AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, SEPTEMBER 21, 2022
6:30 PM CLOSED SESSION
7:00 PM REGULAR MEETING

City Hall
Council Chambers
12 Journey
Aliso Viejo, CA

Mayor Ross Chun
Mayor Pro Tem Richard W. Hurt
Councilmember Tiffany Ackley
Councilmember David C. Harrington
Councilmember Mike Munzing

SPECIAL NOTICE REGARDING COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On September 16, 2021, Assembly Bill 361 (AB 361) was signed by Governor Newsom, to allow for the City Council to attend City Council meetings telephonically and for the public to participate in the City Council meeting by electronic means.

Given the health risks associated with COVID-19, state and local officials are recommending measures to promote social distancing; therefore, the City of Aliso Viejo will not have the Council Chambers open to the public for this meeting. Members of the public may access the meeting live using any of the following sources:

- Cox Communications Channel 851
- AT&T U-Verse Channel 99
- Online at www.avcity.org/agendas
- Online via GoToWebinar at https://attendee.gotowebinar.com/register/8432174890422354959

Public comments may be submitted by calling (949) 425-2509 to leave a recorded message by 4:00 pm on the day of the meeting or via email to Community-Input@avcity.org. Alternatively, public comments may be submitted by logging onto the meeting through this link and using the "Raise Hand" feature: https://attendee.gotowebinar.com/register/8432174890422354959. Comments are limited to three minutes each.

WELCOME to the City of Aliso Viejo City Council meeting.

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

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

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

DAVID A. DOYLE	SCOTT C. SMITH	MITZI ORTIZ
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 MEETING

PUBLIC COMMENTS:

CLOSED SESSION:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 84 Playa Circle, Aliso Viejo, 92656
Agency Negotiators: City Manager
Negotiating Parties: City of Aliso Viejo, Christopher Stolrow and/or their authorized agent(s)
Under Negotiation: Price and terms of payment

CALL TO ORDER: CONVENE REGULAR MEETING

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

1.1. TRUSTED PARTNER RECOGNITIONS - SOUTHERN CALIFORNIA EDISON AND SAN DIEGO GAS & ELECTRIC

Certificate of Recognition - Southern California Edison
Certificate of Recognition - San Diego Gas & Electric

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council can submit public comments by calling (949) 425-2509 to leave a recorded by 4:00 pm on the day of the meeting or via email to Community-Input@avcity.org. Written comments will be read into the record and recorded messages will be aired during the meeting. Alternatively, public comments may be submitted by logging onto the meeting through this link and using the "Raise Hand" feature: https://attendee.gotowebinar.com/register/8432174890422354959. Comments are limited to three (3) minutes each. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed.

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. RESOLUTION EXTENSION AUTHORIZING VIRTUAL CITY COUNCIL MEETINGS PURSUANT TO ASSEMBLY BILL 361

Recommended Action: Move to reconfirm findings under Assembly Bill 361 and extend Resolution No. 2021-27 to continue virtual City Council meetings.

Staff Report
Attachment 1 - Resolution No. 2021-27

4.3. APPROVAL OF MINUTES

Recommended Action: Approve the Minutes as submitted for the September 7, 2022 Special Meeting and the September 7, 2022 Regular Meeting.

Draft Minutes - September 7, 2022 Special Meeting

Draft Minutes - September 7, 2022 Regular Meeting

4.4. SECOND READING AND ADOPTION OF AN ORDINANCE ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS IN THE CITY

Recommended Action: Conduct second reading and adopt Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 (PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS) OF TITLE 10 (STREETS AND SIDEWALKS) AND CHAPTER 11.10 (PARKS) OF TITLE 11 (PARKS AND PUBLIC SPACES) OF THE ALISO VIEJO MUNICIPAL CODE, ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS ON SIDEWALKS AND PARKS IN THE CITY.

Staff Report

Attachment 1 - Ordinance

4.5. ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued September 1, 2022, in the amount of $748,882.47.

Staff Report

Attachment 1 - Accounts Payable Report

4.6. ADOPTION OF THE 2021-2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Recommended Action:

1. Find that the 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER) is not subject to the California Environmental Quality Act (CEQA) because the activity is not a project as defined in Section 15378 (b)(5) of the State CEQA Guidelines;
2. Approve and adopt the 2021-2022 CAPER; and
3. Authorize the City Manager to submit the CAPER to the United States Department of Housing and Urban Development (HUD) and authorize the City Manager to submit all related documents.

Staff Report

Attachment 1 - 2021-2022 CAPER

5. PUBLIC HEARINGS:

5.1. PLANNING APPLICATION PA22-001 FOR A SITE DEVELOPMENT PERMIT (SDP) TO CONSTRUCT A 505 SQUARE FOOT UPPER DECK EXPANSION AND EXTERIOR STAIRCASE TO ACCOMMODATE ADDITIONAL OUTDOOR SEATING; AN

EXCEPTION PERMIT (EP) FOR REDUCED PARKING CAPACITY; AND A CONDITIONAL USE PERMIT (CUP) TO EXPAND ESTABLISHED ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE AND BEER AND WINE) FOR A FULL-SERVICE RESTAURANT (STADIUM BREW COMPANY) AT 26731 ALISO CREEK ROAD UNIT C

Recommended Action:

1. Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); and
2. Adopt a Resolution approving Planning Application PA22-001 for a Site Development Permit (SDP) to construct a 505 square foot upper deck expansion and exterior staircase to accommodate additional outdoor seating; an Exception Permit (EP) for reduced parking capacity; and a Conditional Use Permit (CUP) to expand established Alcoholic Beverage Control (ABC) license type 47 (on-sale general – eating place and beer and wine) for a full-service restaurant (Stadium Brew Company) at 26731 Aliso Creek Road.

Staff Report
Attachment 1 - Resolution
Attachment 2 - Project Description Letter
Attachment 3 - Project Plans
Attachment 4 - Presentation

5.2. REQUEST TO APPROVE PLANNING APPLICATION PA22-006 FOR A SITE DEVELOPMENT PERMIT TO REMODEL THE TWO-STORY CLUBHOUSE BUILDING, UPGRADE THE OUTDOOR COMMON AREA INCLUDING THE POOL AND ASSOCIATED LANDSCAPE/HARDSCAPE, AND DEMOLISH THE GUARD SHACK AT 5000 CITY LIGHTS DRIVE, AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA

Recommended Action:

1. Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA (California Environmental Quality Act) Guidelines Sections 15301 (Existing Facilities); and
2. Adopt a Resolution approving Planning Application PA22-006 for a Site Development Permit (SDP) to remodel the two-story clubhouse building, pool, landscape and hardscape including ADA compliant upgrades, and demolish the guard shack at 5000 City Lights Drive.

Staff Report
Attachment 1 - Resolution
Attachment 2 - Project Description Letter
Attachment 3 - Project Plans
Attachment 4 - Presentation

6. DISCUSSION:

6.1. CITY SPONSORSHIP OF THE ADOLESCENT MENTAL HEALTH PANEL AT ALISO VIEJO RANCH

Recommended Action: Consider City sponsorship of the Adolescent Mental Health Panel at Aliso Viejo Ranch.
Staff Report

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:

The next regularly scheduled City Council meeting is October 5, 2022.

Certificate of Recognition

Presented to

SOUTHERN CALIFORNIA EDISON

Trusted Partner Supporting the City of Aliso Viejo

September 2022

Presented this 21st day of September, 2022

Ross Chun, Mayor

Certificate of Recognition

Presented to

SAN DIEGO GAS & ELECTRIC

Trusted Partner Supporting the City of Aliso Viejo

September 2022

Presented this 21st day of September, 2022

Ross Chun, Mayor

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

FROM: Mitzi Ortiz, Director of Government Services

SUBJECT: RESOLUTION EXTENSION AUTHORIZING VIRTUAL CITY COUNCIL MEETINGS PURSUANT TO ASSEMBLY BILL 361

Recommended Action:

Move to reconfirm findings under Assembly Bill 361 and extend Resolution No. 2021-27 to continue virtual City Council meetings.

Fiscal Impact:

None.

Background:

Assembly Bill 361 ("AB 361"), effective October 1, 2021, waives certain provisions of the Ralph M. Brown Act and allows legislative bodies to meet virtually until January 1, 2024, provided there is a state of emergency and either:

1. state or local officials have imposed or recommended measures to promote social distancing; or
2. the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees.

Under AB 361, the City is not required to allow public access at teleconference locations; however, the City must provide access to meetings via a call-in option or internet-based service option so that members of the public may address the City Council in real time. Additionally, every 30 days the City Council must reconsider the state of emergency and make the determination to continue meeting virtually in accordance with AB 361.

Discussion:

On October 20, 2021, the City Council adopted Resolution No. 2021-27 authorizing virtual City Council meetings under AB 361, having found and determined that (1) a state of emergency related to COVID-19 is currently in effect; (2) state and local officials have

recommended measures to promote social distancing in connection with COVID-19; and (3) due to the COVID-19 emergency, meeting in person would present imminent risks to the health and safety of attendees. At subsequent meetings, the City Council has reconfirmed the findings and extended the resolution pursuant to AB 361.

Staff will agendize this matter for consideration at each City Council meeting until such time as the state of emergency has been terminated or the City Council determines that conditions no longer exist to prevent meeting safely in person.

Staff recommends that the City Council reconfirm the findings in Resolution No. 2021-27 continue to exist and approve the extension of the resolution.

Attachment:

1. Resolution No. 2021-27

RESOLUTION NO. 2021-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AUTHORIZING VIRTUAL CITY COUNCIL MEETINGS PURSUANT TO ASSEMBLY BILL 361

WHEREAS, the Aliso Viejo City Council ("Council") is committed to preserving and nurturing public access and participation in meetings of the Council; and

WHEREAS, with the exception of closed sessions, all meetings of the Council are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend and participate in the Council's meetings; and

WHEREAS, starting in March 2020, in response to the spread of COVID-19 in the State of California, the Governor issued a number of executive orders aimed at containing theCOVID-19 virus; and

WHEREAS, among other things, these orders waived certain requirements of the BrownAct to allow legislative bodies to meet virtually; and

WHEREAS, pursuant to the Governor's executive orders, the Council has been holding virtual meetings during the pandemic in the interest of protecting the health and safety ofthe public, staff, and Councilmembers; and

WHEREAS, the Governor's executive order related to the suspension of certain provisions of the Brown Act expires on September 30, 2021; and

WHEREAS, on September 16, 2021 the Governor signed Assembly Bill 361 (in effect asof October 1, 2021 – Government Code Section 54953(e)), which allows legislative bodies to meet virtually provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2) the legislative body determines by majority vote that meeting in person would presentimminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in Orange County, specifically, a state of emergency has been proclaimed related to COVID-19, state and local officials are recommending measures to promote social distancing, and because of the ongoing threatof COVID-19, meeting in person would present imminent risks to the health and safety of attendees;

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

Section 1. Recitals. The Recitals set forth above are true and correct and areincorporated into this Resolution by this reference.

Section 2. Remote Teleconference Meetings. Consistent with the provisions of Government Code Section 54953(e), the Council finds and determines that (1) a state ofemergency related to COVID-19 is currently in effect; (2) state and local officials have recommended measures to promote social distancing in connection with COVID-19; and (3) due to the COVID-19 emergency, meeting in person would present imminent risks to the health and safety of attendees. Based on such facts, findings and determinations, the Council authorizes staff to conduct remote teleconference meetings of the Council under the provisions of Government Code Section 54953(e).

Section 3. Effective Date of Resolution. This Resolution shall take effect upon adoption and shall be effective for 30 days unless earlier extended by a majority vote of the Council in accordance with Section 4 of this Resolution.

Section 4. Extension by Motion. The Council may extend the application of this Resolution by motion and majority vote by up to 30 days at a time, provided that it makes all necessary findings consistent with and pursuant to the requirements of Section 54953(e)(3).

PASSED, APPROVED AND ADOPTED this 20th day of October, 2021.

Tiffany Ackley
Mayor

APPROVED AS TO FORM:

Scott C. Smith
City Attorney

ATTEST:

Mitzi Ortiz, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Resolution No. 2021-27 was duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 20th day of October 2021, by the following roll call vote, to wit:

AYES: Mayor Ackley, Mayor Pro Tem Chun, Councilmembers Harrington, Hurt and Munzing

NOES: None

ABSENT: None

MITZI ORTIZ, MMC
CITY CLERK

(SEAL)

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
SEPTEMBER 7, 2022, 6:00 P.M.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

City Council conducted this meeting in accordance with California Government Code Section 54953(e)(2) and COVID-19 pandemic protocols.

CALL TO ORDER: Mayor Chun called the Special Meeting of the City Council of the City of Aliso Viejo to order 6:00 p.m.

ROLL CALL:

PRESENT: MAYOR ROSS CHUN *(via teleconference)*
MAYOR PRO TEM RICHARD HURT *(via teleconference)*
COUNCILMEMBER TIFFANY ACKLEY *(via teleconference)*
COUNCILMEMBER DAVID C. HARRINGTON *(via teleconference)*
COUNCILMEMBER MIKE MUNZING *(via teleconference)*

ABSENT: NONE

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT C. SMITH, CITY ATTORNEY
ALISON ALPERT, DEPUTY CITY ATTORNEY

PUBLIC COMMENTS:

None.

CLOSED SESSION:

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)
Number of potential cases: 2

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6
Agency designated representatives: Mayor and Mayor Pro Tem
Unrepresented employee: City Manager

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated no reportable action was taken.

ADJOURNMENT: Mayor Chun adjourned the meeting at 6:58 p.m. to the September 7, 2022 Regular Council Meeting.

Respectfully submitted:

_____
MITZI ORTIZ, MMC
CITY CLERK

Approved by:

_____
ROSS CHUN
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 7, 2022, 7:00 P.M.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

City Council conducted this meeting in accordance with California Government Code Section 54953(e)(2) and COVID-19 pandemic protocols.

CALL TO ORDER: Mayor Chun called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:04 p.m.

ROLL CALL:

PRESENT: MAYOR ROSS CHUN *(via teleconference)*
MAYOR PRO TEM RICHARD HURT *(via teleconference)*
COUNCILMEMBER TIFFANY ACKLEY *(via teleconference)*
COUNCILMEMBER DAVID C. HARRINGTON *(via teleconference)*
COUNCILMEMBER MIKE MUNZING *(via teleconference)*

ABSENT: NONE

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT C. SMITH, CITY ATTORNEY
MITZI ORTIZ, CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
PATRICIA CANTONWINE, HUMAN RESOURCES ANALYST
CAPT. SCOTT MERRILL, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Human Resources Analyst Patricia Cantonwine led the pledge of allegiance.

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated there was no reportable action.

1. SPECIAL PRESENTATIONS:

1.1. PROCLAMATION - NATIONAL PREPAREDNESS MONTH

Mayor Chun presented the proclamation to Chief of Police Services Captain Scott Merrill. Captain Merrill expressed appreciation and commented on the importance of the designation. American Red Cross of Orange County Executive Director Becky Firey provided additional information on preparedness.

1.2. PRESENTATION BY FAMILIES FORWARD

Mayor Chun introduced Chief Executive Officer Madelynn Hirneise, who provided information regarding services available.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

None.

4. CONSENT CALENDAR:

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

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

4.1. WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

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

4.2. RESOLUTION EXTENSION AUTHORIZING VIRTUAL CITY COUNCIL MEETINGS PURSUANT TO ASSEMBLY BILL 361

Recommended Action: Move to reconfirm findings under Assembly Bill 361 and extend Resolution No. 2021-27 to continue virtual City Council meetings.

4.3. APPROVAL OF MINUTES

Recommended Action: Approve the Minutes as submitted for the August 17, 2022 Special Meeting and the August 17, 2022 Regular Meeting.

4.4. ACCOUNTS PAYABLE

Recommended Action:
1. Ratify accounts payable checks and electronic funds transfers issued August 11, 2022, in the amount of $808,902.23; and
2. Ratify accounts payable checks and electronic funds transfers issued August 18, 2022, in the amount of $482,874.53.

4.5. TREASURER'S STATEMENT – JULY 2022

Recommended Action: Approve July 2022 Treasurer's Statement

4.6. INVESTMENT POLICY FOR FISCAL YEAR 2022-23

Recommended Action: Adopt Resolution No. 2022-24 approving the Investment Policy for Fiscal Year 2022-23 and rescinding Resolution No. 2021-23 in its entirety.

4.7. FIRST AMENDMENT TO THE AGREEMENT FOR SOLID WASTE CONSULTING SERVICES

Recommended Action:
1. Approve a First Amendment to the Agreement with HF&H Consultants, LLC for Solid Waste Consulting Services to extend the term for two (2) years and to increase the agreement amount by $50,000 for a total agreement amount of $100,000;
2. Authorize the City Manager to approve additional funding to the agreement in an amount not to exceed $15,000, if necessary; and
3. Authorize the City Manager to execute the First Amendment to the Agreement.

4.8. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH LYON'S SECURITY SERVICE, INC. FOR FACILITY RESERVATION SECURITY SERVICES HELD AT ALISO VIEJO RANCH

Recommended Action: Approve and authorize the City Manager to execute the First Amendment to the Professional Services Agreement with Lyon's Security Service, Inc. for facility reservation security services held at Aliso Viejo Ranch to extend the term for three years and amend the compensation rates.

4.9. PROPERTY ACQUISITION – 38 COLONIAL WAY

Recommended Action:
1. Approve the purchase and sale agreement for 38 Colonial Way, Aliso Viejo, CA 92656 in the amount of $227,000 and direct the City Manager to take all necessary steps to close escrow and complete the purchase of the property;
2. Find that the purchase of the property is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities);
3. Authorize the appropriation of Development Impact funds in the amount $95,076 to the Fiscal Year 2022-23 Budget for the purchase; and

4. Find that the purchase of the property is in conformance with the City's General Plan Confirms with the General Plan.

Motion: Councilmember Ackley moved and Mayor Pro Tem Hurt seconded to approve the recommended actions. Motion carried 4-1, with Councilmember Munzing dissenting.

4.10. RESOLUTION AMENDING CITY EMPLOYEE SALARY SCHEDULE FOR IT ANALYST POSITION

Recommended Action: Adopt Resolution No. 2022-25 amending employee salary schedule for IT Analyst position.

5. PUBLIC HEARINGS:

5.1. FENNEL MEDITERRANEAN KITCHEN AND BAR AT 26611 ALISO CREEK ROAD, SUITE A OF THE ALISO VIEJO TOWN CENTER (ADMINISTRATIVE USE PERMIT AND SITE DEVELOPMENT PERMIT TO ESTABLISH A NEW RESTAURANT SERVING FULL ALCOHOL AND PERFORM TENANT IMPROVEMENTS INCLUDING EXTERIOR MODIFICATIONS)

City Manager David Doyle provided an overview. Mayor Chun opened the public hearing. There were no comments.

Recommended Action: Continue the public hearing to a date uncertain.

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

6. DISCUSSION:

6.1. AMENDMENT TO ALISO VIEJO MUNICIPAL CODE CHAPTER 10.06, PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS, AND CHAPTER 11.10, PARKS, TO REGULATE ELECTRIC BICYCLES, BOARDS, AND OTHER MOTORIZED RECREATIONAL OF ELECTRIC TRANSPORTATION

City Manager David Doyle introduced Chief of Police Services Captain Scott Merrill, who provided an overview. Public Works Director Shaun Pelletier provided additional information. Staff responded to questions regarding citations issued, impounds, juvenile offenders, grant funding, and enforcement. Councilmembers commented on the matter.

Recommended Action:

1. Find that the proposed Ordinance is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15378(a), 15301(c), and 15061(b)(3); and

2. Introduce for first reading an Ordinance titled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 (PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS) OF TITLE 10 (STREETS AND SIDEWALKS) AND CHAPTER 11.10 (PARKS) OF TITLE 11 (PARKS AND PUBLIC SPACES) OF THE ALISO VIEJO MUNICIPAL CODE, ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS ON SIDEWALKS AND PARKS IN THE CITY.

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

7. CITY MANAGER' S REPORT:

City Manager David Doyle announced Red Cross Blood Drive to be held from 12:00 p.m. to 6:00 p.m. on September 14, 2022 at Aliso Viejo Ranch; Aliso Viejo Certified Farmers' Market held every Saturday from 8:00 a.m. to 1:00 p.m. at Aliso Viejo Town Center; Aliso Viejo Trails and Creek Clean-up to be held from 8:00 a.m. to 11:00 a.m. on September 17, 2022 at Aliso Viejo Ranch; and registration for fall recreation programs.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:
- Commented on the start of the school year

Councilmember Harrington: None

Councilmember Munzing:
- Attended Moulton Museum Grand Opening

Mayor Pro Tem Hurt:
- Provided leadership presentation to Soka University students
- Attended city tour with Soka University students

Mayor Chun:
- Facilitated city tour with Soka University students
- Attended Belmont Village Bloom Fest
- Attended Moulton Museum Grand Opening
- Obtained consensus to agendize sponsorship of Adolescent Mental Health Panel
- Announced Ridgecrest Park bocce ball courts and horseshoe pits grand opening

9. **ADJOURNMENT:** Mayor Chun adjourned the meeting at 8:03 p.m. to the regularly scheduled meeting of September 21, 2022.

Respectfully submitted:

_____
MITZI ORTIZ, MMC
CITY CLERK

Approved by:

_____
ROSS CHUN
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

FROM: Mitzi Ortiz, Director of Government Services

SUBJECT: SECOND READING AND ADOPTION OF AN ORDINANCE ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS IN THE CITY

Recommended Action:

Conduct second reading and adopt Ordinance entitled:

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 (PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS) OF TITLE 10 (STREETS AND SIDEWALKS) AND CHAPTER 11.10 (PARKS) OF TITLE 11 (PARKS AND PUBLIC SPACES) OF THE ALISO VIEJO MUNICIPAL CODE, ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS ON SIDEWALKS AND PARKS IN THE CITY.

Discussion:

On September 7, 2022, the City Council approved the introduction and first reading of the subject Ordinance by a 5-0 vote. If adopted, the Ordinance will take effect 30 days after adoption.

Attachment:

1. Ordinance

ORDINANCE NO. 2022-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 (PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS) OF TITLE 10 (STREETS AND SIDEWALKS) AND CHAPTER 11.10 (PARKS) OF TITLE 11 (PARKS AND PUBLIC SPACES) OF THE ALISO VIEJO MUNICIPAL CODE, ESTABLISHING REGULATIONS RELATING TO ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER ELECTRICALLY MOTORIZED BOARDS ON SIDEWALKS AND PARKS IN THE CITY

WHEREAS, the City of Aliso Viejo ("City") is authorized under its police power to enact regulations to preserve the public, health, and safety; and

WHEREAS, the City's Code currently regulates the operation of bicycles within the City but does not explicitly address electric bicycles, motorized scooters, and electrically motorized boards, which have seen increased usage throughout the City and State; and

WHEREAS, the City wishes to update its Code to explicitly refer to the aforementioned electric modes of transportation and to define those terms in the same manner as they are used in the Vehicle Code so that there is no confusion or inconsistency between local and State law; and

WHEREAS, the Vehicle Code provides that local authorities, like the City, may regulate electric bicycles, motorized scooters, and electrically motorized boards in a manner that does not conflict with State law; and

WHEREAS, the City wishes to regulate electric bicycles, motorized scooters, electrically motorized, and similar motorized recreational forms of transportation as allowed by State law.

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

SECTION 1. **Recitals**. The above recitals are true and correct and incorporated herein.

SECTION 2. **CEQA**. This Ordinance is not a "project" subject to the California Environmental Quality Act (CEQA). The Ordinance does not qualify as a project because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. (State CEQA Guidelines, § 15378, subd. (a).) The language simply regulates the use of motorized recreational transportation such as electric bicycles on sidewalks and parks within the City. Even if this Ordinance is considered a "project" subject to CEQA, it is categorically exempt pursuant Section 15301, subdivision (c) because it consists of minor alteration of existing sidewalks and pedestrian crossings involving negligible or no expansion of existing or former use. In addition, the Ordinance

falls within the "common sense" exemption set forth in State CEQA Guidelines section 15061, subdivision (b)(3), which exempts activity from CEQA where "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Here, it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment because the Ordinance simply regulates the use of motorized recreational transportation, such as electric bicycles, on sidewalks and parks within the City; it will not result in any development or in any new activity with the potential to impact the environment. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 3. **Code Amendment**. Chapter 10.06, titled, "Pedestrian, Bicycle, and Skateboard Regulations," of Title 10 (Streets and Sidewalks) of the Aliso Viejo Municipal Code, is hereby amended and restated to read in its entirety as follows:

"**Chapter 10.06 PEDESTRIAN, BICYCLE, AND SKATEBOARD REGULATIONS**[1]

Sections:

10.06.010 Definitions.
10.06.020 Bicycle operation.
10.06.030 Bicycles and other recreational transportation on sidewalks.
10.06.040 Skateboards, roller skates and similar pedestrian traffic.
10.06.050 Pedestrian movements.

10.06.010 Definitions.

"Electric bicycle" means an electric bicycle equipped with both fully operable pedals and an electric motor, as further defined by Vehicle Code section 312.5, as it may be amended from time to time. "Electrically motorized board" means any wheeled device that has a floorboard designed to be stood upon when riding, is designed to transport only one person, and has an electric propulsion system, as further defined by Vehicle Code section 313.5, as it may be amended from time to time.

"Electric personal assistive mobility device" means a self-balancing, nontandem two-wheeled device that can turn in place, designed to transport only one person, with an electric propulsion system, as further defined by Vehicle Code section 313, as may be amended from time to time.

"Motorized scooter" means any two-wheeled device that has handlebars, has either a floorboard that is designed to be stood upon when riding or a seat and

[1] **Cross-references:** violations and penalties generally, Chapter 1.06 AVMC; skateboards, roller skates and in-line skates in parks, AVMC 11.10.140; bicycles in parks, AVMC 11.10.220.

footrests in place of the floorboard, and is powered by and electric motor, as further defined by Vehicle Code section 407.5, as may be amended from time to time. "Motorized vehicle" shall have the same meaning as "motorized vehicle" or "moped," as further defined by Vehicle Code section 406, as it may be amended from time to time.

10.06.020 Bicycle operation.

A. Direction of Travel. Persons riding or operating a bicycle or electric bicycle on a bicycle trail or path may proceed in either direction except on those trails or paths designated for one-way traffic by appropriate markings or signs.

B. Walking Bicycles. Bicycles and electric bicycles may be walked subject to all provisions of the law applicable to pedestrians.

10.06.030 Recreational transportation on sidewalks.

A. Riding on Sidewalks. Bicycles, electric bicycles, roller skates, roller blades, nonmotorized and motorized scooters, nonmotorized skateboards, electrically motorized boards, electric personal assistive mobility devices, and other similar nonmotorized and motorized forms of transportation may be ridden or operated on all sidewalks within the City at a speed not to exceed five miles per hour except as otherwise prohibited by this chapter. Motorized vehicles shall not be permitted to be ridden upon sidewalks.

B. Nonmotorized and motorized recreational transportation, as provided in subsection (A) of this section, shall be operated at a speed that is reasonable or prudent, having due regard for weather, visibility, pedestrian and vehicular traffic, and the surface and width of the sidewalk, and in no event at a speed that endangers the safety of any person or property.

C. Prohibitions. Notwithstanding subsection (A) of this section, bicycles, electric bicycles, roller skates, roller blades, nonmotorized and motorized scooters, nonmotorized skateboards, electrically motorized boards, electric personal assistive mobility devices, and other similar nonmotorized and motorized forms of transportation shall not be ridden or operated upon the following:

1. Sidewalks within a commercial or business center or complex;

2. Sidewalks adjacent to any public school building when school is in session;

3. Sidewalks and parking lots adjacent to or within any community or recreation center when in use;

4. Sidewalks adjacent to a church during services;

5. Parking lots of any property owned or operated by the City; or

6. Any pedestrian overcrossing or other sidewalk where prohibited by posted signs.

D. Public Works Director to Designate Additional Prohibitions. Notwithstanding subsection (A) of this section, the public works director, or his or her designee, may designate and declare certain portions of sidewalk where the riding or operation of bicycles, electric bicycles, roller skates, roller blades, nonmotorized and motorized scooters, nonmotorized skateboards, electrically motorized boards, electric personal assistive mobility devices, and other similar nonmotorized and motorized forms of transportation is prohibited.

E. Public Works Director to Post Signs. The public works director, or his or her designee, shall erect and maintain signs adjacent to sidewalks designating limits and prohibitions authorized by this chapter.

F. No Effect on ADA Power-Driven Mobility Devices. Notwithstanding anything to the contrary, wheelchairs and other power-driven mobility devices used as a mobility aid by a person with a disability may be ridden or operated on all sidewalks in the City at the speed of pedestrian traffic and in a manner which is safe for the user and other pedestrians.

G. Yielding Right-of-Way. Whenever any person is riding a bicycle, electric bicycle, roller skates, roller blades, a nonmotorized or motorized scooter, a nonmotorized skateboard, electrically motorized board, electric personal assistive mobility devices, or other similar nonmotorized or motorized form of transportation, such person shall yield right-of-way to any and all pedestrians. A person riding or operating any such form of transportation shall further yield to all traffic upon entering a roadway or driveway.

10.06.040 Skateboards, roller skates and similar pedestrian traffic.

A. No person shall ride a nonmotorized skateboard, electric personal assistive mobility devices, roller skates, roller blades, nonmotorized scooter, or other conveyance propelled by human power other than a bicycle, or cause or permit the same to roll or coast on the roadway of any street in the city.

B. The provisions of subsection (A) of this section shall not apply to cul-de-sacs where the length of the cul-de-sac is 500 feet or less.

10.06.050 Pedestrian movements.

The public works director, or his or her designee, is hereby authorized to place and maintain signs or markings to prohibit or to restrict pedestrian crossings at certain intersections."

SECTION 4. **Code Amendment**. The following definitions are hereby added to Section 11.10.020 of Chapter 11.10 (Parks) of Title 11 (Parks and Public Places) of the Aliso Viejo Municipal Code to read as follows:

"**11.10.20 Definitions.**

The following definitions apply to the use of these terms for purposes of this chapter:

'Electric bicycle' means an electric bicycle equipped with both fully operable pedals and an electric motor, as further defined by Vehicle Code section 312.5, as it may be amended from time to time.

'Electrically motorized board' means any wheeled device that has a floorboard designed to be stood upon when riding, is designed to transport only one person, and has an electric propulsion system, as further defined by Vehicle Code section 313.5, as it may be amended from time to time.

'Electric personal assistive mobility device' means a self-balancing, nontandem two-wheeled device that can turn in place, designed to transport only one person, with an electric propulsion system, as further defined by Vehicle Code section 313, as may be amended from time to time.

'Motorized scooter' means any two-wheeled device that has handlebars, has either a floorboard that is designed to be stood upon when riding or a seat and footrests in place of the floorboard, and is powered by and electric motor, as further defined by Vehicle Code section 407.5, as may be amended from time to time."

SECTION 5. **Code Amendment**. Section 11.10.140 (Skateboards, roller skates and in-line skates) of Chapter 11.10 (Parks) of Title 11 (Parks and Public Places) of the Aliso Viejo Municipal Code is hereby amended in its entirety and restated to read as follows:

"11.10.140 Skateboards, roller skates and in-line skates.

A. Skateboards. No person shall ride a skateboard, including but not limited to scooters and mountain skateboards, or similar conveyances propelled by human power, other than a bicycle, or cause or permit same to roll or coast in any designated park or recreational area except in areas designated and under conditions established by the director or, in the case of a private park, the consenting owner.

B. Electrically motorized board. No person shall ride an electrically motorized board, or similar conveyances propelled by motor, including, without limitation, a motorized scooter or an electric personal assistive mobility device, or cause or permit same to roll or coast in any designated park or recreational area except in areas designated and under conditions established by the director or, in the case of a private park, the consenting owner.

C. Roller Skates and In-Line Skates. No person shall ride roller skates, in-line skates, or similar conveyances propelled by human power, other than a bicycle, or cause or permit it to roll or coast in any designated park or recreational area where the director or, in the case of a private park, the consenting owner, has posted signs to prohibit such activity. No person shall ride roller skates, in-line skates, or similar conveyances on any unpaved trail in any designated park or recreational area except in areas designated and under conditions established by the director or, in the case of a private park, the consenting owner.

D. No Effect on ADA Power-Driven Mobility Devices. Notwithstanding anything to the contrary, wheelchairs and other power-driven mobility devices used as a mobility aid by a person with a disability may be ridden or operated at the speed of pedestrian traffic and in a manner which is safe for the user and other individuals."

SECTION 6. **Code Amendment**. Section 11.10.220 (Bicycles) of Chapter 11.10 (Parks) of Title 11 (Parks and Public Places) of the Aliso Viejo Municipal Code is hereby amended in its entirety and restated to read as follows:

"**11.10.220 Bicycles.**

A. Designated Trails. No person shall operate a bicycle or an electric bicycle on a road or trail in any designated park or recreational area except upon roads or trails designated for bicycle and/or electric bicycle traffic by the director or, in the case of a private park, the consenting owner.

B. Unsafe Operation. No person shall operate a bicycle or an electric bicycle in any designated park or recreational area in any manner that endangers any person or animal or at a speed that is greater than is reasonable or prudent, having due regard for other users and the surface, width, and grade of the road or trail, and in no event in excess of 10 miles per hour, unless a greater speed is posted.

C. Bicycle and Electric Bicycle Parking. No person shall leave a bicycle or electric bicycle lying on its side on a road or trail in any designated park or recreational area in such a way to obstruct pedestrian, equestrian, or vehicle traffic.

D. Helmets. No person under 18 years of age shall operate a bicycle or an electric bicycle, or ride upon a bicycle or an electric bicycle as a passenger on any road, bikeway or trail in any designated park or recreational area unless that person is wearing a properly fitted and fastened bicycle helmet. The bicycle helmet must meet the standards set forth in California Vehicle Code Section 21212.

E. No Effect on ADA Power-Driven Mobility Devices. Notwithstanding anything to the contrary, wheelchairs and other power-driven mobility devices used as a mobility aid by a person with a disability may be ridden or operated at the speed of pedestrian traffic and in a manner which is safe for the user and other individuals."

SECTION 7. **Severability**. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 8. **Effective Date**. This Ordinance shall take effect 30 days after its adoption.

SECTION 9. **Publication**. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within 15 days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 10. **Record of Proceedings**. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at Aliso Viejo City Hall, 12 Journey, Suite 100, Aliso Viejo, California 92656. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

_____
Ross Chun
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Mitzi Ortiz, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Ordinance No. 2022-___ was duly passed and adopted by the City Council of the City of Aliso Viejo at its regular meeting held on the ____day of _____, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MITZI ORTIZ, MMC
CITY CLERK

(SEAL)

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

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 September 1, 2022, in the amount of $748,882.47.

Fiscal Impact:

Expenditures in the amount of $748,882.47.

Background:

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

Discussion:

The attached register containing checks and electronic funds transfers dated September 1, 2022, for $748,882.47 is 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 accurate by the Director of Financial Services.

