fees. The Applicant shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions.

5. Hours of Operation. The hours of operation shall be limited from 6:00 AM to 8:20 PM Monday through Friday, and 8:00 AM to 1:00 PM on Saturdays. Request to modify the hours of operation shall be subject to review and approval by the Community Development Director.

6. Amplified Equipment. All amplified noise shall be confined indoors at all times. All amplified noises shall be set to a volume that cannot be heard outside of the subject suite.

7. Noise Standards. The establishment and operation of the approved use shall comply with AVMC Chapter 8.12 noise standards. Doors shall remain closed during hours of operation. Furthermore, based on substantiated complaints or concerns, the Director may modify conditions to facility operations as deemed necessary.

8. Outdoor Activities Prohibited. Outdoor activity including training, storage of any merchandise, materials, or equipment outside of the building shall be prohibited.

9. Sign Permit. A sign permit shall be required prior to the placement, movement, erection, reconstruction, alteration or display of any sign permitted pursuant to Chapter 15.34 AVMC. All signs, except where expressly exempt, shall conform to the current California Building and Electrical Codes as adopted by the city of Aliso Viejo.

10. Adverse Impacts. In the event of adverse impacts on the health, safety, welfare, or working environments of the neighborhood or general public, or receipt of substantiated complaints directly related to the Applicant's operations, the Community Development Director shall investigate and, if significant adverse impacts directly related to the Applicant's business are found to exist, the Community Development Director or Chief of Police shall have the discretion to bring this Permit back to consider additional improvements and protective measures, additional conditions, amended conditions, or permit revocation. Modifications may include, but not be limited, restriction of operational hours and additional sound mitigation measures.

11. Compliance with Conditions. The Applicant shall be fully responsible for knowing and complying with all conditions of approval, including making conditions known to City staff for future governmental permits or actions on the project site. Failure to abide by and faithfully comply with any and all conditions attached to granting these permits may constitute grounds for revocation of the permits in accordance with AVMC Section 15.74.120. This Resolution and Conditions of Approval shall be incorporated into building plans to all applicable reviewing agencies or authorities.

12. Compliance with City Codes. The approved project shall comply with all applicable provisions of the municipal code, including but not limited to provisions of building codes and any conditions imposed as part of the approval process.

13. Compliance with Building Codes. Tenant improvement plans shall be submitted for review, approved and permits issued, and shall comply with standards, regulations and requirements of current editions of the California Building Code, California Plumbing Code, California Mechanical Code, and California Electrical Code, including any local amendments adopted by the City of Aliso Viejo.

14. Fire Safety and Prevention. The Applicant is responsible for compliance with all applicable fire prevention standards and permits.

15. Indemnification. The Applicant shall indemnify, protect, defend, and hold the city, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively 'Actions'), brought against the city, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the city and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the city) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the city shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the city's defense, and that Applicant shall reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The city shall promptly notify the Applicant of any action brought, and city shall cooperate with the Applicant in defense of the action.

16. Actions by City Council. Decisions by the city council are final and shall become effective immediately except as otherwise provided in the approving action and except for actions by ordinance.

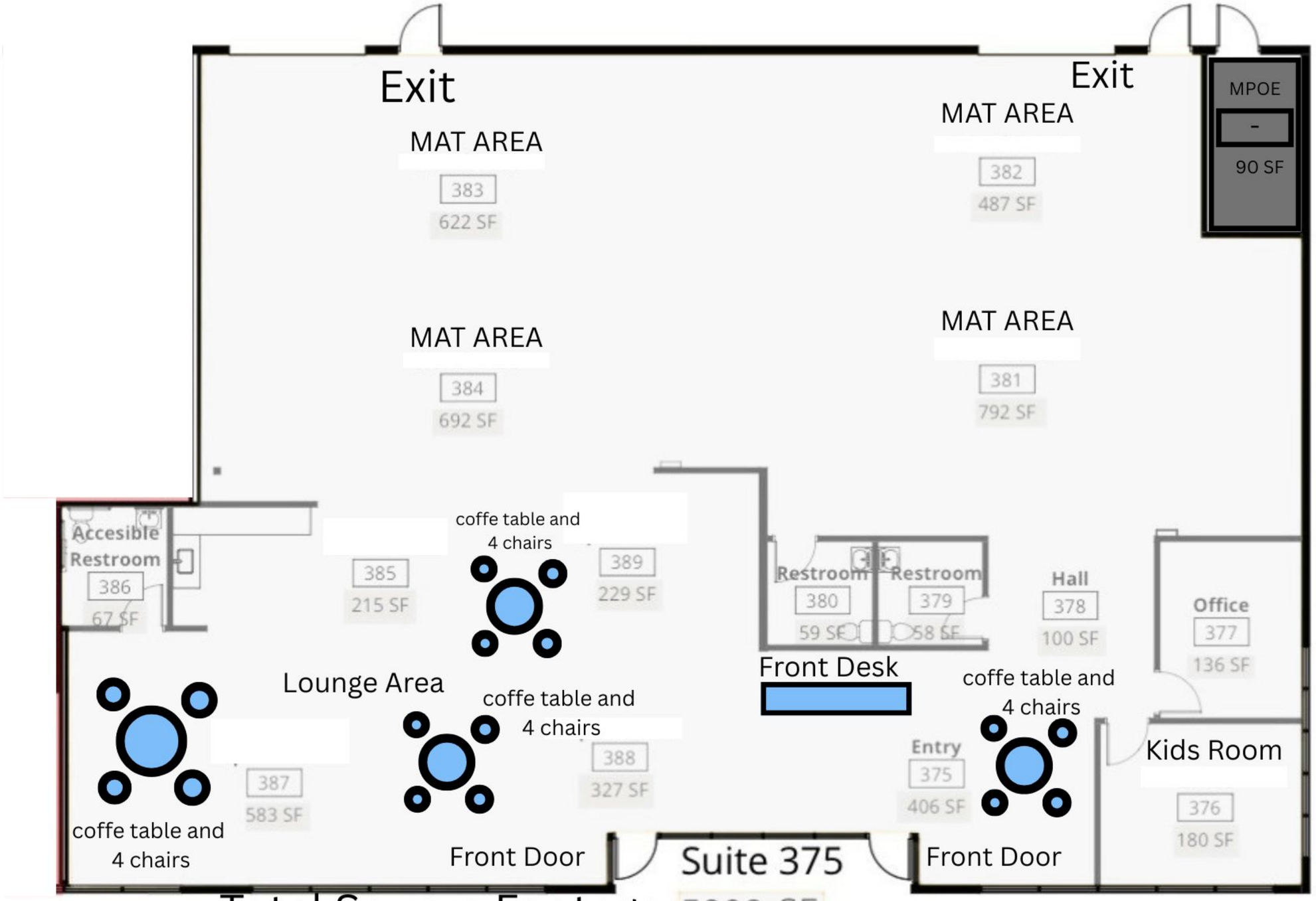
17. Expiration. This approval shall expire and be of no further force or effect if:
    a. Expiration of Period of Validity. The permit is not established within two years of the permit's effective date, or such other time period designated by the permit approval, by state law, or by this code; or
    b. Abandonment. After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year.

18. Time Extensions. Upon application before expiration of the period of validity, the original decision-marking authority may grant or conditionally grant an extension to the period of validity for up to one year per extension if it finds that such an extension is justified by the circumstances of the original findings for the project can still be made with, if necessary, the imposition of conditions not originally imposed on the project. The filing of an application for extension shall stay expiration of the permit until action is taken on the time extension by the decision-

making authority. No more than two one-year extensions may be granted or conditionally granted.

19. Revocation. This approval may be revoked by the original decision-making authority pursuant to the provisions of AVMC 15.74.120.

6 Journey, Unit 375,
Aliso Viejo, CA 92656



The Electrical room is not part of the proposal

Total Square Footage 5008 SF

JOURNEY BUSINESS PARK

6 JOURNEY, ALISO VIEJO

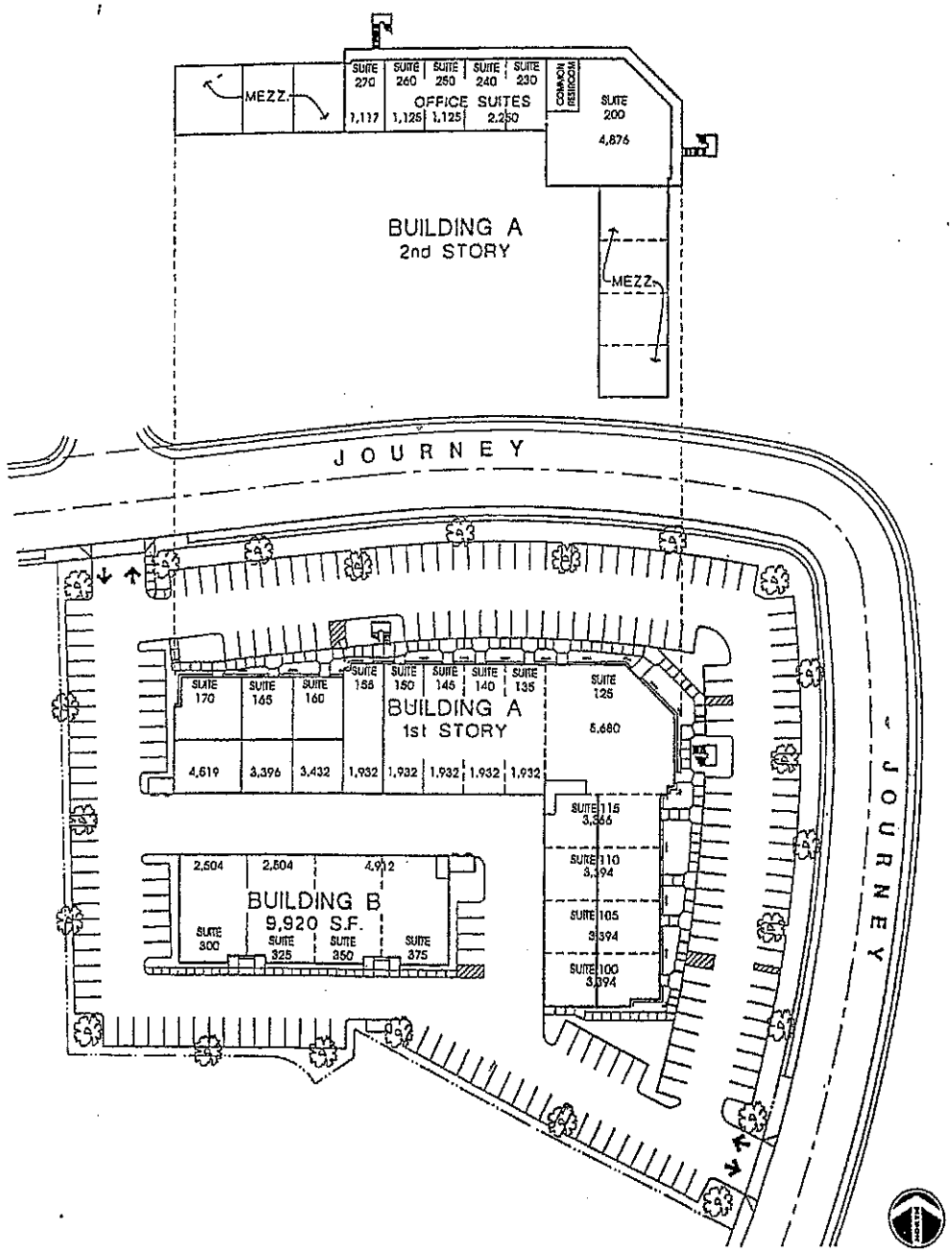


EXHIBIT A

RYSK Brazilian Jiu-Jitsu - 6 Journey , Suite 375 - Aliso Viejo.

Project Description

RYSK Brazilian Jiu-Jitsu is dedicated to providing high-quality martial arts training for children, teenagers, and adults in a safe, disciplined, and family-oriented environment. Our mission is to empower students through Brazilian Jiu-Jitsu by building confidence, improving physical fitness, teaching self-defense, and developing strong values such as respect, discipline, perseverance, and teamwork.

The total square footage of the suite is 5,000 square feet. Of this, 2,500 square feet will be dedicated to the mat area, providing students with a safe and spacious environment for training. The remaining 2,500 square feet will be designed as a large and comfortable waiting area for parents and children, creating a welcoming space for families to relax and observe classes.

The academy offers structured programs for all ages and skill levels, including Kids Jiu-Jitsu, Adult Jiu-Jitsu, Boxing, Kickboxing, Women’s Self-Defense, and Private Training sessions. Our goal is not only to develop skilled athletes and competitors but also to help students grow mentally, emotionally, and socially through martial arts.

We focus heavily on youth development, helping children improve focus, self-control, anti-bullying awareness, and leadership skills. For adults, we provide a positive and motivating environment for fitness, self-defense, stress relief, and competitive training.

In addition to regular classes, we host in-house tournaments, seminars, self-defense workshops, and community events to strengthen our students’ experience and create a strong sense of belonging within the academy.

Our long-term vision is to establish a leading martial arts center in the community where families can train together, athletes can prepare for competition, and individuals of all backgrounds can find personal growth through Jiu-Jitsu.