Attachment:

1. Accounts Payable Report

Accounts Payable

09/01/2022

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
UNITED OF OMAHA LIFE INSURANCE CO.	SEP'22 LIFE INSURANCE	1,448.80
CALPERS HEALTH	AUG'22-RR-HEALTH PREMIUM CREDIT	(1,835.65)
CALPERS HEALTH	AUG'22-JA-HEALTH PREMIUM	587.78
CALPERS HEALTH	SEP'22 CALPERS HEALTH PREMIUM	22,660.92
CALPERS HEALTH	SEP'22-COUNCIL-CALPERS HEALTH PREMIUM	3,247.69
RJM DESIGN GROUP INC	JUL'22 ENG2229/1-5 POLARIS-FINAL CORRESPONDENCE	81.50
RJM DESIGN GROUP INC	JUL'22 ENG2247/SUMMIT IV - 2ND PLAN CHECK	802.05
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5067 WEBBS GRAINWORKS	96.41
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5068 EARTHCO ARBOR CARE	96.41
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5003 COX	48.21
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5007 SDGE	96.41
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5008 THE GAS COMPANY	96.41
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5051 CROWN CASTLE	96.41
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5002 AT&T	265.13
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5046 NX UTILITIES	457.95
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5064 CLEAR THOUGHT CORP	482.05
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5005 SCE - SADDLEBACK	554.36
CHARLES ABBOTT ASSOC INC	JUN'22 CAA ENG 5004 MNWD	843.59
CHARLES ABBOTT ASSOC INC	JUN'22 CAA-7 COMPUTER STATIONS LEASE CREDIT	(350.00)
BEST BEST & KRIEGER	MAY'22 BBK-PA18-034/COMPASS BIBLE	1,079.00
BEST BEST & KRIEGER	JUN'22 BBK-PA18-034/COMPASS BIBLE	598.50
DEPT OF CONSERVATION	APR-JUN'22 SEISMIC MAPPING FEES	672.68
DIVISION OF THE STATE ARCHITECT	APR-JUN'22 CASP FEES	101.20
CA BUILDING STANDARDS COMMISSION	APR-JUN'22 CA BLDG STANDARD ADMIN FEES	353.70
CREW BUILDERS	P#22-0103-C&D REFUND-CREW BUILDERS/15 ENTERPRISE	750.00
TRUADDITIONS CORP	P#BLDR22-00009-REFUND-TRUADDITIONS /4 BANEBERRY	500.00
		33,831.51
CITY MANAGER		
CALPERS HEALTH	SEP'22-PG-HEALTH PREMIUM	149.00
CA CITY MANAGEMENT FOUNDATION	FY22-23 DD-CCMF MEMBERSHIP DUES	400.00
	CITY MANAGER TOTAL:	**549.00**
ECONOMIC DEVELOPMENT		
HAULAWAY STORAGE CONTAINERS INC	SEP'22 TOWN CENTER STORAGE BIN RENTAL	92.40
ERIC WINTER	AUG'22 BUSINESS OF THE MONTH-COLD STONE CREAMERY	735.42
BEST BEST & KRIEGER	MAY'22 BBK-AFFORDABLE HOUSING	41.50
BEST BEST & KRIEGER	JUN'22 BBK-COMMONS-NO DEP	336.00
EFUEL LLC	Q2-2022 50% SHARE- SALES TAX EFUEL	78,438.64
EFUEL LLC	Q2-2022 70% SHARE- SALES TAX EFUEL	126,398.80
	ECONOMIC DEVELOPMENT TOTAL:	**206,042.76**
HUMAN RESOURCES		
MAGELLAN BEHAVIORAL HEALTH	APR'21-JUN'21-ADJ INV-EAP	335.10
MAGELLAN BEHAVIORAL HEALTH	APR'22-MAR'23-EAP	2,000.40
US BANK PURCHASING CARD PROGRAM	SP-7/25 ST SUPERVISOR INTERVIEW PANEL LUNCH-OPAH	128.83
	HUMAN RESOURCES TOTAL:	**2,464.33**
CITY CLERK		
US BANK PURCHASING CARD PROGRAM	MO-FY22-23 IIMC MEMBERSHIP RENEWAL	215.00
ICC GENERAL CODE, INC	ORDS2022-224TO226 MUNICIPAL CODE WEB UPDATE	721.50
	CITY CLERK TOTAL:	**936.50**
CITY ATTORNEY		
BEST BEST & KRIEGER	MAY'22 BBK-TABACCO SHOP-SP PROJ (NO DEP)	684.00
BEST BEST & KRIEGER	MAY'22 BBK-VALUEROCK-NO DEPOSIT	5,619.00
BEST BEST & KRIEGER	JUN'22 BBK-MAJOR GENERAL PLAN UPDATE-SPECIAL PRO	3,724.00
BEST BEST & KRIEGER	JUN'22 BBK-CODE ENF	176.00

	Vendor Name	Description (Item)	Amount
	BEST BEST & KRIEGER	JUN'22 BBK-VALUEROCK-NO DEPOSIT	1,727.00
		CITY ATTORNEY TOTAL:	**11,930.00**
FINANCE			
	TYLER TECHNOLOGIES-INCODE DIVISION	FY22-23-TYLER MAINT-HR/PP/SS/ESS/CASHIERING/SUPPOR	17,980.51
	CALPERS HEALTH	SEP'22 CALPERS ADMIN FEE	76.24
	CALPERS HEALTH	SEP'22 CALPERS ADMIN FEE	10.72
	PARS	JUN'22 PARS REP FEES	300.00
	HINDERLITER DE LLAMAS & ASSOCIATES	JUL-SEP'22 SALES TAX RECOVERY SERVICES	5,185.81
	HINDERLITER DE LLAMAS & ASSOCIATES	JUL-SEP'22 SALES TAX CONTRACT SERVICES	1,662.45
		FINANCE TOTAL:	**25,215.73**
INFORMATION TECHNOLOGY			
	COX COMMUNICATIONS, INC	8/10-9/9/22 ACCT#0202-CH-TV/CABLE	173.87
	COX COMMUNICATIONS, INC	6/6-7/5/22 ACCT#8802-CH INTERNET	1,500.00
	COX COMMUNICATIONS, INC	7/6-8/5/22 ACCT#8802-CH INTERNET	1,500.00
	COX COMMUNICATIONS, INC	8/6-9/5/22 ACCT#8802-CH INTERNET	1,500.00
	COX COMMUNICATIONS, INC	8/19-9/18/22 ACCT#9302-CH-SERVER ROOM INTERNET	85.39
	SO KIM	SK-8/15/22 SURFACE LAPTOP & PEN & DOCK REIMB	1,650.00
	US BANK PURCHASING CARD PROGRAM	IA-EOC YOUTUBE SUBS	64.99
	US BANK PURCHASING CARD PROGRAM	IA-7/7 STELLAR DRI SOFTWARE SUBS	49.00
	US BANK PURCHASING CARD PROGRAM	IA-7/12 IT SUPPIES-MICROCENTER	389.95
	US BANK PURCHASING CARD PROGRAM	IA-7/16 WAITWHILE SUBSCR-FRONT COUNTER	159.00
	US BANK PURCHASING CARD PROGRAM	IA-7/8 IT SUPPLIES/WRSTRST/SPKRS-MICROCENTER	601.05
	US BANK PURCHASING CARD PROGRAM	IA-7/20 PC MAG SUBSCR	19.99
	US BANK PURCHASING CARD PROGRAM	IA-6/23 IT SUPPLIES/CABLES-AMAZON	98.94
	US BANK PURCHASING CARD PROGRAM	IA-6/22 IT SUPPLIES/DESK MOUNTS-AMAZON	808.12
	AT&T	7/22- 8/21/22-CH-AT&T ELEVATOR LINE	1,130.66
	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	8/1/22-7/31/23 GIS SUBSCRIPTION	2,900.00
	SHI INTERNATIONAL CORP	FY22-23 HID PROXIMITY CARDS	400.00
	SHI INTERNATIONAL CORP	FY22-23 CH ADOBE ILLUSTRATOR	950.00
	SHI INTERNATIONAL CORP	FY22-23 CH ADOBE ACROBAT PRO	9,460.00
	SHI INTERNATIONAL CORP	FY22-23 CH ADOBE INDESIGN	950.00
	SHI INTERNATIONAL CORP	FY22-23 CH ADOBE PHOTOSHOP	1,425.00
	TANGENT COMPUTERS INC	7/23-8/22/22- CH - LICENSES & SUPPORT	2,291.47
	TANGENT COMPUTERS INC	8/23-9/22/22 CH - LICENSES & SUPPORT	2,291.47
		INFORMATION TECHNOLOGY TOTAL:	**30,398.90**
NON-DEPARTMENTAL			
	CERTIFIED RECORDS MANAGEMENT	AUG'22 OFF SITE STORAGE RECORDS	442.45
	IPROMOTEU.COM INC	1000 #10 AV ENVELOPES	419.60
	IPROMOTEU.COM INC	E MARTINEZ & J ALVAREZ-BUSINESS CARDS	90.40
	PEAK LIGHTING & ELECTRIC INC	AUG'22 VISTA PARK LIGHTING MAINT	107.51
	RICOH USA	7/12-8/11/22 RICOH 2504 (BACK OFFICE)-COPIES	100.17
	US BANK PURCHASING CARD PROGRAM	LL-7/20 CC DINNERS- BEYOND THAI	138.07
	US BANK PURCHASING CARD PROGRAM	LL-8/17 CC DINNERS-URBAN PLATES	189.54
	US BANK PURCHASING CARD PROGRAM	DD-8/17 STAFF LUNCH-SGT PEPPERONIS	133.06
	MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#2206 VISTA PARK WATER SERVICE	1,161.84
	RK BRANDS, LLC	JUL'22-5.99 HRS-PIO/SPECIAL PROJECTS	539.10
		NON-DEPARTMENTAL TOTAL:	**3,321.74**
C. S. ADMINISTRATION			
	CALPERS HEALTH	SEP'22-HW-HEALTH PREMIUM	149.00
	CALPERS HEALTH	SEP'22-DP-HEALTH PREMIUM	149.00
	WESTAMERICA COMMUNICATIONS INC	23,500 FALL 2022 BROCHURE PRINTING	23,162.26
	ERIC WINTER	2022 STATE OF THE CITY VIDEO	3,625.60
	ERIC WINTER	SPECIAL PROJ-6/23 SUMMER CAMPS & 6/29 SWIM CAMPS	540.75
	US BANK PURCHASING CARD PROGRAM	MO-7/5-7/30 REC SPEC PROMO & FURRY FRIENDS FB ADS	43.78
	US BANK PURCHASING CARD PROGRAM	JB-8/18 SUMMER RECAP MEETING FOOD-BJ'S	246.42
	US BANK PURCHASING CARD PROGRAM	JB-8/2 PET FAIR STAFF SUPPLIES-SMART & FINAL	210.83
	US BANK PURCHASING CARD PROGRAM	LM-TREE LIGHTING EVT SUPPLIES-FUN EXPRESS	3,797.43
	US BANK PURCHASING CARD PROGRAM	JB-ENCANTO MOVIE NIGHT EVT-AMAZON	18.72
	US BANK PURCHASING CARD PROGRAM	JB-TREE LIGHTING STAFF APRONS-TUNDRA RESTAURANT	86.49
	US BANK PURCHASING CARD PROGRAM	JB-ENCANTO MOVIE NIGHT GAME-AMAZON	8.61
	US BANK PURCHASING CARD PROGRAM	JB-TREE LIGHTING INFLATABLES-HOME DEPO	159.33
	CABCO YELLOW INC	JUL'22 SMP GEN FUND TRANSPORTATION SRV	283.50
		C. S. ADMINISTRATION TOTAL:	**32,481.72**

Vendor Name	Description (Item)	Amount
IGLESIA PARK		
EL TORO WATER DISTRICT	7/12-8/9/22 MTR #5675 CALLE CORTEZ WATER SRV	105.79
EL TORO WATER DISTRICT	7/12-8/9/22 MTR #3499 IGLESIA PARK WATER SRV	1,285.87
EL TORO WATER DISTRICT	7/12-8/9/22 MTR #4114 IGLESIA PARK WATER SRV	1,102.38
MIRACLE RECREATION EQUIPMENT COMPANY, INC	AUG'22 IGLESIA PLAYGROUND EQUIPMENT	515.82
	IGLESIA PARK TOTAL:	**3,009.86**
IGLESIA BUILDING		
ZAPP PEST MANAGEMENT	AUG'22 IGLESIA PEST CONTROL SRV	75.00
TEAM ONE MANAGEMENT SERVICES	AUG'22 IGLESIA JANITORIAL SERVICES	950.00
ORANGE COUNTY FIRE PROTECTION	FY22-23 IGLESIA FIRE EXTINGUISHER MAINT.	86.50
EL TORO WATER DISTRICT	7/12-8/9/22 MTR#1850 IGLESIA BLDG WATER SRV	241.16
PROTECTION ONE ALARM MONITORING INC	CREDIT-VALUED CUSTOMER ADJ	(22.50)
PROTECTION ONE ALARM MONITORING INC	8/17-9/16/22 IGLESIA ALARM MONITORING	50.00
	IGLESIA BUILDING TOTAL:	**1,380.16**
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	JUL'22 B&G ELEMENTARY & TEEN KEYSTONE PROGRAM	14,791.67
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**14,791.67**
PLANNING		
UNITED OF OMAHA LIFE INSURANCE CO.	IM-AUG'22 CREDIT ADJ-LIFE INSURANCE	(31.98)
CALPERS HEALTH	SEP'22-MF-HEALTH PREMIUM	149.00
STEVEN C. HANNA	JUL'22 AVTC CONSULTANT SERVICES	4,646.63
US BANK PURCHASING CARD PROGRAM	IA-6/26-7/26/22 CONSTANTCONTACT.COM SUB	45.00
SO KIM	SK-PORTABLE SPACE HEATER-AMAZON REIMB	32.69
SO KIM	SK-OFFICE CHAIR PILLOW-AMAZON REIMB	35.55
BEST BEST & KRIEGER	MAY'22 BBK-GENERAL PLAN	238.00
BEST BEST & KRIEGER	JUN'22 BBK-VALUEROCK/COMMONS-NO DEP	102.00
BEST BEST & KRIEGER	JUN'22 BBK #801 AVTC	104.00
	PLANNING TOTAL:	**5,320.89**
BUILDING		
CHARLES ABBOTT ASSOC INC	JUN'22 CAA BUILDING SERVICES	38,939.82
	BUILDING TOTAL:	**38,939.82**
CODE ENFORCEMENT		
CHARLES ABBOTT ASSOC INC	JUN'22 CAA CODE ENFORCEMENT	8,505.34
	CODE ENFORCEMENT TOTAL:	**8,505.34**
ENGINEERING (GENERAL)		
RICHARD FISHER ASSOCIATES	JUL'22 ON CALL LANDSCAPE & ARCHITECTURAL SERVICES	4,297.06
CHARLES ABBOTT ASSOC INC	JUN'22 CAA NPDES COSTS	26,285.03
CHARLES ABBOTT ASSOC INC	JUN'22 CAA SOLID WASTE	7,501.70
CHARLES ABBOTT ASSOC INC	JUN'22 PUBLIC WORKS FACILITY-ADMIN	4,748.58
	ENGINEERING (GENERAL) TOTAL:	**42,832.37**
STREET MAINTENANCE		
CHARLES ABBOTT ASSOC INC	JUN'22 CAA STREET MAINTENANCE	1,518.45
	STREET MAINTENANCE TOTAL:	**1,518.45**
EOC		
LIFE STORAGE #961	9/14-10/14/22-RENTAL OFFSITE STORAGE #A1554	275.00
	EOC TOTAL:	**275.00**
	GENERAL FUND TOTAL:	**463,745.75**

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	AUG'22 CH RESTROOM PLUMBING REPAIR	800.00
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	AUG'22 CH RESTROOM PLUMBING REPAIR	460.00
ZAPP PEST MANAGEMENT	AUG'22 CITY HALL PEST CONTROL SRV	75.00
TEAM ONE MANAGEMENT SERVICES	AUG'22 CITY HALL JANITORIAL SERVICES	3,330.00
GORM, INC	7/15 CITY HALL JANITORIAL SUPPLIES	645.81
ORANGE COUNTY FIRE PROTECTION	FY22-23 CITY HALL FIRE EXTINGUISHER MAINT	105.50
PEAK LIGHTING & ELECTRIC INC	AUG'22 CITY HALL LIGHTING MAINT	107.25
FOSTERS' GARDENS INC	AUG'22 CH PLANT MAINTENANCE	115.00
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#8510 CITY HALL WATER SRV	161.10
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#6010 CITY HALL WATER SRV	280.46
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#7051 CITY HALL WATER SRV	326.44
SEMACONNECT INC	FY22-23 EV CHARGING STATION ANNUAL NETWORK SERVICE	960.00

Vendor Name	Description (Item)	Amount
PACIFIC PARK II ASSOCIATION	SEP'22 CITY HALL HOA ASSOCATION DUES	347.27
	NON-DEPARTMENTAL TOTAL:	**7,713.83**
	GEN. FD-CITY HALL TOTAL:	**7,713.83**

103 - GF-AV RECREATION SERVICES

MICHELLE POTTER	REFUND FOR CANCELLED RENTAL-MICHELLE POTTER	2,648.00
MICHELLE POTTER	REFUND FOR CANCELLED RENTAL-MICHELLE POTTER	(25.00)
RANDY HOLMES	USER CREDIT CONVERSION REFUND-RANDY HOLMES	159.00
LORRAINE KAMPER	USER CREDIT CONVERSION REFUND-LORRAINE KAMPER	25.00
SPENCER ARNOLD	USER CREDIT CONVERSION REFUND-SPENCER ARNOLD	25.00
KELLY STENDER	CREDIT CONVERSION REFUND-KELLY STENDER	90.00
		2,922.00

RECREATION SERVICES

MOEN WOODWORKS, INC	AVR CABINETS FOR TVS	7,995.00
ZAPP PEST MANAGEMENT	AUG'22 AV RANCH PEST CONTROL SRV	95.00
DS SERVICES OF AMERICA, INC	8/3 AVR BOTTLED WATER SERVICES	39.02
GORM, INC	8/4 AV RANCH JANITORIAL SUPPLIES	508.51
GORM, INC	8/12 AV RANCH JANITORIAL SUPPLIES	337.74
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/6-6/17/22 AVMS FACILITY PERMIT #13503	466.20
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/27-6/30 ALISO NIGUEL HS FACILITY PERMIT #13537	64.56
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/20-6/24/22 AVMS FACILITY PERMIT #13522	89.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/13-6/17/22 AVMS FACILITY PERMIT #13521	89.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/6-7/1/22 AVMS FACILITY PERMIT #13519	311.60
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/13-6/17/22 AVMS FACILITY PERMIT #13517	159.65
CAPISTRANO UNIFIED SCHOOL DISTRICT	4/10-6/5/22 AVMS FACILITY PERMIT #13817	18.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/20-6/23/22 AVMS FACILITY PERMIT #13510	56.25
CAPISTRANO UNIFIED SCHOOL DISTRICT	5/15-6/5/22 AVMS FACILITY PERMIT #13816	9.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	4/10-6/5/22 AVMS FACILITY PERMIT #13814	306.36
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/27-7/1/22 AVMS FACILITY PERMIT #13619	89.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/27-7/1/22 AVMS FACILITY PERMIT #13618	266.40
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/13-7/1/22 AVMS FACILITY PERMIT #13515	247.20
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/10/22 AVMS FACILITY PERMIT #15139	8.24
CAPISTRANO UNIFIED SCHOOL DISTRICT	4/24-5/29/22 AVMS FACILITY PERMIT #13820	54.17
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/13-7/1/22 AVMS FACILITY PERMIT #13504	699.30
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/13-6/17/22 AVMS FACILITY PERMIT #13509	26.25
CAPISTRANO UNIFIED SCHOOL DISTRICT	4/9-5/28/22 AVMS FACILITY PERMIT #13813	346.32
CAPISTRANO UNIFIED SCHOOL DISTRICT	6/27-6/30/22 ALISONIGUEL HS FACILITY PERMIT#13535	64.56
PEAK LIGHTING & ELECTRIC INC	AUG'22 AV RANCH LIGHTING MAINT	207.59
FOSTERS' GARDENS INC	AUG'22 RANCH PLANT MAINTENANCE	110.00
TLP EDUCATION LLC	SUMMER2022-RSS050 SPANISH-6PARTICIPANTS	536.40
EVER AFTER EVENT PRODUCTIONS LLC	SUMMER2022-RSS003/002 OC DANCE-22PARTICIPANTS	1,504.80
ROXANNE BELL	SUMMER2022-RSS064 SR BALLET-1 PARTICIPANT	80.50
CLICKSTART DOG TRAINING ACADEMY, LLC	SUMMER2022-RSS049 DOG TRAINING-9 PARTICIPANTS	1,458.00
CAROLYN WOJCIECHOWSKI	SUMMER2022-RSS098/094/096-14PARTICIPANTS	342.00
FITNESS WITH FLAVOR LLC	SUMMER2022-RSS111/115 HIP HOP-7PARTICIPANTS	187.80
WADORYU USA INC	SUMMER2022-RSS058/031/033 KARATE-7PARTICIPANTS	294.00
US BANK PURCHASING CARD PROGRAM	LM-GRAMMARLY SUPSCRIPTION	139.95
US BANK PURCHASING CARD PROGRAM	LM-CANVA SUBSCRIPTION	119.40
US BANK PURCHASING CARD PROGRAM	JB-8/10 CITY DAY CAMP EXCURSION LUNCH	39.29
US BANK PURCHASING CARD PROGRAM	LM-8/2 FACE MASKS FOR STAFF-AMAZON	9.69
ROUND STAR WEST, LLC	SUMMER2022-RSS013/RSS014 SOCCER-14PARTICIPANTS	697.20
JOHN DAVID ALLEN JR	SUMMER2022-RSS048/045/042 TENNIS-11PARTICIPANTS	323.40
SKYHAWKS SPORTS ACADEMY, INC	SUMMER2022-RSS020/021 SOCCER-13PARTICIPANTS	811.20
SKYHAWKS SPORTS ACADEMY, INC	SUMMER2022-RSS039/038/016/017 BASKETBALL-29 PART	1,863.60
JENNIFER ANDRUS-NELSON	SUMMER2022-ETF002 SOCIAL SKILLS-12PARTICIPANTS	969.60
LAURELINDA HAUKSSON	SUMMER2022-PAE003 SILLY SCIENCE-12PARTICIPANTS	1,260.00
BREAKTHROUGH SPORTS LLC	SUMMER2022-BTS009 SPORTS CAMP-29 PARTICIPANTS	3,243.60
BEELER AQUATICS, INC	SUMMER2022-BCL008/LMS008BEACH CAMP-5 PARTICIPANTS	924.80
CONVERSA INC	SUMMER2022-CVA001 SPANISH-13PARTICIPANTS	1,830.00
MANHATTAN STITCHING COMPANY INC	REC-FY21-22 DEPARTMENT STAFF UNIFORMS	4,898.84
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR #0819 AV RANCH WATER SRV	147.31
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#5356 AV RANCH WATER SRV	326.44
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#7892/6534 AV RANCH WATER SRV	596.27
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR #0973 AV RANCH WATER SERVICE	83.09

Vendor Name	Description (Item)	Amount
SHI INTERNATIONAL CORP	FY22-23 AVR ADOBE ACROBAT PRO (12 LICENSES)	2,640.00
TANGENT COMPUTERS INC	7/23-8/22/22 - AVR - LICENSES & SUPPORT	425.53
TANGENT COMPUTERS INC	8/23-9/22/22 - AVR - LICENSES & SUPPORT	425.53
MITY-LITE INC	AVR -REPLACEMENT TABLE	468.25
	RECREATION SERVICES TOTAL:	**39,310.41**
	GF-AV RECREATION SERVICES TOTAL:	**42,232.41**

203 - GAS TAX

STREET MAINTENANCE

SAN DIEGO GAS & ELECTRIC	JUL'22 ACCT#6953 ST LGHTS & TRAFFIC CONTROLLERS	2,060.03
	STREET MAINTENANCE TOTAL:	**2,060.03**
	GAS TAX TOTAL:	**2,060.03**

204 - MEASURE M

GEN-MEASURE M

CABCO YELLOW INC	JUL'22 SMP M2 FUND TRANSPORTATION SRV	1,134.00
	GEN-MEASURE M TOTAL:	**1,134.00**
	MEASURE M TOTAL:	**1,134.00**

241 - TECHNOLOGY FUND

GEN-TECHNOLOGY GRANTS

ERIC WINTER	JUL'22 CC MTG & ADMIN	444.96
	GEN-TECHNOLOGY GRANTS TOTAL:	**444.96**
	TECHNOLOGY FUND TOTAL:	**444.96**

251 - FEDERAL GRANTS

GEN-FEDERAL GRANT

FAMILY ASSISTANCE MINISTRIES	Q1 2022 CDBG-CV HUNGER AND HOMELESS PREVENTION	135.21
FAMILY ASSISTANCE MINISTRIES	Q2 2022 CDBG-CV HUNGER AND HOMELESS PREVENTION	8,249.13
FAMILY ASSISTANCE MINISTRIES	Q3 2022 CDBG-CV HUNGER AND HOMELESS PREVENTION	6,273.45
	GEN-FEDERAL GRANT TOTAL:	**14,657.79**
	FEDERAL GRANTS TOTAL:	**14,657.79**

261 - CITY FAC.-AQUATIC CENTER

PREMIER AQUATIC SERVICES	APR-JUN'22 AQ CTR SALES TAX REIMB	478.06
		478.06

GEN-AQUATIC CENTER

COX COMMUNICATIONS, INC	8/19-9/18/22 ACCT#6701-AQ CTR INTERNET	497.36
ZAPP PEST MANAGEMENT	AUG'22 AQ CTR PEST CONTROL SRV	75.00
PEAK LIGHTING & ELECTRIC INC	AUG'22 AQ CTR LIGHTING MAINT	107.09
TEAM ONE MANAGEMENT SERVICES	AUG'22 AQ CTR JANITORIAL SERVICES	2,100.00
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR #6054 AQ CTR WATER SERVICE	444.06
MOULTON NIGUEL WATER DIST	7/18-8/15/22 MTR#2996 AQ CTR WATER SRV	226.69
PREMIER AQUATIC SERVICES	APR-JUN'22 AQ CTR SALES TAX REIMB	1.94
	GEN-AQUATIC CENTER TOTAL:	**3,452.14**
	CITY FAC.-AQUATIC CENTER TOTAL:	**3,930.20**

311 - STREET IMPROVEMENTS

RJ NOBLE COMPANY	AUG'22 #136 ALISO CREEK RD REHAB RETENTION	(10,208.82)
		-10,208.82

STREETS & HIGHWAYS

RJ NOBLE COMPANY	AUG'22 #136 ALISO CREEK RD REHAB-WOLVERINE/ALICIA	204,176.38
LOCAL AGENCY ENGINEERING, INC	REISSUE PMT-7/26-7/31 ALISO CREEK RD REHAB	225.31
CIVIL SOURCE, AN NV5 COMPANY	JUL'22 #135 SLURRY SEAL INSPECTION SERVICES	560.00
	STREETS & HIGHWAYS TOTAL:	**204,961.69**
	STREET IMPROVEMENTS TOTAL:	**194,752.87**

741 - RENEWABLE FARMS

AARON FLORA	FY21-22 TRUE UP-RENEWABLE FARMS	100.00

Vendor Name	Description (Item)	Amount
AARON FLORA	FY21-22 TRUE UP-RENEWABLE FARMS	18,110.63
		18,210.63
	RENEWABLE FARMS TOTAL:	**18,210.63**
	GRAND TOTAL:	**748,882.47**

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

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

SUBJECT: ADOPTION OF THE 2021-2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Recommended Actions:

1. Find that the 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER) is not subject to the California Environmental Quality Act (CEQA) because the activity is not a project as defined in Section 15378 (b)(5) of the State CEQA Guidelines;

2. Approve and adopt the 2021-2022 CAPER; and

3. Authorize the City Manager to submit the CAPER to the United States Department of Housing and Urban Development (HUD) and authorize the City Manager to submit all related documents.

Fiscal Impact:

No direct fiscal impact will result from this report; however, the submittal of the CAPER is a requirement of the Community Development Block Grant Program (CDBG).

Background:

On July 18, 2018, the City Council adopted the 2018-2022 Consolidated Plan, a multi-year strategy for using CDBG funds within the community. On April 21, 2021, the City Council approved the Annual Action Plan for the 2021-2022 fiscal year, which identified specific activities to be funded by CDBG during the year. The 2021-2022 Annual Action Plan outlined an expenditure plan for the City's $216,986 CDBG allocation. An additional $49,582 in prior year funds was also available for programming during the reporting period. The Action Plan identified the activities to be carried out during the reporting period

utilizing CDBG funds, which included public infrastructure improvements (various ADA Improvements), public service grants, and program administration.

In 2020, the City received $414,751 in CDBG-Coronavirus (CDBG-CV) funds from HUD. CDBG-CV funds must be used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The City allocated CDBG-CV funding for public services and small business assistance activities and continued to carry out these activities during the fiscal year ("FY") 2021-2022 reporting period.

Discussion:

A Consolidated Annual Performance Evaluation Report (CAPER) is prepared each year for submission to HUD. Due within 90 days of completion of the fiscal year, the CAPER summarizes the previous year's accomplishments. It also illustrates the City's progress in meeting the goals outlined in the Consolidated Plan and the previous year's Annual Action Plan. HUD uses the CAPER to evaluate the effectiveness of the City's use of CDBG funding on programs and projects that meet the community's needs.

CDBG Performance Summary

The CDBG funding priorities for the 2021-2022 Annual Action Plan allocated $266,568 ($216,986 in FY 2021-2022 CDBG funds plus $49,582 in prior year uncommitted funds) toward the following activities:

1) Public facilities and improvements (ADA improvements at various City facilities - $218,168);

2) Public service grants (Fair Housing Foundation - $3,500 and Family Assistance Ministries - $2,200); and

3) Program administration (CDBG Consultant and City Staff - $42,700).

A total of $33,847 was expended during FY 2021-2022. The primary reason for the low spending rate is a result of delays in public facility improvement projects. ADA improvement projects planned for the year encountered delays due to contracting and supply chain issues. Public Works staff has explored ways to bring some project tasks in-house to reduce project costs. It is anticipated these projects will be completed during the FY 2022-2023 reporting period.

With respect to public service grants, the Fair Housing Foundation assisted 29 Aliso Viejo households during FY 2021-2022. Additionally, Family Assistance Ministries provided case management and support services to three formerly homeless individuals currently residing in permanent supportive housing. Administration of the program, which consists of City staff and consultant time to implement the program and fees for public notices, accounted for $28,147 in CDBG expenditures (approximately 13% of FY 2021 funds).

Any unspent "administration" funds will roll over to "public facilities and improvements" for FY 2023-2024.

CDBG-CV Performance Summary

Annual Action Plan Substantial Amendments approved by the City Council in 2020 allocated $414,752 CDBG-CV funding to the following activities:

1) Business Assistance: City Grant Program - $192,702 to assist 30 businesses impacted by the COVID-19 pandemic and

2) Public Services: $222,050 to fund grants to Age Well, Family Assistance Ministries, South County Outreach, and YMCA to assist 500 lower-income Aliso Viejo residents impacted by the COVID-19 pandemic.

CDBG-CV funds are limited to activities that prevent, prepare for, and respond to the impacts of the coronavirus. The City initially allocated CDBG-CV funds to meet the U.S. Economic Development Administration's (EDA) Economic Adjustment Assistance Grant. The City's application to the EDA for grant funding to establish a revolving loan fund for Aliso Viejo businesses was denied. Subsequently, the City Council authorized staff to develop a CDBG-CV-funded grant program to assist local businesses impacted by the COVID-19 pandemic. City staff engaged a consultant to assist with developing and implementing the program. No grants were awarded during the FY 2021-2022 reporting period; however, the program began on August 8, 2022, and is slated to end on October 4, 2022, or when funds are depleted. Grants of up to $7,500 for businesses with 1 to 5 full-time employees or up to $10,000 for businesses with 6 to 25 full-time employees will be available. Businesses must be located in Aliso Viejo and able to demonstrate a COVID-19-related financial impact since November 1, 2021. Items eligible for grant reimbursement include the purchase of personal protective equipment (PPE), third-party delivery fees, improvements to adapt to curbside delivery, or no-touch purchasing

During FY 2021-2022, public service grant sub-recipients used $134,333 in CDBG-CV funding to assist 231 lower-income Aliso Viejo residents impacted by the COVID-19 pandemic. Over the past two years, the City has spent $174,768 in CDBG-CV funds, or 42% of total CDBG-CV funds, and has assisted 590 residents. The remaining balance will carry over into FY 2022-2023 and continue to fund the approved CDBG-CV activities.

Environmental:

Staff recommends the City Council find the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15378(b)(5). The proposed action is an administrative activity of the City that involves a report to a Federal agency on the utilization of CDBG funds.

Public Notice:

On September 1, 2022, an 1/8 public meeting notice was published in the *Lagune Niguel News* for a 15-day public review period, per HUD and local requirements. The 2021-2022 CAPER will be available for public review through September 20, 2022.

Attachment:

1. 2021-2022 Consolidated Annual Performance and Evaluation

City of Aliso Viejo

2021-2022

Consolidated Annual Performance & Evaluation Report

Draft September 8, 2022

Contents

CR-05 - Goals and Outcomes 1

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CR-15 - Resources and Investments 91.520(a) 5

CR-20 - Affordable Housing 91.520(b) 7

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) 9

CR-30 - Public Housing 91.220(h); 91.320(j) 11

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) 12

CR-40 - Monitoring 91.220 and 91.230 15

CR-45 - CDBG 91.520(c) 16

Attachments

Attachment 1: PR03 - CDBG & CDBG-CV Activity Summary Report (GPR)

Attachment 2: PR26 - CDBG Financial Summary Reports

Attachment 3: Impediments to Fair Housing Plan

Attachment 4: Public Notice and Summary of Public Comments

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER) has been prepared to assist residents of the City of Aliso Viejo and the U.S. Department of Housing and Urban Development (HUD) in assessing the City's use of federal grant funds to meet priority housing and community needs identified in the City's 2018–2022 Consolidated Plan. The CAPER will focus on annual goals and accomplishments for the period of July 1, 2021, through June 30, 2022 – the FY 2021-2022 reporting period.

The 2021-2022 reporting period is the fourth year of the City's 2018-2022 Con Plan cycle. The 2021-2022 Annual Action Plan outlined an expenditure plan for the City's $219,846 CDBG allocation. An additional $49,582 in prior year funds was also available for programming during the reporting period. The Action Plan identified the activities to be carried out during the reporting period utilizing CDBG funds. Activities include public infrastructure improvements (various ADA Improvements), public service grants, and program administration.

In 2020, the City received $414,751 in CDBG-Coronavirus (CDBG-CV) funds. CDBG-CV funds must be used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The City allocated CDBG-CV funding for public services and small business assistance activities and continued to carry out these activities during the FY 2021-2022 reporting period.

The 2018-2022 Consolidated Plan established the following five-year goals. Table 1 summarizes five-year goals and accomplishments; Table 1 also includes one-year goals and accomplishments for the 2021-2022 reporting period.

- Public Infrastructure Improvements: Approximately 12,000 City residents will benefit from installing or rehabilitating CDBG-funded public infrastructure improvements.
- Public Facility Improvements: An estimated 6,000 City residents will benefit from installing or rehabilitating CDBG-funded public facilities such as community centers, parks, and other public and private facilities.
- Single-Family Housing Rehabilitation: Provide CDBG-funded assistance to rehabilitate an estimated 15 owner-occupied units.
- Homeless Services: Assistance for homeless individuals and individuals at risk of homelessness, such as shelter and support services. The City will fund these activities with general fund resources until the latter years of the Consolidated Plan cycle, when CDBG may be allocated for these services. An estimated 75 individuals will be assisted with CDBG funds.
- Public Services: Various social service programs that serve seniors, youths, victims of domestic violence, and other lower-income persons have been funded with City general funds. The City anticipates allocating CDBG during the last years of the Consolidated Plan cycle. An estimated 750 lower-income individuals will be assisted with CDBG funds.

- Fair Housing Services: HUD requires the City to ensure individuals have fair access to housing. To ensure impediments to fair housing choice are addressed, the City will allocate CDBG funds for fair housing outreach, education, and enforcement services. An estimated 300 households will benefit from this CDBG-funded activity.
- Program Administration: The City will provide resources to ensure oversight and coordination of the CDBG program.

Table 1 provides an overview of the City's efforts to meet the five-year goals of the Consolidated Plan and one-year goals for the FY 2021-2022 reporting period. A detailed summary of FY 2021-2022 CDBG accomplishments is provided in **Attachment 1**.

Per CDBG-CV program regulations, the City has three years to spend 80 percent of CDBG-CV funds and six years to spend all grant funds. As part of the City's CDBG-CV amendments to receive two rounds of funding, the City established the following multi-year goals for CDBG-CV funding:

- Public Services: CDBG-CV funded services to assist 500 lower-income Aliso Viejo residents impacted by the Coronavirus
- Economic Development: Financial assistance to 50 Aliso Viejo small businesses impacted by COVID-19

A summary of FY 2021-2022 CDBG-CV accomplishments is provided in **Attachment 1**.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5 Yr. Strategic Plan	Actual 5 Yr. Strategic Plan	5 Yr. Percent Complete	Expected FY 21-22 Program Year	Actual FY 21-22 Program Year	1 Yr. Percent Complete
Fair Housing Services	Non-Homeless Special Needs	CDBG: $3,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	167	55.67%	60	35	58.33%
Homeless Services	Homeless	CDBG: $2,200	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%	0	0	0.00%
Homeless Services	Homeless		Homeless Person Overnight Shelter	Persons Assisted	20	4	20.00%	5	4	80.00%
Homeless Services	Homeless		Homelessness Prevention	Persons Assisted	50	0	0.00%	0	0	0.00%
Program Administration	Administration	CDBG: $28,147	Other	Other	5	4	80.00%	1	1	100.00%
Public Facility Improvements *	Non-Housing Community Development	CDBG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6,000	3,392	56.53%	3,392	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5 Yr. Strategic Plan	Actual 5 Yr. Strategic Plan	5 Yr. Percent Complete	Expected FY 21-22 Program Year	Actual FY 21-22 Program Year	1 Yr. Percent Complete
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12,000	0	0.00%	0	0	0.00%
Public Services	Non-Homeless Special Needs	CDBG: $0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	0	0	0.00%
Single-Family Housing Rehabilitation	Affordable Housing	CDBG: $0	Homeowner Housing Rehabilitated	Household Housing Unit	15	0	0.00%	0	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Consistent with the Consolidated Plan and the City's 2021-2022 Annual Action Plan, the City focused funds on capital improvement, public services, and program administration. In general, the City did not meet one-year goals. ADA improvement projects planned for the year encountered delays due to contracting and supply chain issues. Public Works staff explored ways to bring some project tasks in-house to reduce project costs. It is anticipated these projects will be completed during the FY 2022-2023 reporting period. As delineated in the Consolidated Plan, CDBG-funded activities such as public service grants and housing rehabilitation would not be implemented until year three or later of the Consolidated Plan cycle. The City funded two public service grants during the reporting period. The implementation of a housing rehabilitation program was delayed due to the COVID-19 pandemic. Detailed information regarding CDBG program accomplishments for the 2021-2022 reporting period is provided in **Attachment 1** (*PR03 - CDBG Activity Summary Report (GPR)*).

CDBG-CV funds were allocated to programs that provided a safety net for lower-income Aliso Viejo residents impacted by COVID-19. Specifically, funds are allocated to Family Assistance Ministries and South County Outreach to provide food, utility, or rent assistance. CDBG-CV funding was allocated to Age Well Senior Services to support its senior meals on wheels program and the YMCA, which used CDBG-CV funds to clean classrooms and other recreational facilities for youths participating in its after-school and summer daycare programs.

The City anticipated utilizing CDBG-CV funds as a match for a State grant to support local businesses; however, the grant was not approved by the State. In response, the City Council authorized utilizing $192,700 in CDBG-CV funds to assist local businesses impacted by COVID-19. This program will be implemented during the FY 2022-2023 reporting period. CDBG-CV grant accomplishments are provided in **Attachment 1**.

Finally, the Orange County Housing Authority (OCHA) reports that it provided rental assistance to 136 lower-income Aliso Viejo renter households during the reporting period.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	CDBG-CV
White	25	170
Black or African American	3	13
Asian	5	13
American Indian or American Native	0	1
Native Hawaiian or Other Pacific Islander	0	1
Other*	6	33
Total	**39**	**231**
Hispanic	7	54
Not Hispanic	32	177

Table 2 – Table of assistance to racial and ethnic populations by source of funds

* By default, Table 2 excludes multi-racial program beneficiaries in IDIS. IDIS also excludes CDBG-CV program beneficiaries.

Narrative

According to the U.S. Census Bureau, most Aliso Viejo residents are racially White – 68.3% per the *2020 American Community Survey 5-Year Estimates*. This data source also reports that 18.8% of the City's population is Hispanic/Latino, and 15.4% is Asian – the City's most prominent minority populations. Based on Table 2, approximately 64.1% of CDBG-funded program participants are White, 18.0% Hispanic/Latino, and 12.8% Asian. These percentages appear to be consistent with the City's overall demographics. Based on accomplishment reports provided by CDBG sub-recipients, approximately 82.1% of assisted households had an income of less than 50% of the County median income.

With respect to CDBG-CV program beneficiaries, approximately 73.6% of beneficiaries are White, 23.4% Hispanic/Latino, and 5.6% Asian. Additionally, approximately 94.8% of program beneficiaries report a household income equal to or less than 50% of the County median income.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	$266,568	$33,847
Other	CDBG-CV	$414,751	$134,333

Table 3 - Resources Made Available

Narrative

The 2021-2022 Annual Action Plan allocated $266,568 in CDBG funds for various activities. This total is comprised of the City's 2021 CDBG grant of $216,986 plus $49,582 in prior year uncommitted funds. The City did not receive any program income during the reporting period. As reported in Table 3, the City spent $33,847 in CDBG funds during the reporting period; however, $134,333 in CDBG-CV resources were used to assist Aliso Viejo residents impacted by the COVID-19 pandemic. Over two years, the City has spent $174,768 in CDBG-CV funds – 42.1% of total CDBG-CV funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	0	0	Funding for activities limited to CDBG-Eligible Census Tract Block Groups
Citywide	100	100	Funding for activities anywhere within the City Limits

Table 4 – Identify the geographic distribution and location of investments

Narrative

As evident from Table 3, the City did not utilize a significant portion of 2021-2022 CDBG funding resources. The primary reason for the slow spending is a result of delays in public facility improvement projects; however, the City used a significant amount of CDBG-CV funds to assist lower-income Aliso Viejo residents impacted by the COVID-19 pandemic. **Attachment 2** (*PR26 - CDBG Financial Summary Report*) provides a detailed summary of CDBG funding expenditure.

The City has three years to spend 80% of CDBG-CV funds (by June 30, 2023) and six years to spend 100% of CDBG-CV funds (June 30, 2026). Through the end of FY 2021-2022, the City spent $174,768 in CDBG-CV funds (42.1% of total CDBG-CV funds). Unexpended funds will be carried forward into the FY 2022-2023 reporting period. A summary of CDBG-CV expenditures is provided in **Attachment 3**.

With respect to the geographic expenditure of CDBG and CDBG-CV funds, all FY 2021-2022 funded activities were distributed for citywide benefit.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

No additional funds were used to support CDBG-funded activities during the FY 2021-2022 reporting period.

Public or privately owned land that may be available to address priority needs identified in the Consolidated Plan will be included in a new available site inventory to be incorporated into the City's new Housing Element.

There is no match requirement for the CDBG program.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**0**	**0**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City did not utilize CDBG funds to undertake housing activities during the 2021-2022 reporting period. Per the Consolidated Plan, the City will consider implementing a housing rehabilitation program in FY 2022-2023 or the new Consolidated Plan cycle.

With respect to rental assistance, the federal rental assistance program is administered in Aliso Viejo by OCHA. The City has no control over the allocation of housing assistance vouchers or certificates within the City; however, OCHA reports that it assisted 136 Aliso Viejo households with federal rental assistance vouchers or certificates during the 2021-2022 reporting period.

Discuss how these outcomes will impact future annual action plans.

As indicated above, limited housing activity was undertaken during the City's first four years as a CDBG entitlement community; however, the City will evaluate implementing a housing improvement program during the next Consolidated Plan cycle.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual *
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	**0**	**0**

Table 7 – Number of Households Served

* The City is not a recipient of HOME funds.

Narrative Information

Table 7 shows that the City did not fund housing activities during the 2021-2022 reporting period. OCHA reports that 136 Aliso Viejo extremely low-income and very low-income renter households received rental assistance during the 2021-2022 reporting period.

As indicated in the 2021-2022 Action Plan, the City did utilize CDBG funds to support housing activities during the reporting period; however, the City continued to support OCHA's administration of HUD's voucher and certificate rental assistance program.

The City is not a recipient of HOME funds.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City did not allocate CDBG funds for homeless outreach services during the 2021-2022 reporting period; however, a deputy sheriff was designated as the City's Homeless Liaison Officer. In this role, OC Sheriff personnel works directly with homeless individuals by assessing their needs and providing referrals and linkages to various local and regional services, such as Mercy House. The City also supported the County's Continuum of Care outreach and assessment strategy to address homelessness on a regional basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not allocate CDBG funds for emergency shelter or transitional housing during the 2021-2022 reporting period.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

No CDBG funds were allocated for homelessness prevention services during the 2021-2022 reporting period. However, it is important to note that the City supports the regional Continuum of Care (CoC) planning process. OCHA reports that federal rental assistance vouchers and certificates were provided to three homeless households in Aliso Viejo (Continuum of Care Program Permanent Supportive Housing Certificates). Six homeless veteran households benefitted from Veterans Affairs Supportive Housing (VASH) vouchers.

The City used CDBG-CV funds to assist Aliso Viejo residents at risk of homelessness due to the COVID-19 pandemic. Family Assistance Ministries and South County Outreach report they provided rent and utility assistance, food, and case management services to 110 Aliso Viejo residents during the reporting period.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As indicated above, three homeless families benefitted from Continuum of Care Program Permanent Supportive Housing Certificates, and six homeless veteran households benefitted from VASH vouchers.

Additionally, during the reporting period, the City allocated CDBG funds to Family Assistance Ministries to provide case management and supportive services to a formerly homeless family residing in an affordable housing unit.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Aliso Viejo does not own or manage public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The 2021-2022 Annual Action Plan indicates that the City will address barriers to affordable housing by taking the following actions:

- Provide a density bonus with the possibility of additional waivers or modifications to development standards, provided the waiver/modification does not adversely impact health, safety, or the physical environment.
- Provide an additional density bonus for a residential development project that includes affordable housing.
- A reduction in development standards (e.g., coverage, setback, zero lot line and/or reduced parcel sizes, and/or parking requirements)
- Approval of mixed-use zoning for housing projects if the nonresidential land uses will reduce the housing project cost.
- Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable cost reductions.
- Provide direct financial incentives, including publicly owned land by the City, fees, and waivers of dedication requirements.

No affordable housing development activity occurred during the 2021-2022 reporting period.

There is no local tax that may act as a barrier to affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2021-2022 Annual Action Plan indicates the City will take certain steps to address underserved residents' needs. The City supported OCHA's efforts to obtain additional rental assistance funding during the reporting period, especially for senior and low-income households. OCHA reports it assisted 88 senior households and 25 disabled households with rental assistance during the reporting period.

The Fair Housing Foundation provided fair housing services aimed at ensuring all households have access to safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by laws. The Fair Housing Foundation assisted 35 households during the 2021-2022 reporting period.

As previously reported, the City allocated significant CDBG funding to fund ADA improvements at various public facilities. Due to contracting and supply chain issues, construction of these improvements has been delayed but should be completed during the 2022-2023 reporting period. These improvements

will provide improved accessibility to seniors and individuals with mobility limitations to numerous city facilities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

HUD regulations require a CDBG grantee to test all housing units constructed before 1978 that are assisted with federal funds for lead-based paint hazards. According to HUD data, approximately 94% of the City's housing stock was built after 1980; therefore, it is reasonable to assume there is a limited number of housing units with lead-based paint hazards throughout the community. Nevertheless, the City provided information to educate residents about lead poisoning at public counters at City Hall, community centers, and on the City's website.

Should the City establish a CDBG-funded housing rehabilitation program, staff will ensure assisted units are assessed for lead-based paint hazards. If hazards are identified, funding may be allocated to mitigate or remove lead-based paint hazards per HUD regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the U.S. Census Bureau, approximately 5.2% of Aliso Viejo residents have incomes below poverty. The data further indicates that about 7.5% of City residents age 65 and older and 5.2% of children under 18 live below the poverty level. [1] The Consolidated Plan and Annual Action Plan indicate that the City will support the services listed below to reduce the number of families living in poverty:

- Support affordable housing programs, including rehabilitation for lower income, senior and disabled homeowners and rental assistance for very low-income renters via OCHA. OCHA provided rental assistance to 136 renter households during the reporting period, including 88 senior and 25 disabled renter households.
- Family Assistance Ministries utilized CDBG funds to provide case management and supportive services to a lower-income household that recently exited a temporary housing situation into permanent affordable housing.
- The Fair Housing Foundation educated and counseled 35 households regarding their rights to access safe and decent housing. Approximately 82% of households served are very low-income.

As previously reported, CDBG-CV funding was utilized to assist households, most of which are very low-income households (i.e., household income less than 50% of the County median income.) Perhaps more noteworthy, approximately 73% of households assisted with CDBG-CV funds had an income equal to 30% of the County median income (i.e., extremely low income).

[1. POVERTY STATUS IN THE PAST 12 MONTHS, 2020 American Community Survey 5-Year Estimates, S1701.]

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During FY 2021-2022, the City continued efforts to eliminate institutional gaps and enhance program coordination with the community. For example, the City partnered with a nonprofit to deliver social services. City departments also continued to work together to implement CDBG-funded activities that

addressed community priority needs. The City assisted OCHA by participating in the Cities Advisory Committee – a quarterly meeting of cities and OCHA to discuss federal rental housing assistance and regional housing issues. As a backer of the Orange County Continuum of Care, the City provided critical support for the regional Continuum of Care (CoC) as it prepared the County's CoC Homeless Assistance grant application for HUD's consideration.

Community-based nonprofit partners are critical to the City's CDBG-CV strategy to prevent, prepare for, or respond to the Coronavirus pandemic. The City partnered with local nonprofits to distribute food and rent/utility assistance to lower-income residents impacted by COVID-19. To implement its business assistance grant program, the City will engage local business organizations, retail and commercial property owners/managers, and business owners to determine how best to help local businesses recover from the financial hardships created by the global COVID-19 pandemic.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As indicated above, the City participated in regional coordination of services by participating in the quarterly Cities Advisory Committee held by OCHA to discuss federal rental housing assistance. The City also continued to work with private developers to identify potential housing development opportunities, including projects with an affordable housing component. Similarly, the City has partnered with local nonprofit agencies to distribute CDBG-CV-funded resources to assist lower-income households impacted by the Coronavirus pandemic.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Consolidated Plan regulations require CDBG recipients to (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; and (5) comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan-wide fair housing planning. The **Analysis of Impediments to Fair Housing Choice (AI)** is the primary document utilized for this purpose.

The City participated as one of 19 local jurisdictions preparing the Orange County 2020-2024 Analysis of Impediments to Fair Housing (OC-AI). The OC-AI identified various actions that can be implemented over a five-year period to address regional and local barriers to fair housing. The City contracts with the Fair Housing Foundation (FHF) to provide fair housing outreach, education, and enforcement services and to help the City address the impediments to fair housing identified in the County AI. A summary of the action steps taken by the City and the FHF to address fair housing impediments is provided in **Attachment 4**.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City CDBG program policies and procedures include a requirement to conduct monitoring of sub-recipients. The purpose of this oversight is to provide program staff with information necessary to verify the accuracy of data supplied by sub-recipients, ensure that sub-recipients are carrying out individual activities as described in their contracts, and ensure that sub-recipients use appropriate accounting and record-keeping methods as it relates to the use of CDBG funds. Each grant year will typically begin with sub-recipient training to discuss several topics such as 1) review the CDBG program goals, objectives, and subrecipient obligations; 2) review the content of the subrecipient agreements; and 3) review regulations related to the CDBG program that impact sub-recipient program implementation. The training was not held during FY 2021-2022 due to ongoing COVID-19 public health concerns; however, it is anticipated that training will be offered in FY 2022-2023.

On-site monitoring of sub-recipients is conducted biennially unless program or administrative issues are identified or the grant recipient is new to CDBG. The City conducted on-site monitoring during the FY 21-22 reporting period. In general, sub-recipients are complying with program requirements. Some programs did not meet planned performance goals. This low accomplishment is primarily due to COVID-19 pandemic stay-at-home orders during the first half of the FY 21-22 report period.

The City made every effort to comply with all CDBG and Consolidated Plan regulations. The City's Citizen Participation Plan ensures that the City considers community input before submitting a substantial amendment or an annual update to HUD. It also provides residents the opportunity to review and comment on annual performance. Construction, professional service, and sub-recipient agreements have been prepared to ensure compliance with applicable federal regulations. Additionally, the City has implemented an open procurement process that encourages bidding from minority and women-owned businesses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

To encourage resident participation in the City's CDBG program, the City published a notice in the *Aliso Viejo News* on September 1, 2022, announcing a 15-day public comment period and public meeting for the 2021-2022 CAPER. The CAPER was made available for public review and comment from September 6, 2022, through September 20, 2022, at Aliso Viejo City Hall located at 12 Journey, Aliso Viejo, CA, and on the City of Aliso Viejo website at www.avcity.org. A meeting to obtain additional public comments was held on September 21, 2022. A copy of this notice and a summary of public comments is provided in **Attachment 4**.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No modifications to program objectives were undertaken or required during the 2021-2022 reporting period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 17 - CDBG-CV1&3 - Family Assistance Ministries

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/21/2020

Description:

Housingutility assistance for households impacted by COVID-19

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$78,524.75	$52,013.04	$70,440.80
Total	**Total**			**$78,524.75**	**$52,013.04**	**$70,440.80**

Proposed Accomplishments

People (General) : 480

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	71	22
Black/African American:	0	0	0	0	0	0	9	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	17	11
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**102**	**33**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	80
Low Mod	0	0	0	4
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	84
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	CDBG-CV funds were utilized to provide rent and utility assistance, food and case management for households impacted by the Coronavirus pandemic. During the FY 20-21 reporting period, 82 individuals were provided assistance in response to COVID-19.	
2021	An additional $38,850.75 (CDBG-CV3) funds was allocated to this program on 7-21-21. A total of 79 Aliso Viejo residents that have been impacted by COVID-19 have been assisted with support services (including food bank) and case management during the FY 21-22 report period - 13 of these Aliso Viejo residents also benefitted from rent or utility assistance. An unexpended balance of $8,083.95 will be carried into FY 22-23.	

PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 18 - CDBG-CV1&3 - South County Outreach

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/21/2020

Description:

Housingutility assistance for households impacted by COVID-19

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$78,524.75	$38,702.85	$60,709.37
Total	**Total**			**$78,524.75**	**$38,702.85**	**$60,709.37**

Proposed Accomplishments

People (General) : 270

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	216	79
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	22	1
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	7	1
Black/African American & White:	0	0	0	0	0	0	8	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	20	5
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**277**	**86**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	239
Low Mod	0	0	0	20
Moderate	0	0	0	18
Non Low Moderate	0	0	0	0
Total	0	0	0	277
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	CDBG-CV funds were utilized to provide rent and utility assistance, food, and case management for households impacted by the Coronavirus pandemic. During the FY 20-21 reporting period, 277 individuals were provided assistance in response to COVID-19.	
2021	An additional $38,850.75 (CDBG-CV3) funds was allocated to this program on 7-21-21. CDBG-CV funds were used to provide rent or utility assistance to lower-income Aliso Viejo residents that experienced a financial impact due to the COVID-19 pandemic. A total of 31 individuals were assisted during the FY 21-22 report period. An unexpended balance of $17,815.38 will be carried into FY 22-23.	

PGM Year: 2020
Project: 0004 - CDBG-CV Economic Development
IDIS Activity: 19 - CDBG-CV1 - Small Business Loans

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: ED Direct Financial Assistance to For-Profits (18A)
National Objective: LMJ

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 05/06/2022

Description:

Financial assistance to support small businesses impacted by COVID-19

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$192,701.50	$0.00	$0.00
Total	**Total**			**$192,701.50**	**$0.00**	**$0.00**

Proposed Accomplishments

Jobs : 4

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG-CV3 funds were allocated to provide grants to small businesses that have been impacted by the COVID-19 pandemic. Grants of up to $7,500 for businesses with 1 to 5 full-time employees, or up to $10,0000 for businesses with 6 to 25 full-time employees will be available. Businesses must be located in Aliso Viejo, and must be able to demonstrate a COVID-19-related financial impact since November 1, 2021. Items eligible for grant reimbursement includes purchase of PPE, 3rd party deliver fees, improvements to adapt to curbside delivery or no-touch purchasing. The program is slated to begin on August 8, 2022 and end by October 4, 2022 or when funds are depleted, which ever happens first.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 20 - ADA - City Hall

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

ADA improvements at Aliso Viejo City Hall

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC060606	$28,763.00	$0.00	$0.00
		2020	B20MC060606	$20,819.71	$0.00	$0.00
		2021	B21MC060606	$37,618.29	$0.00	$0.00
Total	**Total**			**$87,201.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at City Hall to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating what work that can be done inhouse to reduce cost. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 21 - ADA - Aliso Viejo Center

Status: Open
Location: 31 Santa Barbara Dr Aliso Viejo, CA 92656-1622

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Neighborhood Facilities (03E)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

ADA improvements to a public facility

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$41,621.00	$0.00	$0.00
Total	**Total**			**$41,621.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at the Aliso Viejo Center to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating work that can be done inhouse to reduce cost. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 22 - ADA - Aliso Viejo Aquatic Center

Status: Open
Location: 29 Santa Barbara Dr Aliso Viejo, CA 92656-1622

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

ADA improvements at the City's aquatic center

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$45,569.00	$0.00	$0.00
Total	**Total**			**$45,569.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at the Aliso Viejo Aquatic Center to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating work that can be done inhouse to reduce costs. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 23 - ADA - Aliso Viejo Community Center (Iglesia Park Center)

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Neighborhood Facilities (03E)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/31/2022

Description:

ADA improvements at a city community center

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$41,621.00	$0.00	$0.00
Total	**Total**			**$41,621.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at the Aliso Viejo Community Center (a.k.a. Iglesia Park Center) to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating work that can be done inhouse to reduce costs. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 24 - ADA - Iglesia Park

Status: Open
Location: 24671 Via Iglesia Aliso Viejo, CA 92656-1125

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

ADA improvements at neighborhood park

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$2,156.71	$0.00	$0.00
Total	**Total**			**$2,156.71**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at Iglesia Park to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating work that can be done inhouse to reduce costs. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	

PGM Year: 2021
Project: 0002 - Fair Housing Foundation
IDIS Activity: 25 - Fair Housing Foundation

Status: Completed 6/30/2022 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

Fair housing outreach, education, and enforcement services to reduce and eliminate impediments to the fair access of housing opportunities

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$3,500.00	$3,500.00	$3,500.00
Total	**Total**			**$3,500.00**	**$3,500.00**	**$3,500.00**

Proposed Accomplishments

People (General) : 80

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	25	6
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**6**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	19
Low Mod	0	0	0	9
Moderate	0	0	0	5
Non Low Moderate	0	0	0	2
Total	0	0	0	35
Percent Low/Mod				94.3%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds to support fair housing outreach, education and enforcement services. A total of 35 Aliso Viejo households were assisted during the FY 21-22 report period. During the report period, 7 allegations of fair housing violations were reported - 6 allegations were resolved, but 1 case regarding race discrimination was opened for further investigation. The majority of landlord-tenant issues address centered on evictions, lease terms, notices and rent increases. The activity is complete.	

PGM Year: 2021
Project: 0003 - Family Assistance Ministries
IDIS Activity: 26 - Family Assistance Ministries

Status: Completed 6/30/2022 12:00:00 AM
Location: Address Suppressed

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

Interim housing and support services for families with children experiencing homelessness

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$2,200.00	$2,200.00	$2,200.00
Total	**Total**			**$2,200.00**	**$2,200.00**	**$2,200.00**

Proposed Accomplishments

People (General) : 5

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**1**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	4
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	4
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to provide case management and supportive services for lower-income households living in affordable housing unit. A total of 4 individuals were assisted during the FY 21-22 report period. The activity is complete.	

PGM Year: 2021
Project: 0004 - CDBG Program Administration
IDIS Activity: 27 - CDBG Program Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

CDBG program oversight and coordination.
The Activity is complete.
An unspent balance of $14,553.26 (2021 funds) will be reprogrammed.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$42,700.00	$28,146.74	$28,146.74
Total	**Total**			**$42,700.00**	**$28,146.74**	**$28,146.74**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households: 0

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2021
Project: 0003 - Family Assistance Ministries
IDIS Activity: 29 - Family Assistance Ministries

Status: Canceled 1/24/2022 9:48:05 PM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

Interim housing support services for families with children experiencing homelessness

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

People (General) : 5

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 30 - CDBG-CV3 Age Well Senior Services

Status: Completed 6/30/2022 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 02/12/2022

Description:

CDBG-CV funds for senior meals on wheels program in response to increase demand for services due to the Coronavirus and to prevent the spread of the virus.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$40,000.00	$40,000.00	$40,000.00
Total	**Total**			**$40,000.00**	**$40,000.00**	**$40,000.00**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	42	5
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**5**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	44
Low Mod	0	0	0	6
Moderate	0	0	0	2
Non Low Moderate	0	0	0	0
Total	0	0	0	52
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG-CV funds used to support senior meals on wheels program in response to COVID-19. A total of 52 seniors have been assisted during the FY 21-22 report period. The program allows seniors to reduce their potential exposure to the COVID-19 virus. Age Well reports a 13% increase in service request compared to pre-pandemic assistance. The Activity is complete.	

PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 31 - CDBG-CV3 YMCA

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Child Care Services (05L)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 02/12/2022

Description:

CDBG-CV3 funds allocated to assist childcare provider purchase PPE and other cleaning and disinfecting and program supplies to prevent the spread of the Coronavirus.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$25,000.00	$3,616.95	$3,616.95
Total	**Total**			**$25,000.00**	**$3,616.95**	**$3,616.95**

Proposed Accomplishments

People (General) : 60

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	31	4
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	4	2
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	1
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	2	1
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	27	11
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**69**	**19**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	32
Low Mod	0	0	0	27
Moderate	0	0	0	10
Non Low Moderate	0	0	0	0
Total	0	0	0	69
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG-CV funds allocated to assist YMCA After School childcare program address COVID-19 concerns. The State of CA requires enhances disinfecting of childcare facilities to prevent the spread of COVID-19. Funds were used to purchase cleaning supplies, PPE and COVID test for six childcare program sites in Aliso Viejo. This is a multi-year agreement. Unspent CDBG-CV funds will be rolled forward to FY 22-23. A total of 69 youths were assisted with CDBG-CV funds during the FY 21-22 report period. An unexpended balance of $21,383.05 will be carried into FY 22-23.	

Total Funded Amount:	**$681,319.71**
Total Drawn Thru Program Year:	**$208,613.86**
Total Drawn In Program Year:	**$168,179.58**

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	137,452.24
02 ENTITLEMENT GRANT	216,986.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	354,438.24
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	5,700.00
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	5,700.00
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	28,146.74
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	33,846.74
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	320,591.50
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	5,700.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	5,700.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2020 PY: 2021 PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	216,432.82
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	216,432.82
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	5,700.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	5,700.00
32 ENTITLEMENT GRANT	216,986.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	216,986.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	2.63%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	28,146.74
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	28,146.74
42 ENTITLEMENT GRANT	216,986.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	216,986.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	12.97%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	3	26	6672634	Family Assistance Ministries	03T	LMC	$2,200.00
					03T	Matrix Code	$2,200.00
2021	2	25	6652174	Fair Housing Foundation	05J	LMC	$2,871.19
2021	2	25	6672624	Fair Housing Foundation	05J	LMC	$628.81
					05J	Matrix Code	$3,500.00
Total							$5,700.00

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	**Activity to prevent, prepare for, and respond to Coronavirus**	Activity Name	**Grant Number**	**Fund Type**	Matrix Code	National Objective	**Drawn Amount**
2021	3	26	6672634	No	Family Assistance Ministries	B21MC060606	EN	03T	LMC	$2,200.00
								03T	Matrix Code	$2,200.00
2021	2	25	6652174	No	Fair Housing Foundation	B21MC060606	EN	05J	LMC	$2,871.19
2021	2	25	6672624	No	Fair Housing Foundation	B21MC060606	EN	05J	LMC	$628.81
								05J	Matrix Code	$3,500.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					$5,700.00
Total										$5,700.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2021	4	27	6652174	CDBG Program Administration	21A		$3,539.89
2021	4	27	6657643	CDBG Program Administration	21A		$14,658.35
2021	4	27	6672624	CDBG Program Administration	21A		$9,948.50
					21A	Matrix Code	$28,146.74
Total							$28,146.74

PART I: SUMMARY OF CDBG-CV RESOURCES	
01 CDBG-CV GRANT	414,751.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	414,751.00
PART II: SUMMARY OF CDBG-CV EXPENDITURES	
05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	174,767.12
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	174,767.12
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	239,983.88
PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT	
10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	174,767.12
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	174,767.12
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	174,767.12
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%
PART IV: PUBLIC SERVICE (PS) CALCULATIONS	
16 DISBURSED IN IDIS FOR PUBLIC SERVICES	174,767.12
17 CDBG-CV GRANT	414,751.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	42.14%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	414,751.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	17	6512426	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$6,267.04
			6538181	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$12,160.72
			6672624	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$37,355.25
			6676334	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$14,657.79
		18	6512426	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,089.52
			6538181	CDBG-CV1&3 - South County Outreach	05Q	LMC	$7,917.00
			6657643	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,344.86
			6672624	CDBG-CV1&3 - South County Outreach	05Q	LMC	$24,357.99
		30	6657643	CDBG-CV3 Age Well Senior Services	05A	LMC	$30,000.00
			6672624	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
		31	6672624	CDBG-CV3 YMCA	05L	LMC	$3,616.95
Total							**$174,767.12**

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	17	6512426	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$6,267.04
			6538181	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$12,160.72
			6672624	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$37,355.25
			6676334	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$14,657.79
		18	6512426	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,089.52
			6538181	CDBG-CV1&3 - South County Outreach	05Q	LMC	$7,917.00
			6657643	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,344.86
			6672624	CDBG-CV1&3 - South County Outreach	05Q	LMC	$24,357.99
		30	6657643	CDBG-CV3 Age Well Senior Services	05A	LMC	$30,000.00
			6672624	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
		31	6672624	CDBG-CV3 YMCA	05L	LMC	$3,616.95
Total							**$174,767.12**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Report returned no data.

City of Aliso Viejo Analysis of Impediments to Fair Housing Summary

PROPOSED AI GOALS AND STRATEGIES	FY 2021-2022 ACCOMPLISHMENTS
1) In collaboration with the OCHA: a) Attend quarterly Orange County Housing Authority (OCHA) Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues. b) Support OCHA's affirmative fair marketing plan and de-concentration policies by providing five-year and annual PHA plan certifications. c) In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.	a) City staff attended online meetings during the reporting period. b) The City provided the PHA Plan certifications to OCHA staff upon request. c) California law expanded "source of income" protections to individuals who use housing rent assistance (e.g., Housing Choice Voucher) effective January 2020. The Fair Housing Foundation (FHF) is prepared to receive and address these types of complaints. FHF received no allegations of discrimination based on income from Aliso Viejo residents during the FY 21-22 reporting period.
2) Through the City's fair housing contractor: a) Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful. b) Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature. c) Provide general fair housing counseling and referrals services to address tenant-landlord issues and investigate allegations of fair housing discrimination and take appropriate actions to conciliate cases or refer to appropriate authorities. d) Include testing/audits within the scope of work with fair housing provider.	a) During the reporting period, the FHF received 0 inquiries regarding reasonable accommodation from Aliso Viejo residents. FHF staff is prepared to work with tenants and landlords to resolve issues through education and counseling. b) Because of the COVID-19 pandemic, training sessions for tenants and rental property owners/managers were limited to online platforms – regionally, 54 fair housing workshops, staff training, and tester training were held during the reporting period. All activities were available to Aliso Viejo residents, landlords, and property managers. Additionally, the FHF distributed over 2,600 pieces of fair housing literature throughout Aliso Viejo during the reporting period. c) The FHF assisted 35 unduplicated Aliso Viejo households by addressing various housing issues, disputes, and inquiries. The primary issues addressed during the reporting period included lease terms, evictions, and harassment. Most cases were resolved through education and counseling. The FHF received 7 allegations of fair housing law violations from Aliso Viejo residents during the reporting period (3 regarding physical disability, 2 regarding race, 1 regarding mental disability, and 1 regarding national

e) Regularly consult with the City's fair housing contractor on potential strategies for affirmatively furthering fair housing on an ongoing basis.	origin). 6 cases were resolved through counseling; 1 case regarding race discrimination was opened, but no evidence supporting the allegations was found. d) FHF conducts its audits based on the most common protected classes; however, no audits or testing were conducted for Aliso Viejo during FY 21-22. e) On an annual basis, City staff discuss fair housing programming strategies with the FHF regarding education and enforcement activity.
3) Support local eviction prevention strategies to reduce the number of homeless individuals and families (homelessness prevention services).	▪ The City used CDBG-CV funds to support services to prevent the loss of housing due to COVID-19.
4) Prepare a new Housing Element that is compliant with all current State laws and is certified by the California Department of Housing and Community Development (HCD).	▪ On January 19, 2022, the City adopted its 6th Cycle Housing Element, which was submitted to HCD for certification. HCD reviewed the draft Housing Element and issued a response letter, which includes a list of items to be addressed for certification. City staff continues to prepare a revised draft that addresses the HCD response letter. The Housing Element is anticipated to be certified during FY 22-23.
5) Update zoning ordinance to comply with current State law.	▪ The City will revise its zoning ordinance to ensure that regulations pertaining to density bonus, supportive housing, and low barrier navigation centers are consistent with State law during the FY 22-23 reporting period.

CITY OF ALISO VIEJO
NOTICE OF PUBLIC REVIEW PERIOD
AND CITY COUNCIL PUBLIC MEETING

NOTICE IS HEREBY GIVEN that on Wednesday, September 21, 2022, at 7:00 pm (or as soon thereafter as possible), the City Council of the City of Aliso Viejo will conduct a public meeting to consider the following:

APPROVAL AND AUTHORIZATION TO SUBMIT THE CITY OF ALISO VIEJO'S 2021-2022 CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND COMMUNITY DEVELOPMENT BLOCK GRANT-CORONAVIRUS (CDBG-CV) FUNDS

City Council Meeting Location: City Hall Council Chambers, 12 Journey, Suite 150, Aliso Viejo, CA 92656 (Unless otherwise noted in the advisory below.)

2021-2022 CAPER

The City of Aliso Viejo is a recipient of Community Development Block Grant (CDBG) funds, awarded to the City by the U.S. Department of Housing and Urban Development (HUD). To receive CDBG funds, the City must prepare a multi-year strategic plan known as the Consolidated Plan. At the beginning of each year, the City also prepares a one-year expenditure plan outlining the planned use of CDBG funds. Additionally, with the approval of the CARES Act of 2020, the City also received CDBG-CV funds, which were used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The primary beneficiaries of CDBG and CDBG-CV funds are lower-income Aliso Viejo residents.

At the conclusion of the fiscal year, the City must prepare a year-end performance report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The 2021-2022 CAPER covers the period of July 1, 2021, through June 30, 2022, and provides a summary of activities undertaken with CDBG and CDBG-CV funds during the reporting period.

Public Comment Period

The draft 2021-2022 CAPER will be available for public review at the City of Aliso Viejo City Hall and on the City's website www.avcity.org. The review period will begin on September 6, 2022, and end on September 20, 2022. Members of the public may submit written comments during the public review and comment period. Comments should be submitted no later than 5:00 p.m. September 20, 2022, to Rose Rivera, Senior Planner, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656 or by email to rrivera@avcity.org. Comments will continue to be accepted during the public meeting, through the close of the public comment period. Please reference the 2021-2022 CAPER and City Council meeting date in any correspondence.

Novel Coronavirus, COVID-19 Advisory: On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. Effective October 1, 2021, Assembly Bill 361 allows for the City Council and members of the public to attend and participate in City Council meetings virtually. Virtual meetings may be viewed live via GoToWebinar, Cox Communications Channel 851, AT&T U-Verse Channel 99, and online at www.avcity.org.

INVITATION TO BE HEARD: All interested persons will be allowed to comment on this item during the public meeting. In the event this meeting is held virtually, members of the public may provide comments during the public meeting via GoToWebinar by following the instructions listed on the meeting agenda. Written comments may be submitted to the City Council before the public meeting, to the attention of: Mitzi Ortiz, MMC, City Clerk, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656 or by email to community-input@avcity.org.

If you wish to challenge the above project in court, the challenge will be limited only to those issues you or someone else raised at the public meeting or in written correspondence delivered to the City at or prior to the public meeting as described in this notice. The agenda materials pertaining to this item will be made available for public review at the City and on the City's website at www.avcity.org by approximately 4:30 pm on September 15, 2022. Please contact Mitzi Ortiz, MMC, City Clerk, at 949-425-2505 if you have any questions regarding the agenda materials.

It is the intention of the City of Aliso Viejo to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting to inform us of your particular needs.

/s/Mitzi Ortiz, MMC
City Clerk

1/8-page display ad published in the Aliso Viejo News September 1, 2022

SUMMARY OF PUBLIC COMMENTS

15-DAY PUBLIC COMMENT PERIOD

TBD

SEPTEMBER 21, 2022, CITY COUNCIL MEETING

TBD

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

FROM: So Kim, Community Development Director
John Kanlund, Contract Planner

SUBJECT: PLANNING APPLICATION PA22-001 FOR A SITE DEVELOPMENT PERMIT (SDP) TO CONSTRUCT A 505 SQUARE FOOT UPPER DECK EXPANSION AND EXTERIOR STAIRCASE TO ACCOMMODATE ADDITIONAL OUTDOOR SEATING; AN EXCEPTION PERMIT (EP) FOR REDUCED PARKING CAPACITY; AND A CONDITIONAL USE PERMIT (CUP) TO EXPAND ESTABLISHED ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE AND BEER AND WINE) FOR A FULL-SERVICE RESTAURANT (STADIUM BREW COMPANY) AT 26731 ALISO CREEK ROAD UNIT C

Recommended Actions:

1. Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); and

2. Adopt a Resolution approving Planning Application PA22-001 for a Site Development Permit (SDP) to construct a 505 square foot upper deck expansion and exterior staircase to accommodate additional outdoor seating; an Exception Permit (EP) for reduced parking capacity; and a Conditional Use Permit (CUP) to expand established Alcoholic Beverage Control (ABC) license type 47 (on-sale general – eating place and beer and wine) for a full-service restaurant (Stadium Brew Company) at 26731 Aliso Creek Road.

Background:

In 1995, the County of Orange approved the Aliso Viejo Town Center (Site Plan PA95-0206), which consists of various commercial uses with a deficient parking count of 2,404 spaces. On February 3, 2022, Stadium Brew Co., an existing tenant of the Aliso Viejo Town Center submitted an application to expand a portion of the upper deck of an existing two-story building to accommodate additional outdoor seating for its guests. After several rounds of reviews and submittal of additional information, the application was deemed complete for processing.

Discussion:

Stadium Brew Co. is located at the northwest end of the Aliso Viejo Town Center (AVTC), next to the fountain near Regal Edwards movie theater. AVTC is zoned Town Center Commercial and has a General Plan Land Use designation of Town Center Commercial.

Stadium Brew Co. ("Applicant") currently has indoor seating at the ground level with outdoor seating along the façade facing the fountain. The applicant is proposing to expand the second-floor deck to provide additional outdoor seating as detailed under the Site Development Permit heading below.

Site Development Permit

The Applicant proposes to lease the vacant tenant space (1,445 square feet) immediately above the existing restaurant and expand the second-floor deck by 505 square feet for additional outdoor dining area. An existing elevator and enclosed stairway are located at the far end of the building to access the second floor. The applicant is proposing to construct a steel exterior staircase at the center of the façade to serve as the primary access to the second-floor dining area. Consistent landscaping, signage, colors, and materials are proposed to unify the ground- and second-floor dining areas. The total square footage of the expanded restaurant as proposed is 12,318 square feet (first and second floor space combined).

Pursuant to AVMC Section 15.74.020 (Site Development Permits), a Site Development Permit (SDP) is required for projects involving building construction. As the proposed project includes the construction of an expanded deck, an SDP is required. The following findings are required to approve an SDP:

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

   The proposed project is consistent with the General Plan land use designation of Town Center Commercial as there will be no changes to the existing use. The proposed expansion to the applicant's restaurant business is consistent with General Plan Land Use policies that encourage more intense development at the core of the community like Aliso Viejo Town Center (LU-2.1) and promote development of revenue-generating use (LU-3.1). 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 is consistent with the code and any applicable specific plan.

   The proposed project is consistent with the zoning designation of Town Center Commercial as there will be no changes to the existing use. Additionally, the proposed project complies with the applicable provisions and development

standards of the City's code including, but not limited to, setbacks, height, lighting, design standards, and architectural and landscape requirements. 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 deck expansion is categorically exempt from CEQA under the Class 3 exemption in the California State CEQA Guidelines Section 15303 as the deck expansion is considered a new small structure. Therefore, this finding can be made.

4. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development.

   The proposed deck expansion and stairway will match the existing building by using color matched stucco exterior and black metal railings. Black trimming is proposed under the deck with black vertical metal shades to match the second-floor railings. In terms of mass and scale, the proposed deck expansion will be located immediately over the existing outdoor seating on the ground floor. As the proposed project area is already being used as outdoor dining and is facing away from the parking lot, the resulting mass and scale will appear relatively the same. The proposed project is compatible with the existing building and this finding can be made.

5. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development.

   The proposed deck expansion will not change the entryways, interior circulation, or pedestrian access. The existing entryway at the ground floor will be maintained and additional access will be created by the new stairway to the proposed second floor dining area. A five-foot walkway will be maintained on the second floor between the new interior and exterior dining areas. As for lighting, all new lighting will be required to comply with the City's code. Site design elements are limited to the exterior deck addition, which will be compatible with the existing building and surrounding development as discussed in finding no. 4 above. Therefore, this finding can be made.

6. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space,

and provide an overall unifying influence to enhance the visual continuity of the project.

The proposed project will not impact existing landscaping as the deck expansion is proposed over an existing outdoor dining area and no new landscaping is proposed other than potted plants for visual separation and decor. Therefore, this finding can be made.

Use Permit – Outdoor Dining

The proposed project includes an existing outdoor dining area which will be expanded with a second-floor deck. Pursuant to AVMC Section 15.22.190.B (Outdoor Dining), outdoor dining area may be expanded to a maximum of 40% of the indoor floor area of the restaurant if an exception permit is approved pursuant to AMVC 15.74.070. Before approving an application, the decision-making authority shall make the following findings in addition to those required in AVMC 15.74.040:

15.22.190.C (Outdoor Dining)

1. That the proposed outdoor dining is an accessory to the eating and drinking establishment;

   The total outdoor dining area consisting of the existing ground floor and proposed second floor measures 2,734 square feet in size, which is equivalent to 28% of the total interior floor area of 9,650 square feet (see Table 1 below). As the outdoor dining area makes up less than 40% of the indoor dining area, it is considered accessory to the existing restaurant establishment, and this finding can be made.

Table 1: Outdoor Dining Floor Area

Use	Existing	Proposed	Total
Interior Floor Area	8,205	1,445	9,650
Outdoor Dining Area	1,897	837	2,734
		Percentage of Floor Area	**28%**

2. That the accessory outdoor dining area will not result in the reduction of existing parking spaces below those required for restaurant use.