This project represents more than a martial arts school—it is a community built on respect, discipline, and personal transformation.

Operating Hours

Our operating hours are designed to accommodate both children and adults with flexible training schedules throughout the day. The academy will operate Monday through Friday from 6:00 AM to 9:00 AM, and again from 3:40 PM to 8:20 PM. On Saturdays, the academy will operate from 8:00 AM to 1:00 PM.

We serve students ranging in age from 3 to 65 years old, with approximately 75% male students and 25% female students.

For the morning classes, we anticipate 3 to 6 students per hour. During the afternoon and evening classes, we expect between 7 to 10 students per hour. On Saturdays, we anticipate attendance of approximately 7 to 10 students per hour.

This schedule allows us to provide flexible and accessible training opportunities for kids, teens, and adults while maintaining a safe, structured, and high-quality training environment.

There will be no outdoor activities.

DRAFT PARKING STUDY MEMORANDUM

To: Michael Delgadillo
Assistant Planner
City of Aliso Viejo

From: Victoria Clark, AICP
Matt Stewart, P.E., T.E.
Kimley-Horn and Associates, Inc.

Date: June 25, 2026

Subject: 6 Journey, Aliso Viejo – RYSK Brazilian Jiu Jitsu Parking Analysis

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Kimley-Horn conducted a parking analysis of the business park at 6 Journey, Aliso Viejo, CA 92656, in support of RYSK Brazilian Jiu Jitsu's Conditional Use Permit application. The proposed Project consists of the development of one jiu jitsu academy ("Project") to occupy Suites 350 and 375 in the 6 Journey business park.

The purpose of the evaluation is to assess parking requirements in accordance with Aliso Viejo Municipal Code, analyze existing parking demand in the business park, and forecast future parking demand of the Project. The analysis will determine whether the existing on-site parking supply is sufficient to accommodate the proposed Project.

PROJECT DESCRIPTION

RYSK Brazilian Jiu Jitsu operates on an hour-long scheduled class format, with classes occurring during the morning (6am – 10am) and evening (3:40pm – 8:30pm) hours from Monday to Friday. A total of three instructional classes are held during the morning AM peak period with three students per class. There are no classes held between 10am to 3:40pm. A total of five instructional classes are held in the evening PM peak period with an estimated eight to ten students per class. Classes are also held on Saturdays between 8am to 12pm.

Based on the hours of operation, and assuming one parking space is needed per visitor, approximately three parking spaces per hour are needed during the AM peak period, zero parking spaces are needed during the Midday period, and approximately nine parking spaces are needed per hour during the PM peak period. The various weekend classes would generate an average of nine occupied parking spaces per hour during the Saturday AM period. See attached **Appendix A** for a detailed class schedule.

PARKING SUPPLY AND INVENTORY

The business park is located at 6 Journey in Aliso Viejo, California and consists of 23 suites. The business park is 60,648 gross square feet with 202 total parking spaces within the property boundaries. Of the 202 spaces, parking consists of regular, accessible (including van-accessible), tenant-designated (non-gym use), accessible tenant-designated, and motorcycle spaces. The property operates at a parking ratio of 3.4 spaces per 1,000 square feet. Alley parking is not included in the 202 available spaces.

ALISO VIEJO MUNICIPAL CODE PARKING REQUIREMENTS

The site is zoned Business Park 1 (BP-1) with a Business Park/Professional Office land use designation. According to the Aliso Viejo Municipal Code for the BP-1 zone, permitted uses include "research and development, limited service and retail commercial, offices, and community facilities" (**Appendix B**, Chapter 15.18.010.B.5).

RYSK Brazilian Jiu Jitsu is classified as a "Group Instruction" space under the Public, Recreation, and Assembly category (see **Appendix B**, Table 15.38.040). Per the Municipal Code, this use requires a parking ratio of 1 space per 150 square feet of gross floor area. RYSK will occupy Suites 350 and 375, which together totals 5,008 square feet (see **Appendix C**). Based on this requirement, the proposed use would require approximately 33 parking spaces (see **Appendix D**).

Kimley-Horn calculated the parking requirement for the business park overall. Based on the most recent tenant information, 11 of the 23 suites are currently occupied by a mix of office, medical, personal service, and fitness-related uses. As summarized in **Appendix D**, the occupied suites represent 32,678 square feet in the business park and require a total of approximately 143 stalls based on applicable Aliso Viejo parking requirements for each land use category. The total parking requirement for the existing tenants in addition to RYSK Brazilian Jiu Jitsu is 176 spaces. Parking requirements were also calculated for the vacant suites which are assumed to utilize a 1 space/250 sq.ft. requirement under a "Office uses, general and professional" land use. The total parking requirement for the business park with the occupied and vacant tenants is 262 spaces. With the addition of RYSK Brazilian Jiu Jitsu, the total parking requirement is approximately 295 parking spaces.

This parking study reviews existing parking data and evaluates whether the existing parking supply of 202 spaces can adequately accommodate the addition of the proposed Project within the business park.

PARKING OCCUPANCY ANALYSIS

Parking Occupancy Data Collection

On-site existing parking counts were collected by a subconsultant on one weekday and one weekend to capture representative parking usage. Counts were captured in hourly sweeps, with the number of parked vehicles being recorded at the beginning of each hour during the study period. Four sweeps were taken during each of the weekday periods, and seven sweeps were taken during the weekend period. The study periods consisted of the times and dates below:

- Thursday, May 28, 2026 - 6am to 10am
- Thursday, May 28, 2026 - 12pm to 4pm
- Thursday, May 28, 2026 - 5pm to 9pm
- Saturday, May 30, 2026 - 9am to 2pm

Kimley-Horn analyzed the parking demand and prepared tables showing the existing parking demand in each parking facility on site.

Existing Parking Occupancy Analysis

Observed parking demand at the 6 Journey Business Park is summarized in **Table 1**. See **Appendix E** for hourly parking counts.

Table 1: Parking Occupancy Survey

	Weekday			Weekend
	AM Peak (6am-10am)	Midday Peak (12pm-4pm)	PM Peak (5pm-9pm)	Midday Peak (9am-2pm)
Parking Inventory	202 Spaces			
Average Occupied Spaces	12	45	38	24
Average Available Spaces	164	131	138	178
Occupancy Rate	6%	22%	19%	12%

As shown in **Table 1**, parking demand in the business park averaged 12 spaces in the Weekday AM period, 45 spaces in the Weekday Midday period, 38 spaces in the Weekday PM period, and 24 spaces in the Weekend period. The parking occupancy was significantly below the site's supply at all times.

Parking occupancy varied between 6% and 22% during the weekdays. The highest average demand was observed during the midday study period (12pm to 4pm), reaching an average of 45 occupied spaces out of the 202 total. The highest number of parked vehicles during a single hour occurred at 5pm during a weekday hour, when 73 cars were parked.

Weekend occupancy parking counts reached 12%. The highest number of parked vehicles was observed at 10am on Saturday, with 38 parking spaces in use. The occupancy of the lot decreased hourly with only seven parking spaces being occupied during the final study hour at 2pm.

Based on the operational data for RYSK Brazilian Jiu Jitsu, an estimated nine spaces may be utilized by the Project. The nine parking spaces can be accommodated by the 202 available parking spaces.

CONCLUSION

Based on the existing parking supply and estimated demand, the parking at 6 Journey is sufficient to accommodate the proposed RYSK Brazilian Jiu Jitsu use. The site provides 202 parking spaces, while the total estimated demand of RYSK Brazilian Jiu Jitsu is nine spaces based on the operational data and analysis.

Observed parking conditions ultimately show that the parking lot is sufficient for tenant occupancy. Peak parking occupancy during any of the study periods did not exceed 73 vehicles, showing substantial unused capacity throughout the day. Additionally, RYSK Brazilian Jiu Jitsu's class-based schedule dictates that only three to ten students will be present during classes.

Based on these findings, the addition of RYSK Brazilian Jiu Jitsu is not expected to result in parking deficiencies on site.

Appendix A – Hours of Operation

RYSK BRAZILIAN JIU-JITSU

(https://ryskbjj.com/)

Our Class Schedules

At RYSK Brazilian Jiu-Jitsu, we offer flexible and inclusive class schedules for all ages and skill levels. Whether you're a young Pee-Wee just starting out or an adult looking to sharpen your game, our structured programs are designed to meet you where you are — physically and mentally.

Join a welcoming, high-energy community and train at times that fit your lifestyle. Discover the power of Brazilian Jiu-Jitsu in a schedule built for your success.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Morning Class						
All Levels 6:00 AM	All Levels 6:00 AM	All Levels 6:00 AM	All Levels 6:00 AM	All Levels 6:00 AM NO GI		
All Levels 8:00 AM	All Levels 8:00 AM	All Levels 8:00 AM	All Levels 8:00 AM	All Levels 8:00 AM NO GI	Adults Boxing/Kickboxing 8:00 AM	
Adults Boxing/Kickboxing 9:00 AM	Adults Boxing/Kickboxing 9:00 AM	Adults Boxing/Kickboxing 9:00 AM	Adults Boxing/Kickboxing 9:00 AM	Adults Boxing/Kickboxing 9:00 AM	Pee-Wee 9:10 AM	
Kids Boxing/Kickboxing 10:00 AM	Kids Boxing/Kickboxing 10:00 AM	Kids Boxing/Kickboxing 10:00 AM	Kids Boxing/Kickboxing 10:00 AM	Kids Boxing/Kickboxing 10:00 AM	Juniors / Teens 10:00 AM	
					All Levels 11:00 AM	
					Advanced 12:00 PM	



Pee-Wee (3-5 years old):

- Duration: 50 minutes
- Basic movements and coordination in a fun and safe environment.

Juniors (6-8 years old):

- Duration: 1 Hour
- Fundamental BJJ positions, techniques, and self-defense.

Teens (9-14 years old):

- Duration: 1 Hour
- Advanced BJJ techniques, sparring, and self-defense.

Juniors (6-8 years old):

- Duration: 1 Hour
- Comprehensive BJJ training, covering advanced techniques, live rolling, and competition preparation.

Appendix B – Aliso Viejo Municipal Codes for Parking Requirements

Chapter 15.38
PARKING

Sections:

15.38.010 Purpose and intent.

15.38.020 Determination of required parking.

15.38.030 Spaces required for residential uses.

15.38.040 Spaces required for nonresidential uses.

15.38.050 Approval of parking facilities.

15.38.060 Parking accessibility and location.

15.38.070 Parking facility design.

15.38.080 Parking structures.

15.38.090 Screening and landscaping.

15.38.100 Loading facilities.

15.38.110 RV, motorcycle and bicycle parking.

15.38.120 Modified parking standards.

15.38.130 Joint parking.

15.38.140 Alternative parking plans and off-site parking.

15.38.150 Valet parking.

15.38.160 Disabled parking.

15.38.170 Nonconforming parking.

15.38.010 Purpose and intent.

A. Purpose. Off-street parking is required for all land uses in accordance with this chapter. These regulations are intended to: (1) provide for the demand for off-street parking generated by the various land uses in the city; (2) ensure the health, safety and welfare of the public by ensuring safe access to homes and businesses; and (3) provide for properly designed parking facilities with adequate numbers of parking spaces in order to reduce traffic congestion, promote business and enhance public safety.

B. Applicability. Off-street vehicle parking requirements shall be determined and provided in accordance with this chapter when a building is constructed or a use established or changed. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.020 Determination of required parking.

A. Alternative Parking Standards. The number of parking spaces required for each land use pursuant to AVMC 15.38.030 and 15.38.040 shall be provided unless the city decision-making authority determines that an alternative standard is more applicable pursuant to the procedures of AVMC 15.38.120 and 15.38.140, as applicable.

B. Land Uses Not Listed. If no provisions for the required number of off-street parking spaces are set out in Table 15.38.030 or 15.38.040, the decision-making authority for the applicable use or project shall determine the number of parking spaces required.

C. Increase in Required Spaces. The required number of parking spaces for a use shall be increased in accordance with the parking ratios in this chapter if an existing building is expanded or dwelling units or guest rooms are added, or if a use is intensified by the addition of floor space or seating capacity or is changed to a use requiring additional parking.

D. Fractional Parking Spaces. Whenever the computation of the number of off-street parking spaces required by this chapter results in a fractional parking space, one additional parking space shall be required for one-half or more fractional parking space, and any fractional space less than one-half of a parking space shall not be counted.

E. Electric Charging Stations. Spaces with provision for electric vehicle charging shall be credited toward the off-street parking requirements of this chapter. [Ord. 2012-146 § 3 (Exh. A); Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.030 Spaces required for residential uses.

Residential land uses shall provide off-street parking in accordance with the following table unless modified per the provisions of AVMC 15.38.020.

TABLE 15.38.030:

RESIDENTIAL PARKING REQUIREMENTS

Land Use	Minimum Off-Street Parking Requirement	Additional Requirements
Single-family detached and single-family attached	2 spaces per unit in a garage	Plus 0.5 off-street guest spaces per unit if there is no on-street parking in front of the units. Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft.
Multifamily dwellings, townhomes	2 spaces per unit in a garage	
Multifamily dwellings, apartments (either rental or condominium): • Studio: • 1 bedroom: • 2 or more bedrooms:	 • 1 covered space per unit • 1.2 covered spaces per unit • 2 covered spaces per unit	Plus 0.5 guest spaces per unit, with parking distributed so that all units are within 150 feet of the resident's assigned or reasonably available parking space and within 150 feet of the nearest designated guest space.
Affordable housing pursuant to Chapter 15.58 AVMC: • Studio to 1 bedroom:	 1 space per unit	Spaces may be tandem or uncovered.

Land Use	Minimum Off-Street Parking Requirement	Additional Requirements
• 2 – 3 bedrooms: • 4 or more bedrooms:	2 spaces per unit 2.5 spaces per unit	
Live/work and other mixed use developments	2 spaces per unit in a garage plus the spaces required for the nonresidential uses per this chapter; or as required in applicable specific plan	Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft.
Mobilehome parks	2 covered spaces per unit, which may be in tandem, plus 0.5 guest spaces per unit	
Single-room occupancy housing	1 space per dwelling unit	
Boarding or rooming houses	1 space per sleeping room	
Homeless and emergency shelters	0.3 spaces per bed	If the number of beds is uncertain at the time of city review, the requirement shall be 0.3 spaces per each 100 sq/ft of sleeping area
Transitional and supportive housing	• 1 space per dwelling unit; or • 0.3 spaces per bed in dormitory housing	
Alcoholism or drug abuse recovery facilities and residential care facilities; all for 6 or fewer persons	As required for the single-family or multifamily dwelling unit in which the facility is located	
Clubhouses and community pools and cabanas	1 space per each 500 sq/ft of gross site area	

[Ord. 2018-202 § 3 (Exh. A); Ord. 2017-192 § 4; Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.040 Spaces required for nonresidential uses.

A. Parking Required. Nonresidential land uses and uses in the special purpose districts (Chapters 15.18 and 15.26 AVMC) shall provide off-street parking in accordance with the following table unless modified per the provisions of AVMC 15.38.120.

B. Bicycle and Motorcycle Parking. In addition to the automobile parking spaces required per this section, bicycle and motorcycle parking shall be provided for certain nonresidential uses in accordance with AVMC 15.38.110.

TABLE 15.38.040:

NONRESIDENTIAL PARKING REQUIREMENTS

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
AUTOMOTIVE USES:		
Auto, motorcycle, truck, recreation vehicle and marine sales and service	1 space per each 2,500 sq/ft of gross site area, but not less than 8	

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Auto repair services, major and minor (as a principal or accessory use)	1 space per 400 sq/ft GFA, excluding areas used exclusively for storage	
Auto, truck, recreation vehicle and marine storage and equipment rental	1 space per each 5,000 sq/ft of gross site area, plus 1 for any caretaker's residence	
Auto rental agencies	1 space for each 250 sq/ft GFA plus 1 space for each rental car allowed on the site at one time	
Car washes, automated	1 space for self-drying after wash tunnel	
Car washes, full service	10 spaces, not counting the wash queuing area before the wash tunnel, plus a stacking area after the wash tunnel equal to five times the capacity of the tunnel	Parking and stacking requirements may be modified if an exception permit is approved pursuant to AVMC 15.74.070
Gas stations	4 spaces, plus the spaces required for any fast food, convenience store, auto repair or other accessory uses	
DINING, DRINKING AND ENTERTAINMENT USES:		
Bars, taverns, cocktail lounges and microbreweries	1 space per 80 sq/ft GFA	Outdoor dining or drinking area is included in GFA
Coffee houses, cyber or Internet cafes, and hookah lounges	1 space per 100 sq/ft GFA	
Live entertainment and dancing as a principal use	1 space per 60 sq/ft GFA	
Restaurants, full-service	1 space per 80 sq/ft GFA	
Restaurants, drive-through, subject to AVMC 15.38.070(H)	1 space per 100 sq/ft GFA	
Retail sale of take-out food such as ice cream, frozen yogurt, and bakery goods, with ancillary seating	1 space per 150 sq/ft GFA	
Theaters and cinemas, live or motion picture	See "Public, Recreation and Assembly Uses"	
Video arcades as a principal use	1 space per each 200 sq/ft GFA	
GROUP CARE USES:		

Land Use		Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Child day care centers and preschools		1 per employee plus 1 drop-off space per each 8 children based on total capacity	Access/drop-off plan may be required
Health facilities, subject to AVMC 15.22.220		1 space per 1.5 patient beds plus 1 space per 300 sq/ft of GFA of office area	
Homeless and emergency shelters		0.3 spaces per bed	For shelter and dormitory space, if the number of beds is uncertain at the time of city review, the requirement shall be 0.3 spaces per each 100 sq/ft of sleeping area
Transitional/supportive housing		• 1 space per dwelling unit; or • 0.3 spaces per bed in dormitory housing	
LODGING USES:			
Hotels and bed and breakfast inns	Under 200 guest rooms	1.1 spaces for each guest room plus 1 space for every 75 sq/ft of meeting room floor area	Plus the spaces required for restaurants, retail stores and other ancillary facilities open to the public
	200 guest rooms or more	1.3 spaces for each guest room plus 1 space for every 75 sq/ft of meeting room floor area	
Motels		1.2 spaces for each guest room plus 1 space for every 75 sq/ft of meeting room floor area	Plus the spaces required for restaurants, retail stores and other ancillary facilities open to the public
OFFICE, RETAIL AND SERVICE USES:			
Animal boarding/kennels		1 space per 500 sq/ft GFA	
Animal grooming services		1 space per 250 sq/ft GFA	
Animal hospitals/veterinary clinics		1 space per 220 sq/ft GFA	
Banks and other financial institutions with tellers		1 space per 220 sq/ft GFA	
Barber shops		1 space per 220 sq/ft GFA	
Beauty, nail, tanning and similar salons		1 space per 150 sq/ft GFA	
Check cashing facilities		1 space per 250 sq/ft GFA	
Convenience stores and liquor stores		1 space per 250 sq/ft GFA	
Dry cleaners, with no central plant on site		1 space per 300 sq/ft GFA	
Fortune telling, palmistry and similar services		1 space per 250 sq/ft GFA	
Furniture and appliance stores		1 space per 500 sq/ft GFA	

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Live/work and other mixed use developments	2 spaces per unit in a garage plus the spaces required for the nonresidential uses per this chapter; or as required in an applicable specific plan	Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft.
Laundromats	1 space per 220 sq/ft GFA	
Massage parlors, massage centers, day spas and any other establishment offering massage services	1 space per 200 sq/ft GFA	
Miscellaneous small-scale services such as travel services, photo developing, shoe repair, appliance repair, and similar uses	1 space per 300 sq/ft GFA	
Office uses, general and professional	1 space per 250 sq/ft GFA	
Office uses, outpatient medical uses	1 space per 200 sq/ft GFA	
Pet stores selling live animals and pet supplies and accessories	1 space per 250 sq/ft GFA	
Plant nurseries and garden supply stores	1 space per 1,000 sq/ft of retail display area, plus 1 space per 500 sq/ft of any indoor display area	
Printing and copy services	Services with self-service facilities for the public such as copiers, computers and similar: 1 space per 220 sq/ft GFA. Services without facilities for the public: 1 space per 500 sq/ft GFA	
Retail home improvement and hardware stores over 80,000 sq/ft GFA	1 space per 400 sq/ft GFA	Home improvement stores under 80,000 sq/ft shall conform to the general retail parking standard
Retail stores, general,* under 80,000 sq/ft GFA	1 space per 250 sq/ft GFA	
Retail stores, general,* over 80,000 sq/ft GFA	1 space per 220 sq/ft GFA	
*Such as supermarkets and other retail stores selling such items as food, apparel, shoes, books, office supplies, gifts, and similar merchandise to the general public. Typically open less than 24 hours/day.		
Shopping centers	1 space per 220 sq/ft GFA	
Tattoo parlors	1 space per 220 sq/ft GFA	
Thrift stores and pawn shops	1 space per 300 sq/ft GFA	
Video rental stores	1 space per 250 sq/ft GFA	
PUBLIC, RECREATION AND ASSEMBLY USES:		

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Bowling alleys	3 spaces per lane plus the spaces required for restaurant and bar area and other uses on the premises	
Churches, temples, other religious institutions	1 space per every 35 sq/ft of seating area in the main auditorium plus additional spaces for any ancillary facilities on the same site in the amount of 50 percent of the number of spaces required for the main auditorium. Such additional spaces may be provided off site and may be exempted from the locational limitations set forth in AVMC 15.38.060(B)(2) if approved by conditional use permit pursuant to AVMC 15.38.140	
Cinemas and live theaters	1 space per every 3 fixed seats	
Clubs, lodges, union halls, and similar uses	1 space per each 75 sq/ft GFA	
Colleges and universities, public or private	1 space per every 3 full-time equivalent students based on maximum capacity, plus 1 space for every 2 faculty or staff members	Additional spaces may be required for athletic facilities on the site such as stadiums and gymnasiums and for performance facilities such as performing arts theaters
Community centers and senior citizen centers	1 space per each 4 persons based on the maximum capacity of all facilities capable of simultaneous use, as determined by the planning director	
Driving ranges, lighted or unlighted	1 space per tee plus the spaces required for other uses on the site	
Electric substations	1 space per each employee plus 1 space per each vehicle used in connection with the facility	
Family/children entertainment centers, indoor, with climbing apparatus, play equipment, food service, video games, party facilities, and similar attractions	1 space per every 4 guests based on maximum capacity, plus bus and drop-off spaces as determined for each use in the conditional use permit	
Family/children entertainment centers, outdoor, and similar outdoor recreation uses, with such attractions as miniature golf, batting cages, boat rides. May also include indoor attractions		

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Fire and police stations	1 per employee plus 1 per each fire, police or other emergency vehicle	
Golf courses, miniature, pitch and putt and par 3	3 per hole, plus the spaces required for other uses on the premises	
Golf courses, regulation	5 per hole, plus the spaces required for other uses on the premises	
Government offices	1 space per 250 sq/ft GFA	
Group instruction (all floor area sizes)	1 space per 150 sq/ft GFA	For purposes of this use, swimming pool area shall be counted as part of GFA
Gymnasiums	1 space per every 3 seats, or 1 space per every 35 sq/ft of seating area where there are no fixed seats	
Health clubs (all floor area sizes)	1 space per 150 sq/ft GFA	For purposes of this use, swimming pool area shall be counted as part of GFA
Helicopter pads	As required by conditional use permit	
Libraries and museums	1 space per 250 sq/ft GFA	
Mortuaries and funeral homes	1 space per every 3 seats, plus 1 space per every 35 sq/ft of seating area in the main auditorium where there are no fixed seats	For bench/pew seating, 18 inches of lineal bench shall count as 1 seat. Spaces provided for funeral services may be tandem if approved by conditional use permit
Outdoor amphitheaters and stadiums	1 space per every 3 seats, or 1 space per every 35 sq/ft of seating area where there are no fixed seats	
Parks and open space, passive, public	As determined for each park based on the size of the site and the facilities to be provided	
Pool halls/billiard centers as a principal use	1 space per 200 sq/ft GFA	
Roller and ice rinks, indoor	1 space per 100 sq/ft GFA	
Schools, private, with outdoor facilities: • Elementary and middle schools	• 2 spaces per classroom	Additional spaces may be required for athletic facilities on the site such as stadiums and gymnasiums and for performance facilities such as performing arts theaters

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
• High schools	• 1 space per every 6 full-time equivalent students based on maximum capacity, plus 1 space for each faculty or staff member	
Schools, private, without outdoor facilities, such as business, vocational and professional	1 space per every 1.5 students, based on the maximum capacity	
Schools, public	Same as private school requirements	
Skateboard, roller hockey, and stunt bike facilities, indoor or outdoor	1 space per 500 sq/ft of activity area	
Stations and terminals, train, bus and taxi	As determined in the conditional use permit for each facility	
Tutorial services, not including schools or colleges	1 space per 250 sq/ft GFA	
RESEARCH, INDUSTRIAL AND HEAVY COMMERCIAL USES:		
Computer data centers and server farms	1 space per 1,000 sq/ft GFA or 1 space per employee, whichever is greater. The number of spaces per employee shall be based on the number of employees on duty during any 1 shift	
Contractor and construction equipment yards, with outside storage	1 space per 300 sq/ft GFA of associated office space plus 1 per vehicle stored on the premises	
Dry cleaners and laundries, central plants	1 space per 500 sq/ft GFA plus the spaces required for delivery vehicles	
Laboratories, dry	1 space per 400 sq/ft GFA	
Laboratories, wet, when accessory to a permitted use and under 1,000 sq/ft in floor area (wet laboratories as a principal use are listed under "Specialized research, development, manufacturing and wet laboratories," below)	1 space per 400 sq/ft GFA	
Light manufacturing and light industrial uses, including the manufacture and assembly of products from materials such as cloth, fiber, fur, glass, leather, stone, wood, plastics, metal, and paper (except milling); may include offices, storage and other incidental uses on the same site	1 space per 400 sq/ft GFA	

Land Use	Minimum Off-Street Parking Requirement (GFA = gross floor area)	Additional Requirements
Lumber yards and other building materials sales, outdoor	1 space per 1,000 sq/ft of outdoor retail display area, plus 1 space per 500 sq/ft of any indoor retail display area	
Pest control services	1 space per 500 sq/ft GFA	
Plumbing repair shops	1 space per 500 sq/ft GFA	
Recycling recovery facilities as a principal use, with collection and sorting only (such as a materials recovery facility), not including auto salvage or junkyards	1 space per every 1.5 employees	
Recycling collection facilities as an accessory use, such as drop-off bins and mobile recycling units	5 spaces plus 1 space for each attendant, if any	
Research and development, other than specialized (see below)	1 space per 400 sq/ft GFA	
Specialized research, development, manufacturing and wet laboratories, where chemicals, drugs or biological matter are tested and analyzed, typically requiring water, direct ventilation, specialized piped utilities and protective measures	1 space per 400 sq/ft GFA	
Storage facilities, personal, indoor, such as miniwarehouses	1 space per every 4,000 sq/ft of gross leasable area	
Welding, machine, milling and plating operations	1 space per 500 sq/ft GFA	
Warehouses and distribution facilities as a principal use, for storing or shipping food, beverages, packages, merchandise or other items	1 space per 1,000 sq/ft GFA or 1 space per employee, whichever is greater	
OTHER USES:		
Temporary uses and events	As required in the temporary use permit	
Adult businesses, subject to Chapter 4.12 AVMC, Adult Business Regulations	1 space per 150 sq/ft GFA	

[Ord. 2018-202 § 3 (Exh. A); Ord. 2015-165 § 4 (Exh. A); Ord. 2012-140 § 3 (Exh. A); Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.050 Approval of parking facilities.