   No changes are proposed to the existing parking spaces allocated for the primary restaurant use. Therefore, this finding can be made.

Exception Permit – Parking

Aliso Viejo Town Center (AVTC) tenants share the parking spaces through a series of reciprocal agreements for parking. Table 2, Parking Summary below provides a summary of the AVTC parking inventory.

Table 2: Parking Summary

Use	Parking Ratio	Required
Shopping Center	1: 220 square feet	1,411
Movie Theater	1: 3 seats	1,408
	Total Required	**2,819**
	Total Existing Onsite	2,404
	Existing Parking Deficiency	415 (14.7%)

AVTC currently has a parking deficiency of 14.7%. The proposed outdoor dining area of 505 square feet requires two additional parking spaces (one stall per 220 square feet), which will further increase the parking deficiency from 14.7% to 14.8%. No additional parking is required for the proposed indoor dining area as that tenant space is already accounted for in the total parking count.

Pursuant to Code Section 15.38.120 (Modified Parking Standards), a reduction in the required number of parking spaces of up to 15% requires approval of an exception permit. As the proposed project further reduces the required number of parking spaces by 0.1% (417 to 419 spaces), an exception permit is required. The following findings set forth in Code Section 15.38.120 (Modified Parking Standards) and 15.74.070 (Exception Permits) shall be made for approval of an exception permit:

15.38.120.B.1 (Modified Parking Standards)

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

   Parking at AVTC has been and continues to be sufficient for visitors, especially given the varying operation hours of the tenants. Additionally, a large portion of the 1,408 parking spaces allocated for the movie theater have been made available given the reduced visitations as a result of the pandemic and the viewership shifting to streaming services. Therefore, the reduction of two parking spaces (0.1%) as a result of the proposed project will continue to provide sufficient parking on site and this finding can be made.

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

   The purpose and intent of the parking regulations are to provide safe access, an adequate number of parking spaces to reduce traffic congestion and promote business. As previously described, the proposed parking reduction of two spaces will continue to provide sufficient parking for the AVTC visitors given the types of existing businesses and changes to visitor behavior. Additionally, the proposed parking reduction from 14.7% to 14.8%, will continue to be under the 15% maximum deficiency. Therefore, this finding can be made.

15.74.070.D (Exception Permits)

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

   The proposed parking reduction to allow additional outdoor dining options to AVTC visitors is consistent with the General Plan Land Use element policies that encourages more intense and higher density development at the core of the community (LU-2.1) and promotes development of revenue-generating land uses (LU-3.1).

2. Consistency with this Title. Except for the deviation allowed under this permit, the land use and associated development conform to the permitted use provisions and development standards of this title and are consistent with this code and any applicable specific plan.

   Except for the proposed parking reduction of two spaces, the proposed expansion to the outdoor dining area conforms with all other applicable provisions and development standards of the code as evidenced under the Site Development Permit findings above. 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.

   See Site Development Permit finding no. 3.

4. Surrounding uses. Approval of the permit 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.

   Granting approval to reduce two parking spaces to expand the outdoor dining area will not create adverse impacts to adjacent properties or land uses as sufficient parking will be maintained and no site improvements are proposed that would impact or change the existing circulation on site. Therefore, this finding can be made.

<u>Alcoholic Beverage Sales</u>

The applicant is proposing to change its ABC license type from an “on-sale general” to a “full-restaurant.” Changes in the type of existing ABC license requires an amendment to the existing use permit. In order to approve a use permit for an alcoholic beverage outlet, the decision-making authority shall find that the proposed use is consistent with the purpose and intent of this section in addition to the findings required in AVMC 15.74.040 (Conditional and Administrative Use Permit). In reviewing the required findings, the decision-making authority shall consider the following:

15.22.200.E (Sale of Alcoholic Beverages)

1. The Crime Rate in the reporting district and adjacent reporting districts as compared to the other areas in the City;

   Aliso Viejo Police Services analyzed the crime rate in the reporting district. Though the existing project is within an area of the City of Aliso Viejo with a higher crime rate, the proposed project would not result in an increase in crime as increased security measures will be employed.

2. The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;

   The proposed project includes additional dining areas for an existing restaurant establishment that already has an ABC license to serve alcoholic beverages. Therefore, the proposed project would not result in a further overconcentration of alcoholic beverages sales in the City of Aliso Viejo.

3. The proximity of the alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;

   The proposed restaurant occupies an existing tenant space within AVTC and the adjacent land uses are commercial. The proposed project is 370 feet to the City Lights at Town Center Apartments, 70 feet from the next commercial space and 700 feet to the closed adjacent two-story office building. No detrimental site conditions to adjacent tenants and residences are anticipated as a result of expanding the existing restaurant to the second floor.

4. Whether the permit will result in an overconcentration of alcoholic beverage outlets in the vicinity of the proposed outlet.;

   The proposed request is to change the existing ABC license type to an established restaurant. Therefore, granting the request will not impact the existing concentration of alcoholic beverage outlets in the vicinity of the site.

15.74.040 (Conditional and Administrative Use Permit)

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

   Restaurants are consistent with the General Plan Land Use Element “Town Center Commercial” land use category which is described as a designation that provides a maximum floor area ratio of 1.25:1 and a High Density Residential up to 30 dwelling units per acre. According to the General Plan (p.LU-13): within the Town Center a higher intensity of professional office and residential development is

allowed than within the rest of the City. In the Town Center Commercial land use designation, retail, restaurants, and offices integrated with apartments, and senior housing are allowed. Restaurants offering the sale of alcoholic beverages in conjunction with their food menu, and for consumption within the dining area of the premises and offsite consumption are an anticipated service and would be an allowed use. Therefore, the establishment of an ABC License Type 47 in conjunction with the restaurant would be consistent with the City's General Plan and 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 the Zoning Code and is consistent with the Code and any applicable specific plan.

   The restaurant is located within the Town Center Commercial Zoning District. The establishment of Alcoholic Beverage sales and service in conjunction with food service is subject to the approval of a CUP and is subject to the provisions of AVMC Section 15.22.200 – Sale of Alcoholic Beverages. The sale of beer and wine and spirits is proposed in conjunction with a restaurant that is located within an existing tenant space that was previously occupied by a restaurant use. Therefore, the proposal conforms to the provisions of the City's Zoning Code and 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 project is Categorically Exempt from environmental review per CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) as it consists of the licensing of an existing private structure involving negligible expansion of 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.

   Changing the ABC license type to an established restaurant does not change the existing use and operations. The existing restaurant is located within the shopping center which is separated by both a grade change (higher elevation) and a 140-foot-wide arterial highway (Aliso Creek Road). Therefore, this finding can be made.

Environmental:

Staff has determined the project is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1: Existing Facilities). As outlined, Class 1 Categorical Exemption applies to projects that propose the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing

at the time of the lead agency's determination. The project qualifies under Class 1 in this circumstance because (1) the request is to expand licensing; and (2) the licensing requires only minor alterations to the building's interior and exterior tenant space.

Public Notice:

In accordance with Aliso Viejo Municipal Code (AVMC) Section 15.70.070, a public hearing notice was mailed to all property owners and AVTC tenants within 300 feet of the subject property on September 9, 2022. The notice was also published in the Laguna Niguel News on September 8, 2022.

City Attorney:

The City Attorney has reviewed the staff report.

Attachments:

1. Resolution for CUP and SDP/EP
2. Applicant Project Description Letter
3. Project Plans
4. Presentation

RESOLUTION NO. 2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING PLANNING APPLICATION PA22-001 FOR A SITE DEVELOPMENT PERMIT (SDP) TO CONSTRUCT A 505 SQUARE FOOT UPPER DECK EXPANSION AND EXTERIOR STAIRCASE TO ACCOMMODATE ADDITIONAL OUTDOOR SEATING; AN EXCEPTION PERMIT (EP) FOR REDUCED PARKING CAPACITY; AND A CONDITIONAL USE PERMIT (CUP) TO EXPAND ESTABLISHED ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE AND BEER AND WINE) FOR A FULL-SERVICE RESTAURANT (STADIUM BREW COMPANY) AT 26731 ALISO CREEK ROAD UNIT C

WHEREAS, on January 10, 2022, John Waters, Stadium Brew Company, submitted an application to expand a portion of the upper deck of an existing two-story building to accommodate additional outdoor seating for its guests. After several rounds of reviews and submittal of additional information, the application was deemed complete for processing; and

WHEREAS, pursuant to the Town Center Commercial Zoning District, the establishment of Alcoholic Beverage sales and service in conjunction with food service requires Conditional Use Permit (CUP) approval by the City Council; and

WHEREAS, Aliso Viejo Municipal Code ("AVMC") Section 15.22.200, regulates establishments that propose to include the Sale of Alcoholic Beverages including an evaluation of crime statistics for the area in which the establishment will be located, proximity of sensitive land use types to the establishment; and whether the approval of a license will result in overconcentration of establishments; and

WHEREAS, on September 8, 2022, a public hearing notice was published in the Laguna Niguel News and mailed to all owners of real properties within 300 feet of the subject real property; and

WHEREAS, on September 21, 2022, 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 related to Planning Application PA22-001 (CUP); and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER 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. Compliance with CEQA. The City Council hereby finds and determines the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities). As outlined, Class 1 Categorical Exemption applies to projects that propose the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. establish licensing; (2) the licensing is for a new restaurant located within a tenant space previously occupied by a restaurant; and (3) the licensing requires only minor alterations to the building's interior tenant space to provide alcoholic beverage storage and serving equipment.

SECTION 3. Findings of Fact for a Site Development Permit. In accordance with AVMC 15.74.020(D), the City Council makes the following findings of fact and approves the leasing of the 1,445 square foot tenant space on the second floor, expanding the second-floor deck by 505 square feet for additional outdoor dining area, constructing a steel exterior staircase, and installing potted plants and signage.

1. Consistency with General Plan. The project is consistent with the general plan and any applicable specific plan in that the proposed project is consistent with the General Plan land use designation of Town Center Commercial as there will be no changes to the existing use. The proposed expansion to the applicant's restaurant business is consistent with General Plan Land Use policies that encourage more intense development at the core of the community like Aliso Viejo Town Center (LU-2.1) and promote development of revenue-generating use (LU-3.1).

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 is consistent with the code and any applicable specific plan in that the proposed project is consistent with the zoning designation of Town Center Commercial as there will be no changes to the existing use. Additionally, the proposed project complies with the applicable provisions and development standards of the City's code including, but not limited to, setbacks, height, lighting, design standards, and architectural and landscape requirements.

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 deck expansion is categorically exempt from CEQA under the Class 3 exemption in the California State CEQA Guidelines Section 15303 as the deck expansion is considered a new small structure.

4. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development in that the proposed deck expansion and stairway will match the existing building by using color matched stucco exterior and black metal railings. Black trimming is proposed under the deck with black vertical metal shades to match the second-floor railings. The proposed deck expansion will be located immediately over the existing outdoor seating on the ground floor. As the proposed project area is already being used as outdoor dining and is facing away from the parking lot, the resulting mass and scale will appear relatively the same.

5. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development. The proposed deck expansion will not change the entryways, interior circulation, or pedestrian access. The existing entryway at the ground floor will be maintained and additional access will be created by the new stairway to the proposed second floor dining area. A five foot walkway will be maintained on the second floor between the new interior and exterior dining areas. As for lighting, all new lighting will be required to comply with the City's code. Site design elements are limited to the exterior deck addition, which will be compatible with the existing building and surrounding development.

6. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. The proposed project will not impact existing landscaping as the deck expansion is proposed over an existing outdoor dining area and no new landscaping is proposed other than potted plants for visual separation and decor.

SECTION 4. Findings of Fact for a Use Permit. In accordance with AVMC 15.22.190.C, the City Council makes the following findings of fact and approves an outdoor dining area expansion to a maximum of 28% of the indoor floor area of the restaurant.

1. The proposed outdoor dining is an accessory to the eating and drinking establishment in that the total outdoor dining area consisting of the existing ground floor and proposed second floor measures 2,734 square feet in size, which is equivalent to 28% of the total interior floor area of 9,650 square feet. As the outdoor dining area makes up less than 40% of the indoor dining area of an established restaurant.

2. The accessory outdoor dining area will not result in the reduction of existing parking spaces below those required for restaurant use as no changes are proposed to the existing parking spaces allocated for the primary restaurant use.

SECTION 5. Findings of Fact for Modified Parking Standards. In accordance with AVMC 15.38.120.B.1, the City Council makes the following findings of fact and approves a parking reduction from 14.7% to 14.8% to allow 505 square feet of additional outdoor dining area.

1. Given the specific conditions of the site and the adjacent area, alternate parking standards will provide sufficient parking for the use(s) served, given the varying operation hours of the tenants. Additionally, a large portion of the 1,408 parking spaces allocated for the movie theater have been made available given the reduced visitations as a result of the pandemic and the viewership shifting to streaming services. Therefore, the reduction of two parking spaces (0.1%) as a result of the proposed project will continue to provide sufficient parking on site.

2. The alternate parking standards comply with the purpose and intent of this chapter in that the proposed parking reduction of two spaces will continue to provide sufficient parking for the AVTC visitors given the types of existing businesses and changes to visitor behavior.

SECTION 6. Findings of Fact for Exception Permits. In accordance with AVMC 15.74.070.D, the City Council makes the following findings of fact and approves a parking reduction from 14.7% to 14.8% and 505 square feet of additional outdoor dining area.

1. Consistency with the General Plan. The exception is consistent with the general plan and any applicable specific plan in that the proposed project encourages more intense and higher density development at the core of the community (LU-2.1) and promotes development of revenue-generating land uses (LU-3.1).

2. Consistency with this Title. Except for the reduction in two parking spaces, no changes are proposed to the existing land use and the proposed development conforms to the permitted use provisions and development standards of this title and are consistent with this code and any applicable specific plan.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act as evidenced in Section 3, subsection 3 above.

4. Surrounding uses. Approval of the permit 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 in that sufficient parking will be maintained and no site improvements are proposed that would impact or change the existing circulation on site.

SECTION 7. Findings of Fact for Sale of Alcoholic Beverages. In accordance with AVMC 15.22.200.E, the City Council makes the following findings of fact and approves the ABC license type change from "on-sale general" to a "full restaurant."

1. The Crime Rate in the reporting district and adjacent reporting districts as compared to the other areas in the City has been considered as increased security measures will be employed.

2. The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts has been considered. The proposed project includes additional dining areas for an existing restaurant establishment that already has an ABC license to serve alcoholic beverages.

3. The proximity of the alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts has been considered. The proposed project is 370 feet to the City Lights at Town Center Apartments, 70 feet from the next commercial space and 700 feet to the closed adjacent two-story office building. No detrimental site conditions to adjacent tenants and residences are anticipated as a result of expanding the existing restaurant to the second floor.

4. Whether the permit will result in an overconcentration of alcoholic beverage outlets in the vicinity of the proposed outlet has been considered. The proposed request is to change the existing ABC license type to an established restaurant and will not impact the existing concentration of alcoholic beverage outlets in the vicinity of the site.

SECTION 8. Findings of Fact for Conditional and Administrative Use Permit. In accordance with AVMC 15.74.040, the City Council makes the following findings of fact and approves the ABC license type change from "on-sale general" to a "full restaurant."

1. Consistency with General Plan. The land use is consistent with the General Plan and any applicable specific plan in that restaurant use is consistent with the "Town Center Commercial" land use category. Restaurants offering the sale of alcoholic beverages in conjunction with their food menu, and for consumption within the dining area of the premises and offsite consumption are an anticipated service.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of the Zoning Code and is consistent with the Code and any applicable specific plan. The existing restaurant is a permitted use within the Town Center Commercial Zoning District. The sale of beer and wine and spirits is proposed in conjunction with a restaurant that is located within an existing tenant space that was previously occupied by a restaurant use.

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

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. Changing the ABC license type to an established restaurant does not change the existing use and operations. The existing restaurant is located within the shopping center which is separated by both a grade change (higher elevation) and a 140-foot-wide arterial highway (Aliso Creek Road).

SECTION 9. Approval of Project and Filing of Notice of Exemption. Planning Case No. PA22-001 is hereby approved, subject to the conditions of approval and plans in the attached Exhibits "A" and "B," respectively. Within five (5) working days after the passage and adoption of this Resolution, 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.

SECTION 10. 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 21st day of September 2022.

_____
Ross Chun
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Mitzi Ortiz, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Resolution No. 2022-___ was duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 21st day of September 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MITZI ORTIZ
CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Resolution No. 2022-XX duly passed and adopted by the Aliso Viejo City Council at its regular meeting held September 21, 2022.

_____
MITZI ORTIZ
CITY CLERK

(SEAL)

EXHIBIT "A"
CONDITIONS OF APPROVAL
PLANNING APPLICATION PA22-001

1. Project Description Approval of the Planning Application PA22-001 (CUP) is for a Site Development Permit (SDP) to construct a 505 square foot upper deck expansion and exterior staircase to accommodate additional outdoor seating; an Exception Permit (EP) for reduced parking capacity; and a Conditional Use Permit to expand established Alcoholic Beverage Control (ABC) license type 47 (on-sale general – eating place and beer and wine) for a full-service restaurant (stadium brew company) at 26731 Aliso Creek Road; in accordance with all plans and exhibits as presented to and approved by the City Council on September 21, 2022.

2. Period of Validity Approval is valid for a period of two years from the effective date set out above. If building or other ministerial permits for the project are not issued within such period of time, the approval shall expire and shall thereafter be null and void unless an extension is requested by the applicant prior to the expiration date and subsequently approved by the Community Development Director pursuant to AVMC Section 15.74.100.

3. Development Per Approved Plans This approval constitutes a precise plan for location and design of uses, structures, features and materials submitted with this application and depicted on approved plans. Development shall occur substantially as shown in the approved plans for this project and on file in the Planning Department, 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 by this conditional use permit 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 shall approve such minor modifications in accordance with AVMC Section 15.74.110 without requiring a new public hearing. If the Community Development Director determines that a proposed modification is not minor, it shall be processed in the same manner as the original plans.

4. Payment of Fees The applicant shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with conditions. All fees and expenses shall be paid in full prior to issuance of a certificate of occupancy. Prior to issuance of applicable City approvals or permits, the applicant shall be fully responsible for reimbursing the City of Aliso Viejo for all expenses incurred to process the application and assure compliance with all conditions of approval.

5. 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 all conditions attached to the granting of these permits may constitute grounds for revocation of the permit(s) in accordance with AVMC Section 15.74.120.

6. 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, conditional 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, the Planning and Zoning Law, the 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 that the City shall have the right to approve, which approval will not be unreasonably withheld, the 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. City shall promptly notify the Applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

7. ABC Approval Required The applicant shall obtain and retain the required alcoholic beverage licenses from the state Department of Alcoholic Beverage Control (ABC) for sale of alcoholic beverages for this business at the location specified.

8. Change in ABC Transfer or Expansion The applicant shall obtain the required amendment to this permit for an application for a premise-to-premise transfer or an increase of floor area of 500 square feet or more than as approved with this permit.

9. Outdoor Service of Alcohol Alcoholic service and consumption in the patio area of the restaurant is allowed only upon approval of the ABC, subject to ABC requirements. The applicant shall be responsible for supervising and controlling the activities of their customers within the restaurant. The applicant shall ensure that no disorderly behavior occurs in these areas and that drinks are served

properly in all dining areas. Non-compliance shall be cause for revocation of alcoholic beverage service.

10. Outdoor Dining
    a. The outdoor dining area shall be subject to the existing hours of operation, operational characteristics and conditions of any use permit applicable to the overall establishment.
    b. Amplified live music shall not be permitted outdoors unless an exception permit is approved pursuant to AVMC 15.74.070.
    c. All doors and windows leading to the outdoor dining area shall remain closed while indoor amplified music or live entertainment is being played.
    d. Fences, walls, roofs or similar barriers shall serve only to define the outdoor dining area and shall not constitute a permanent all-weather enclosure.

11. Hours for Alcohol Service The hours of operation for Stadium Brew Company are Sunday through Thursday, 11 am to 8:30 pm and Friday and Saturday, 11 am to 9:30 pm. These hours do not prohibit restaurant staff from operating outside these hours to prepare for the daily routine or clean up at the end of business. Restaurant staff shall take extra care in reducing exterior noise during end of business day activities (i.e., moving chairs and tables, loud talking, removing trash) when closing.

12. Noise Mitigation The proposed project shall operate under the City of Aliso Viejo Noise Mitigation Standards and said measures shall remain in effect in perpetuity.

13. Advertising Display There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within the premises, promoting or indicating the availability of alcoholic beverages.

14. Live Entertainment This permit shall not establish live entertainment on the premises including the patio. A separate Conditional Use Permit is required by the City of Aliso Viejo Zoning Code and shall be obtained from the City Council before live entertainment can occur at any time.

Stadium Brewing Expansion

1 Project Description

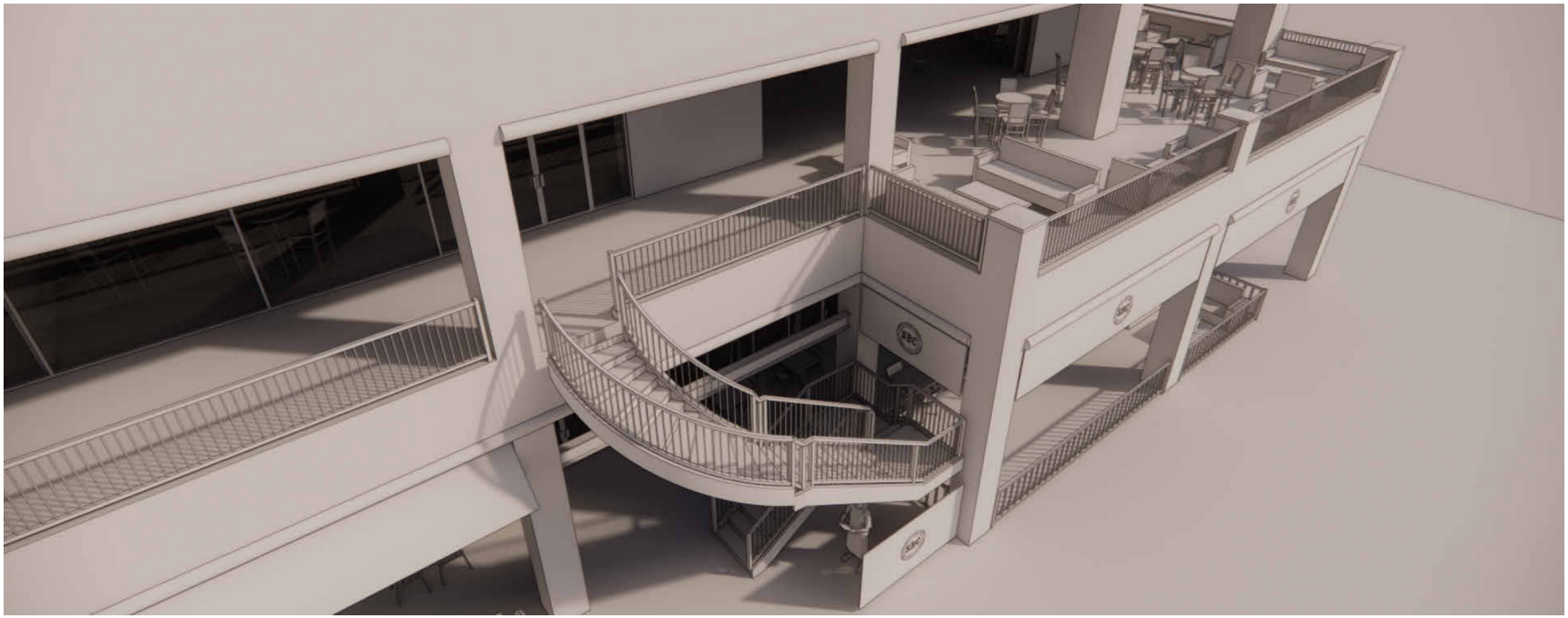
(A) The proposed expansion of Stadium Brewing Company to the second floor is directly in response to the observed shift in the post pandemic dining paradigm. It is apparent that even with what we hope is the worst of the pandemic behind us, where and how people dine has been altered for the foreseeable future. An overwhelming majority of guests strongly prefer to dine outside, in open-air environments, and will either wait potentially lengthy times for outdoor seating or will simply move on to another establishment if the wait is too long. We find that customers continue to feel safer and more comfortable in an open-air environment. Additionally, as municipalities and property associations continue to revert to pre-pandemic dining spaces, we are nearing the precipice of losing the extended outdoor dining space we have been so fortunate to be able to offer our guests. This space is the first and most popularly seated/requested dining area today and has been consistently over the last two years. With the expansion of our dining space to the second floor, we will be able to continue to offer residents the safety and comfort of an open-air dining environment that they so strongly desire.

(i) Second floor operations will majorly mirror the operations of the dining spaces below, including the same restaurant staff and within the same hours of operation. The dining space will be available for private/banquet dining use, just as the rest of our dining spaces are currently and will not function any differently other than having some additional privacy, as the space is separated. No live entertainment is proposed.

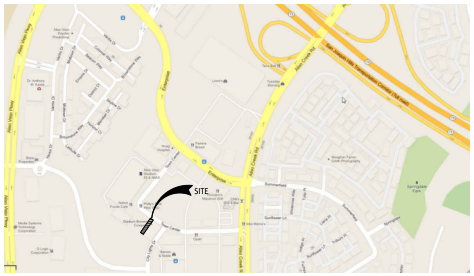
(ii) (a,b,c) Alcohol service for upstairs patrons will be explicitly provided for from the upstairs bar space, to be located against the interior back wall and central to the overall space. Projected staffing is as follows: 2 Bartenders, 3 Servers, 1 Supervisor/security. In conjunction with clearly posted signage, the staffing in their entirety will control and monitor the consumption of alcoholic beverages. Signage defining consumption areas will be posted at every entrance and exit of the interior space, including the entrances to the shared bathroom area, as well as at the entrance and exit to the outdoor dining area. In addition to the signage at the restroom entrance, a server station will also be located at the interior entrance, enforcing that wait staff will easily be able to control any alcohol moving into the common space.

(iii) The outdoor dining area will be secured with long moveable planters containing artificial foliage to be used as barriers. These barriers and signage, in conjunction with staffing, will maintain the common walkway through and between the indoor and outdoor dining areas.

(iv)(a,b) Additional security measures to control after hours trespassing and loitering include the installation of security cameras placed in the adjacent stairwell, elevator, outside dining/upper deck, and restroom area. Cameras are already in place for the elevator entrance and exit. Staff and management will also ensure that all entrances to the second floor are secured before vacating the space.



VICINITY MAP



PARKING SUMMARY

ALISO VIEJO TOWN CENTER PARKING SUMMARY

Parking Space Requirements

Use	Square Footage/ # of Seats	Parking Requirement	Parking Spaces Required
Shopping Center (existing)	310,408 s.f.	1:220 s.f.	1,411
Movie Theater (existing)	4,225 seats	1:3 seats	1,408
Second Floor Expansion (new)	510 s.f.	1:220 s.f.	2
	Total Number of Parking Spaces Required		2,821

Parking Space Inventory

Existing Spaces in Aliso Viejo Town Center	2,404
Total Number of Parking Spaces Required	2,821
Parking Deficiency/%	417 / 14.8%

PROJECT DIRECTORY

Project Location

Address Aliso Viejo Park Plaza
Lot 7 Aliso Viejo Town Center
26731 Aliso Creek Road
Suites C & 201
Aliso Viejo, CA 92656

Tenant

Name Stadium Brew Co
Address 1814 South Catalina Avenue
Redondo Beach, CA 90277
Contact John Waters - Owner
Phone 949/922-9622

Landlord

Name WIN Management
Address 32932 Pacific Coast Hwy., #14-487
Dana Point, CA 92629
Contact Marvin Winkler
Phone 949/275-2662 (Assistant - Polly Davis)

Architect

Name The ANT Group, Inc.
Address 385 S. Glassell St.
Orange, CA 92866
Contact Jim Balding
Phone 949/354-4434
E-mail jim.balding@theantgroup.com

Contractor

Name TBD
Address

Contact
Phone

AREA SUMMARY

AREA SUMMARY	
TITLE	AREA
NEW	
LEVEL 2	
BOH - NEW	563 SF
CIRCULATION - NEW	133 SF
EXTERIOR SEATING - NEW	505 SF
INTERIOR SEATING - NEW	1,445 SF
LEVEL 2	2,645 SF
NEW	2,645 SF
EXISTING	
LEVEL 1	
KITCHEN - EXISTING	1,966 SF
RESTROOMS - EXISTING	535 SF
STORAGE - EXISTING	536 SF
STORAGE - EXISTING	317 SF
CIRCULATION - EXISTING	357 SF
EXTERIOR SEATING - EXISTING	997 SF
EXTERIOR SEATING - EXISTING	900 SF
SEATING - INTERIOR - EXISTING	2,597 SF
LEVEL 1	8,205 SF
LEVEL 2	
RESTOOMS - EXISTING	408 SF
CIRCULATION - EXISTING	726 SF
EXTERIOR SEATING - EXISTING	332 SF
LEVEL 2	1,467 SF
EXISTING	9,672 SF
GRAND TOTAL	12,318 SF

CODE INFORMATION

All work will comply with the 2019 Editions of the California Building Code, California Plumbing Code, California Electrical Code, and all Local Ordinances

Fire/Life Safety	California Fire Code 2019 (Title 24, Part 9)	
Building/Dwelling	California Building Code 2019 (Title 24, Part 1 & Part2)	
Structural	California Building Code 2019 (Title 24, Part 2)	
Mechanical	California Mechanical Code 2019 (Title 24, Part 4)	
Electrical	California Electrical Code 2019 (Title 24, Part 3)	
Plumbing	California Plumbing Code 2019 (Title 24, Part 5)	
Energy	California Energy Code 2019 (Title 24, Part 6)	
Accessibility	California Building Code 2019 (Title 24, Part 2)	
Construction Type	Type VB - Fully Sprinklered	Section 508, 602.5
Occupancy	A2 (Restaurant)	Section 303.3
Stories	Two	
General Plan	TCC	
Zoning	CT	
Area of Addition	510 sf	
Sprinklers	Yes - Throughout	

LEGAL DESCRIPTION

Lot 7, Tract 15225, Planning Areas 40.3 & 40.4 in Aliso Viejo, County of Orange, California
Parcel 1: L.L.A 98-051; APN 634-321-033
Lot 7, Aliso Viejo Park Plaza

SHEET INDEX

#	SHEET NAME	PLANNING APP	PLANNING APP - 02
A0.0	TITLE SHEET	X	X
A0.1	SITE PLAN - Overall	X	X
A0.2	SITE PLAN - Property ALTA Survey	X	X
A0.3	SITE PLAN - Enlarged		X
A0.4	AREA PLAN	X	X
A1.1	FLOOR PLAN - Level 1	X	X
A1.2	FLOOR PLAN - Level 2	X	X
A3.1	BUILDING ELEVATION - Deck & Stairs	X	X
A3.2	BUILDING ELEVATIONS	X	X
A11.1	PERSPECTIVES	X	X
A12.1	PHOTOS	X	X
Grand total: 11			

PROJECT DESCRIPTION

THE PROJECT INCLUDES ~2,100 SQUARE FOOT TENANT IMPROVEMENT, PLUS ~510 SQUARE FOOT EXPANSION OF THE SECOND FLOOR DECK AND WALKWAY TO ACCOMMODATE ADDITIONAL EXTERIOR SEATING. THE PROJECT WILL ALSO INCLUDE AN ICONIC STAIR AS A NEW ACCESS TO THE UPPER FLOORS.

DEFERRED SUBMITTALS

FIRE SPRINKLER SUBMITTAL TO BE DEFERRED - NFPA 13 COMPLIANT SYSTEM TO BE PROVIDED

ALARM SYSTEM SUBMITTAL TO BE DEFERRED - GROUP A OCCUPANCY WITH 300+ OCCUPANTS PER CBC 907.2.1

CITY OF ALISO VIEJO PLAN CHECK NOTES:

1. The placing or discharge of illegal pollutants, construction materials or by-products onto city streets or into storm drains is prohibited.

2. The Dept. of Alcoholic Beverage Control (ABC) requires a review of the newly enclosed patio area in the form of a "Premise Expansion Letter". Owner to submit drawings for review and approval.

THE ANT GROUP
ARCHITECTS w/ NEW TECHNOLOGIES
385 S GLASSELL, ORANGE CA 92866
THEANTGROUP.COM | 949.354.4434

CONSULTANTS

PROJECT
Project Number: 12.046.30
Permit Number:

Stairs at Stadium Brew Co

26731 Aliso Creek Rd
Suites C & 201
Aliso Viejo, CA 92656

REVISIONS

#	DATE	DESCRIPTION
A	04/30/2022	PLANNING REVISIONS

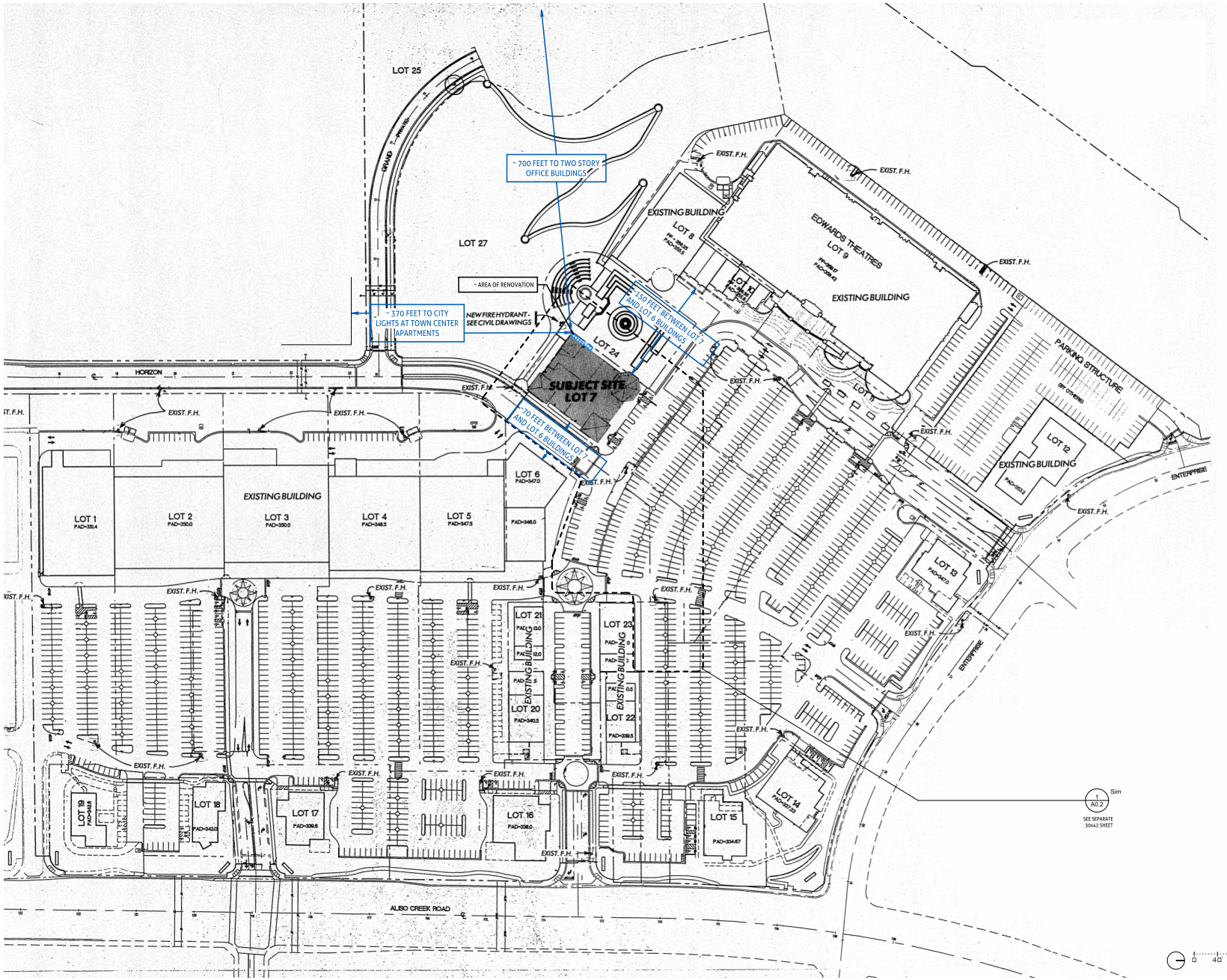
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SHEET INFO
TITLE SHEET

23 JUNE 2022 - PLANNING APPLICATION

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SIGNATURE

SHEET INFO

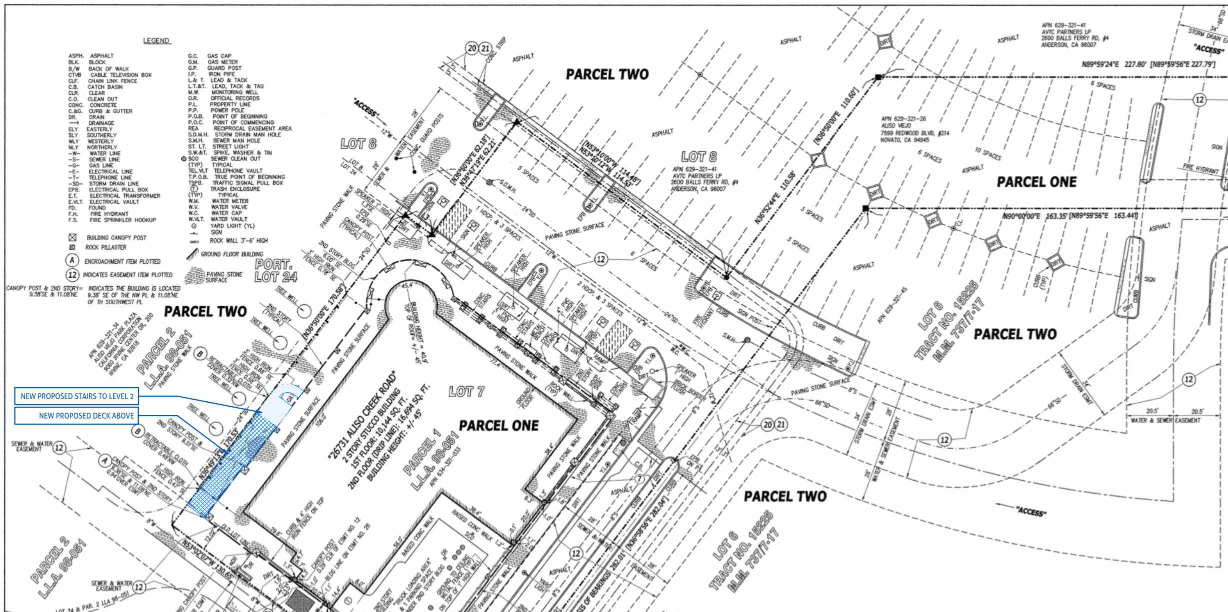
SITE PLAN - Overall

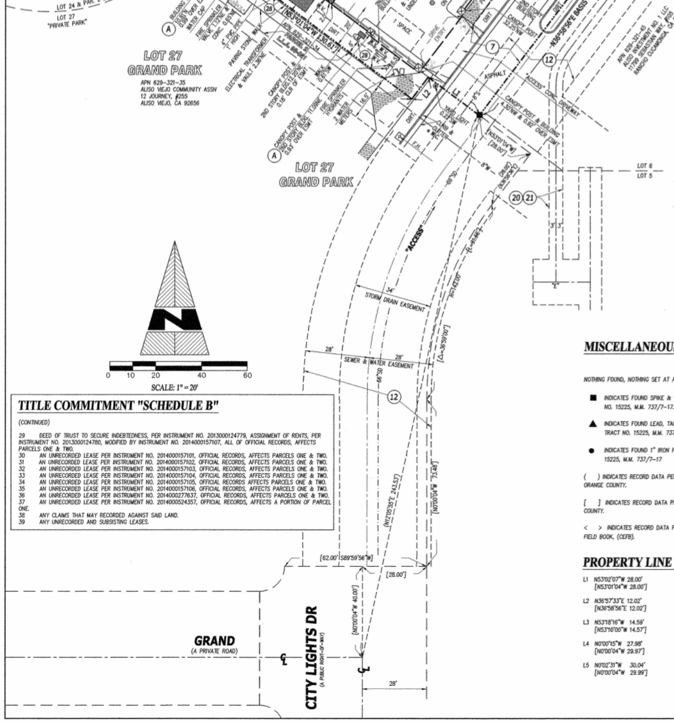
23 JUNE 2022 - PLANNING APPLICATION

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TITLE COMMITMENT "SCHEDULE B"

(CONTINUED)

29 DEED OF TRUST TO SECURE INDEBTEDNESS, PER INSTRUMENT NO. 2013000124779, ASSIGNMENT OF RENTS, PER INSTRUMENT NO. 2013000124780, MODIFIED BY INSTRUMENT NO. 2014000157107, ALL OF OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
30 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157101, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
31 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157102, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
32 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157103, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
33 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157104, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
34 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157105, OFFICIAL RECORDS AFFECTS PARCELS ONE & TWO.
35 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000157106, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
36 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000277637, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.
37 AN UNRECORDED LEASE PER INSTRUMENT NO. 2014000524357, OFFICIAL RECORDS, AFFECTS A PORTION OF PARCEL ONE.
38 ANY CLAIMS THAT MAY RECORDED AGAINST SAID LAND.
39 ANY UNRECORDED AND SUBSISTING LEASES.