A. Site Development and Grading Permits. Establishment or expansion of off-street parking facilities shall be subject to approval of a site development permit in accordance with AVMC 15.74.020 unless the parking facilities are for single-family detached and single-family attached residences or are part of a previously approved development project. The director may administratively approve off-street parking facilities that are part of a

previously approved development project if the director determines that all requirements of this chapter have been satisfied. A grading permit shall also be required unless exempted under the city's grading code.

B. Site Plan Requirements. A site plan shall be filed with all applications for a parking facility and/or development project site development permit. The plan shall show the off-street parking facilities and the use(s) to be served, together with pedestrian arrangements (including crosswalks, if necessary) connecting them. The plan shall be accompanied by information required to determine parking as required by AVMC 15.38.030 or 15.38.040. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Cross-reference: grading and excavation code, Chapter 13.08 AVMC.

15.38.060 Parking accessibility and location.

A. Parking Accessibility.

1. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable and accessible at all times. Violation of this requirement shall be deemed a violation of the discretionary permit authorizing the land use or development served by the parking and shall make the permit subject to revocation pursuant to AVMC 15.74.120.

2. Unless otherwise provided by an approved discretionary permit, no off-street parking spaces required by this chapter shall be converted to another use or leased, rented or otherwise made unavailable to intended users.

3. No required parking spaces shall be used for the display of vehicles for sale unless part of a permitted vehicle sales use.

4. If an area of parking is set aside for park-and-ride use, those spaces shall be in addition to the required parking for the use on the site.

B. Parking Location.

1. Residential Uses. Required parking shall be located on the same parcel as the residential building which the parking serves, except that such parking may be located on an adjacent parcel if all of the following conditions are met:

a. The adjacent parcel is and continues to be under the same ownership as that of the residential building;

b. The parking is located where the construction of garages, carports or shade structures is permitted; and

c. The placement and distribution of required parking spaces are such that for any dwelling unit, the resident's assigned or reasonably available parking spaces and the nearest designated guest space are no further than 150 feet by walkway to the entry of that dwelling unit.

2. Nonresidential Uses.

a. Required parking shall be located on the same parcel as the use served, unless otherwise approved pursuant to AVMC 15.38.130 and 15.38.140, as applicable.

b. The main entry of all uses served by the required parking spaces shall be no greater than 150 feet from the nearest parking space.

c. Parking spaces within the ultimate right-of-way of a street, either public or private, shall not be credited toward meeting the minimum off-street parking requirements of this chapter. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.070 Parking facility design.

A. Design Alternatives for New Facilities. Proposed modifications to the on-site circulation, landscaping and parking design requirements of this section shall be reviewed pursuant to the provisions of AVMC 15.38.120(A).

B. Modifications to Existing Facilities. No existing parking facility shall be modified with respect to paving, layout, striping, aisle width, numbers or sizes of spaces, street access, or any other physical characteristic without prior review by the planning director. The director shall determine if discretionary review is required for the modification pursuant to Chapters 15.70 and 15.74 AVMC.

C. Parking Lot Surfacing.

1. All parking and maneuvering areas shall be paved with pavers, asphaltic concrete, portland cement concrete or pervious paving material approved by the public works director. The structural section of the pavement and base material shall be commensurate with the anticipated loading and shall be calculated in accordance with the method promulgated by the California Department of Transportation.

2. All parking areas shall be designed and built with positive drainage to an approved drainage conveyance. No design which allows ponding shall be permitted.

3. Paving materials in parking facilities shall not be modified without prior review by the planning director pursuant to subsection (B) of this section.

D. Parking Facility Lighting.

1. All parking lots, parking structures, pedestrian walkways, and loading areas shall be provided with adequate lighting to ensure security and safety and shall conform to the provisions of AVMC 15.22.110.

2. All lighting for parking areas shall be designed to prevent spillover onto neighboring properties.

3. Prior to construction of a parking facility, a lighting plan shall be submitted identifying the type, location and height of proposed lighting fixtures, with an associated photometric analysis showing lighting illumination levels and spillover. The lighting plan shall conform to the provisions of Appendix A of this code and shall be reviewed and approved by the planning director and the police services department prior to issuance of a building permit.

E. Parking Layout and Circulation.

1. Except for single-family detached, single-family attached and townhome residential uses, no parking facility shall be designed so that vehicles are required to back into a public or private street to exit the facility.

2. Tandem parking shall be prohibited except for the following: in mobilehome parks/subdivisions, as driveway guest parking for residential uses with driveways of sufficient length pursuant to this chapter, where valet parking is provided, and where otherwise expressly permitted in this code.

3. Individual wheel stops are prohibited in surface parking lots unless an exception permit is approved pursuant to AVMC 15.74.070. All parking bays within parking lots shall be bordered by continuous curbs to

serve as wheel stops for perimeter spaces. Individual wheel stops shall not be permitted in lieu of such curbs.

4. All driveways, accessways and parking aisles shall be designed for positive drainage. If an inverted crown is proposed for a driveway, accessway or aisle, the center portion shall be a ribbon gutter of portland cement concrete rather than asphaltic concrete unless an alternative design is approved by the public works director.

5. Parking lot layouts shall provide a clear hierarchy of major access drives (connecting the parking area to the public street), fire lanes, loading areas, minor drives, parking bay maneuvering areas, etc. Parking shall be arranged so as to avoid backing out into major access drives.

6. In order to avoid dead-end aisles, parking bays with 10 spaces or more shall connect with other parking bays or drive aisles or shall provide a turnaround area at the end of the bay.

7. Driveways shall be located a minimum of 300 feet from the intersection of two public streets unless the public works director determines on a case-by-case basis that, due to unusual traffic conditions and/or street configuration, a shorter distance will achieve the same purpose in terms of traffic safety and access and the driveway location(s) is approved by the decision-making authority.

8. Joint entry driveways for adjacent land uses are encouraged and shall be arranged to allow parking lot maneuvering from one establishment to another without requiring exit to the street. Properties sharing such joint access shall maintain agreements which permit reciprocal driveway connections across property lines.

9. Parking Lot Interconnections. The decision-making authority may require the parking and circulation layouts of adjoining developments to be coordinated and interconnected to allow for reciprocal vehicular and pedestrian access without reentering the street.

F. Parking Dimensions.

1. Regular Space Dimensions. All parking spaces up to the minimum required shall be designated for regular vehicle parking. Regular vehicle spaces shall have the following minimum dimensions: width: nine feet; length 16 feet to curb plus two feet overhang. Where curbs are not provided, a minimum length of 18 feet is required.

2. Compact Spaces Prohibited. Compact parking spaces or other spaces with dimensions less than the minimums required per this section are prohibited unless an exception permit is approved pursuant to AVMC 15.74.070.

3. End Spaces. Parking spaces at the end of a parking aisle and against a curb or wall shall be widened by two additional feet and/or shall be provided with a back-out “pocket.”

4. Parallel Spaces. Spaces provided for parallel parking shall be a minimum of nine feet wide and 24 feet in length to permit room for maneuvering. If a wall or curb in excess of eight inches in height is adjacent to the parallel parking space, the space shall be minimum 10 feet in width. All end spaces confined by a curb shall be minimum 30 feet long.

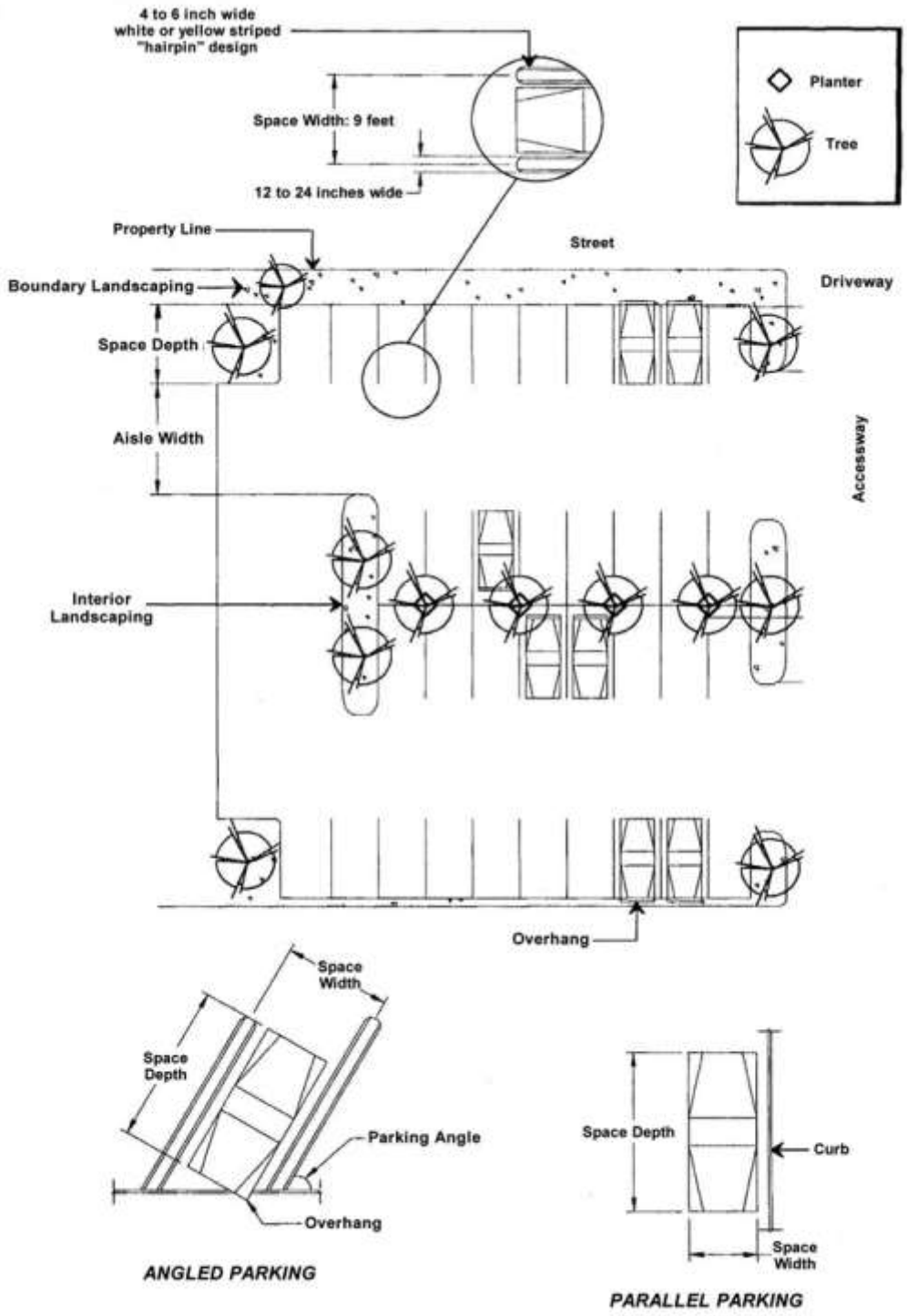
5. Space Marking. With the exception of residential garage or carport spaces, all parking spaces shall be clearly marked with white or yellow paint or other easily distinguished material. Marking shall be a minimum four-inch-wide single or double (“hairpin” style) stripe.

6. Parking Aisles. The following table sets out the minimum required dimensions for parking aisles:

TABLE 15.38.070:

MINIMUM PARKING AISLE DIMENSIONS

Parking Angle (degrees)	One-Way Aisle Width (feet)	Two-Way Aisle Width (feet)
0 – 44 (0 = parallel)	14	24
45 – 54	16	24
55 – 64	18	24
65 – 79	22	24
80 – 90	25	24



PARKING FACILITY DESIGN

7. Parking Accessways. Parking accessways are required to provide access between a street and parking aisles and internally between parking aisles. Such accessways shall conform to the following standards:

a. No parking is permitted on a parking accessway.

b. One-way parking accessways shall have a minimum width of 15 feet, unless the accessway is a fire lane, which requires a minimum of 20 feet. Two-way accessways shall have a minimum width of 28 feet.

c. Parking accessways shall not be intersected by a parking aisle or another parking accessway for a minimum distance of 30 feet from the ultimate curbline of arterial highways and a minimum distance of 20 feet from the ultimate curbline of local and other nonarterial streets.

8. Entry/Exit Driveways. Entry and exit driveways for parking lots shall be a minimum 28 feet in width plus any median width (medians shall be a minimum three feet in width). Additional turning lanes, if required, shall be a minimum 12 feet in width. One-way entry or exit drives shall be a minimum 16 feet in width.

9. Curve Radii. Entry driveways shall have a minimum curb radius of five feet. Internal curb radii shall be a minimum of three feet. Driveway curve radius shall be a minimum of 16 feet inside and 29 feet outside if confined by a curb or other construction.

G. Garages and Carports. Minimum interior dimensions in residential garages and carports for dwellings constructed after the effective date of the ordinance codified in this code shall be 10 feet in width per car by 20 feet in depth (thus, a two-car garage shall be minimum 20 feet wide by 20 feet deep). Alterations to existing garage and carport spaces which retain or create smaller dimensions than those preceding may be permitted provided: (1) no space is reduced to less than nine feet by 18 feet and (2) an exception permit is approved pursuant to AVMC 15.74.070.

H. Drive-Through Facilities. Drive-through restaurants and other drive-through facilities, except car washes, shall conform to the following regulations:

1. Safe traffic and pedestrian circulation shall be provided including, but not limited to, traffic circulation which does not conflict with entering or exiting traffic, with parking, or with pedestrian movements.

2. A stacking area shall be provided for each service window or machine which contains a minimum of seven tandem standing spaces inclusive of the vehicle being served. The standing spaces shall not extend into the public right-of-way nor interfere with any internal circulation patterns.

3. The drive-through facility shall be designed to integrate with existing or proposed structures, including roof lines, building materials, signs and landscaping.

4. Vehicles at service windows or machines shall be provided with an overhead structure.

5. Amplification equipment, lighting and location of drive-through elements and service windows shall be screened from public rights-of-way and adjacent properties.

I. Shopping Cart Storage. Every land use which provides shopping carts for patrons shall provide shopping cart collection areas or cart racks as follows:

1. Cart racks shall be distributed so that no parking space within the facility is more than 150 feet from the nearest cart rack in order to prevent parking spaces from being lost to abandoned shopping carts.

2. Each cart rack shall include either a steel frame or curbs on the lower side to contain the shopping carts.

3. If sidewalks adjacent to stores are used for storage of assembled shopping carts, such sidewalks shall be designed with extra width so that pedestrian flows are not blocked by shopping carts. The decision-making authority may also require a screening wall or landscape screening integrated into the design of the project in front of such a cart storage area. [Ord. 2012-140 § 3 (Exh. A); Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Cross-reference: design standards, Chapter 15.62 AVMC.

15.38.080 Parking structures.

A. Site Development Permit Required. Parking structures and underground parking shall conform to the requirements of this section and shall be subject to the approval of a site development permit.

B. Minimum Dimensions. The minimum dimensions for parking structures and underground parking shall be as set out in AVMC 15.38.070, except additional dimensional requirements may be imposed for conditions or structural impediments created by the parking structure.

C. Support Posts. No support posts or other obstructions shall be placed within two feet of any parking stall, except that such obstructions are allowed adjacent to the stall within the first six feet of the front of the stall, including any overhang area.

D. Mirrors for Sight Distance. Blind corners shall be provided with viewing mirrors maintained in a position and condition to provide adequate sight distance.

E. Interior Treatment. The interior treatment shall include a coordinated interior sign program designed to identify parking levels and locate stairwells, elevators, phones, exits, and other interior features. Interior colors shall be of light shades.

F. Exterior Treatment. Special care shall be taken to mitigate the visual impacts of the mass and height of parking structures. Among other design features, the decision-making authority may require that upper levels be set back from the level immediately below in order to minimize the apparent mass of the structure from the street.

G. Landscaping. Landscaping shall be incorporated into aboveground parking structures to soften their building mass. This shall include perimeter planting, side wall planting and rooftop landscaping as deemed appropriate by the decision-making authority. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.090 Screening and landscaping.

Parking facility landscaping as a percentage of site area in residential, nonresidential and special purpose districts shall be provided pursuant to Tables 15.10.030, 15.18.030 and 15.26.030, respectively. Design of parking facility screening and landscaping shall conform to AVMC 15.62.060(F). [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Cross-references: water efficient landscape regulations, Chapter 7.30 AVMC; nuisances, AVMC 8.24.010; subdivision landscaping and screening, AVMC 14.10.150; residential landscaping and open area, AVMC 15.14.110; residential screening of equipment and facilities, AVMC 15.14.120; nonresidential landscaping and open area, AVMC 15.22.070; nonresidential screening of equipment and facilities, AVMC 15.22.080; fire hazard regulations, AVMC 15.50.010.

15.38.100 Loading facilities.

A. When Required. When the normal operation of any use or development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that location, sufficient off-street loading and unloading area must be provided in accordance with this section to accommodate such activities in a safe and efficient manner. For purposes of this chapter, the term “loading” means both loading and unloading.

B. Size and Design. The dimensions and design of loading berths shall be determined during discretionary review of each project pursuant to Chapters 15.70 and 15.74 AVMC.

C. Location of Loading Berths.

1. Loading berths may occupy all or any part of any required yard setback area except front and exterior side yards and shall not be located closer than 50 feet from any lot in any residential zone unless enclosed on all sides (except the entrance) by a wall not less than eight feet in height. In addition, the decision-making authority may require screening walls or enclosures for any loading berth if it determines that such screening is necessary to mitigate the visual impacts of the facility.

2. Loading berths shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way and complete the loading and unloading operations without obstructing or interfering with any fire lane, public right-of-way or any parking space or parking lot aisle. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Cross-references: residential screening of equipment and facilities, AVMC 15.14.120; nonresidential screening of equipment and facilities, AVMC 15.22.080.

15.38.110 RV, motorcycle and bicycle parking.

A. Recreational Vehicles.

1. Recreational vehicles (RVs) may be stored within residential rear or side yards except where fence heights are limited to less than six feet, provided a two-foot setback is maintained between the RV and the property line. For purposes of this section, the term “stored” shall mean the same as “parked.”

2. RVs stored in residential districts shall not be used for sleeping purposes or as a dwelling.

B. Motorcycle Parking. Motorcycle parking areas shall be provided for all nonresidential uses as follows:

1. Uses with 25 to 99 automobile parking spaces shall provide one designated area of minimum 50 square feet for use by motorcycles.

2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area of minimum 50 square feet for every 100 automobile parking spaces or fraction thereof provided.

C. Bicycle Parking. Bicycle parking shall be provided as follows:

1. Uses required to provide bicycle parking equal to three percent of the total required automobile parking spaces include: video and game arcades, bowling alleys, cinemas/movie theaters, commercial recreation, health clubs, libraries, schools, and skating rinks.

2. Uses required to provide at least five bicycle parking spaces include: banks, churches, clubs/halls, hospitals, restaurants (all categories).

3. Uses required to provide bicycle parking equal to one space for each 25,000 square feet of gross floor area include all office uses.

4. Shopping centers shall provide five bicycle parking spaces for each major tenant having over 20,000 square feet of gross floor area. The spaces shall be provided at or near the tenant’s main entry. [Ord. 2015-165 § 4 (Exh. A); Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Cross-reference: standards for recreational vehicles in the floodplain management overlay district, Chapter 7.50 AVMC.

15.38.120 Modified parking standards.

A. Modified Design Standards. Modified space and aisle dimensions, on-site circulation, and other parking design standards contained in this chapter may be allowed if an exception permit is approved pursuant to AVMC 15.74.070. No such exception shall be approved unless the decision-making authority makes the following findings in addition to the standard findings for approval of an exception permit set out in AVMC 15.74.070:

1. Given the specific conditions of the site and the projected use of the parking facility, the modified design standards will provide sufficient stall, maneuvering and aisle dimensions for the use(s) served; and

2. Topographic or other physical conditions make it impractical or infeasible to require strict compliance with the design standards.

B. Modifications to Required Number of Spaces. The number of parking spaces required for each land use shall be provided pursuant to AVMC 15.38.030 and 15.38.040, unless otherwise permitted pursuant to this section or AVMC 15.38.140.

1. Exception Permit Required for 15 Percent Reduction. A reduction in the required number of parking spaces of 15 percent or less shall require approval of an exception permit pursuant to AVMC 15.74.070. In addition to the findings required for approval of an exception permit set forth in AVMC 15.74.070, the decision-making authority shall make the following findings for approval of an exception permit pursuant to this section:

a. Given the specific conditions of the site and the adjacent area, the alternate parking standards will provide sufficient parking for the use(s) served; and

b. The alternate parking standards comply with the purpose and intent of this chapter.

2. Conditional Use Permit Required for Reduction in Excess of 15 Percent. A reduction in the required number of parking spaces over 15 percent shall be subject to the requirements of AVMC 15.38.140, which requires approval of a conditional use permit. [Ord. 2012-140 § 3 (Exh. A); Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.130 Joint parking.

A. Joint Parking with No Overall Space Deficiency. Two or more adjacent nonresidential land uses may provide common parking facilities when there is no overall deficiency in the number of parking spaces provided all of the following requirements are met:

1. The cumulative number of parking spaces required for all adjacent nonresidential land uses per AVMC 15.38.030 or 15.38.040 is provided.

2. The joint parking plan shall show that the main entries of all uses served shall be no greater than 150 feet from the nearest parking space.

3. Assurance of the availability of all affected parking spaces shall be provided by means of a written agreement between all affected property owners to remain in effect for the duration of the respective uses. The agreement shall be approved by the director and the city attorney and shall provide that no modification of the agreement that will materially affect rights to parking may be made without the prior written approval of the planning director and city attorney. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.140 Alternative parking plans and off-site parking.

A. Alternative Parking Plan Required. The applicant may request approval of an alternative parking plan to permit a reduction in the required number of parking spaces in excess of 15 percent and/or to permit off-site parking to satisfy the parking requirements set forth in this chapter provided the requirements of this section are satisfied.

B. Conditional Use Permit Required. Alternative parking plans permitted by this section shall require approval of a conditional use permit pursuant to AVMC 15.74.040.

C. Parking Study Required. The applicant shall prepare and submit to the city for review and approval a parking study that includes the following information:

1. A site plan showing all parking spaces, building square footage and tenant spaces located on parcels proposed to be included in the alternative parking plan.

2. A parking matrix with the following information:

a. Project building(s) and tenant address(es);

b. The number of parking stalls available or proposed to be provided on each parcel that is proposed to be included in the alternative parking plan (parking supply);

c. Gross square footage of all building and tenant spaces;

d. The name, type of use, and the days and hours of operation for each user or tenant;

e. The number of parking stalls required by this chapter for each tenant or land use, based on the gross square footage and type of use;

f. The hourly parking demand for all tenants on weekdays (Monday through Friday), Saturday, and Sunday;

g. A comparison between hourly parking demand and the parking supply to show that demand will not exceed parking supply.

3. If off-site parking is proposed, feasibility of customers or users of each parcel or land use proposed to be included in the alternative parking plan using the proposed off-site parking.

4. If off-site parking is proposed, identification of methods for addressing any safety concerns regarding vehicular or pedestrian access to the proposed parking spaces and any opportunities in the area for illegal parking.

5. Evaluation and analysis of applicant's current and projected parking demand. If off-site parking is proposed, evaluation and analysis of the current and projected parking demand for all tenants or land uses that will share parking. The parking study shall provide a conclusion as to the adequacy of the alternative parking plan proposed by the applicant.

D. Waiver of Parking Study. In the event that a parking study that includes and analyzes the parking availability for the specific nonresidential land use proposed by an applicant for applicant's property has been submitted and relied upon by the city for another project within one year of the date the applicant's application is submitted to the city, the director may waive the requirement for a parking study set forth in subsection (C) of this section and the decision-making authority may rely upon the previously submitted parking study in making the findings set forth in subsection (F) of this section; provided, that all other land uses included and analyzed in the previously submitted parking study are the same as of the date that applicant's application is submitted.

E. Off-Site Parking Agreement. If off-site parking is proposed as an element of the alternative parking plan, assurance of the availability of the off-site parking spaces shall be provided by means of a written agreement between all affected parking owners to remain in effect for the duration of the use permit, which shall be recorded with the county clerk recorder within five days after approval of the alternative parking plan. The agreement shall be subject to the approval of the director and the city attorney, which approval shall not be unreasonably withheld provided the agreement satisfies the requirements of this section. The agreement shall provide that no amendment or modification of the agreement that would materially affect rights to parking may be made without the prior written approval of the planning director and the city attorney.