UTILITY NOTE

TO THE BEST OF OUR KNOWLEDGE ALL EVIDENCE OF ABOVE GROUND UTILITIES ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. THOSE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PLOTTED IN THEIR APPROXIMATE LOCATION PER THE CITY OF ALISO VIEJO "STORM DRAIN SEWER & WATER PLANS".

NOTE

PURSUANT TO SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS ACT IN CONFORMITY WITH THE PRACTICE OF LAND SURVEYING, ANY POINTS (MONUMENTS) SET DURING A SURVEY OF ANY PARCEL SHALL REQUIRE THE FILING OF A RECORD OF SURVEY OR CORNER RECORD.

⚠ THE FIELD SURVEY WORK WAS CONDUCTED ON MAY 04, 2015, ON THAT DAY THERE WAS NO VISIBLE EVIDENCE OF OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS, OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, SANITARY LAND FILL OR WETLANDS LOCATED ON THE SUBJECT PROPERTY.

⚠ HAYES SURVEYING CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $1 MILLION.

⚠ PER THE CITY OF ALISO VIEJO ENGINEERING DEPARTMENT, THERE ARE NO PROPOSED WIDENINGS OF THE STREET RIGHT-OF-WAYS OF THOSE STREETS THAT PROVIDE ACCESS TO THE SHOPPING CENTER IN WHICH THE SUBJECT PROPERTY IS LOCATED, BEING ENTERPRISE, ALISO CREEK ROAD OR CITY LIGHTS DRIVE.

PARKING TABLE

OPEN PARKING SPACES

TYPE OF SPACES	NO. OF SPACES
REGULAR	52
HANDICAP	3
UNDER 2ND STORY OF BUILDING:	1
TOTAL:	56

MISCELLANEOUS NOTES

NOTHING FOUND, NOTHING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

■ INDICATES FOUND SPIKE & WASHER L.S. 6382 PER TRACT NO. 15225, M.M. 737/7-17.

▲ INDICATES FOUND LEAD, TACK AND TAG L.S. 6382, PER TRACT NO. 15225, M.M. 737/7-17

● INDICATES FOUND 1" IRON PIPE, L.S. 6382, PER TRACT NO. 15225, M.M. 737/7-17

( ) INDICATES RECORD DATA PER TRACT NO. 15225, M.M. 737/7-17, RECORDS OF ORANGE COUNTY.

[ ] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT 98-051, RECORDS OF ORANGE COUNTY.

< > INDICATES RECORD DATA PER CENTERLINE TIES, CITY OF EL SEGUNDO ENGINEERS FIELD BOOK, (CEFB).

PROPERTY LINE TABLE

L1	N53°02'07"W 28.00'	[N53°01'04"W 28.00']
L2	N36°57'33"E 12.02'	[N36°58'56"E 12.02']
L3	N53°18'16"W 14.59'	[N53°10'00"W 14.57']
L4	N0°00'15"W 27.98'	[N0°00'04"W 29.97']
L5	N0°02'31"W 30.04'	[N0°00'04"W 29.99']

ENCROACHMENTS

(A) BUILDING CANOPY POST THAT SUPPORTS SECOND STORY OF BUILDING ENCROACHES 0.94', 0.99', 0.93' & 0.92' OVER SEWER AND WATER EASEMENT NO. 12 HEREON.

(B) RETRACTABLE CLOTH COVER, +\- 8' HIGH, ENCROACHES 0.32' & 0.48' ONTO THE ADJACENT PROPERTY.

DATA

CURRENT ZONE: "CT" TOWN CENTER
CURRENT SETBACK REQUIREMENTS:
FRONT: NONE
INTERIOR PROPERTY LINES: 0'
REAR: 20'
⚠ (ALL OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE CONSIDERED INTERIOR PROPERTY LINES)

ALL PERIMETER SETBACKS SHALL BE INCREASED 1 FOOT FOR EVERY FOOT IN HEIGHT ABOVE 35 FEET (EXCEPT FOR SETBACKS FROM INTERIOR PROPERTY LINES)
CURRENT MAXIMUM BUILDING HEIGHT: 45'
FOOR AREA RATIO: 1.25

PER JENNIFER LOWE, ASSOCIATE PLANNER, CITY OF ALISO VIEJO, THE CITY OF ALISO VIEJO WAS NOT AN INCORPORATED CITY AT THE TIME THE SUBJECT PROPERTY WAS PERMITTED AND CONSTRUCTED. "IF THE BUILDING IS CONSTRUCTED IN ITS APPROVED LOCATION AND HEIGHT IT WOULD BE CONSIDERED LEGAL NON-CONFORMING IF SAID BUILDING DOES NOT MEET THE CURRENT ZONING STANDARDS OF THE CITY OF ALISO VIEJO."

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE DECEMBER 3, 2009, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" COMMUNITY MAP NO. 06059C0428J.

ZONE "X": DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS

THE BEARING "NORTH 36°58'56" EAST" ON THAT CERTAIN LINE OF LOT 7 BEING "N36°58'56"E 282.04'" OF TRACT NO. 15225, RECORDED IN BOOK 737, PAGES 7 THROUGH 17 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ACCESS NOTE

ACCESS TO THE SUBJECT PROPERTY VIA INGRESS AND EGRESS EASEMENTS THROUGHOUT THE SHOPPING CENTER, VIA ENTERPRISE, ALISO CREEK ROAD AND CITY LIGHTS DRIVE, ALL BEING PUBLIC RIGHT-OF-WAYS.

PARKING REQUIREMENTS

SHOPPING CENTERS: I SPACE FOR EVERY 220 OF GROSS FLOOR AREA

PER SECTION 15.38.120, "MODIFIED PARKING STANDARDS", B.1. EXCEPTION PERMIT REQUIRED FOR 15% REDUCTION. A REDUCTION IN THE RQUIRED NUMBER OF PARKING SPACES OF 15% OR LESS SHALL REQUIRE APPROVAL OF AN EXCEPTION PERMIT PURSUANT TO SECTION 15.74.070. IN ADDITION TO THE FINDINGS REQUIRED FOR APPROVAL OF AN EXCEPTION PERMIT SET FORTH IN SECTION 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.

PER AN EMAIL DATED JANUARY 10, 2013, FORM JENNIFER LOWE, CITY OF ALISO VIEJO ASSOCIATE PLANNER, DUE TO A CHANGE IN THE CITY PARKING REQUIREMENTS, 1 SPACE FOR EVERY 220 SQUARE FEET OF GROSS FLOOR AREA, THE CENTER CONFORMS TO THE CITY PARKING REQUIREMENTS.

SOURCE OF DATA

CITY OF ALISO VIEJO
JENNEFER LOWE ASSOCIATE PLANNER
12 JOURNEY, SUITE 100
ALISO VIEJO, CA 92656-5335
PHONE (949) 425-2526

AREA

49,648 SQ. FT.
1.1398 ACRES

TITLE COMMITMENT "SCHEDULE B"

NUMBERS CORRESPOND TO EXCEPTION ITEMS
FIRST NATIONWIDE TITLE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NO. : 2476004455-52
DATED: MARCH 16, 2015

1 TAX AND ASSESSMENTS, GENERAL AND SPECIAL, FOR FISCAL YEAR 2015 - 2016, APN 629-321-33, AFFECTS A PORTION OF PARCEL ONE.

2 TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR FISCAL YEAR 2014 - 2015, APN 629-321-33, AFFECTS A PORTION OF PARCEL ONE.

3 SPECIAL TAX WHICH IS NOW A LIEN, AFFECTS A PORTION OF SAID LAND.

4 SAID LAND IS SHOWN AS EXEMPT ON THE ORANGE COUNTY TAX ROLL FOR FISCAL YERA 2014 - 2015, APN 629-321-26, AFFECTS A PORTION OF PARCEL ONE.

5 SAID LAND IS SHOWN AS EXEMPT ON THE ORANGE COUNTY TAX ROLL FOR FISCAL YEAR 2014 - 2015. APN 629-321-17, AFFECTS A PORTION OF PARCEL ONE.

6 LIEN OF SUPPLEMENTAL TAXES.

(7) COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 82-118353, OFFICIAL RECORDS, RECORDED APRIL 6, 1982, PROVIDES EASEMENTS FOR NATURAL DRAINAGE COURSES NOT TO BE BLOCKED AND UTILITY EASEMENTS, WHICH RESERVES THE RIGHT TO INSTALL AND MAINTAIN UTILITIES OVER AND ACROSS DESIGNATED STREETS, ROADS, ROADWAYS AND DRAINAGE COURSES, THESE EASEMENTS ARE BLANKET IN NATURE AND CANNOT BE PLOTTED. THE PROVISIONS OF THIS DOCUMENT WERE EXTENDED BY ANNEXATION OF LOT 7 OF TRACT NO. 15225, PER INSTRUMENT NO. 98-774575, OFFICIAL RECORDS, RECORDED NOVEMBER 16, 1998, WHICH ESTABLISHES A COMMON AREA AND MAINTENANCE EASEMENT AS SHOWN ON A MAP, THE APPROXIMATE LOCATION OF THIS AREA IS PLOTTED HEREON, AFFECTS PARCELS ONE & TWO.

8 RECIPROCAL EASEMENT AGREEMENT PER INSTRUMENT NO. 94-535450, OFFICIAL RECORDS, RECORDED AUGUST 31, 1994, ESTABLISHES A DRIVEWAY, INGRESS/EGRESS AND PARKING EASEMENTS, THESE EASEMENTS ARE BLANKET IN NATURE AND CANNOT BE PLOTTED, AFFECTS PARCEL TWO.

9 COVENANTS CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 93-894675, OFFICIAL RECORDS, RECORDED DECEMBER 23, 1993, ESTABLISHES COMMON AREAS AND MAINTENANCE EASEMENTS WITHIN ANNEXED PROPERTY, THESE EASEMENTS ARE BLANKET IN NATURE AND CANNOT BE PLOTTED, AFFECTS PARCEL TWO. AND EXTENDED BY INSTRUMENT NO. 95-558553, OFFICIAL RECORDS, RECORDED DECEMBER 14, 1995, IS A NOTICE OF ANNEXATION, AFFECTS PARCEL TWO. AND EXTENDED BY INSTRUMENT NO. 97-145958, OFFICIAL RECORDS, MARCH 31, 1997, IS A NOTICE OF ANNEXATION, AFFECTS PARCEL TWO.

10 COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR PARK PLAZA AT ALISO VIEJO TOWN CENTER, NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND ACCESS FOR VEHICULAR & PEDESTRIAN TRAFFIC OVER THE COMMON AREA & PARKING AREA, REQUIRES THAT 5 PARKING SAPCES ARE REQUIRED FOR EACH 1,000 SQ. FT. OF BUILDING AREA, PER INSTRUMENT NO. 95-558554, OFFICIAL RECORDS, RECORDED DECEMBER 14, 1995 AND MODIFIED FOR THE PURPOSE OF AMENDING SCHEDULE OF PROPORTIONATE SHARES BY: INSTRUMENT NO. 96-151946, RECORDED MARCH 28, 1996, INSTRUMENT NO. 96-243911, RECORDED MAY 15, 1996, INSTRUMENT NO. 96-448786, RCEORDED SEPTEMBER 3, 1996, INSTRUMENT NO. 96-640408, RECORDED DECEMBER 19, 1996, INSTRUMENT NO. 97-47106, RECORDED JANUARY 30, 1997, INSTRUMENT NO. 97-137647, RECORDED MARCH 26, 1997, INSTRUMENT NO. 97-519056, RECORDED OCTOBER 16, 1997, INSTRUMENT NO. 06-711228, RECORDED OCTOBER 20, 2006, ALL OF OFFICIAL RECORDS. AFFECTS PARCELS ONE & TWO.

11 COVENANTS CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 95-558555, OFFICIAL RECORDS, RECORDED DECEMBER 14, 1995, AFFECTS PARCELS ONE & TWO.

(12) EASEMENTS FOR STORM DRAIN, SEWER AND WATER AS SHOWN AND DEDICATED ON TRACT NO. 15225 ARE PLOTTED HEREON, AFFECTS PARCELS ONE & TWO.

13 AN EASEMENT FOR AIRCRAFT OPERATIONS, SOUND, AIRSPACE AND AVIGATION PER BOOK 13213, PAGE 1111, OFFICIAL RECORDS, RECORDED JULY 2, 1979, IS INTENDED FOR THOSE AIRCRAFT ARRIVING AND DEPARTING TO AND FROM EL TORO MARINE BASE WHICH IS NOW CLOSED. SAID DOCUMENT IS ILLEGIBLE THEREFORE ALL CONDITIONS CAN NOT BE ADDRESSED, TRACT NO. 15225 RECITES THAT DEDICATED ON SAID TRACT NO. 15225 IS AN EASEMENT FOR AVIGATION OVER ALL LOTS ABOVE A MEAN SEA LEVEL ELEVATION OF 806 FEET SUBJECT TO THE SAME CONDITIONS AS THAT CERTAIN EASEMENT RECORDED JULY 2, 1979, IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS, THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED. THE BUILDING HEIGHT LOCATED ON THE SUBJECT PROPERTY IS HUNDREDS OF FEET BELOW THE ELEVATION OF 806 FEET, AFFECTS PARCELS ONE & TWO.

14 A RECITAL ON TRACT NO. 15225 MAKING A DECLARATION AND NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACT OVER ALL LOTS WITHIN TRACT NO. 15225 FOR THE PURPOSE AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN DECLARATION AND NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACTS RECORDED DECEMBER 1, 1983, AS DOCUMENT NO. 83-549335, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. AFFECTS PARCELS ONE & TWO.

15 THE FOLLOWING IS RECITED ON TRACT NO. 15225; "EASEMENTS GRANTED HEREON ARE SUBORDINATE TO THE EASEMENTS OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE COUNTY," AFFECTS PARCELS ONE & TWO.

⚠16 THE FOLLOWING IS RECITED ON TRACT NO. 15225:"THIS PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE SAN JAQUIN TRANSPORTATION CORRIDOR," AFFECTS PARCELS ONE & TWO.

17 THE FOLLOWING IS RECITED ON TRACT NO. 15525: "THAT BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH ANY BOARD OF SUPERVISORS APPROVED GROWTH MANAGEMENT PHASING PLAN," AFFECTS PARCELS ONE & TWO.

18 RECIPROCAL EASEMENT AGREEMENT FOR THE PURPOSE ON INGESS, EGRESS AND PARKING PER INSTRUMENT NO. 96-515804, OFFICIAL RECORDS, RECORDED OCTOBER 9, 1996, THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED, AFFECTS PARCEL ONE & TWO.

19 "RESTRICTIVE COVENANT AGREEMENT", PER INSTRUMENT NO. 96-642626, OFFICIAL RECORDS, RECORDED DECEMBER 20, 1996 AND MODIFIED BY INSTRUMENT NO. 97-552243, RECORDED OCTOBER 31, 1997, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.

(20) AN EASEMENT FOR COX COMMUNICATIONS FACILITIES, PER INSTRUMENT NO. 97-19919, OFFICIAL RECORDS, RECORDED JANUARY 14, 1997, IS PLOTTED HEREON, AFFECTS PARCELS ONE & TWO.

(21) AN EASEMENT FOR COMMUNICATION FACILITIES PER INSTRUMENT NO. 97-62526, OFFICIAL RECORDS, RECORDED FEBRUARY 10, 1997, IS PLOTTED HEREON, AFFECTS PARCELS ONE & TWO.

22 A GRANT DEED PER INSTRUMENT NO. 98-774576, OFFICIAL RECORDS, RECORDED NOVEMBER 16, 1998, RESERVES EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, REPAIR FOR ALL OTHER PURPOSES DESCRIBED IN COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 82-118353, INSTRUMENT NO. 93-0894675, INSTRUMENT NO. 95-0558554 ALL OF OFFICIAL RECORDS AND NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATIONS, THESE EASEMENTS ARE BLANKET IN NATURE AND CANNOT BE PLOTTED, AFFECTS PARCELS ONE & TWO.

23 A GRANT DEED PER INSTRUMENT NO. 19980774576, RECORDED NOVEMBER 16, 1998, WHICH RESERVES COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE IN INSTRUMENTS NO. 82-118353, INSTRUMENT NO. 93-0894675 AND INSTRUMENT NO. 95-0558554, ALL OF OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.

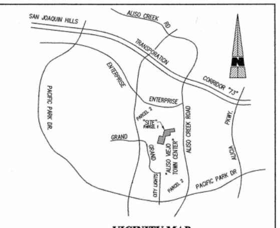
24 MATTERS CONTAINED IN INSTRUMENT TITLED, "DRAINAGE ACCEPTANCE" WHICH AGREES TO ACCEPT DRAINAGE FROM LOT 24 INTO STORM DRAIN SYSTEM ON LOT 7 OF TRACT NO. 15225, PER INSTRUMENT 99-85898, OFFICIAL RECORDS, RECORDED FEBRUARY 5, 1999, AFFECTS PARCELS ONE & TWO.

25 MATTERS CONTAINED IN INSTRUMENT TITLED, "DRAINAGE ACCEPTANCE" WHICH AGREES TO ACCEPT DRAINAGE FROM LOT 7 INTO STORM DRAIN SYSTEM ON LOT 24 OF TRACT NO. 15225, PER INSTRUMENT NO. 99-85899, OFFICIAL RECORDS, RECORDED FEBRUARY 5, 1999, AFFECTS PARCELS ONE & TWO.

26 A GRANT DEED PER INSTRUMENT NO. 1990376308, OFFICIAL RECORDS, RECORDED MAY 21, 1999 FOR THE PURPOSE OF CONVEYING PARCEL 1 OF LOT LINE ADJUSTMENT LLA98-051 WHICH RESERVES EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES ALL DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 82-118353, INSTRUMENT NO. 93-0894675 AND INSTRUMENT NO. 95-05558554 ALL OF OFFICIAL RECORDS, AND NONEXCLUSIVE EASEMENTS FOR INGRESS, INGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATIONS, AFFECTS PARCELS ONE & TWO.

27 MEMORANDUM OF LEASE PER INSTRUMENT NO. 2010000322123, RECORDED JULY 7, 2010, OFFICIAL RECORDS, AFFECTS PARCELS ONE & TWO.

(28) AN ELECTRICAL EASEMENT, WHICHS EXCEPTS ANY PORTION LYING WITHIN AN EXISTING BUILDING, PER INSTRUMENT NO. 20111000418255, OFFICIAL RECORDS, RECORDED AUGUST 24, 2011, IS PLOTTED HEREON, AFFECTS PARCEL ONE.



VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF:
TITLE COMPANY: FIRST NATIONWIDE TITLE AGENCY, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LENDER: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
OWNER: WINKLER PROPERTIES-ALISO VIEJO TOWN CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, STEPHEN L. HAYES, PROFESSIONAL LAND SURVEYOR NO. L.S 5133 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

PARCEL ONE:

⚠ PARCEL 1 OF LOT LINE ADJUSTMENT LLA-98-051, RECORDED ON MAY 21, 1999 AS INSTRUMENT NO. 99-376307, OF OFFICIAL RECORDS OF ORANGE COUNTY, BEING PORTIONS OF LOTS 7 AND 24 OF TRACT NO. 15225, IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 737, PAGES 7 TO 17 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL TWO:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, REPAIR, UTILITIES AND PARKING AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALISO VIEJO COMMUNITY ASSOCIATION, APRIL 6, 1982 AS INSTRUMENT NO. 82-118353, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PACIFIC PARK TOWN CENTER RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93-894675, THE NOTICE OF ANNEXATION TO ALISO VIEJO COMMUNITY ASSOCIATION (DELEGATE DISTRICT NO. 82) AND NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK PLAZA AT ALISO VIEJO TOWN CENTER (LOT 7, TRACT 15225), RECORDED NOVEMBER 16, 1998 AS INSTRUMENT NO. 98-774575, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PARK PLAZA AT ALISO VIEJO TOWN CENTER RECORDED DECEMBER 14, 1995 AS INSTRUMENT NO. 95-558554, ALL OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFROM ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND ONE HUNDRED PERCENT (100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM; WITHOUT, HOWEVER, ANY RIGHTS INCLUDING RIGHTS OF ENTRY IN OR WITH RESPECT TO ANY PORTION OF THE SURAFCE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE MAY FROM TIME TO TIME EXIST, AS RESERVED IN DEEDS RECORDED SEPTEMBER 30, 1976, IN BOOK 11908, PAGES 527 TO 587 INCLUSIVE, OF OFFICIAL RECORDS.

⚠ 1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STATE OF CALIFORNIA AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 AND 21. OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE SATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECFIED THEREIN.

2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON; AND THERE ARE NO PARTY WALLS.

3. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 2676004455-52 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 16, 2015 AND THAT ALL EASEMENTS, COVEANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN ⚠ PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. THE SUBJECT PROPERTY "DOES NOT" LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 06059C0428J, WITH A DATE OF IDENTIFICATION OF DECEMBER 03, 2009, FOR COMMUNITY NO. 060770, IN ORANGE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED. THE ADDRESS OF THE SUBJECT PROPERTY IS 26731 ALISO CREEK ROAD, ALISO VIEJO, CA 92656.

5. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO ENTERPRISE, ALISO CREEK ROAD AND CITY LIGHTS DRIVE ALL BEING A DEDICATED PUBLIC STREET OR HIGHWAY, BY THE WAY OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PARK PLAZA AT TOWN CENTER RECORDED IN INSTRUMENT NO. 95-558554, OFFICIAL RECORDS, RECORDED DECEMBER 14, 1995, RECORDS OF ORANGE COUNTY, CALIFORNIA. THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAYS ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO THE SAME.

6. ⚠ THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 56, INCLUDING 3 DESIGNATED HANDICAP SPACES.

5/21/2015

SURVEYORS NAME: STEPHEN L. HAYES
POFESSIONAL LAND SURVEYOR NO. "LS 5133"
DATE: 05/06/2015

LICENSED LAND SURVEYOR
STEPHEN HAYES
L.S. 5133
EXPIRES 6-30-15
STATE OF CALIFORNIA

PREPARED BY:

HAYES SURVEYING
A LAND SURVEYING CORPORATION
12 SEMBRADO - RANCHO SANTA MARGARITA - CA. 92688
TEL: (949) 459-8989 - FAX (949) 709-3040
EMAIL: "hayessurveying@cox.net"

MARK	DATE	REVISION	BY	AP'VD
⚠	5-21-15	REVISIONS PER ATTORNEY COMMENTS	SH	

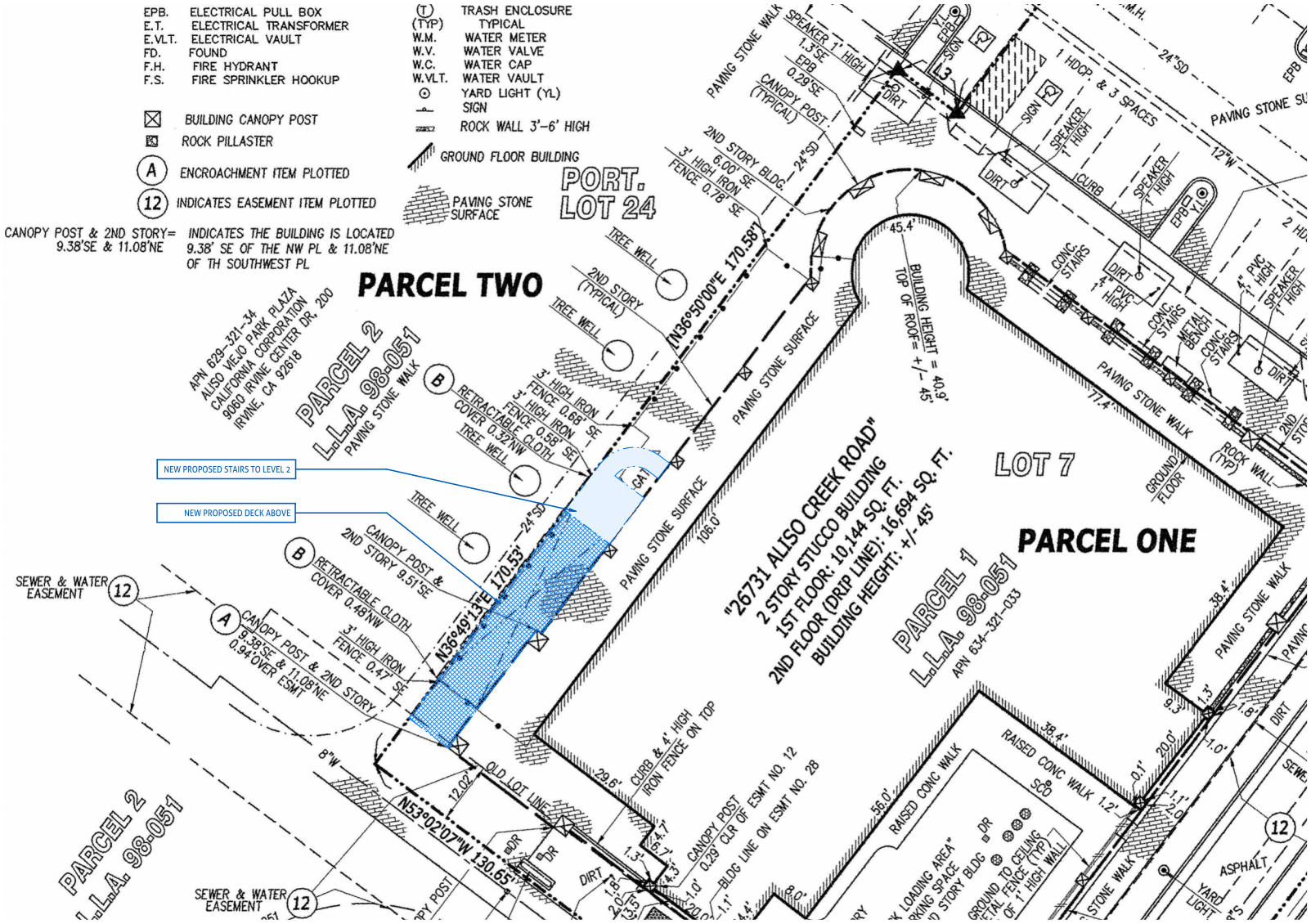
NEWMARK REALTY CAPITAL, INC.

"ALTA/ACSM LAND TITLE SURVEY"

26731 ALISO CREEK ROAD ALISO VIEJO, CALIFORNIA

SCALE: 1" = 20'	
DATE: 5-06-2015	
DRAWN BY: SH	SHEET 1 OF 1
CHECKED BY: SH	J.N. 1306B-15

A0.2



1 SITE PLAN - Enlarged
1" = 10'-0"

0 5 10 20

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CONSULTANTS

PROJECT
Project Number: 12.046.30
Permit Number:

Stairs at Stadium Brew Co

26731 Aliso Creek Rd
Suites C & 201
Aliso Viejo, CA 92656

REVISIONS
DATE DESCRIPTION

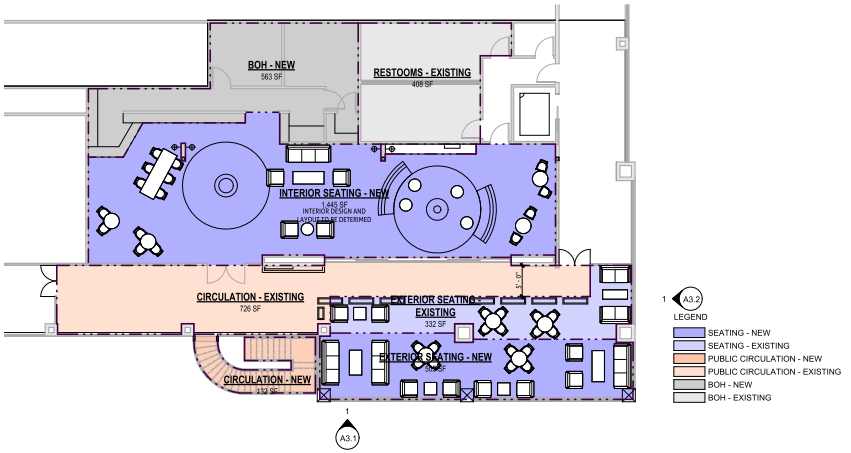
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SHEET INFO
SITE PLAN - Enlarged

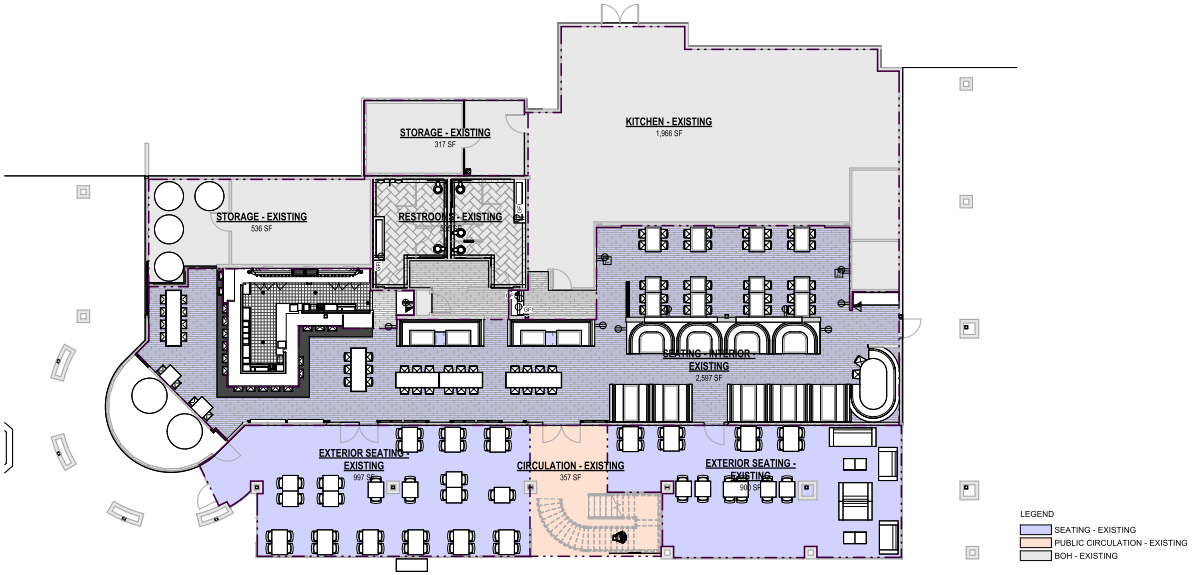
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A0.3
Scale: 1" = 10'-0"

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2 AREA PLAN - Level 2
1" = 10'-0"



1 AREA PLAN - Level 1
1" = 10'-0"

AREA SUMMARY	
TITLE	AREA
NEW	
LEVEL 2	
BOH - NEW	563 SF
CIRCULATION - NEW	133 SF
EXTERIOR SEATING - NEW	505 SF
INTERIOR SEATING - NEW	1,445 SF
LEVEL 2	2,645 SF
NEW	2,645 SF
EXISTING	
LEVEL 1	
KITCHEN - EXISTING	1,966 SF
RESTROOMS - EXISTING	535 SF
STORAGE - EXISTING	536 SF
STORAGE - EXISTING	317 SF
CIRCULATION - EXISTING	357 SF
EXTERIOR SEATING - EXISTING	997 SF
EXTERIOR SEATING - EXISTING	900 SF
SEATING - INTERIOR - EXISTING	2,597 SF
LEVEL 1	8,205 SF
LEVEL 2	
RESTOOMS - EXISTING	408 SF
CIRCULATION - EXISTING	726 SF
EXTERIOR SEATING - EXISTING	332 SF
LEVEL 2	1,467 SF
EXISTING	9,672 SF
GRAND TOTAL	12,318 SF

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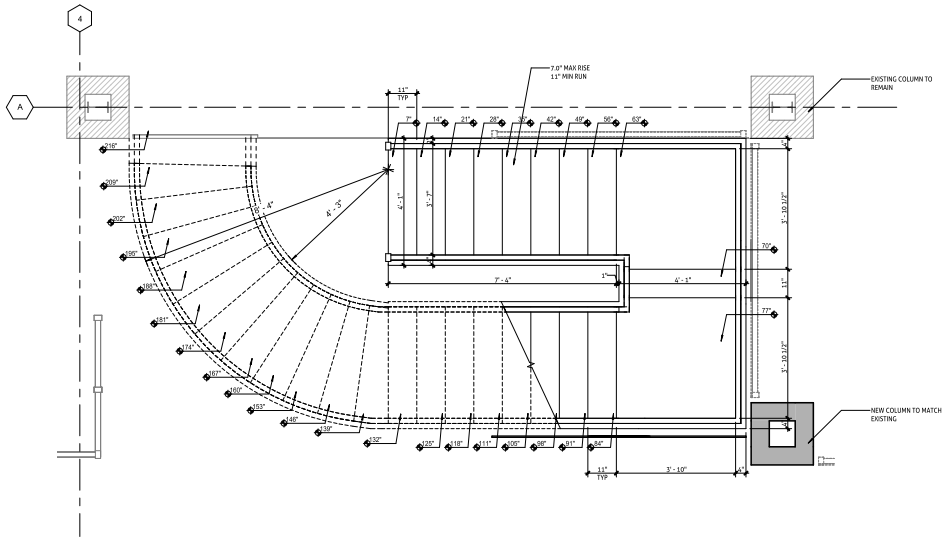
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AREA PLAN

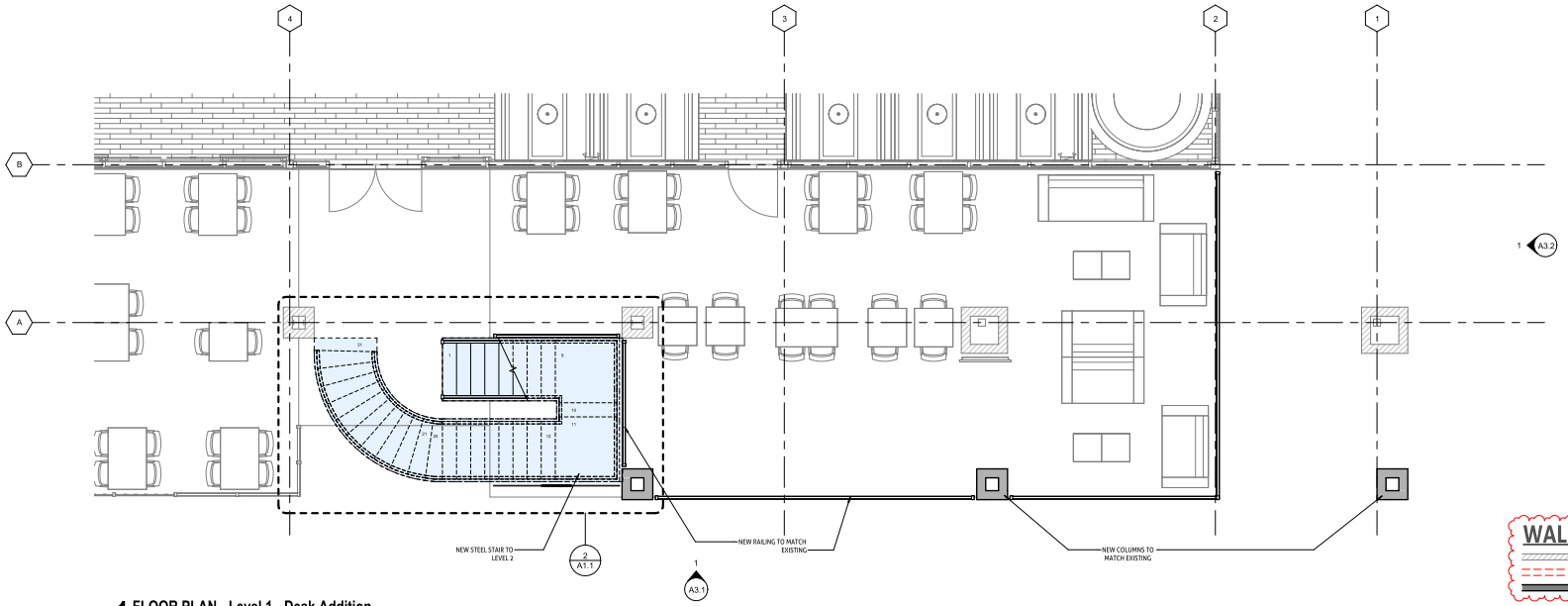
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2 FLOOR PLAN - Stair - Enlarged
1/2" = 1'-0"



1 FLOOR PLAN - Level 1 - Desk Addition
1/4" = 1'-0"

WALL LEGEND
NEW WOOD STUD WALL
EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN

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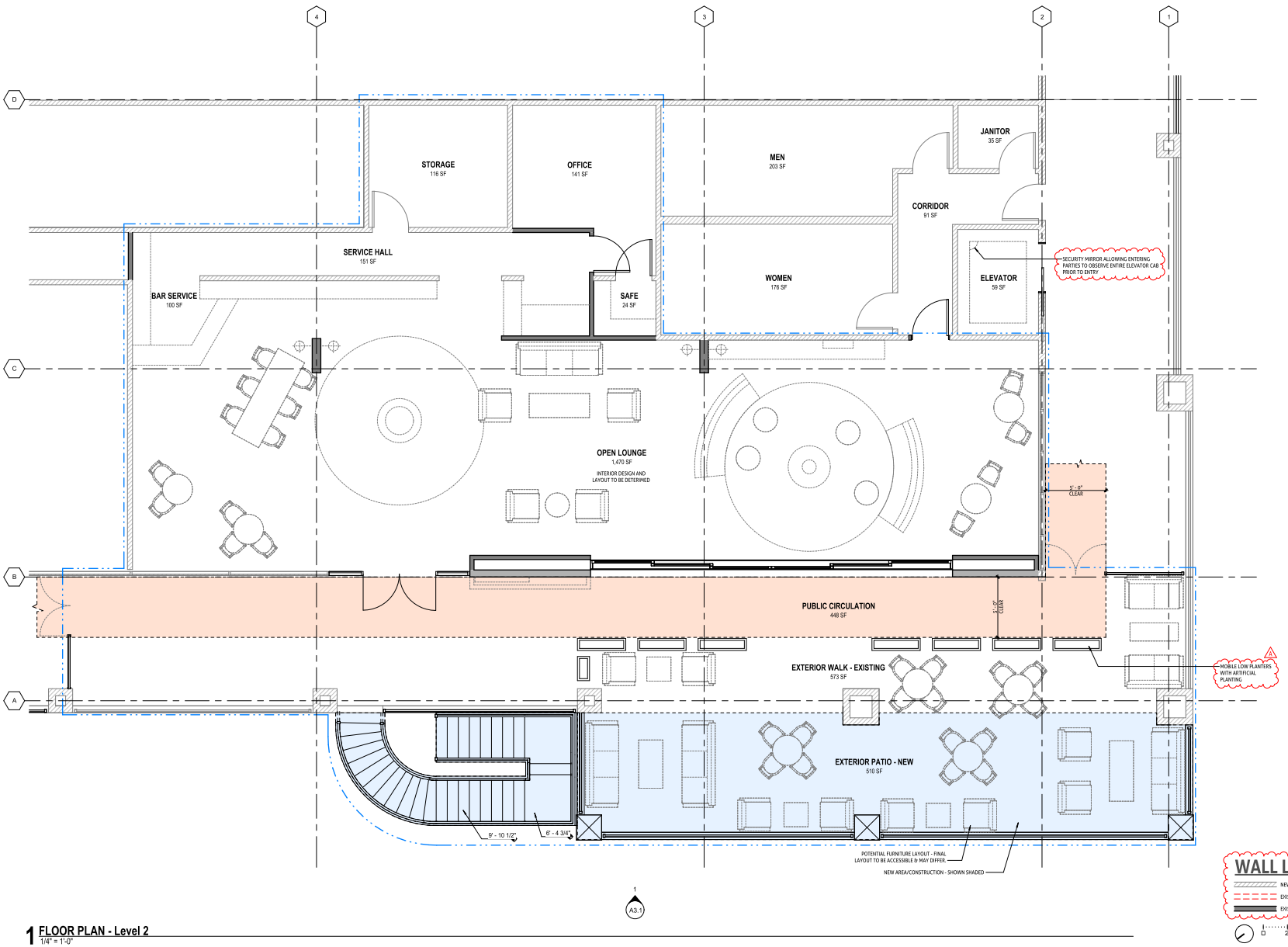
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SHEET INFO
FLOOR PLAN - Level 1

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Scale: As indicated

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1 FLOOR PLAN - Level 2
1/4" = 1'-0"

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FLOOR PLAN - Level 2

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1 BUILDING ELEVATION - West
1/4" = 1'-0"

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SHEET INFO

BUILDING ELEVATION - Deck & Stairs

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A3.1

Scale: 1/4" = 1'-0"

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1 BUILDING ELEVATION - South
1/4" = 1'-0"

NOTE: ANY AND ALL SIGNAGE IS CONCEPTUAL IN NATURE ONLY AND WILL BE MODIFIED TO MEET CURRENT SIGNAGE PROGRAM REQUIREMENTS.