F. Findings. In addition to the findings required for approval of a conditional use permit as set forth in AVMC 15.74.040, the following findings shall be made by the decision-making authority prior to approval of an alternative parking plan:

1. Given the specific conditions of the site and the adjacent area and based upon the information and conclusions of the parking study, the alternate parking standards will provide sufficient parking for the use(s) served.

2. The alternative parking plan complies with the purpose and intent of this chapter.

3. If off-site parking is proposed, sufficient access and property rights in the off-site parking are provided to ensure that sufficient parking is provided for the use(s) served for the life or term of the use(s).

4. If off-site parking is proposed, the distance between the use(s) served and the off-site parking is no greater than reasonably feasible to ensure that sufficient parking is provided for the use(s) served. In making this finding, greater weight shall be given to off-site parking that is closer to the use(s) served. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.150 Valet parking.

A. Valet parking proposals shall be reviewed by the decision-making authority in conjunction with the discretionary permit application or other entitlement for the use or separately as an administrative use permit pursuant to the procedures of AVMC 15.74.040 if no discretionary permit is required for the use.

B. When valet parking is provided, a minimum of 25 percent of the required parking spaces shall be designated and arranged for self-parking.

C. The drop-off point for valet parking shall be convenient to the front door of the facility, shaded, one way, and of sufficient capacity to accommodate a minimum of three cars.

D. The accessway from the drop-off point to the parking area shall be via an on-site private drive and shall not utilize any public street. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.160 Disabled parking.

Public accommodations and facilities shall provide parking spaces for the physically disabled in compliance with the Federal Americans with Disabilities Act (ADA). More specifically, one of every 25 parking spaces shall be set aside for and accessible to the disabled. The design of such disabled spaces and additional requirements for van accessible spaces shall conform to the ADA Standards for Accessible Design published by the U.S. Department of Justice. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

15.38.170 Nonconforming parking.

A. Continuation of Uses. A use which was a legal use on the effective date of the ordinance codified in this code shall be allowed to continue in operation at whatever parking ratio was in effect at the time the use was established, provided such use was properly permitted and parked in accordance with the regulations in effect at that time.

B. Discontinued Nonconforming Uses. If a use which is nonconforming with regard to parking is not used continuously for a period of one year, any use of the premises shall conform to the parking requirements of this chapter.

C. Expansions and Additions. Any additional uses, intensifications of use, expansions, or changes of use which generate a need for added parking shall comply with the parking required by this chapter. [Ord. 2011-138 § 3 (Exh. A); Ord. 2011-137 § 3 (Exh. A); Ord. 2011-132 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

Home < >

The Aliso Viejo Municipal Code is current through Ordinance 2022-230, passed October 19, 2022.

Disclaimer: The City Clerk's Office has the official version of the Aliso Viejo Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: https://avcity.org/
City Telephone: (949) 425-2500

Code Publishing Company

Appendix C – Site Plan

JOURNEY BUSINESS PARK

6 JOURNEY, ALISO VIEJO

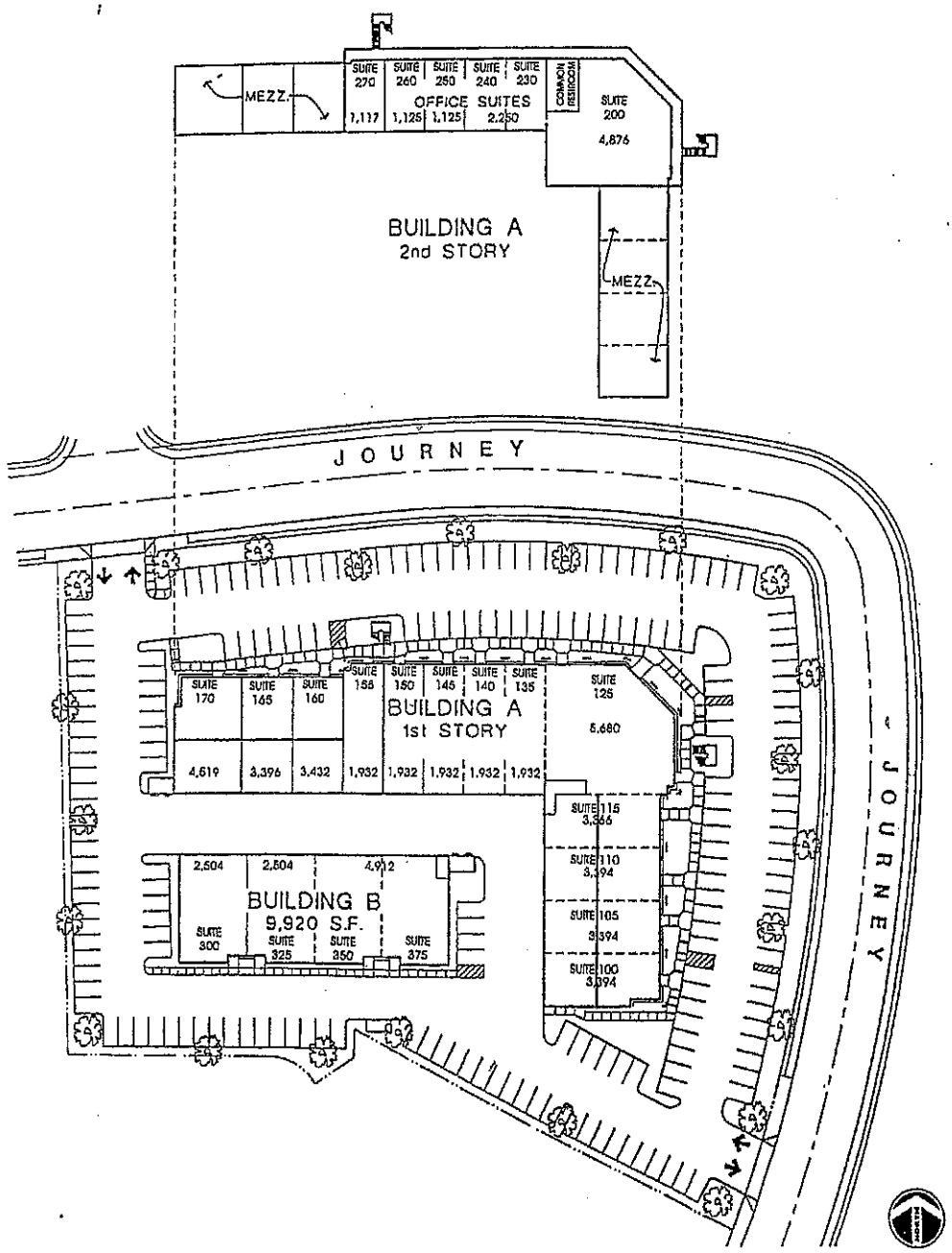


EXHIBIT A

Appendix D – Tenant Details and Parking Demand

Tenant Information and Associated Parking Requirements - Existing Tenants and Vacant Suites with Proposed RYSK Brazilian Jiu-Jitsu						
Suite Number	Square Footage	Tenant	Type of Business	Land Use Category	Parking Space Requirement	Required Parking
100	3,394	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	14
105	3,394	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	14
110	3,394	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	14
115	3,366	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	13
125	5,680	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	23
135	1,932	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	8
140	1,932	KWSM: Digital Marketing Agency	Marketing Agency	Office uses, general and professional	1 space/250 sq/ft GFA	8
145	1,932	Platinum Medical Spa	Wellness Spa	Beauty, nail, tanning and similar salons	1 space/150 sq/ft GFA	13
150	1,932	Dr. Maria Abello	Dentist	Office uses, general and professional	1 space/200 sq/ft	10
155	1,932	Sei Bella Spa	Beauty Salon	Beauty, nail, tanning and similar salons	1 space/150 sq/ft GFA	13
160	3,432	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	14
165	3,396	MacKenzie Corporation	Marketing Company	Office uses, general and professional	1 space/250 sq/ft GFA	14
170	4,519	China Manufacturing Direct	Manufacturer	Office uses, general and professional	1 space/250 sq/ft GFA	18
200	4,876	Premier Health & Safety/Premier Aquatics	Safety Training	Group Instruction (all floor area sizes)	1 space/150 sq/ft GFA	33
230	2,250	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	5
240		*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	8
250	1,125	*Vacant*	-	Office uses, general and professional	1 space/250 sq/ft GFA	8
260	1,125	Neaumix Fit Aliso Viejo	Gym	Health clubs (all floor area sizes)	1 space/150 sq/ft GFA	8
270	1,117	Secure Live Scan	Fingerprinting	Misc. small-scale services	1 space/300 sq/ft GFA	4
300	2,405	Aliso Crossfit	Gym	Health clubs (all floor area sizes)	1 space/150 sq/ft GFA	16
325	2,504	Partners Art & Framing	Art Framing	Misc. small-scale services	1 space/300 sq/ft GFA	8
350	5,008	RYSK Jiu-Jitsu	Jiu Jitsu Studio	Group Instruction (all floor area sizes)	1 space/250 sq/ft GFA	33
375						
Total Suite Square Footage	60,645	-			Required Parking Spaces	295

Appendix E – Hourly Parking Counts

Prepared by National Data & Surveying Services

Parking Study

Project ID: 26-010081
City: Aliso Viejo, CA

Date: 5/28/2026
Day: Thursday

Lot	Space Type	Spaces	6:00 AM	7:00 AM	8:00 AM	9:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
PKG-001	Regular	176	3	14	10	20	49	44	36	32	63	47	15	6
	Handicap	3	0	0	0	0	0	0	0	0	0	0	0	0
	HC Van	2	0	0	0	0	0	0	0	0	0	0	0	0
	Tenant Parking Only No Gymnastic Parking	19	0	0	0	1	2	3	3	3	9	7	3	1
	Handicap Tenant Parking Only No Gymnastics Parking	1	0	0	0	0	0	0	0	0	0	0	0	0
	Motorcycle	1	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	2	2	1	1	1	1	0	0

Note: Illegal - Some photos of illegal parking were taken during the study.



Prepared by National Data & Surveying Services

Parking Study

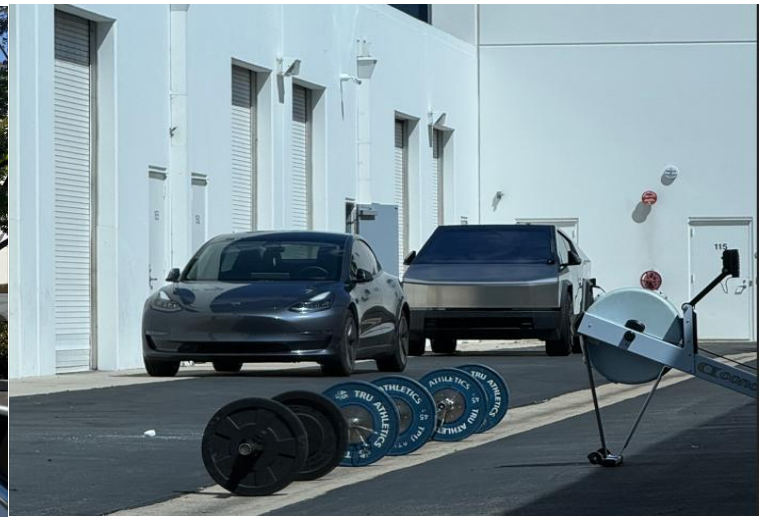
Project ID: 26-010081
City: Aliso Viejo, CA

Date: 5/30/2026
Day: Saturday

Lot	Space Type	Spaces	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM
PKG-001	Regular	176	25	33	29	24	11	7
	Handicap	3	0	0	0	0	0	0
	HC Van	2	0	0	0	0	0	0
	Tenant Parking Only No Gymnastic Parking	19	1	3	4	2	0	0
	Handicap Tenant Parking Only No Gymnastics Parking	1	0	0	0	0	0	0
	Motorcycle	1	0	0	0	0	0	0
	Illegal	-	3	2	1	0	0	0

Note: Illegal - Some photos of illegal parking were taken during the study.