0 2 4 8

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BUILDING ELEVATIONS

A3.2
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4 PERSPECTIVE - Entry at Stadium



2 PERSPECTIVE - Deck



3 PERSPECTIVE - Deck to Parking



1 PERSPECTIVE - Parking to Deck

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PERSPECTIVES

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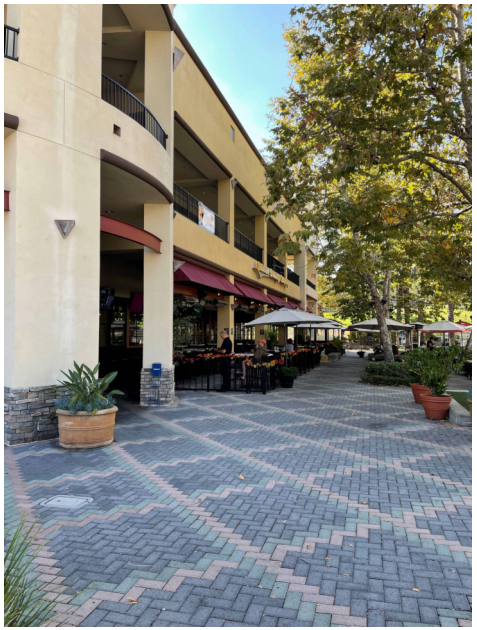
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3 PHOTO - Entry at Stadium
12" = 1'-0"



2 PHOTO - Deck to Parking
12" = 1'-0"



1 PHOTO - Parking to Deck
12" = 1'-0"

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ALISO VIEJO

Stadium Brew Company Expansion

September 21, 2022



Project Details

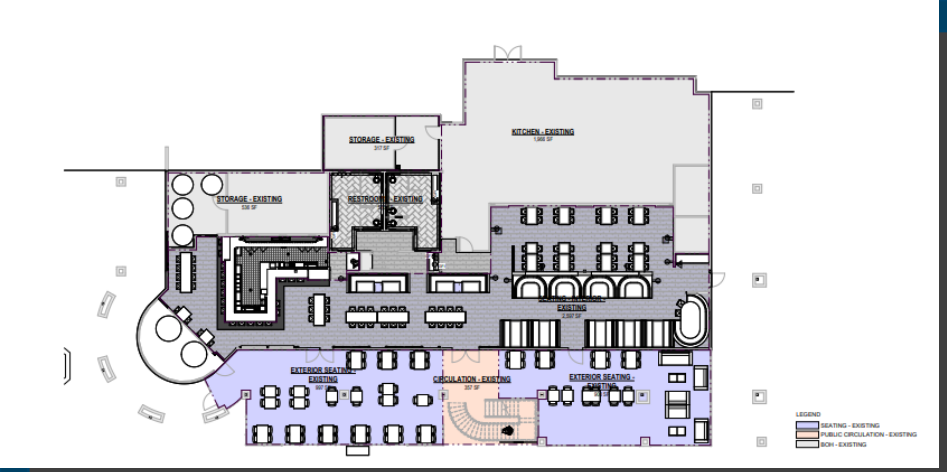
PA22-001 (CUP/SDP/AUP/EP)

Conditional Use Permit-Alcoholic Beverage Control License Type 47-On-sale General-Eating Place

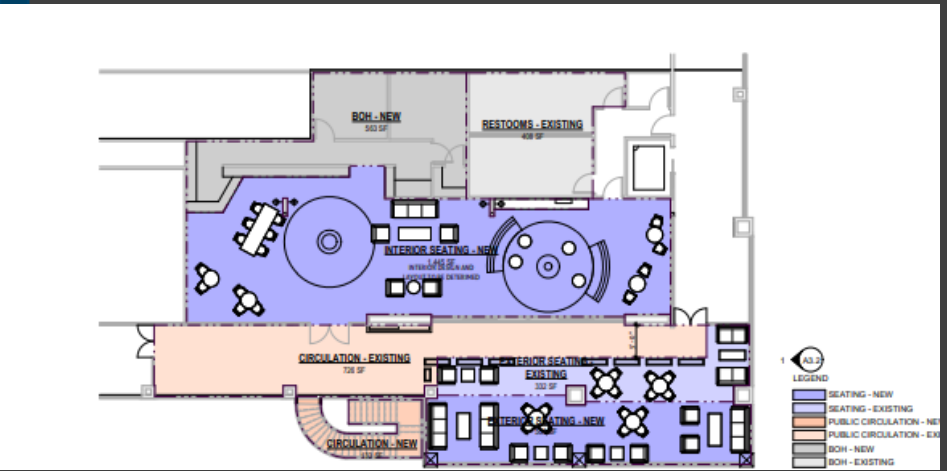
Site Development Permit-exterior site improvements

Administrative Use Permit-Outdoor patio

Exception Permit-deficiency in parking and outdoor dining







Project Description

- The proposed project includes tenant improvement with an expansion of an outdoor patio, alcohol service, and installation of a new stairway to the second floor.



Located in the Aliso Viejo Town Center Shopping Center east of Edwards Aliso Viejo Theatre.

Project Location

Existing Conditions

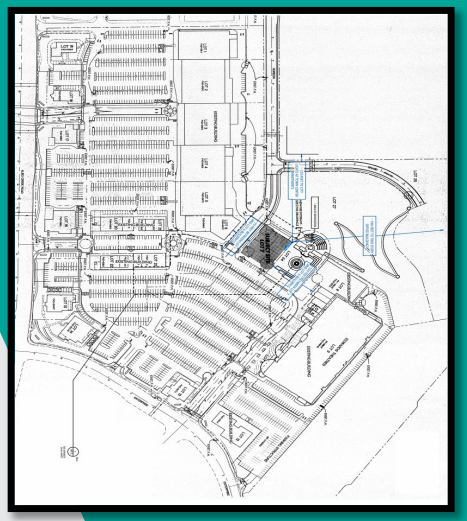


ALISO VIEJO

Existing Parking







ALISO VIEJO TOWN CENTER PARKING SUMMARY

Parking Space Requirements

Use	Square Footage/ # of seats	Parking Requirement	Parking Spaces Required
Shopping Center (exisiting)	310,408 s.f.	1:220 s.f.	1,411
Movie Theater (exisiting)	4,225 seats	1:3 seats	1,408
Second Floor Expansion (new)	510 s.f.	1:220 s.f.	2
Total Number of Parking Spaces Required			**2,821**

Parking Space Inventory

Existing Spaces in Aliso Viejo Town Center	2,404
Total Number of Parking Spaces Required	2,821
Parking Deficiency/%	**417 / 14.8%**

ALISO VIEJO





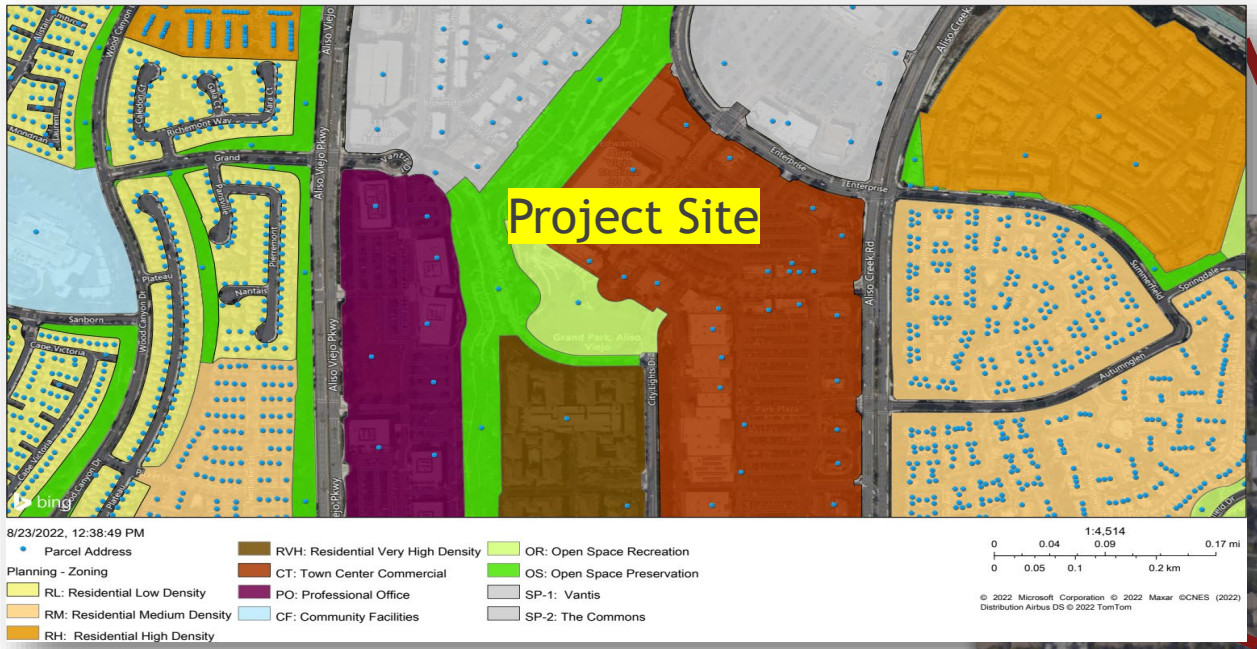




Proposed Project Renderings

Exterior Modifications

ALISO VIEJO



Proposed Use and Compatibility with Surrounding Uses



Staff Recommendations

- Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); and

- Adopt a Resolution approving Planning Application PA22-001 for a Site Development Permit (SDP) to construct a 510 square foot upper deck expansion and exterior staircase to accommodate additional outdoor seating over and under the deck; an Exception Permit (EP) for reduced parking capacity and outdoor dining;
- and a Conditional Use Permit to expand established Alcoholic Beverage Control (ABC) license type 47 (on-sale general – eating place and beer and wine) for a full-service restaurant (stadium brew company) at 26731 Aliso Creek Road.

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

FROM: So Kim, Community Development Director
John Kanlund, Contract Planner

SUBJECT: REQUEST TO APPROVE PLANNING APPLICATION PA22-006 FOR A SITE DEVELOPMENT PERMIT TO REMODEL THE TWO-STORY CLUBHOUSE BUILDING, UPGRADE THE OUTDOOR COMMON AREA INCLUDING THE POOL AND ASSOCIATED LANDSCAPE/HARDSCAPE, AND DEMOLISH THE GUARD SHACK AT 5000 CITY LIGHTS DRIVE, AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA

Recommended Actions:

1. Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA (California Environmental Quality Act) Guidelines Sections 15301 (Existing Facilities); and

2. Adopt a Resolution approving Planning Application PA22-006 for a Site Development Permit (SDP) to remodel the two-story clubhouse building, pool, landscape and hardscape including ADA compliant upgrades, and demolish the guard shack at 5000 City Lights Drive.

Fiscal Impact:

There is no fiscal impact to the City associated with this discretionary action.

Background:

On April 22,1999, the County of Orange Board of Supervisors approved the apartment complex development known as the City Lights at Town Center Apartments. The City Lights at Town Center Apartments ("City Lights") is a 793-unit apartment complex located at 5000 City Lights Drive.

On August 23, 2022, Gregory Kim, development manager for City Lights ("Applicant") submitted an application to remodel the common amenities area including the two-story building, the entire outdoor area consisting of a pool and associated lounging area, ADA

upgrades, and demolish a gate house structure. After several rounds of reviews and submittal of additional information, the application was deemed complete.

Discussion:

Pursuant to AVMC Section 15.74.020 (Site Development Permits), a Site Development Permit (SDP) is required for projects involving building construction. While only the removal of the guard tower would require a SDP as it is considered a significant change in exterior appearance as viewed from the street, the site improvements and the clubhouse remodel are also subject to the SDP as it is being processed concurrently as a single project. To approve a SDP, the following findings shall be made:

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

   The proposed project is consistent with the General Plan land use designation of Very High Density as there will be no changes to the existing use. The proposed improvements are limited to remodeling the existing pool and clubhouse area of a multi-family complex. 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 is consistent with the code and any applicable specific plan.

   The proposed project is consistent with the Zoning designation of Residential Very High Density as the proposed improvements are limited to remodeling existing amenities to a multi-family complex and no changes are proposed to the existing use. Additionally, the proposed project complies with the applicable provisions and development standards of the City's code including, but not limited to, setbacks, height, lighting, design standards, and architectural and landscape requirements. 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 interior and exterior modification of the clubhouse is categorically exempt from CEQA under the Class 1 exemption in the California State CEQA Guidelines Section 15301, as the project is considered minor alteration of an existing private structure involving no expansion of existing or former use. The proposed site improvements are categorically exempt from CEQA under the Class 3 exemption in the California State CEQA Guidelines Section 15303, as the site improvements will update an existing outdoor area with small accessory structures, all necessary services and facilities are available, will not involve the use of significant amounts of hazardous substances, and will not exceed 2,500 square feet in floor area. Therefore, this finding can be made.

4. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development.

   The proposed project includes a reconfiguration of the interior space and the exterior design of the two-story clubhouse building. Most notably, the exterior staircase facing the pool will be demolished and the lower and upper areas along the same façade will be transformed into redesigned lounge areas. Specifically, the south end of the building will include a new upper lounge area, a portion of which will be covered. The exterior walls will be updated to a modern off-white color with black metal railings and gray accent walls. Elements of modern Spanish elements such as custom wall lights and breezeways will be incorporated in the design. The resulting color, material, roof style, and building mass/scale will remain compatible with the existing buildings of the larger multi-family complex. Separate from the pool and clubhouse area, the proposed project also includes the demolition of a tall guard tower at the entry/exit area at City Lights Drive. The guard tower is proposed to be demolished replaced with landscaping, thereby reducing unnecessary building mass, and providing a more visually open entryway. Therefore, this finding can be made.

5. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development.

   As described in Finding No. 4 above, the proposed project includes reconfiguration of the interior space to allow for the same uses in a more effective manner, while increasing the usable outdoor area on the upper floor of the building. Accessways will be upgraded for compliance with ADA requirements and larger lounge areas will be created with new outdoor furniture, cabanas, firepits, and exterior lighting to enhance the outdoor experience to its users. The proposed design elements will upgrade the dated amenity area to provide a more active recreational space. As for the guard tower, the proposed removal will enhance the entry/exit area by providing a more open landscaped median. Therefore, this finding can be made.

6. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project.

   The existing outdoor areas will be redesigned and enhanced with planters, potted plants, barbeque and areas, lounge seating, cabanas, firepits, lights, dining tables with umbrellas, and overhead festival lighting. The existing pool deck and walkway

areas will be resurfaced with concrete and decorative tile steps. The walkways will be reconfigured to comply with ADA requirements. The pool and spa will be updated with new concrete coping, waterline tile, and plaster. A portion of the exterior pool gate facing City Lights Drive will be replaced to match the existing dark steel material and the interior pool enclosure will be of glass material. The existing landscaping is proposed to be upgraded with planting of drought-tolerant species, transplanting existing mature trees, and date palms. The proposed landscape elements will visually enhance the amenities area, complementing the upgraded clubhouse. The upgraded pool/clubhouse will become a more attractive recreational focal point, and the entry/exit area absent of the guard tower will be visually more open and compatible with the larger multi-family complex. Therefore, this finding can be made.

Public Notice:

On September 8, 2022, a public hearing notice was published in the Laguna Niguel News and mailed to all owners of real properties within 300 feet of the subject real property.

Attachments:

1. Draft Resolution
2. Applicant Project Description Letter
3. Project Plans
4. Presentation

RESOLUTION NO. 2022- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING PLANNING APPLICATION PA22-006 FOR A SITE DEVELOPMENT PERMIT (SDP) TO REMODEL THE TWO-STORY CLUBHOUSE BUILDING, POOL, LANDSCAPE AND HARDSCAPE INCLUDING ADA COMPLIANT UPGRADES, AND DEMOLISH THE GUARD SHACK AT 5000 CITY LIGHTS DRIVE AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, on April 22,1999, the County of Orange Board of Supervisors approved the apartment complex development known as the City Lights at Town Center Apartments. The City Lights at Town Center Apartments ("City Lights") is a 793-unit apartment complex located at 5000 City Lights Drive; and

WHEREAS, on August 23, 2022, Gregory Kim, development manager for City Lights ("Applicant") submitted an application to remodel the common amenities area including the two-story building, the entire outdoor area consisting of a pool and associated lounging area, ADA upgrades, and demolish a gate house structure. After several rounds of reviews and submittal of additional information, the application was deemed complete; and

WHEREAS, on September 8, 2022, a public hearing notice was published in the Aliso Viejo News and mailed to all owners of real properties within 300 feet of the subject real property;

WHEREAS, on September 21, 2022, 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 related to Planning Application PA22-006 (SDP); and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER 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. Compliance with CEQA. The City Council finds the proposed interior and exterior modification of the clubhouse is categorically exempt from CEQA under the Class 1 exemption in the California State CEQA Guidelines Section 15301, as the project is considered minor alteration of an existing private structure involving no expansion of existing or former use. The proposed site improvements are categorically

Attachment 1

exempt from CEQA under the Class 3 exemption in the California State CEQA Guidelines Section 15303, as the site improvements will update an existing outdoor area with small accessory structures, all necessary services and facilities are available, will not involve the use of significant amounts of hazardous substances, and will not exceed 2,500 square feet in floor area.

SECTION 3. Approval of Project and Findings for Site Development Permit. In accordance with AVMC 15.74.020(D), the City Council hereby approves Planning Application PA22-006 for the renovation of the clubhouse and site improvements, 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 proposed project is consistent with the General Plan land use designation of Very High Density as there will be no changes to the existing use. The proposed improvements are limited to remodeling existing pool and clubhouse area of a multi-family complex.

2. Consistency with Zoning Code. The proposed project is consistent with the Zoning designation of Residential Very High Density as the proposed improvements are limited to remodeling existing amenities to a multi-family complex and no changes are proposed to the existing use. Additionally, the proposed project complies with the applicable provisions and development standards of the City's code including, but not limited to, setbacks, height, lighting, design standards, and architectural and landscape requirements.

3. Compliance with CEQA. Processing and approval of the permit application is following the requirements of the California Environmental Quality Act, as evidenced in Section 2 above.

4. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, roof style are compatible with surrounding development. The exterior staircase facing the pool will be demolished and the lower and upper areas along the same façade will be transformed into redesigned lounge areas. The exterior walls will be updated to a modern off-white color with black metal railings and gray accent walls. Elements of modern Spanish elements such as custom wall lights and breezeways will be incorporated in the design. The resulting color, material, roof style, and building mass/scale will remain compatible with the existing buildings of the larger multi-family complex. Separate from the pool and clubhouse area, the proposed demolition of the guard tower at the entry/exit will reduce unnecessary building mass and provide a more visually open entryway with landscaping.

5. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site

design elements are compatible with surrounding development. As described in Subsection No. 4 above, the proposed project includes reconfiguration of the interior space to allow for the same uses in a more effective manner, while increasing the usable outdoor area on the upper floor of the building. Accessways will be upgraded for compliance with ADA requirements and larger lounge areas will be created with new outdoor furniture, cabanas, firepits, and exterior lighting to enhance the outdoor experience to its users. The proposed design elements will upgrade the dated amenity area to provide a more active recreational space. As for the guard tower, the proposed removal will enhance the entry/exit area by providing a more open landscaped median.

6. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. The existing outdoor areas will be redesigned and enhanced with new drought tolerant landscaping, outdoor furniture, firepits, and lights; existing pool deck and walkway areas will be resurfaced; walkways will be reconfigured to comply with ADA requirements; and pool and spa will be refinished, and associated security gates and fencing will be replaced. The proposed landscape elements will visually enhance the amenities area, complementing the upgraded clubhouse. The upgraded pool/clubhouse will become a more attractive recreational focal point, and replacement of the guard tower to a landscaped area at the entry/exit gate will be visually more compatible with the larger multi-family complex.

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 NOE 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 21st day of September 2022.

_____
Ross Chun
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Mitzi Ortiz, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Resolution No. 2022-___ was duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 21st day of September 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MITZI ORTIZ
CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Resolution No. 2022-__ duly passed and adopted by the Aliso Viejo City Council at its regular meeting held September 21, 2022

_____
MITZI ORTIZ
CITY CLERK

(SEAL)

EXHIBIT "A"
PLANNING APPLICATION PA21-006 (SDP)
CONDITIONS OF APPROVAL

1. Approval of the Planning Application PA22-006 for Site Development Permit (SDP) to remodel the two-story clubhouse building, pool, landscape and hardscape including ADA compliant upgrades, and demolish the guard shack at 5000 City Lights Drive in accordance with all plans and exhibits as presented to and approved by the City Council on September 21, 2022.

2. This approval constitutes a precise plan for location and design of uses, structures, features and materials submitted with this application. Development shall occur substantially as shown on the plans and description letter approved for this Project and on file in with the Department of Planning Services, 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 by this site development permit 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. For the purpose of Planning Application PA22-006 and as referenced in the conditions, "Applicant" shall apply to the City Lights at Town Center, owner, operator, and any and all future successors and/or assigns of the approved establishment.

4. The Applicant shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with conditions. All fees and expenses shall be paid in full prior to issuance of a certificate of occupancy. Prior to issuance of applicable City approvals or permits, the applicant shall be fully responsible for reimbursing the City of Aliso Viejo for all expenses incurred to process the application and assure compliance with all conditions of approval.

5. 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 the granting of these permits may constitute grounds for revocation of the permit(s) in accordance with AVMC Section 15.74.120.

6. To the fullest extent under the law and at its sole and absolute cost, the Owner/Developer, and Owner/Developer's successors, heirs, and assigns shall protect, defend with counsel reasonably acceptable to the City , indemnify, and hold

harmless the City, its officials, officers, employees, consultants, subcontractors, agents, and representatives (collectively, "Indemnitees") from any and all claims, actions, or proceedings against Indemnitee(s) brought pursuant to the Planning and Zoning Law, the Subdivision Map Act, the California Environmental Quality Act, the federal Clean Water Act, the Porter Cologne Water Quality Control Act or any other law, permit or regulation in order to attack, set aside, void, annul, or seek to impose liability on the City for granting the approval granted by this Resolution, including, without limitation, any alleged act or omission by Indemnitee(s) related to County of Orange SP 93109 and/or any related parking agreements, conditions, or regulations, which action is brought for declaratory relief, injunctive relief, specific performance, or for any monetary claims (including, but not limited to, fines, fees, penalties, expert witness fees, attorneys' fees, and other related costs and expenses). This provision shall not be restricted to insurance proceeds, if any, received by the Owner/Developer or Indemnitee(s). Moreover, this provision shall survive any expiration, termination, or revocation of this approval or related approvals.

7. All signs shall be maintained on the property in accordance with the Municipal Code and any adopted Sign Program in effect for the property.

8. This Resolution and Conditions of Approval shall be incorporated into building plans to all applicable reviewing agencies or authorities.

9. Tenant improvements 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 and California Mechanical Code, California Electrical Code, including any local amendments adopted by the City of Aliso Viejo.

10. Tenant improvements shall be submitted for review, approved and permits issued, and shall comply with standards, regulations and requirements of the Americans with Disabilities Act. At the discretion of the Building Official, the Applicant may be required to retain a Certified Access Specialist (CASp) to ensure compliance with applicable construction-related accessibility standards.

11. Roof-mounted mechanical equipment such as air conditioning, heating or ventilating units or ducting shall be screened from a horizontal line of sight. Such screening shall be architecturally consistent with the building and an integral part of the roof design so as not to appear as an architectural "afterthought." For flat roofs, an architecturally consistent screen enclosure behind the parapet wall may be used if it is made to appear as an integral part of the building. The ground-mounting of mechanical equipment, with appropriate wall or landscape screening is required.

12. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be

scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.

13. The Project shall be subject to the requirements of Title 15 Zoning Code, Appendix A Crime Prevention Through Environmental Design ("CPTED"). Based on the City Crime Prevention Specialist shall review and inspection of the Project, the Applicant shall make the required improvements and submit the necessary documentation showing compliance to the satisfaction of the Crime Prevention Specialist.

14. Above ground obstructions (utility cabinets, mailboxes, etc.) are to be placed within right-of-way landscaping areas whenever possible and shall be screened subject to the approval of the Community Development Director. When above ground obstructions are to be placed within sidewalk, a minimum five (5) foot clear sidewalk width must be provided around the obstruction.

15. All backflow preventers, transformers, and other above-grade utilities shall be appropriately screened from public with walls and/or plantings, unless prohibited by another governing agency.

16. The trash enclosure shall be modified to conform to the design standards of the responsible disposal company.

    a. The enclosure shall be constructed on a concrete pad provided with a floor drain connection to the sanitary sewer system or other approved containment method to the satisfaction of the city engineer. Interior concrete or metal curbs shall be provided to prevent damage to the enclosure's walls from collisions with heavy containers.

    b. The enclosure shall be constructed on a concrete pad provided with a floor drain connection to the sanitary sewer system or other approved containment method to the satisfaction of the city engineer. Interior concrete or metal curbs shall be provided to prevent damage to the enclosure's walls from collisions with heavy containers.

    c. The enclosure shall be provided with a solid overhead cover integrated into the enclosure design and approved by the planning director and city engineer.

    d. Enclosures shall consist of a solid wall on three sides at least six feet in height and a solid self-latching gate on the fourth side at least five feet in height. Gates shall be metal or metal-framed, of heavy-duty construction sufficient to withstand hard usage and shall be attached to metal posts securely anchored into the ground. Gates shall be maintained in good working order and shall remain closed except when in use. Walls and gates shall be consistent with the colors and finishes of nearby buildings.

e. The use of plastic or corrugated metal for enclosure walls or overhead covers is prohibited.

f. In the event the existing trash enclosure needs to be expanded or redesigned, the enclosure design shall conform to the requirements established in AVMC Section 15.62.080(F) and subject to the review and approval of the Community Development Director and City Engineer.

17. The Applicant shall submit a detailed landscape plan for the site, which may require a Landscape Permit from the Department of Public Works. All landscaping work shall be completed and inspected prior to issuance of a Certificate of Occupancy.

18. Landscape plans shall include planting that conform to the following minimum size and planting density standards:

    a. Trees.

        i. Minimum size: eight feet high (measured from the top of container) with at least 30 percent to be minimum 24-inch box size.

        ii. Maximum spacing in parkways, entry drives, street medians, parking lot planter strips, and project boundary strips: average 30 feet.

    b. Shrubs.

        i. Minimum size: one gallon minimum with at least 30 percent to be five-gallon.

        ii. Maximum spacing: average 10 feet.

    c. Vines. As required to augment groundcover and/or provide screening for retaining walls.

    d. Groundcover. Hand-planted plugs with minimum density of one foot on center, or other density as approved by the director, or hydroseeding utilizing seed mixture approved by the director. Either of the preceding methods or a combination of the two shall be sufficient, in the director's judgment, to meet a goal of 100 percent slope coverage within one year of planting.

19. The Owner/Developer shall obtain a temporary use for the temporary placement of a trailer or relocatable building or the temporary use of a permanent structure on an active construction site as a construction and/or watchman's office, and the establishment of a temporary materials and equipment storage yard subject to the requirements established in AVMC 15.22.170 prior to issuance of any permit.

20. If any hazardous waste is encountered during construction of any portion of this project, all work shall be immediately stopped on that portion of the project, and the Orange County Health Care Agency (OCHCA), the Orange County Fire Authority (OCFA), the Orange County Sheriff's Department (OCSD), and the Director of Public Works shall be notified immediately. Work on that portion shall not continue until clearance has been issued by all of these agencies.

21. The Owner/Developer shall utilize prudent and reasonable measures to prevent unauthorized persons from entering the work site at any time and to protect the public from accidents and injury arising from the construction of the project.

22. All workers and visitors to the site must observe a 10-mile per hour speed limit in the construction area.

23. All portions of the project site shall be continuously maintained free of litter or debris during construction per SWPPP and CAL-OSHA requirements.

24. The Project shall use low VOC cleaning supplies.

25. The Owner/Developer and its contractors shall ensure that either water-based or low-VOC coating with a VOC coating of 50 grams per liter (lower than SCAQMD Rule 1113) be utilized to apply the architectural coatings. In addition, the Project shall utilize transfer or spray equipment with high transfer efficiency. For example, a high volume, low pressure (HVLP) spray method coating application system operated at an air pressure between 0.1 and 10 pounds per square inch gauge (psig), with a 65 percent transfer efficiency. Manual transfer with brush or roller has 100 percent transfer efficiency.

26. The Project shall require the use of paints with VOC content of 10 g/L or lower.

27. Signage for the property shall be reviewed separately and is not part of the approval of this Project. Prior to any sign installation, the Applicant shall submit a Sign Permit Application to the Community Development Director for approval and a permit shall be issued by the Building Official. All proposed signage for the building shall be submitted to the City and processed pursuant to AVMC 15.34 standards and/or any applicable planned sign program affecting the property. No advertising devices shall be permitted on or off the project site visible to the public.

Conditions Required Prior to the Issuance of a Building Permit

Building Department Conditions

28. Prior to issuance of a Building Permit, the Owner/Developer shall obtain all necessary and required approval of project plans from all City Departments, County of Orange, and all other applicable outside agencies.

29. Prior to issuance of a Building Permit, the Owner/Developer shall submit payment, or proof of payment prior to issuance of a building permit for that particular phase any and all applicable plan check, school, water, sewer, Transportation Corridor, and other public benefit fees, if not previously paid. Owner/Developer shall submit evidence of said payments.

30. Prior to issuance of a Building Permit, the Owner/Developer shall provide rough grade pad certification confirming the site has been graded in accordance with the approved grading plan.

31. Owner/Developer shall furnish, three (3) complete sets of plans (structural, mechanical, electrical, and plumbing). Said plans submitted shall contain two (2) copies of soil reports, liquefaction investigation reports and structural calculations.

32. The cover sheet of building construction documents shall contain a blue-line print of the City's Conditions of Approval and it shall be attached to each set of plans submitted for any construction or demolition or shall be printed on the title sheet verbatim.

33. Building addresses shall be located facing street fronting property for each building approved by the Building Department and OCFA.

34. All plans shall be designed in conformance with the 2019 editions of the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and the Aliso Viejo Municipal Code.

Fire Department Conditions

35. Prior to the issuance of necessary building permits, the Applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review and approval

    a. Architectural (Service Codes PR200-PR285)

    b. Hazardous materials compliance and chemical classification (Service Codes PR315-PR328)

    c. Hazardous equipment, processes, or operations (Service Codes PR345-PR360)

    d. High-piled storage (Service Code PR330)

    e. Refrigeration and vapor detection/alarm system (Service Codes PR340 and PR500-PR520), if required by the Refrigeration Disclosure worksheet in OCFA guideline G-02 or the California Fire or Mechanical Codes

Police Services Department Conditions

36. Pursuant to Zoning Code Appendix A: Requirements for Crime Prevention Through Environmental Design (CPTED), buildings, open parking lots, walkways, and accesses in nonresidential complexes shall conform to the following lighting standards:

    a. All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device or an uninterruptible A.C. power source.

    b. Recessed areas of buildings or fences, which have a minimum depth of 2 feet, a minimum height of 5 feet, and do not exceed 6 feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.5 foot-candle of light at ground level during the hours of darkness. This requirement only applies to defined recessed areas which are within 6 feet of the edge of a designated walking surface with an unobstructed pathway to it that is not hindered by walls or hedge row landscaping a minimum of 2 feet in height. The light source may be motion detectors with a photocell device.

    c. Stairways shall be illuminated with a vandal resistant light fixture with a minimum maintained 1 foot-candle of light on all landings and/or stair treads, during the hours of operation and darkness. The interior service stairways shall be painted a light, highly reflective color.

    d. All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained 1 foot-candle of light on the walking surface.

    e. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained 1 foot-candle of light on the walking or driving surface during the hours of operation and darkness.

    f. The light source utilized to comply with this section shall have a rated average bulb life of not less than 10,000 hours.

    g. Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than 3 feet in height from ground level when used to illuminate walkways and a minimum of 8 feet in height from ground level when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen feet vertically or 6 feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

    h. A site plan shall be provided showing buildings, parking area, walkways,

detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.

i. All lighting on the property shall be designed to prevent spillover onto neighboring properties.

37. Pursuant to Zoning Code Appendix A: Requirements for Crime Prevention Through Environmental Design (CPTED), to maintain sufficient illumination for security purposes, landscaping plans shall be designed so that trees and other landscaping do not obstruct light sources from outdoor fixtures, including parking lot lighting.

38. Pursuant to Zoning Code Appendix A: Requirements for Crime Prevention Through Environmental Design (CPTED), landscaping shall be designed so that trees and other landscaping do not obstruct views of traffic signs or address numerals on buildings.

Public Works Department Conditions

39. The Owner/Developer's Landscape Plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The Owner/Developer shall post surety guaranteeing the construction of the improvements. The Plan shall be reviewed and approved by the Director of Public Works and the Community Development Director.

40. The Owner/Developer's Landscape Plan shall include elements to the extent practicable to protect existing and proposed pavements from root damages.

41. The Owner/Developer's Landscape Plan shall conform to the City's current Water Efficient Landscape Regulations at the time of submittal.