ALISO VIEJO

RYSK Brazilian Jiu-Jitsu Conditional Use Permit

6 Journey, Suites 350 and 375

Surrounding Area

6 Journey, Suite 350 and 375
(North of City Hall)

Zoning District

Business Park 1 (BP-1)



RYSK Brazilian Jiu-Jitsu

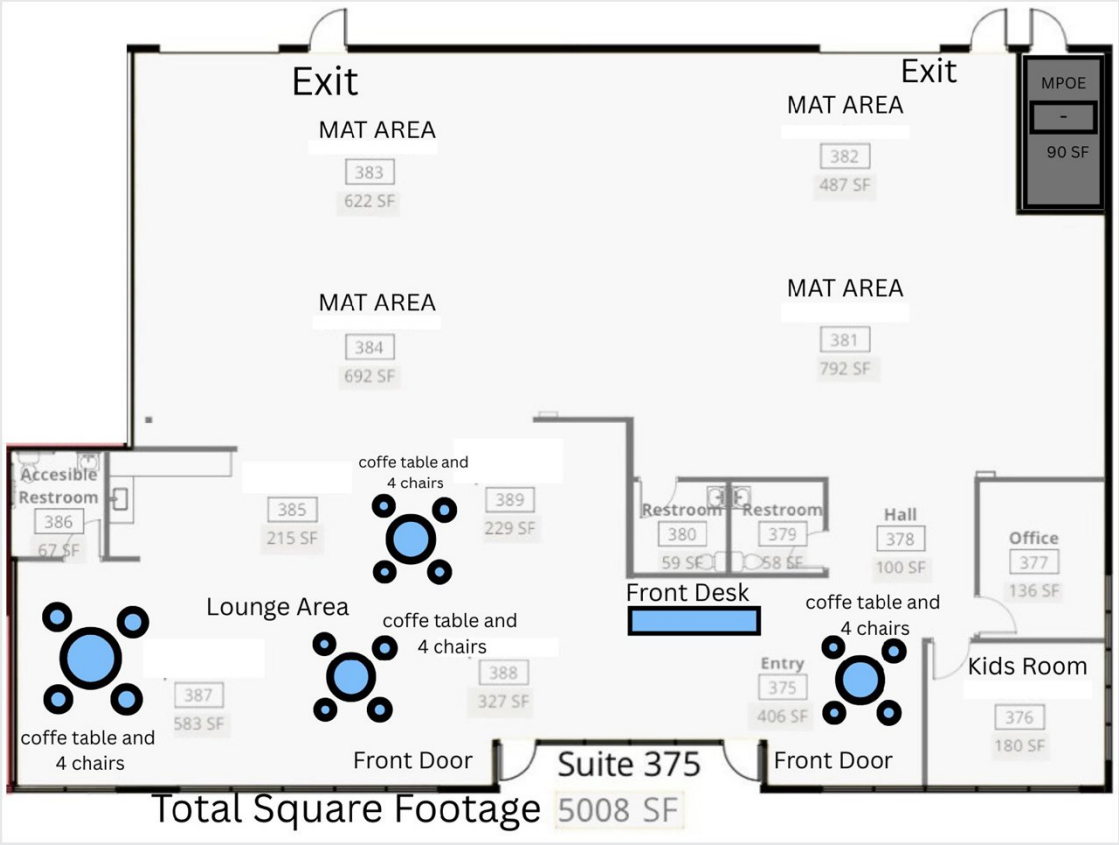
Group Instruction Uses, Over 3,000 square feet, requires a CUP

Business Hours:
Monday – Friday
6:00 am – 9:00 am
3:40 pm – 8:20 pm

Saturday
8:00 am – 1:00 pm

Number of Students:
Morning sessions: 3 – 6 students per hour

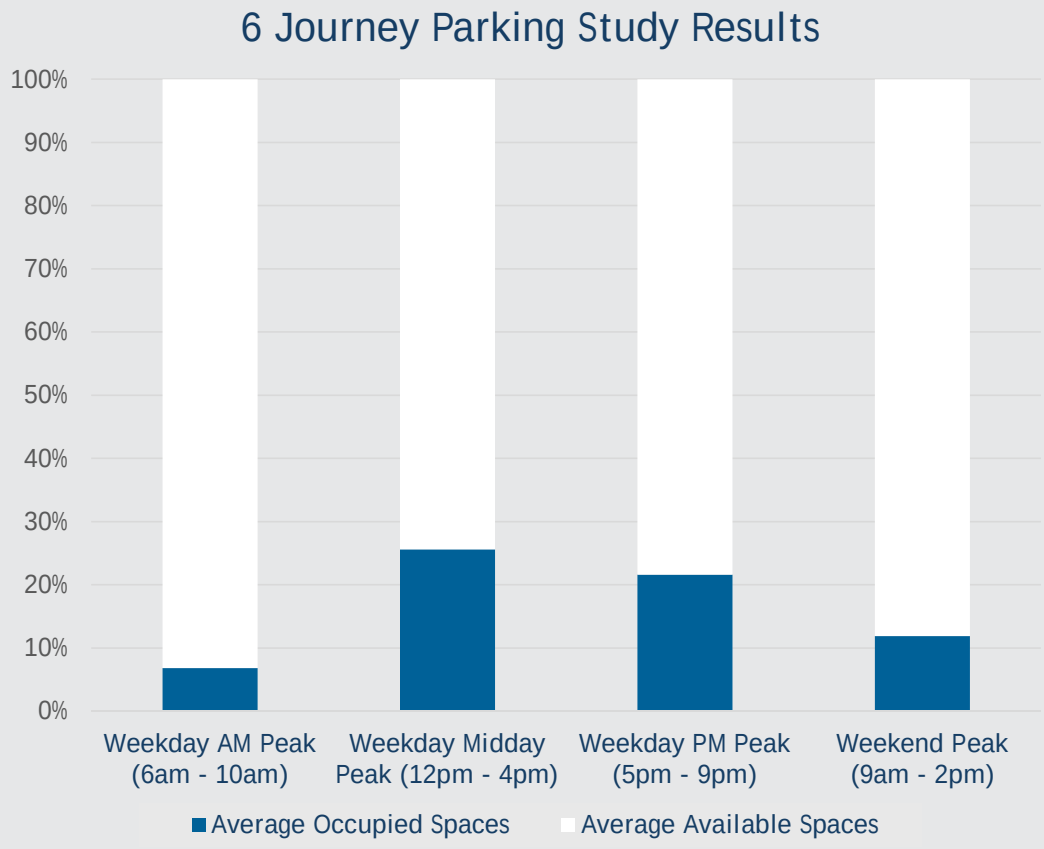
Afternoon sessions: 7 – 10 students per hour



ALISO VIEJO

Request for Reduction of Required Parking

- Reduction of required parking above 15% requires a CUP
- Provided Parking (Entire Business Park): 202
- Required Parking With Current Proposal: 242
  - The proposal results in 15 additional required parking spaces
  - Overall 17% Deficiency or 40 spaces



ALISO VIEJO

Staff Recommendation to City Council

Adopt a Resolution approving a Conditional Use Permit to establish a martial arts studio with reduced number of required parking spaces (17% deficiency) at 6 Journey, Suites 350 and 375 (USE-2026-01006)

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

FROM: Maria Kendig, City Clerk

SUBJECT: UNCONTESTED DISTRICT 4 CITY COUNCIL SEAT IN GENERAL MUNICIPAL ELECTION OF NOVEMBER 3, 2026

Recommended Action:

It is recommended that the City Council take one of the following actions:

1. Adopt Resolution No. 2026-XXX, pursuant to California Elections Code Section 10229, appointing the sole qualified nominee to the office of City Council Member for District 4 for the four-year term beginning upon certification of the November 3, 2026 General Municipal Election, and canceling the election for that office.

OR

2. Direct that the election for the District 4 office proceed on November 3, 2026.

Fiscal Impact:

If the City Council appoints the sole qualified nominee and cancels the District 4 election, the City anticipates approximately $17,000 in election cost savings, while the remaining City Council contests will continue to appear on the November 3, 2026, ballot.

Background:

On June 3, 2026, the City Council adopted resolutions calling the General Municipal Election, requesting election services from the Orange County Registrar of Voters, consolidating the election with the statewide general election, and establishing procedures for candidate statements. The General Municipal Election is scheduled for November 3, 2026, to elect one City Council Member from Districts 2, 3, and 4. The nomination period opened on July 13, 2026, and closed on August 7, 2026.

At the close of the nomination period on August 7, 2026, one qualified candidate had filed for the District 4 office; Tiffany Ackley. Accordingly, the City Clerk certified these facts to the City Council and provided notice of the available options under Elections Code Section 10229.

Elections Code Section 10229 also requires publication of notice describing the uncontested office and the actions available to the City Council. The required notice was

published in the *Orange County Register* on August 13, 2026. Following publication, the City Council may appoint the qualified nominee or direct that the election proceed.

Discussion:

California Elections Code Section 10229 provides that when only one person is nominated for an elective district office, the elections official shall certify those facts to the governing body. The governing body may, at a regular or special meeting held before the election, either appoint the sole qualified nominee to the office or direct that the election to proceed.

If the City Council appoints the sole qualified nominee, the District 4 contest will not appear on the November 3, 2026 ballot. The appointed individual will qualify for office and serve the same term, with the same rights, powers, and responsibilities as though elected at the municipal election. Moreover, the Orange County Registrar of Voters requires adoption of the attached resolution to remove the District 4 contest from the ballot.

Public Notice:

In accordance with Elections Code Section 10229, notice of the uncontested office and the City Council's available courses of action was published in the Orange County Register on August 13, 2026.

Attachment:

1. Resolution

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, PROVIDING FOR THE APPOINTMENT TO THE DISTRICT 4 OFFICE OF THIS CITY THAT WAS TO BE ELECTED ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, pursuant to California Elections Code Section 10229, at the close of the nomination period on August 7, 2026, there was one qualified nominee for the office of City Council Member representing District 4; and

WHEREAS, in accordance with California Elections Code Section 10229, notice of the uncontested office and the City Council's available courses of action was published in the Orange County Register, a newspaper of general circulation, on August 13, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That pursuant to § 10229 of the Elections Code of the State of California, the following action is being taken:

> *Tiffany Ackley* the sole qualified nominee for the District 4 office, is hereby appointed to the office of City Council Member representing District 4 pursuant to California Elections Code Section 10229.

Section 2. The election for the District 4 office scheduled for November 3, 2026, is hereby canceled.

Section 3. The appointee shall qualify, take office, and serve the same term and under the same conditions as if elected at the November 3, 2026 General Municipal Election.

Section 4. The City Clerk is authorized and directed to transmit a certified copy of this Resolution to the Orange County Registrar of Voters.

Section 5. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 19th day of August, 2026.

_____
Max Duncan,
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith,
City Attorney

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, MARIA KENDIG, City Clerk of the City of Aliso Viejo, California, do hereby attest to and certify that the foregoing Resolution No. 2026-XX to be the original resolution duly passed and adopted by the City Council at their regular meeting held on the 19th day of August 2026, by the following roll call vote, to wit:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____

Date:_____ _____
Maria Kendig,
City Clerk

City of Aliso Viejo
AGENDA ITEM

DATE: August 19, 2026

TO: Mayor and City Council

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

SUBJECT: DIGITAL SIGNAGE

Recommended Actions:

1. Receive and file the report on digital signage; and

2. Exercise City Council discretion in providing direction to staff.

Fiscal Impact:

The fiscal impact is dependent on City Council direction. Estimated costs for different options are indicated in this report.

Background:

Digital signage is a communication tool used by public and private organizations to disseminate information, provide warnings and emergency alerts, deliver announcements, promote services and events, and display real-time content through electronic displays such as LCD, LED, or projection screens. It enables organizations to communicate with targeted audiences quickly, dynamically, and effectively in locations such as transportation corridors, government buildings, schools, retail stores, corporate offices, and public spaces.

Examples of these types of signs already found within the City include portable radar/message trailers, construction arrow and message boards, permanent speed feedback signs, and AVCA's digital marquee. The City uses these tools primarily for speed warnings, construction, and special event information.

Discussion:

During the June 3, 2026, City Council Meeting, Councilmember Zandbergen received consensus to have staff to investigate possible locations and costs for different types of permanent digital signage, primarily speed feedback signs and message boards for events or emergency notifications. This was requested to help reduce the need for any temporary signs or trailers being placed in the bike lanes, as well as the ability to provide consistent locations for speed feedback and messaging. Typically, these trailers are placed at bus turnout locations so the encroachment into the bike lane is minimal and there are not fixed OCTA bus routes within the City to impact. At some locations this isn't feasible and the trailer placement blocks or restricts bicycle paths.

Speed Radar Feedback Signs

Speed radar feedback signs, like what was recently installed on Hummingbird Lane, could be considered for installation along any roadway, though they are typically seen around schools or in residential neighborhoods. In addition to Hummingbird, the City has six other permanent speed feedback signs located near Wood Canyon Elementary (2), Canyon Vista Elementary (3), and Don Juan Avila Elementary (1). These are programmed only to operate during school dropoff and pickup times to emphasize the importance of safety around schools. Generally, there is a concern with 24/7 sign operation not being as effective because drivers can become blind to them. It is also important to consider adjacent land use and any unintended inconvenience from the light glare into residential windows.

Locations outside of school or residential areas including arterial and collector streets that provide long stretches of roadway without signals and/or that are downhill making speed creep much easier could be considered. Conversations with OCSD have indicated that the following locations are considered hot spots for speeding.

- AV Parkway between Grand and Pacific Park - Southbound
- Aliso Creek between Eastwing and Westwing – Both Directions
- Pacific Park between Peppertree and Wood Canyon – South/Eastbound
- Pacific Park between Alicia and Deerhurst – Westbound
- Pacific Park near Canyon Vistas (Both Directions)

The cost for these signs is approximately $8,000-$10,000 each.

Alternatively, standard static speed limit signs could be installed more frequently to remind drivers of the posted speeds. There are no guidelines regarding how often speed limits are posted, other than that they must be posted at locations where speed limit is changing. Historically the City posted fewer signs due to long-term maintenance costs and concerns with sign pollution. Additional signs could be added at an approximate cost of $250 per location. Existing and/or new posted signs could also be accompanied with

painted street pavement legends. Painted pavement legends could be installed for approximately $250 per location per lane, or citywide for an estimated $50,000-$75,000.

Digital Message Boards

Digital message boards are available in a variety of styles and configurations to support different communication needs. They are commonly referred to as changeable message signs (CMS), dynamic message signs (DMS), or variable message signs (VMS). These displays are used to communicate information such as special event notifications, wayfinding directions, travel times, emergency alerts, public service announcements, and advertising. Depending on the application, digital message boards may range from simple monochrome text displays to full-color, high-resolution screens capable of presenting graphics, images, animations, and video. The most appropriate type of digital message board depends on factors such as its location, the intended audience, environmental conditions, viewing distance, and the type of information to be communicated.

As noted previously, City owned CMS trailers are used for both speed feedback and messaging and therefore present the same concerns with bike lane encroachment regardless of their use. Bus turnouts are the main locations chosen, and the alternate location of the center painted median may be utilized. These remain the option of choice given the flexibility in locations to meet the needs of staff for any temporary messaging such as construction or special events.

Permanent message boards can be considered at locations where temporary CMS are frequently used and/or at high traffic/viewing areas. The location is critical in determining the type of signage and messaging that could be displayed. A digital marquee like AVCA has at Pacific Park and Aliso Creek Road is best positioned at very high traffic areas that also offer enough time to be read. Vehicles stopped at the signal are allowed this time to view the messaging and it can be more detailed. This type of sign with enhanced graphics would cost around $100,000 for the display and basic foundation. Design and any required site work such as grading, electric, or landscaping, along with how elaborate the foundation aesthetic is will greatly influence the total cost and is unknown at this time. Consideration also must be given to land acquisition, easements or agreements since the City does not own land behind the sidewalks for the installation.

As with the temporary CMS, freeway-style DMS signs on the side or over the road are meant for locations where vehicles are not stopping and can only offer short messages as drivers pass by. Short messages make their use limited and are therefore not likely to continuously display messages. A simple permanent pedestal type sign similar in size to the temporary trailer display could be installed for about $100,000. A cantilevered sign over the street/sidewalk could be much more difficult to structurally design and install,

with an estimated cost starting around $100,000. Both options present the same concerns with available space and potential need for land acquisition, easements or agreements.

A no-cost option would be to continue using the bike lanes at bus turnouts or locations where a minimum width of 5' remains for cyclists. Staff could also utilize the center painted medians for the trailers if they are available at locations where the bike lane becomes too narrow. There is some increased collision risk being in the middle of the road, but the center median location is feasible when the median is wide enough.

Staff is seeking direction which, if any, sign options to implement or further investigate.

Environmental:

None at this time.

Attachment:

1. Presentation

ALISO VIEJO

Digital Signage (Councilmember Zandbergen Request)

Shaun Pelletier

Public Works Director

The Ask...

That the City Council provide direction on speed feedback signs and other digital signage within the City.

June 3, 2026 City Council Meeting

- Councilmember Zandbergen expressed concerns of temporary digital feedback signs in bike lanes

- Concensus received for Staff to review and report back on:
  1. CMS Trailer usage and impact to bike lanes
  2. Possible locations and costs of permanent speed feedback signs as traffic calming
  3. Possible new marquee and/or permanent CMS for events or announcements and associated costs

Current Practice

- Portable trailers used for City messaging
- Typically placed in bus turnouts, with minimal impact to bike lanes
- This is not feasible in all locations and does impact bike lanes



Purpose of Digital Signage

- Disseminate Information
- Provide Warnings and Emergency Alerts
- Deliver Announcements
- Promote Services and Events
- Display Real-Time Content

Existing Examples

- City Owned CMS Trailers
- Construction CMS or Arrow Board Trailers
- Speed Feedback Displays
- AVCA Marquee Display

Speed Feeback Signs

Speed Feedback Signs

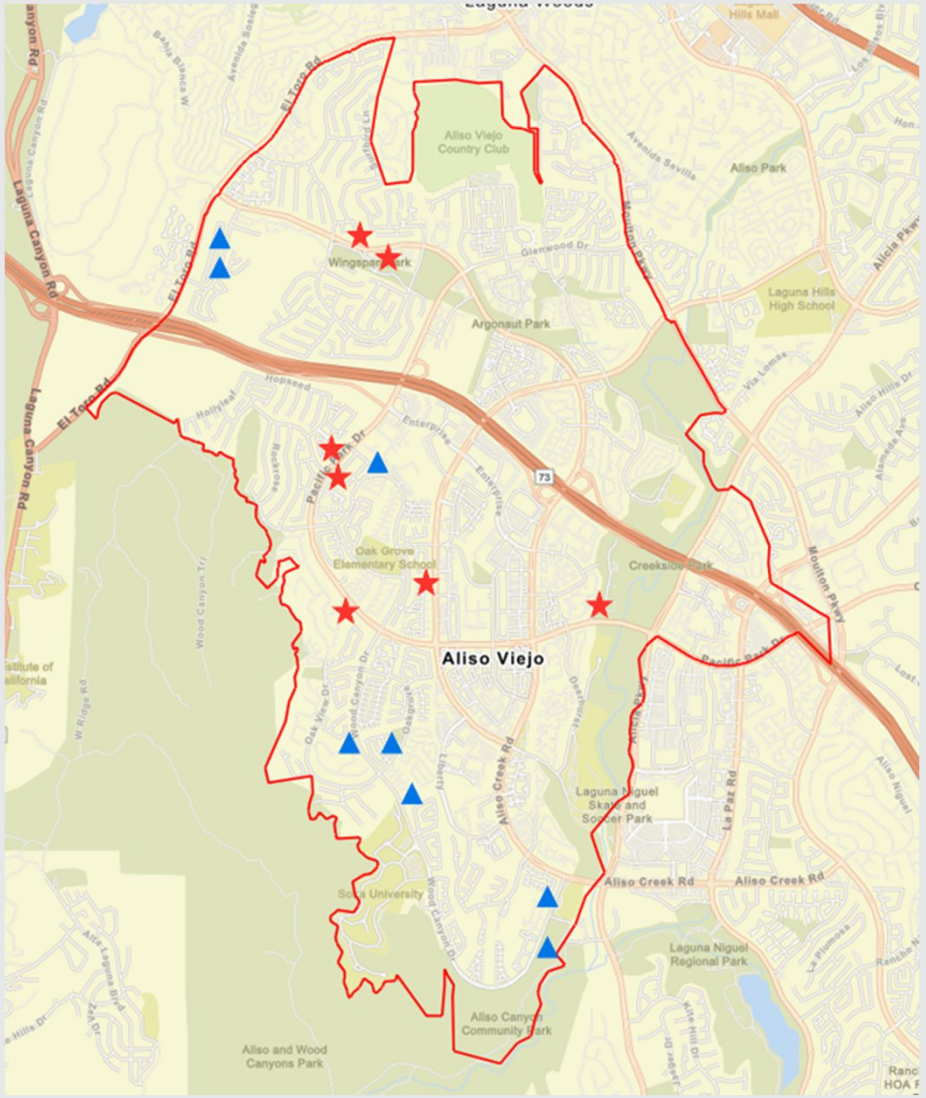
- Provide real-time speed display to promote safe driving
- Data collection on newer models
- Existing Permanent Locations
  - Hummingbird Lane (2)
  - Wood Canyon Elementary (2)
  - Canyon Vista Elementary (3)
  - Don Juan Avila Elementary (1)



Speed Feedback Sign Locations

Blue Triangle – Existing Signs

Red Star – OCSD Speed Hot Spots
& possible new locations
($8-10K each, Up to $70k total)



ALISO VIEJO

Alternate Speed Calming Options

1. Change CMS trailer placement
   - Avoid bike lane placement where less than 5’ clear is available
   - Placement in center painted median
   - No cost until trailer replacement needed $20k-$25k

2. Add more static speed limit signs
   - No regulations on number or spacing of posted speed limit signs
   - $250 per new location

3. Add painted pavement legends
   - Added visual warning for drivers
   - $250 per location per lane, approximately $50K-$75k citywide

Digital/Marquee Signs

Digital Marquee/Entry Monument





Freeway Style DMS





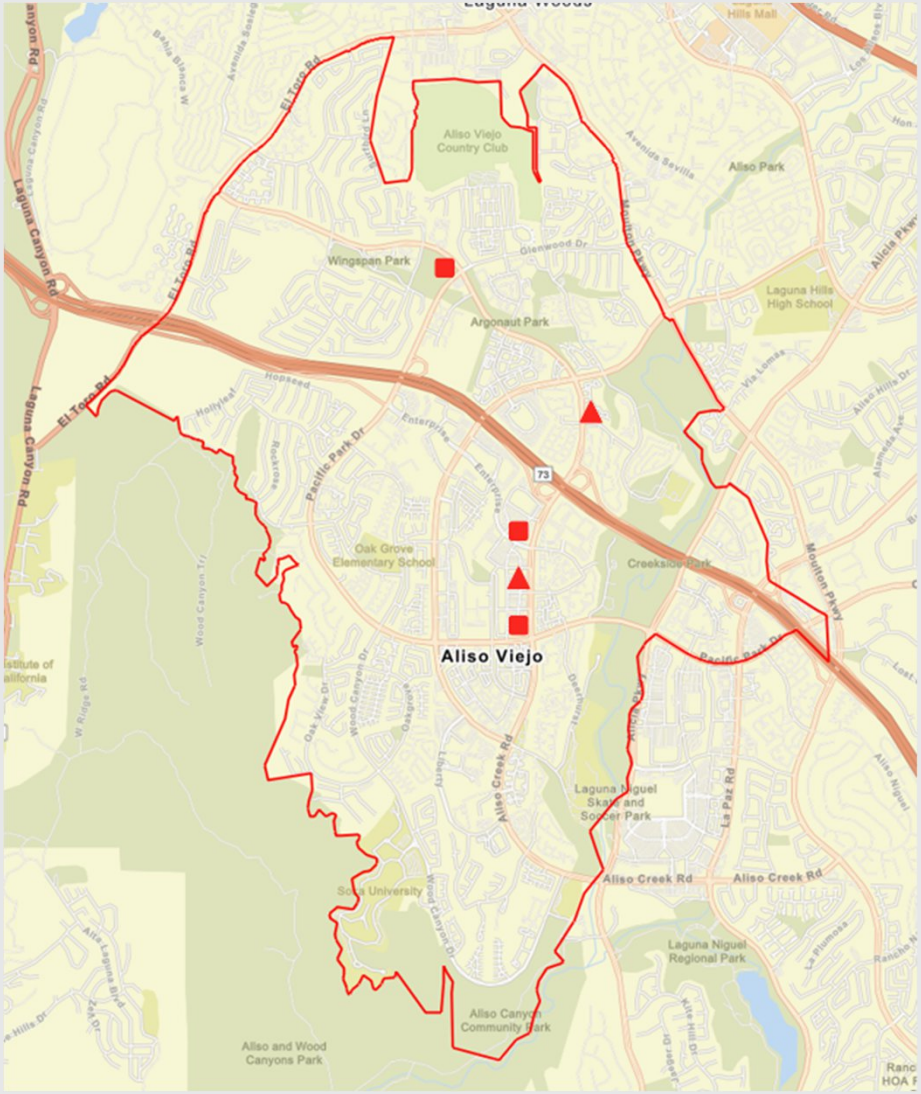


Possible Marquee Sign Locations

Red Box – Potential Marquee Location

Red Triangle – Potential DMS Location

Note: City does not own property at these locations and would require land acquisition, easement or other agreement with property owner for installation



ALISO VIEJO

Digital Sign Comparison

Factor	Option 1 - Marquee/Entry Monument	Option 2 - Freeway Style DMS	Option 3 - (Status Quo) Portable CMS Trailer
Land Acquisition/ Easement	Required	Required	N/A
Community Branding	Excellent	Fair	Poor
Emergency Messaging	Excellent	Excellent	Excellent
Visibility at High Speeds	Good	Excellent	Excellent
Architectural Integration	Excellent	Limited	Poor
Graphics Capability	High	Limited-High	Limited
Initial Cost	$100k and up	$100k	$25k
Maintenance	Moderate-High	Moderate	Low
Typical Lifespan	10-15 years	15-20 years	8-12 years

Digital Sign Comparison (cont.)

	Option 1 - Marquee/Entry Monument	Option 2 - Freeway Style DMS	Option 3 - (Status Quo) Portable CMS Trailer
Pros	• Prominent/Defining • Ability to put out more information • Nice look/aesthetic	• Very noticeable • Doesn't block bike lanes	• Least expensive/No expense • Provides adequate information to community • Can be moved around/flexible • Options that don't block bike lanes
Cons	• Expensive (100k +) • Duplicative of AVCA's • Location would require AVCA easement or private property agrmt	• Expensive (100k) • Not as common in arterial/connector streets	• Some locations could block bike lanes • Not as attractive

The Ask...

That the City Council provide direction on speed feedback signs and other digital signage within the City.