42. All graded slopes shall be permanently planted in a timely manner meeting the approval of the Director of Public Works and in compliance with the approved Landscape Plan with groundcover, trees and shrubs that will stabilize slopes and minimize erosion.

43. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to commencing construction of any building foundation or structure.

Conditions Required Prior to Concealing Interior Construction

Fire Department Conditions

44. Prior to concealing interior construction, the Applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review and approval:

    a. Fire Alarm System (Service Code PR500-PR520)

    b. Fire Sprinkler System (Service Codes PR430-PR455), if the building is currently sprinklered and the system requires modification

Conditions Required Prior to Final Building Inspection or Occupancy Permit

Building Department Conditions

45. Prior to issuance of a Certificate of Use and Occupancy, the Owner/Developer shall obtain final approval for all City departments and County agencies.
46. Prior to issuance of a Certificate of Use and Occupancy, the Owner/Developer shall submit final compliance report from all independent deputy inspection firms involved in the project outlining each area of inspection.

47. Prior to issuance of a Certificate of Use and Occupancy, the Owner/Developer shall submit a final compliance report from Structural Engineer of Record.

48. Prior to issuance of a Certificate of Use and Occupancy, the Owner/Developer shall provide copies of all Title 24, Part 6 Certificate of Acceptance Forms including all lighting, electrical and mechanical.

Fire Department Conditions

49. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.

Planning Department Conditions

50. All temporary units, equipment, and fencing shall be removed from the site prior to final inspection for the final building construction project on site.

51. Prior to issuance of a Certificate of Occupancy, the Owner/Developer shall schedule an inspection with the Building & Safety Division to ensure the project was completed in substantial compliance with codes and applicable standards.

Police Services Department Conditions

52. Prior to issuance of a Certificate of Occupancy, the Owner/Developer shall schedule an inspection by the Aliso Viejo Police Services Crime Prevention Specialist to confirm the implementation of CPTED standards and security hazards have been mitigated to the satisfaction of the Crime Prevention Specialist.

Public Works Department Conditions

53. Prior to issuance of a Certificate and Occupancy, the landscape architect shall provide written certification to the City stating installation is in substantial conformance with the approved landscape plans. If there are variations, the variations shall be approved by the Director of Public Works and Community Development Director.

54. Prior to issuance of a Certificate of Use and Occupancy, the Owner/Developer shall provide a written certification for the operation of all backflow devices.

Shea Properties

February 25, 2022

RE: Project Description and Justification

To Whom It May Concern:

The project currently known as City Lights at Town Center Apartments ("City Lights") is a 793-unit apartment complex located on 5000 City Lights Dr., Aliso Viejo, CA 92656. City Lights is proposing to renovate the existing 12K SF 2-story clubhouse and the surrounding pool deck. City Lights is currently under the process of doing units renovations (under separate permits) and have currently injected $5.1M of equity towards the 185 renovated units thus far (with another 18 units under construction). Unit renovations are expected to be completed by Q3 2022 and the goal is to deliver a renovated clubhouse and pool deck to the fully renovated property. The clubhouse serves as the project's leasing center and only amenity building and will continue to do so after the renovation.

Our intent is to demolish portions of the current building footprint, as seen on pages A-2.1 and A-2.2 and build out to the former column line / roof line of the building, taking space that was an exterior colonnade and capturing it as interior conditioned space. The overall building footprint remains roughly about the same as the existing structure by expanding into under-utilized space such as of the colonnade to create more usable amenity spaces for tenants. These new spaces include: a refreshed clubroom that faces out to the pool, conference room, newly located offices and leasing area, work room & fitness, new mail & parcel locker, co-workspace, decks and outdoor covered areas, see sheets A-2.3 and A-2.4 Building restrooms and elevator will remain unchanged. The existing stair to the parking lot will remain unchanged, but the radiused stair to the pool will be demolished and a new stair added to the southern portion of the building. Overall mass, scale and roof design of the Leasing Clubhouse will remain similar to the remainder of the two-story portion of the building.

The existing outdoor areas will be enhanced as well with expanded/enhanced planters, BBQ areas, lounge seating, cabanas and overhead festival lighting. Landscaping will be reimagined to incorporate both existing and new plantings to present a cohesive and comfortable setting for tenants. Although new landscaping will be brought in to complement the redesign, all current landscaping (including all existing king palms) will be repurposed/reused within the existing pool deck to the maximum extent possible. A new fence constructed between the building and pool area will divide lounge spaces and poolside activities. The existing ground-mounted AC condensers located near the west end of the clubhouse will be relocated while the existing AC condensers located near the pool equipment room / MPOE will remain as-is. The relocated condensers will be installed on the roof in a manner so that they are not visible from the apartment units and public right of way. The relocated AC condensers will have 7' high parapet walls covering 2 sides of the

130 Vantis, Suite 200
Aliso Viejo, CA 92656
T: 949-389-7000 F: 949-389-7434
www.sheaproperties.com

area containing the condensers, while the other 2 sides will be covered by metal panels insuring that all sides of area containing the condensers will be blocked from public view.

The exterior material palette for the renovation is intended to add a modern twist but also be a complimentary approach onto the previous architecture style. The proposed color scheme of the clubhouse is designed to be the foundation for the future paint refresh of all the residential apartment buildings of the City Lights at Town Center Apartments (apartment buildings paint refresh to match that of the clubhouse; to be done within 6 months to a year after the completion of the clubhouse remodel). Concurrent with the paint refresh of the apartment buildings, the exterior lighting fixtures will also be replaced/updated to match the exterior lighting fixtures proposed for the clubhouse remodel. The black window trim of the clubhouse will remain unchanged from its current color scheme. The end goal is to have a cohesive color/material scheme along throughout the entire project post renovation.

Tenants will have access from various key-fobbed access points to both internal and external amenities with resident services having the ability to limit access during non-business hours of certain spaces when applicable. Potential residents may peruse the clubhouse and its proposed amenities during business hours, but actual access/usage to the spaces will be limited to the apartment tenants. All entry points to the clubhouse and its amenities will be behind a locked/key-fobbed door and works to prevent unwanted visitors. Adequate lighting will be provided in and around the clubhouse, including all indoor/outdoor corridor spaces. A photometric study will be engaged at the appropriate time to ensure we have proper lighting in and around the clubhouse.

We are excited to bring our community of residents this renovated leasing/amenity building for them to enjoy. If you have any questions, please do not hesitate to contact me.

Gregory Kim
Development Manager
Shea Properties
949-389-7117

SHEA CITY LIGHTS

SITE DEVELOPMENT PERMIT

AUGUST 1, 2022

TCA ARCHITECTS



PROJECT DESCRIPTION / SCOPE OF WORK

Project Address: 5000 City Lights Dr, Aliso Viejo, CA 92656

The proposed project is to renovate the existing two-story amenity building and pool area within the City Lights at Town Center Apartments community.

Our intent is to demolish portions of the current building footprint, as see on pages A-2.1 and A-2.2 and build out to the former column line / roof line of the building, taking space that was an exterior colonnade and capturing it as interior conditioned space. The overall building footprint remains roughly about the same as the existing structure by expanding into under-utilized space such as of the colonnade to create more usable amenity spaces for tenants. These new spaces include: a refreshed clubroom that faces out to the pool, conference room, newly located offices and leasing area, work room & fitness, new mail & parcel locker, co-workspace, decks and outdoor covered areas, see sheets A-2.3 and A-2.4. Building restrooms and elevator will remain unchanged. The existing stair to the parking lot will remain unchanged, but the radiused stair to the pool will be demolished and a new stair added to the southern portion of the building. Overall mass, scale and roof design of the Leasing Clubhouse will remain similar to the remainder of the two-story portion of the building.

The existing outdoor areas will be enhanced as well with expanded/enhanced planters, BBQ areas, lounge seating, cabanas and overhead festival lighting. Landscaping will be reimagined to incorporate both existing and new plantings to present a cohesive and comfortable setting for tenants. A new fence constructed between the building and pool area will divide lounge spaces and poolside activities. Existing ground-mounted AC equipment will be removed, and new units will be installed on the roof not visible from the public right of way. AC condensers will be hidden from view via mansard roofs above the Leasing and Mail Room.

The exterior material palette for the renovation is intended to add a modern twist but complimentary approach onto the previous architecture style. The proposed color scheme is designed to be the foundation for the future paint refresh of the residential apartment portion of the City Lights at Town Center Apartments, to be done separately. Colors and materials will be cohesive between the apartments and the new clubhouse.

Pedestrians will have access from various key-fobbed access points to both internal and external amenities with resident services having the ability to limit access during non-business hours of certain spaces when applicable.

Please see additional notes on demo and floor plan sheets for further clarification.

* Panel antennas will be a maximum of 6'0" in height.

PARKING

EXISTING UNIT TABULATIONS (PARKING)

UNIT PLAN #	# OF UNITS PHASE I	# OF UNITS PHASE II	TOTAL UNITS PHASES I & II	UNIT SQ. FT.	# BEDRMS./BATHS COUNTS	REQUIRED PARKING PHASE I	REQUIRED PARKING PHASE II	PROPOSED PARKING PHASE I	PROPOSED PARKING PHASE II	PARKING RATIO FOR BOTH PHASE I AND 2
1	55	19	74	548	1-BED (JR.)/1-BATH	82.5	28.5	83	29	74 X 1.5
2	83	56	139	708	1-BED/1-BATH	124.5	84	125	84	139 X 1.5
3	64	53	117	807	1-BED/1-BATH	96	79.5	96	80	117 X 1.5
4	34	0	34	1,022	2-BED/2-BATH	78	NA	78	N/A	34 X 2
4B	0	71	71	903	1-BED/DEN/1-BATH	NA	106.5	N/A	107	71 X 1.5
5	24	67	91	1,028	2-BED/2-BATH (SMALL 2ND BR.)	48	134	48	134	91 X 2
6	84	0	84	1,040	2-BED/2-BATH (1=MASTER)	178	N/A	178	N/A	84 X 2
7	36	71	107	1,047	2-BED/2-BATH	72	142	72	142	107 X 2
8 (WITH GREAT ROOM) AT FORTH FLOOR ONLY	9	8	17	1,534	2-BED/2-BATH (OPEN CONCEPT)	18	16	18	16	17 X 2
8 (WITH DEN) AT 2ND/3RD. FLOORS	18	14	32	1,534	2-BED/2-BATH (WITH DEN)	36	28	36	28	32 X 2
8A (WITH 3-BEDROOM) AT FIRST FLOOR ONLY	9	8	17	1,534	3-BED/2-BATH	27	24	27	24	17 X 3
TOTALS:	426	367	793			760	642.5	761	644	
						PHASE I	PHASE II	PHASE I	PHASE II	
EXISTING GUEST PARKING						53	104			
PROPOSED GUEST PARKING								52	103	
TOTALS:						813	747	813	747	

PROJECT TEAM

DEVELOPER:

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Contact: Willis Chin

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www.sheaproperties.com
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ARCHITECT:

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CIVIL ENGINEER:

Fuscoe Engineering, Inc.
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www.fuscoe.com
johno@fuscoe.com

VICINITY MAP



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A-2.2	ARCHITECTURAL DEMOLITION PLAN - LEVEL 2
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CIVIL:

C-1.0	CONCEPTUAL GRADING

BUILDING AREAS

EXISTING AREAS

LEVEL 1	Area
Kitchen	107 SF
Rec Room	762 SF
Leasing Office	871 SF
Hospitality	305 SF
Prop. Director	237 SF
Office	117 SF
Dry Clean / UPS	105 SF
Hall	184 SF
Work Room	155 SF
Service Mgr.	98 SF
Womens	253 SF
Mens.	241 SF
Elev. Equip	36 SF
Elev. Shaft	54 SF
W.H. Closet	18 SF
Electrical Closet	22 SF
Fountain Pump Euip.	37 SF
Cardio / Weight	993 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
Jan. Closet	24 SF
Electrical Closet (pool)	34 SF
SUBTOTAL	**5,000 SF**

LEVEL 2	Area
Conference	362 SF
Business	146 SF
Media	696 SF
Womens	72 SF
Mens	78 SF
Hall	236 SF
Aerobics	777 SF
Storage	134 SF
Massage	143 SF
SUBTOTAL	**2,644 SF**
TOTAL	**7,644 SF**

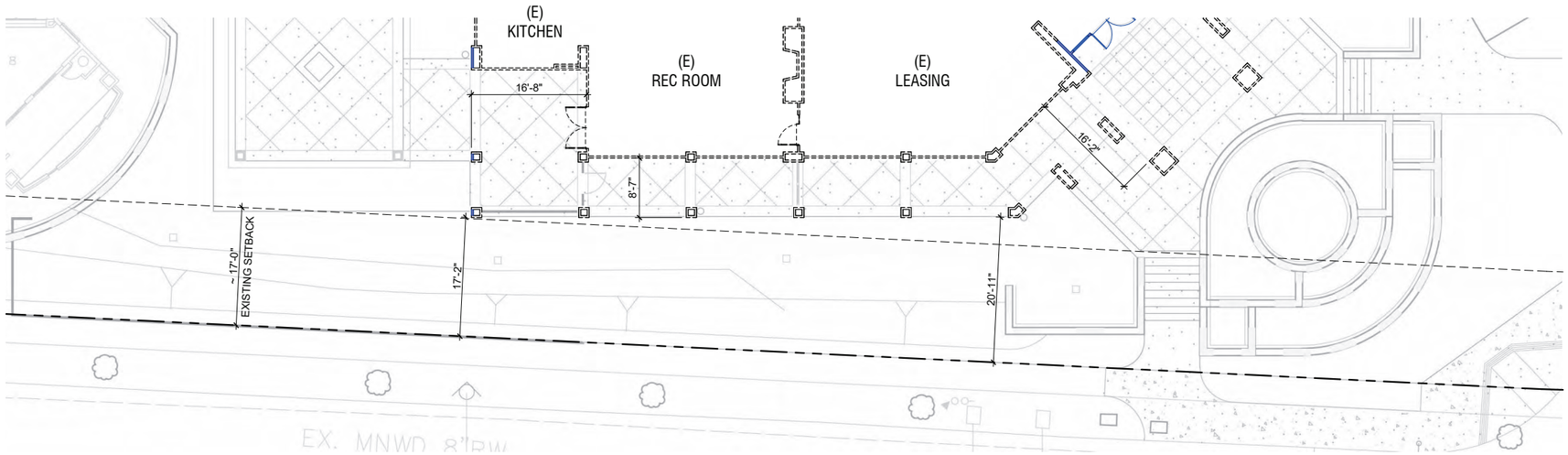
*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck

RENOVATION AREAS

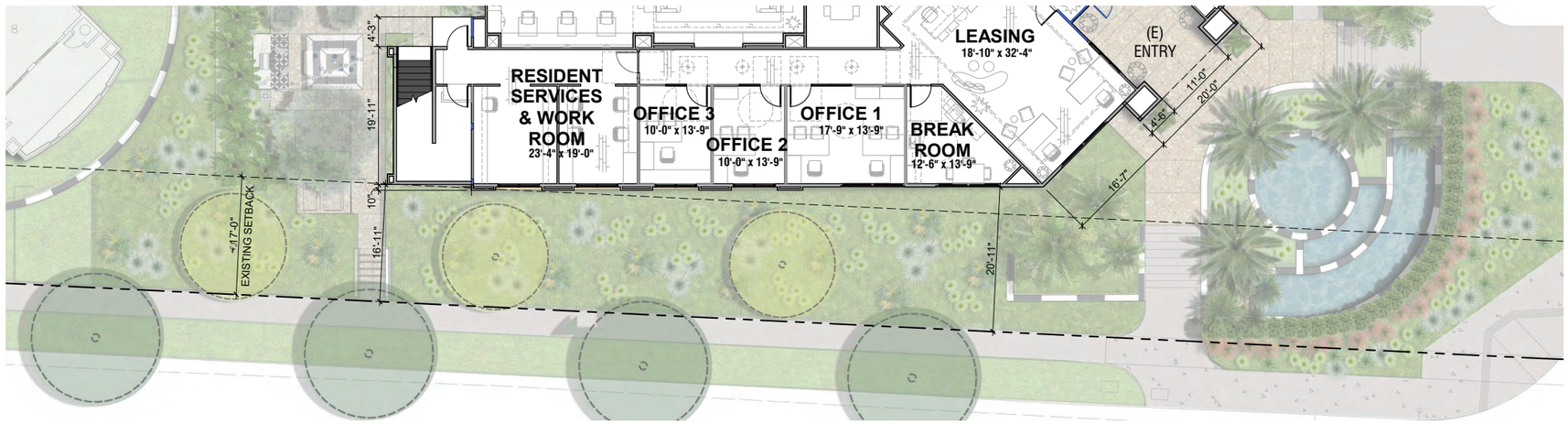
LEVEL 1	Area
Clubroom	1,511 SF
Leasing	899 SF
Office 1	255 SF
Office 2	158 SF
Office 3	158 SF
Break Room	184 SF
Resident Services & Work Room	466 SF
Mail	964 SF
Parcel Locker	254 SF
Office	129 SF
Storage	148 SF
Restroom	96 SF
Womens	281 SF
Mens	271 SF
Utility	39 SF
Mach.	40 SF
Elev.	62 SF
Jan. Closet	136 SF
Corridor	407 SF
Storage	42 SF
Co-Work Space	902 SF
Conference Room	391 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
SUBTOTAL	**8,140 SF**

LEVEL 2	Area
Covered Deck	1,200 SF
Fitness 1	1,191 SF
Fitness 2	1,031 SF
Womens	113 SF
Mens	151 SF
Break Room	151 SF
Storage	113 SF
SUBTOTAL	**3,950 SF**
TOTAL	**12,090 SF**

*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck



1) EXISTING BUILDING



2) PROPOSED BUILDING


SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
OFFICE PARK
OFFICE PARK
RETAIL CENTER
RETAIL CENTER
MULTI-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
CONDOMINIUM
SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
RETAIL CENTER
OFFICE PARK
GRAND
SITE
ALISO VIEJO PKWY
CITY LIGHTS DR
ALISO CREEK RD
PACIFIC PARK DR
WOOD CANYON DR



1) EAST BUILDING ELEVATION FROM CITY LIGHTS DR



2) MAIN CORNER AT ENTRY



3) NORTH BUILDING ELEVATION AT ENTRY PLAZA



4) COVERED PATIO



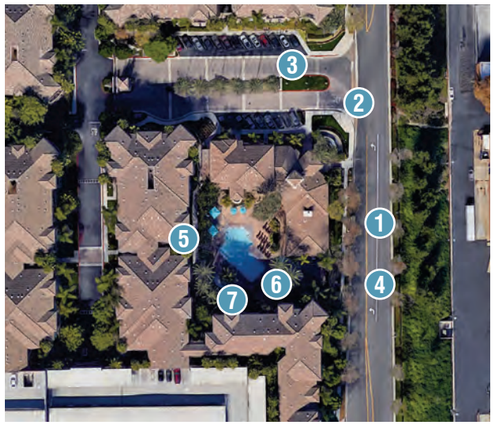
5) OVERALL POOL VIEW FROM ABOVE



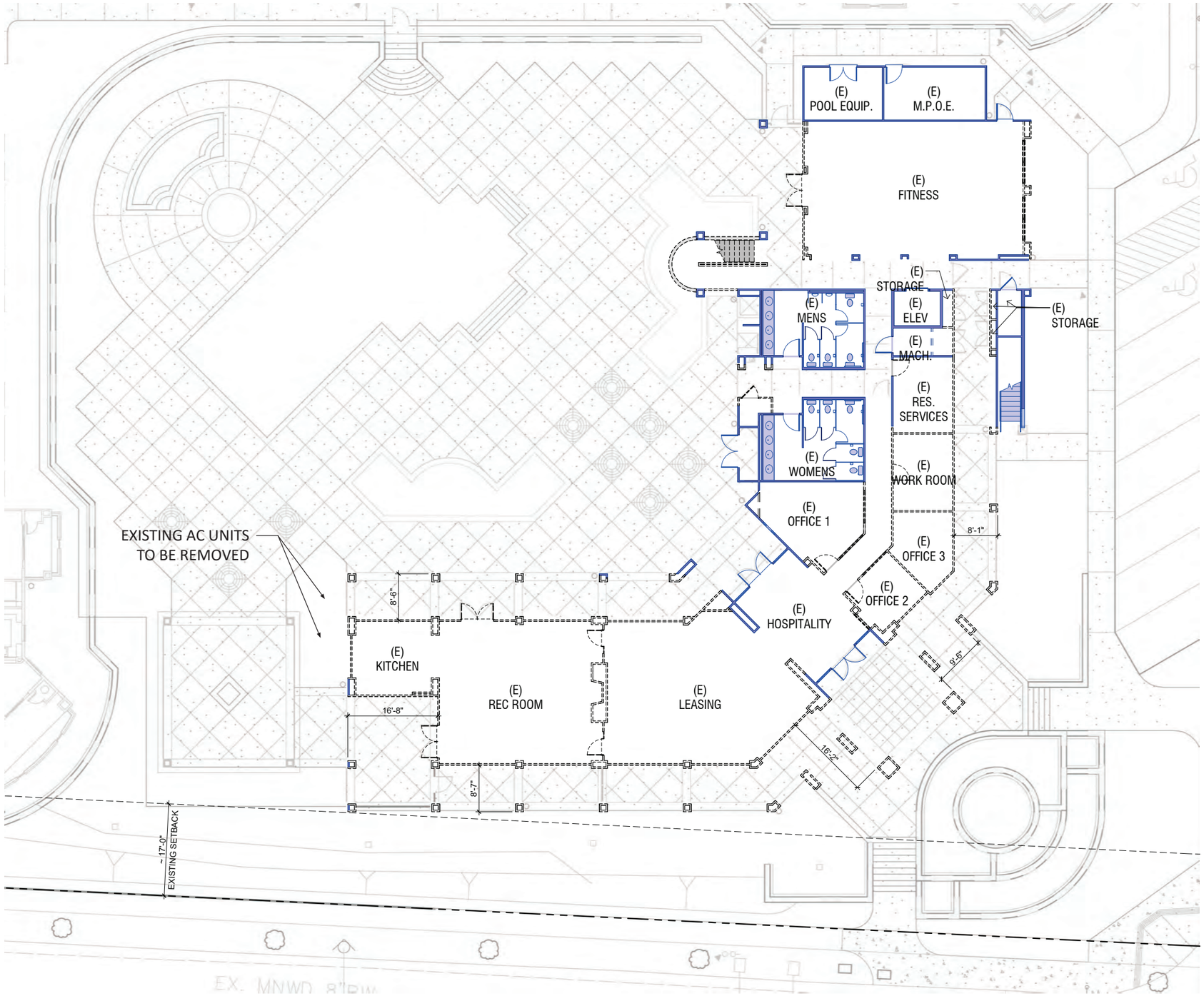
6) VIEW OF POOL



7) VIEW FROM SPA



KEY MAP - TOWARDS SITE PERSPECTIVES



Design Intention

Demo existing walls at perimeter of building and build out to column line to increase usable area.

Demo roof areas impacted by wall removal.

Demo interior walls to create new interior spaces.

Maintain existing restrooms, elevator, pool equipment room and MPOE room.

Maintain existing stair at parking lot, but demo stair at pool courtyard.

EXISTING WALL TO BE DEMOLISHED (~ 1,103 LF)

EXISTING WALL TO REMAIN (~ 880 LF)

*WALL QUANTITIES SHOULD BE CONSIDERED AS ESTIMATES ONLY, FORMAL QTO WILL BE THE RESPONSIBILITY OF THE GC.

CITY LIGHTS

ALISO VIEJO, CALIFORNIA
TCA # 2019-012

TCA ARCHITECTS

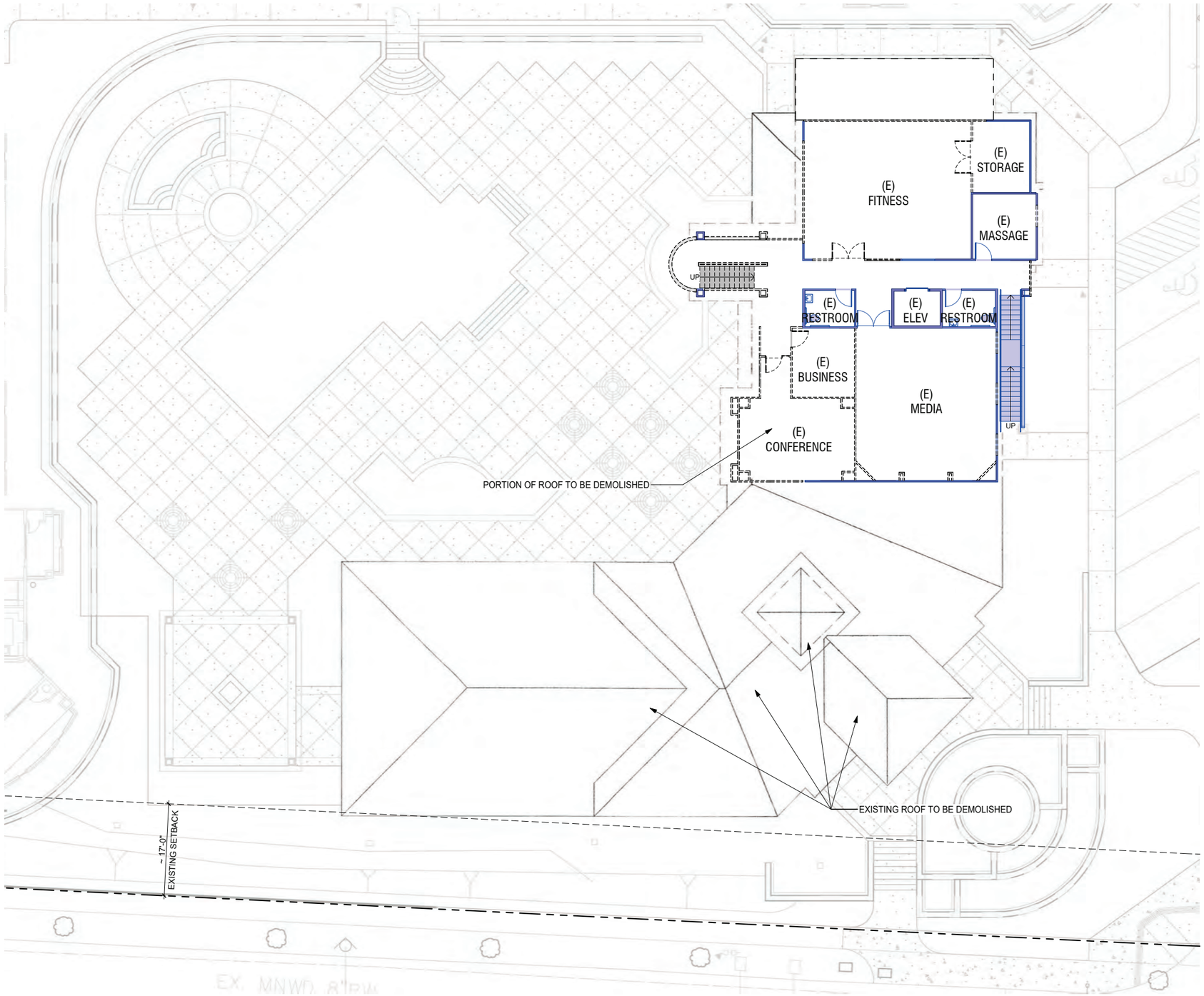
Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

0' 10' 20' 40'

ARCHITECTURAL DEMOLITION PLAN
LEVEL 1
(See Landscape Plans for Additional Demo Information)

A-2.1



Design Intention

Demo existing walls at perimeter of building and build out to column line to increase usable area.

Demo roof areas impacted by wall removal.

Demo interior walls to create new interior spaces.

Maintain existing restrooms, elevator, pool equipment room and MPOE room.

Maintain existing stair at parking lot, but demo stair at pool courtyard.

EXISTING WALL TO BE DEMOLISHED (~ 325 LF)

EXISTING WALL TO REMAIN (~ 339 LF)

*WALL QUANTITIES SHOULD BE CONSIDERED AS ESTIMATES ONLY, FORMAL QTO WILL BE THE RESPONSIBILITY OF THE GC.

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

TCA ARCHITECTS

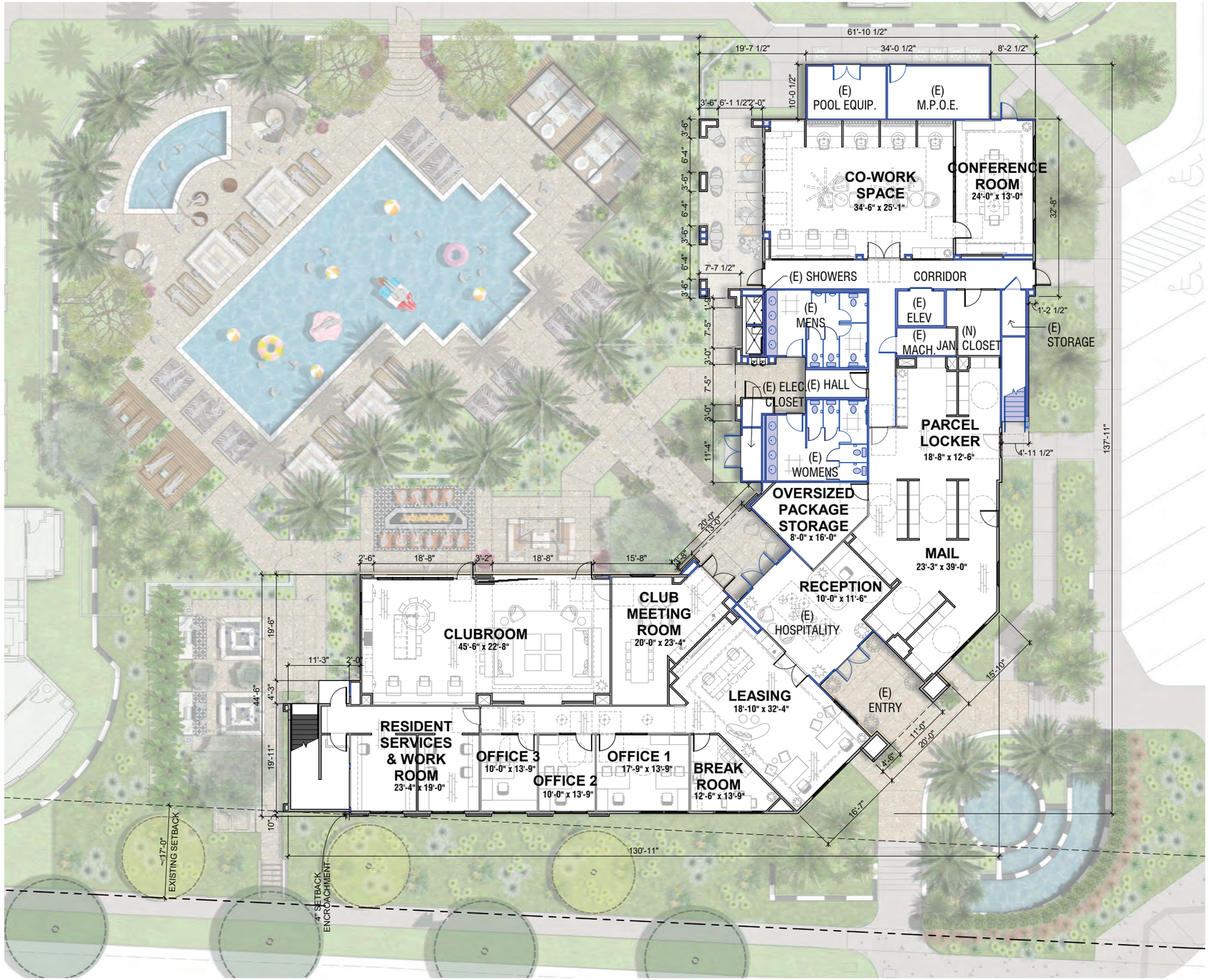
Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

0' 10' 20' 40'

ARCHITECTURAL DEMOLITION PLAN
LEVEL 2
(See Landscape Plans for Additional Demo Information)

A-2.2



Design Intention

Expand building footprint to former exterior column line / roof line of building.

Revise location of leasing offices and clubroom and expand size.

Create co-working amenity space for residents.

Relocated / add new stair to pool courtyard from new roof deck above.

Relocated parcel locker room to first floor.

Existing restrooms to remain.

New windows and doors material/type to be consistent with existing design throughout project.

EXISTING AREAS

LEVEL 1

	Area
Kitchen	107 SF
Rec Room	762 SF
Leasing Office	871 SF
Hospitality	305 SF
Prop. Director	237 SF
Office	117 SF
Dry Clean / UPS	105 SF
Hall	184 SF
Work Room	155 SF
Service Mgr.	98 SF
Womens	253 SF
Mens.	241 SF
Elev. Equip	36 SF
Elev. Shaft	54 SF
W.H. Closet	18 SF
Electrical Closet	22 SF
Fountain Pump Euip.	37 SF
Cardio / Weight	993 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
Jan. Closet	24 SF
Electrical Closet (pool)	34 SF
SUBTOTAL	**5,000 SF**

LEVEL 2

	Area
Conference	362 SF
Business	146 SF
Media	696 SF
Womens	72 SF
Mens	78 SF
Hall	236 SF
Aerobics	777 SF
Storage	134 SF
Massage	143 SF
SUBTOTAL	**2,644 SF**

TOTAL **7,644 SF**

*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck

RENOVATION AREAS

LEVEL 1

	Area
Clubroom	1,511 SF
Leasing	899 SF
Office 1	255 SF
Office 2	158 SF
Office 3	158 SF
Break Room	184 SF
Resident Services & Work Room	466 SF
Mail	964 SF
Parcel Locker	254 SF
Office	129 SF
Storage	148 SF
Restroom	96 SF
Womens	281 SF
Mens	271 SF
Utility	39 SF
Mach.	40 SF
Elev.	62 SF
Jan. Closet	136 SF
Corridor	407 SF
Storage	42 SF
Co-Work Space	902 SF
Conference Room	391 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
SUBTOTAL	**8,140 SF**

LEVEL 2

	Area
Covered Deck	1,200 SF
Fitness 1	1,191 SF
Fitness 2	1,031 SF
Womens	113 SF
Mens	151 SF
Break Room	151 SF
Storage	113 SF
SUBTOTAL	**3,950 SF**

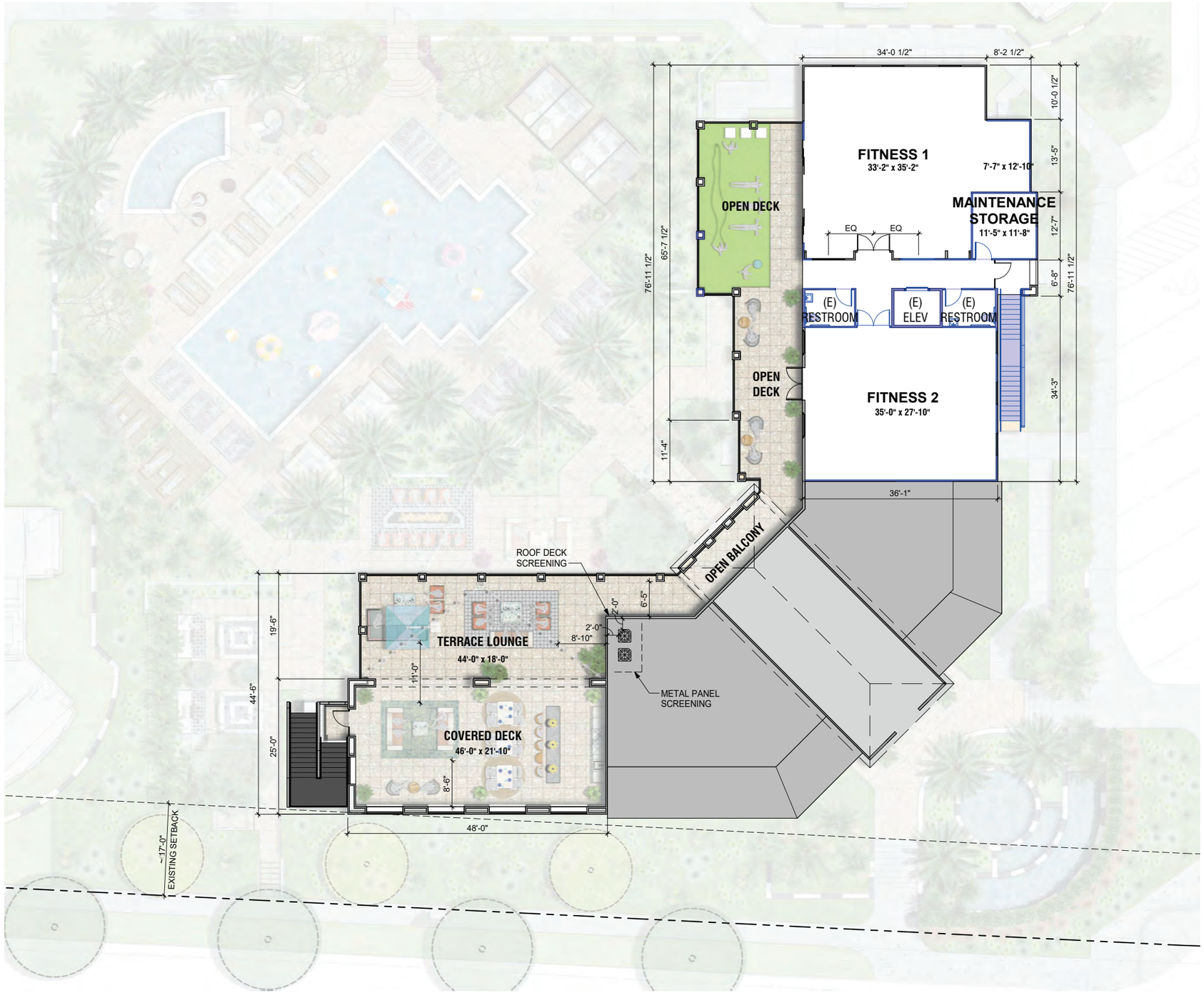
TOTAL **12,090 SF**

*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck

EXISTING WALL TO REMAIN (~ 880 LF)

NEW WALL (~ 1,852 LF)

*WALL QUANTITIES SHOULD BE CONSIDERED AS ESTIMATES ONLY, FORMAL QTO WILL BE THE RESPONSIBILITY OF THE GC.



Design Intention

Expand building footprint to former exterior column line / roof line of building.

Revise location of leasing offices and clubroom and expand size.

Create co-working amenity space for residents.

Relocated / add new stair to pool courtyard from new roof deck above.

Relocated parcel locker room to first floor.

Existing restrooms to remain.

New windows and doors material/type to be consistent with existing design throughout project.

EXISTING AREAS

LEVEL 1

	Area
Kitchen	107 SF
Rec Room	762 SF
Leasing Office	871 SF
Hospitality	305 SF
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Work Room	155 SF
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Womens	253 SF
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Elev. Shaft	54 SF
W.H. Closet	18 SF
Electrical Closet	22 SF
Fountain Pump Euip.	37 SF
Cardio / Weight	993 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
Jan. Closet	24 SF
Electrical Closet (pool)	34 SF
SUBTOTAL	**5,000 SF**

LEVEL 2

	Area
Conference	362 SF
Business	146 SF
Media	696 SF
Womens	72 SF
Mens	78 SF
Hall	236 SF
Aerobics	777 SF
Storage	134 SF
Massage	143 SF
SUBTOTAL	**2,644 SF**

TOTAL **7,644 SF**

*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck

RENOVATION AREAS

LEVEL 1

	Area
Clubroom	1,511 SF
Leasing	899 SF
Office 1	255 SF
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Office 3	158 SF
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Co-Work Space	902 SF
Conference Room	391 SF
Pool Equip.	152 SF
M.P.O.E.	195 SF
SUBTOTAL	**8,140 SF**

LEVEL 2

	Area
Covered Deck	1,200 SF
Fitness 1	1,191 SF
Fitness 2	1,031 SF
Womens	113 SF
Mens	151 SF
Break Room	151 SF
Storage	113 SF
SUBTOTAL	**3,950 SF**

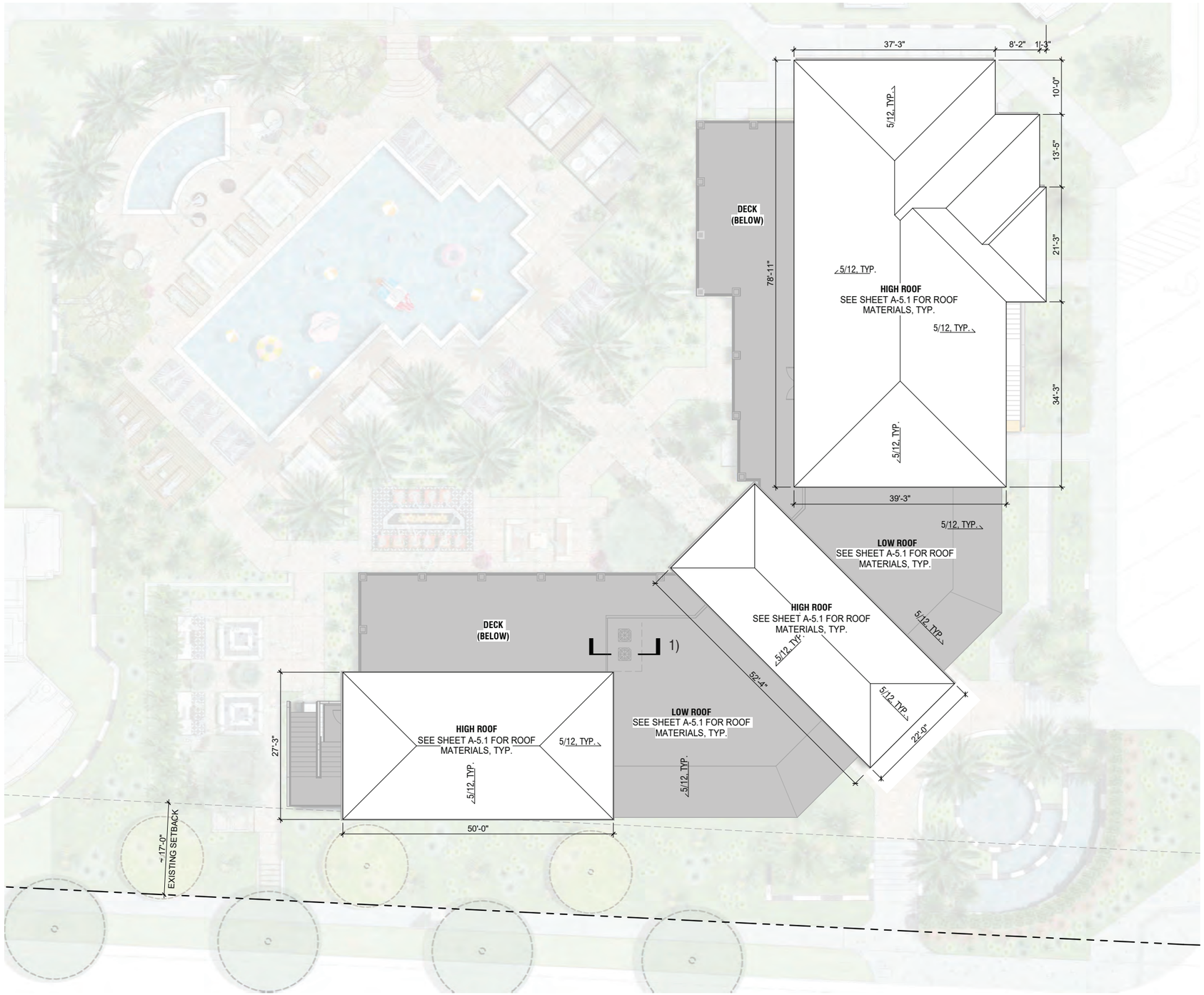
TOTAL **12,090 SF**

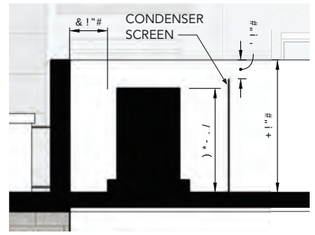
*Areas are gross areas measured to the exterior face of exterior walls, excludes unconditioned covered space - exception Covered Deck

EXISTING WALL TO REMAIN (~ 339 LF)

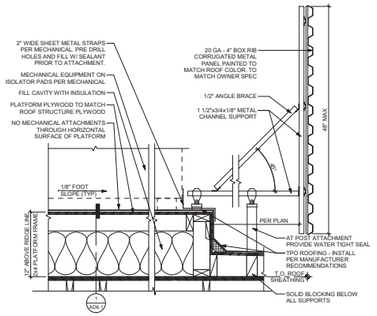
NEW WALL (~ 637 LF)

*WALL QUANTITIES SHOULD BE CONSIDERED AS ESTIMATES ONLY, FORMAL QTO WILL BE THE RESPONSIBILITY OF THE GC.





1) AC CONDENSER CROSS SECTION



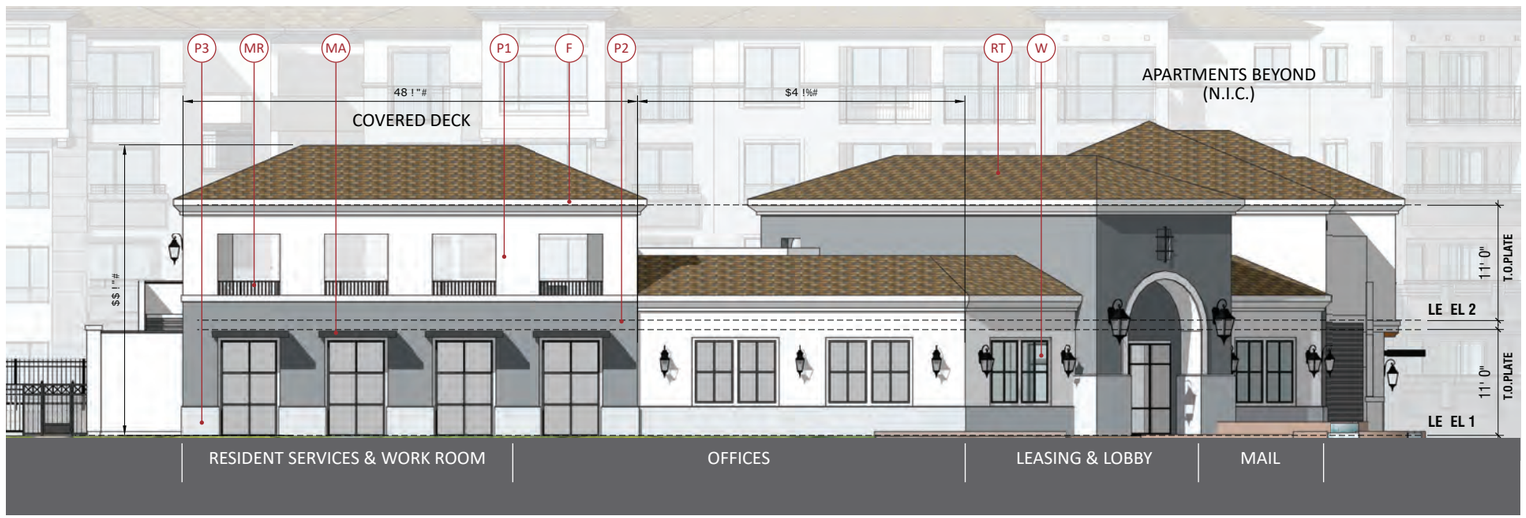
2) TYPICAL AC CONDENSER SCREENING DETAIL



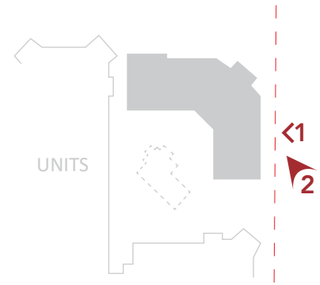
3) VIEW FROM TOP FLOOR OF SOUTHERN APARTMENT BUILDING



2) PERSPECTIVE OF LEASING OFFICES



P - PLASTER FNISH
RT - ROOF TILE
MA - METAL AWNING
GR - GLASS RAILING
MR - METAL RAILING
W - VINYL WINDOW
D - SLIDING DOOR SYSTEM
F - NEW FASCIAS TO MATCH EXISTING

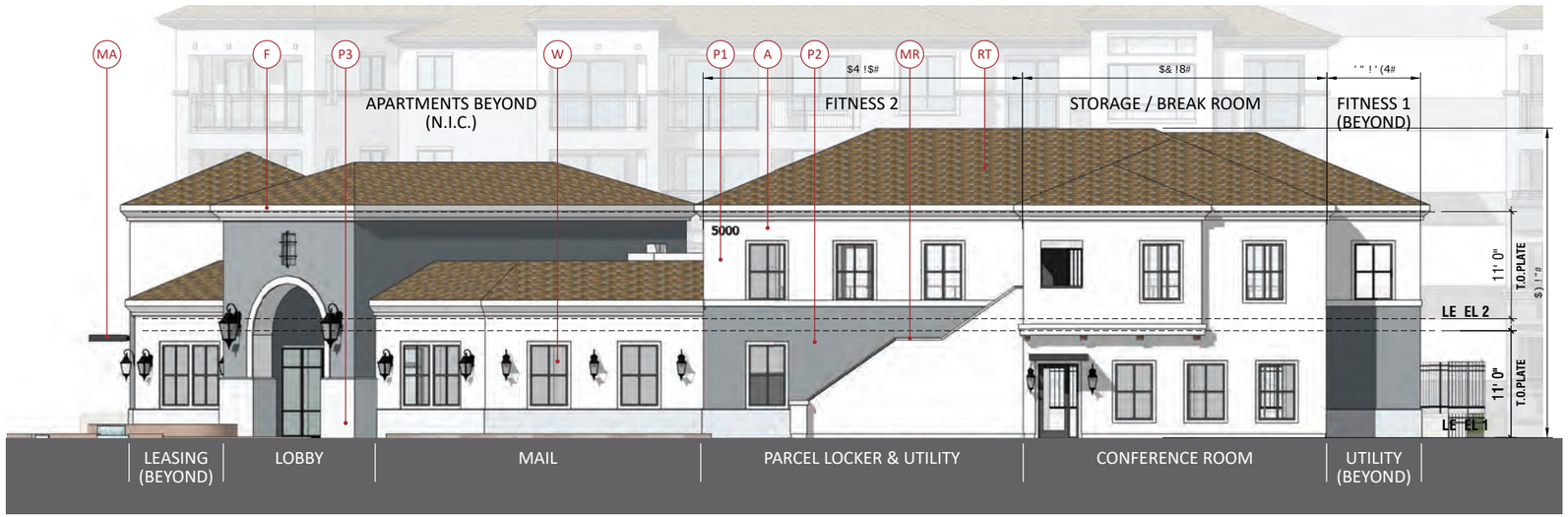


KEY MAP

* LANDSCAPE FOR CONTEXT ONLY. FOR ACTUAL LANDSCAPING -PLEASE SEE L.1-L.8
** GATE DESIGN ON L.2



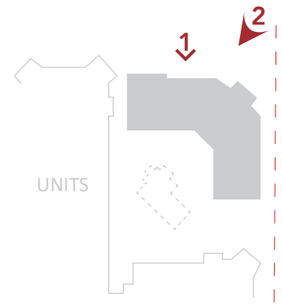
2) PERSPECTIVE TOWARDS CO-WORK SPACE



1) NORTH ELEVATION

MATERIAL LEGEND

P - PLASTER FNISH
RT - ROOF TILE
MA - METAL AWNING
GR - GLASS RAILING
MR - METAL RAILING
W - VINYL WINDOW
D - SLIDING DOOR SYSTEM
F - NEW FASCIAS TO MATCH EXISTING
A - BUILDING ADDRESS (EXISTING LOCATION)



KEY MAP

* LANDSCAPE FOR CONTEXT ONLY. FOR ACTUAL LANDSCAPING -PLEASE SEE L.1-L.8

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

TCA ARCHITECTS

Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

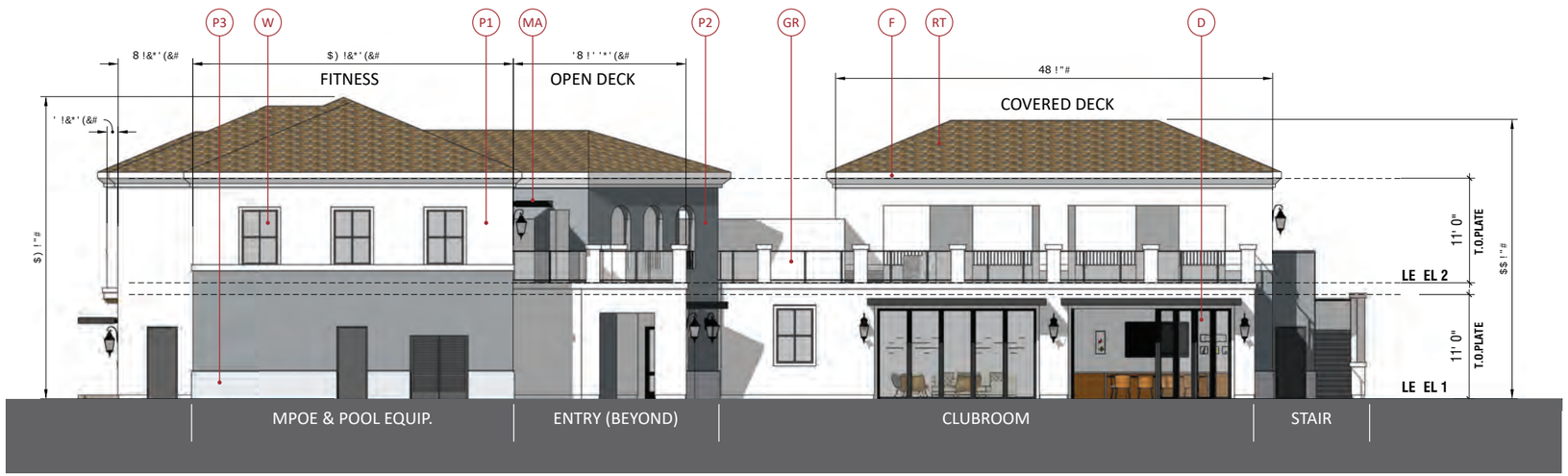
0' 8' 16' 32'

PROPOSED EXTERIOR ELEVATION & PERSPECTIVE
NORTH

A-3.2



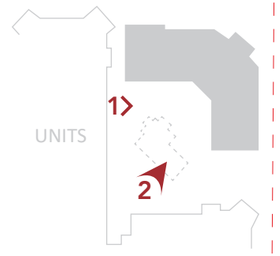
2) PERSPECTIVE TOWARDS CLUBROOM



1) WEST ELEVATION

MATERIAL LEGEND

P - PLASTER FNISH
RT - ROOF TILE
MA - METAL AWNING
GR - GLASS RAILING
MR - METAL RAILING
W - VINYL WINDOW
D - SLIDING DOOR SYSTEM
F - NEW FASCIAS TO MATCH EXISTING



KEY MAP

* LANDSCAPE FOR CONTEXT ONLY. FOR ACTUAL LANDSCAPING -PLEASE SEE L.1-L.8



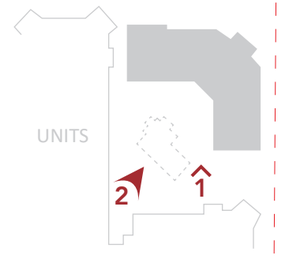
2) PERSPECTIVE TOWARDS AMENITIES



1) SOUTH ELEVATION

MATERIAL LEGEND

P - PLASTER FNISH
RT - ROOF TILE
MA - METAL AWNING
GR - GLASS RAILING
MR - METAL RAILING
W - VINYL WINDOW
D - SLIDING DOOR SYSTEM
F - NEW FASCIAS TO MATCH EXISTING



KEY MAP

* LANDSCAPE FOR CONTEXT ONLY. FOR ACTUAL LANDSCAPING -PLEASE SEE L.1-L.8

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

TCA ARCHITECTS

Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

0' 8' 16' 32'

PROPOSED EXTERIOR ELEVATION & PERSPECTIVE SOUTH

A-3.4



CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

TCA ARCHITECTS

Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

PERSPECTIVE
OVERALL FROM ENTRY COURT

A-3.5



CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

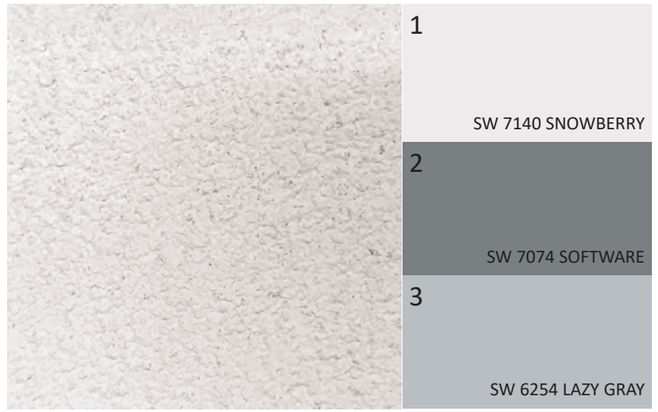
TCA ARCHITECTS

Shea Properties

SITE DEVELOPMENT PERMIT
AUGUST 1, 2022

PERSPECTIVE
OVERALL FROM CITY LIGHTS DR

A-3.6



P - Plaster - Omega or Equal



RT - Eagle Roofing - Bel Air - 4671 Village Blend or Equal



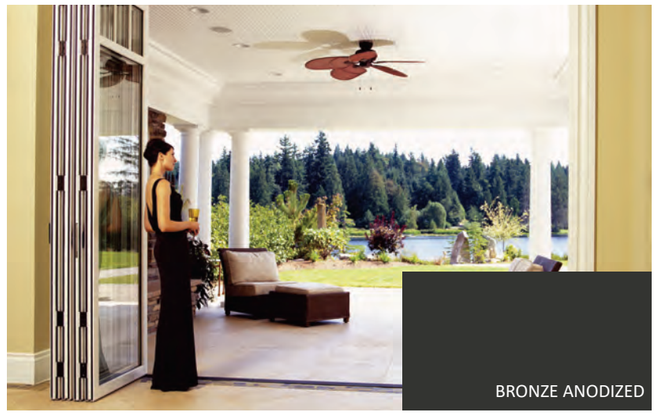
MR - Metal Railing - TBD



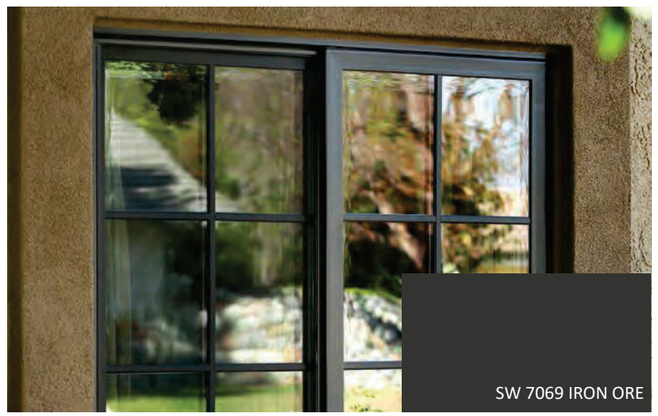
MA - Metal Awning



GR - Glass Railing - TBD



D - Folding Door System - TBD



W - Vinyl Window - Millgard - Tuscany Series



NEW GLASS POOL GATE

EXISTING DATE PALMS TO BE TRANSPLANTED
(existing date palms are located in pool courtyard)

LIMIT OF WORK

EXISTING KING PALM TO BE BOXED AND TRANSPLANTED

SHADE STRUCTURE
- group cabanas (2)
- lounge furnishings
- new deck

POOL DECK
- concrete
- pottery

NEW STEPS
- decorative tile riser

EXISTING POOL
- new 12" wide precast concrete coping
- new waterline tile
- new plaster

EXISTING PLANTER WALL

EXISTING WALL & FENCE

EXISTING SPA
- new 12" wide precast coping
- new waterline tile
- new plaster
- new handrail/ powder coat black

ICONIC POOL FURNITURE
- tbd

LIMIT OF WORK

ENTRY COURT
- existing fountain
- concrete

NEW FORECOURT
- concrete
- pottery with succulents

NEW OUTDOOR LOUNGE
- lounge seating
- pottery

NEW FIRESIDE LOUNGE
- fire pit
- soft seating
- decorative tile 'carpet'
- festival lights above

NEW TUBULAR STEEL GATE with (2) ASSISTED RESCUE SPACES

NEW STEPS TO ACCESS R.O.W.

EXISTING TREES TO REMAIN

NEW OUTDOOR DINING
- bbq (2)
- dining tables w/ umbrellas
- pottery
- festival lights above
- fruitless olive tree with cobble below

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

MJS LANDSCAPE ARCHITECTURE

Shea Properties

AVCA SUBMITTAL
JULY 29, 2022

0' 8' 16' 32'

GROUND LEVEL LANDSCAPE SITE PLAN

L.1



PAVING
- concrete

FITNESS TERRACE
- synthetic turf
- soft seating

TERRACE LOUNGE
- lounge seating
- pottery

THE HANGOUT
- sit-up bar
- counter w/ sink, fridge, and kegerator
- wall mounted TV
- dining tables
- pendant lights
- pottery

LOUNGE
- pottery
- lounge seating

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

MJS LANDSCAPE ARCHITECTURE

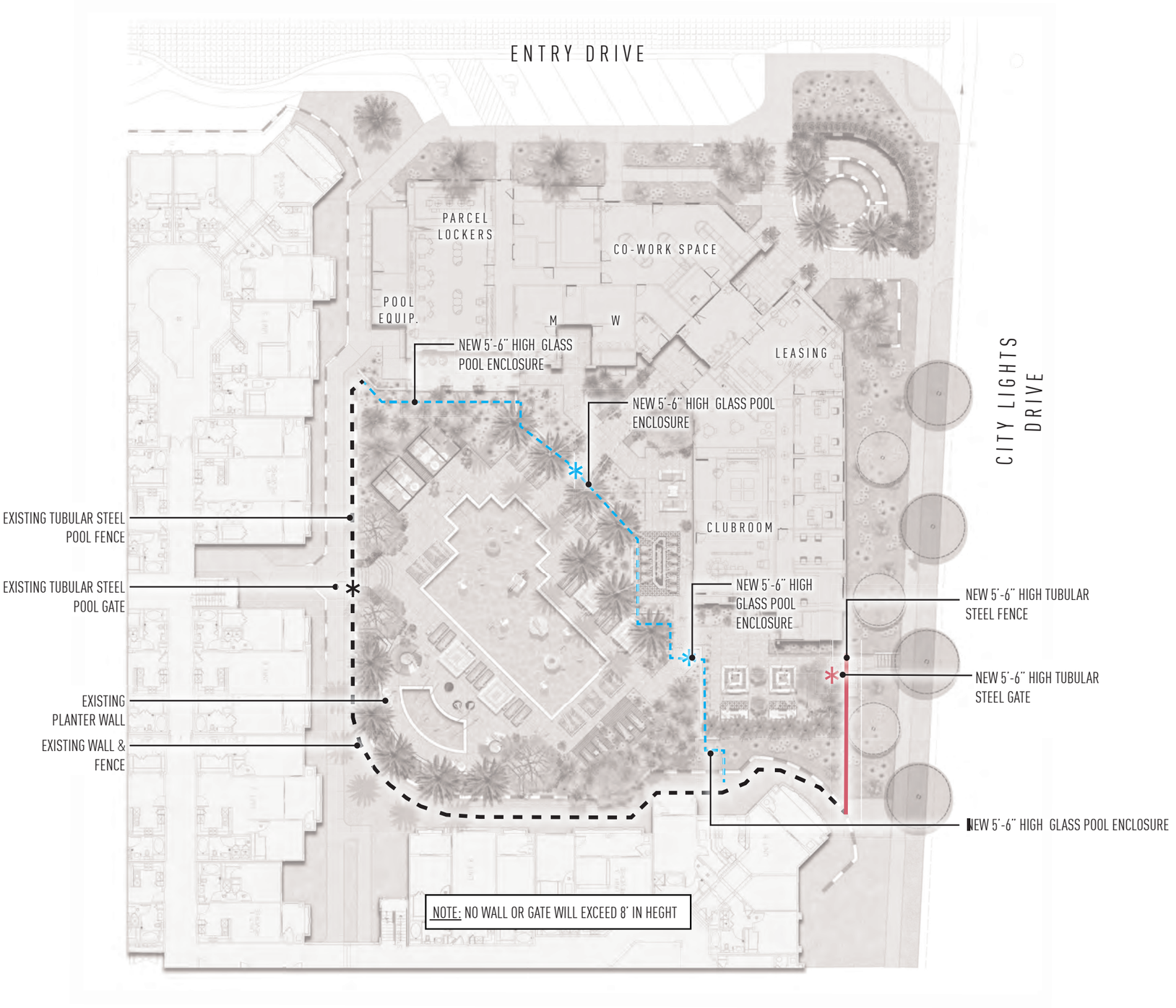
Shea Properties

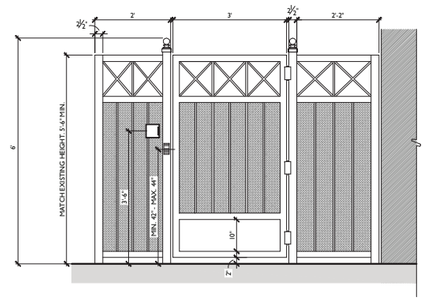
AVCA SUBMITTAL
JULY 29, 2022

0' 4' 8' 16'

ROOFDECK ENLARGEMENT

L.2

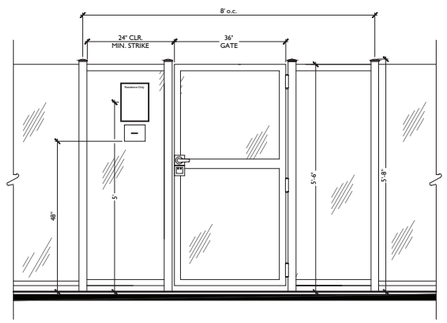




A TUBULAR STEEL GATE (DESIGN TO MATCH EXISTING POOL GATE)
5'-6" MIN. HIGH



COLOR: SW 7069
IRON ORE



B GLASS POOL ENCLOSURE GATE
5'-6" MIN. HIGH

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

MJS LANDSCAPE ARCHITECTURE

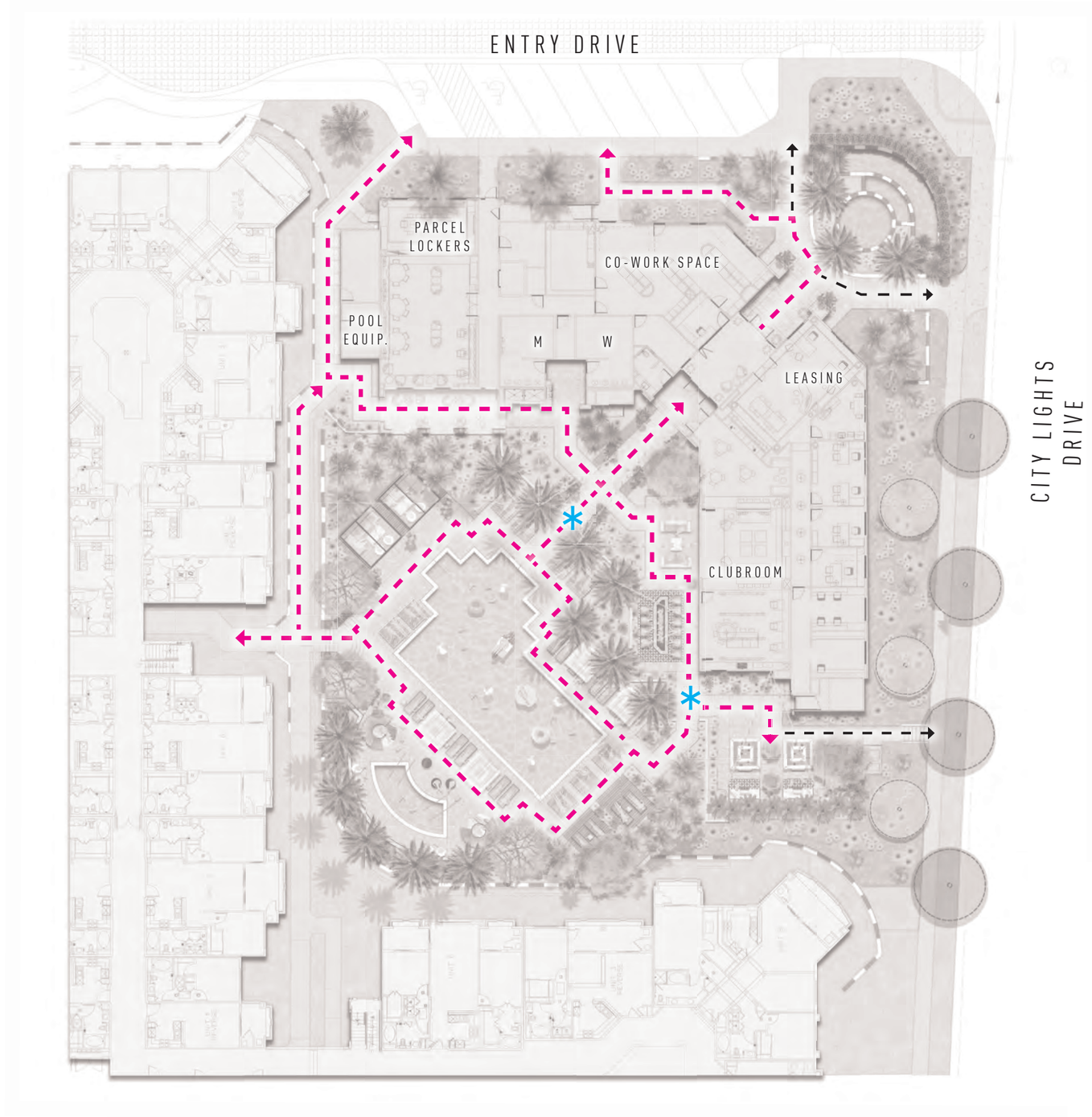
Shea Properties

AVCA SUBMITTAL
JULY 29, 2022

0' 8' 16' 32'

FENCE PLAN

L.3



LEGEND

- PEDESTRIAN GATE
- ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- EXIT TO R.O.W. (STEPS)



STEP TILES



ZELLIGE BBQ VENEER



ZELLIGE BBQ VENEER

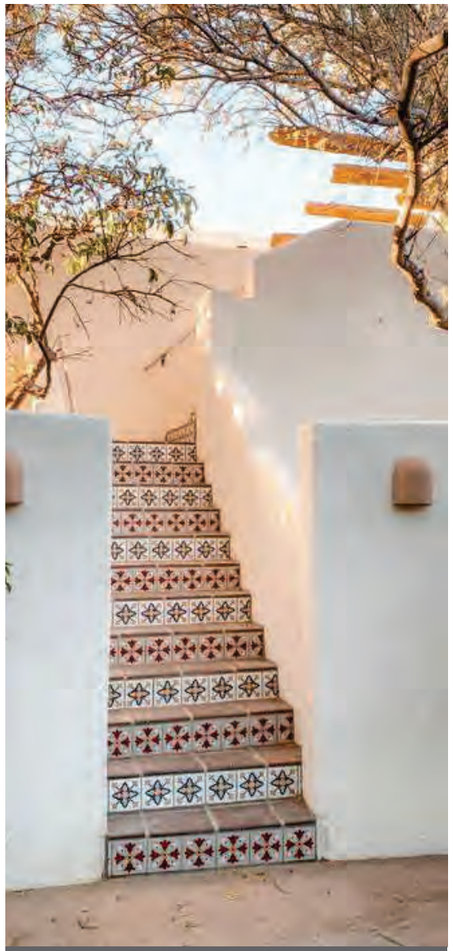


BBQ COUNTERTOP SLAB

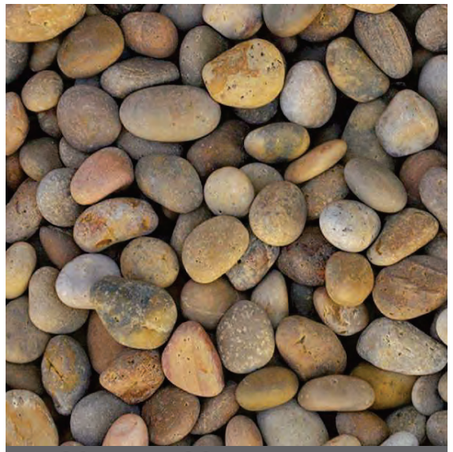


PAVING - PORCELAIN DECO TILE

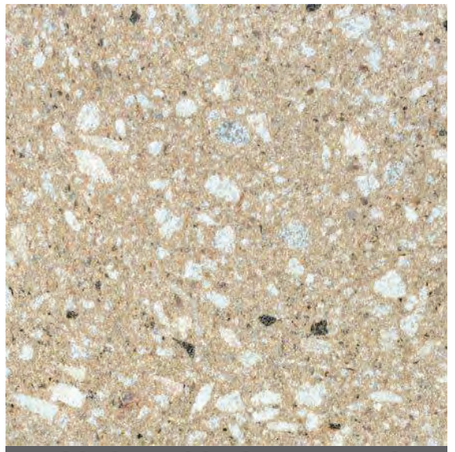
NOTE: REPRESENTATIVE OF MATERIALS TO BE USED. CHANGES MAY BE INCORPORATED DURING THE PERMITTING PROCESS



STEP TILES



DECORATIVE COBBLE



COLORED CONCRETE PAVING



PAVING - PORCELAIN DECO TILE



SYNTHETIC TURF



WATERLINE TILE



DECKING



TREE AND PALM LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM MULTI-TRUNK	36"BOX	2
	DRACAENA MARGINATA	RED EDGED DRACAENA	36"BOX	3
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	48"BOX	2
	PHOENIX DACTYLIFERA 'MEDJOOL'	RELOCATED DATE PALM	TRANSPLANTED	7
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24"BOX	21

TREE HEIGHT NOTE:
ALL TREES TO BE MINIMUM OF 8' AT TIME OF PLANTING.

PROPOSED SHRUB LIST for COMMON AREAS

ALL PROPOSED SHRUBS will be COMPLIANT with CITY OF ALISO VIEJO LANDSCAPE STANDARDS and GUIDELINES, CAL GREEN REQUIREMENTS FOR WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC.

SHRUBS and GROUNDCOVER			
ACACIA COGNATA ' COUSIN ITT'	RIVER WATTLE	5 GAL	Mod.
AGAVE ATTENUATA 'NOVA'	NOVA AGAVE	15 GAL	Low
ALOE PLICATILIS	FAN ALOE	15 GAL	Low
ALOE STRIATA	CORAL ALUE	5 GAL	Low
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	Low
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	Mod.
BOUGAINVILLEA x 'ROSENKA'	BOUGAINVILEA	5 GAL	Low
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	Mod.
CALLISTEMON CITRINUS 'LITTLE JOHN'	GREEN BEAUTY BOXWOOD	5 GAL	Low
CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	Mod.
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	Low
CRASSULA ARBORESCENS 'BLUE WAVES'	SILVER DOLLAR PLANT	5 GAL	Low
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL	Mod.
DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	5 GAL	Mod.
ECHEVERIA X 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL	Low
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	Low
GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	Low
HEMEROCALLIS X 'STARBURST'	EVERGREEN DAYLILY	5 GAL	Mod.
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	Low
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	Mod.
KNIPHOFIA UVARIA 'MALIBU YELLOW'	MALIBU YELLOW TORCH LILY	5 GAL	Low
LEUCADENDRON X 'SAFARI SUNSET'	CONEBUSH	15 GAL	Low
LIGUSTRUM TEXANUM (COLUMNS)	TEXAS PRIVET	15 GAL	Mod.
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	Mod.
LOMANDRA L. 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	5 GAL	Mod.
MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	Mod.
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	MUHLY GRASS	5 GAL	Low
OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	15 GAL	Low
PHILODENDRON SELLOUM	SPLIT LEAF PHILODENDRON	5 GAL	Mod.
PHILODENDRON X 'XANADU'	PHILODENDRON	5 GAL	Mod.
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	TAWHIWHI	15 GAL	Mod.
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL	Low
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	Low
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	Low
ROSA X 'RED CARPET'	CARPET ROSE	5 GAL	Mod.
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	Low
SENECIO M. 'BLUE CHALK STICKS'	SENECIO	1 GAL	Low
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	Low
WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	COAST WESTRINGIA	15 GAL	Low

CITY OF ALISO VIEJO NOTE:

1. TREES WILL BE A MINIMUM OF 8'-0" IN HEIGHT AT THE TIME OF PLANTING.
2. PLANT PALETTE TO BE CONSISTENT WITH AV MUNICIPAL CODE SECTION 15.16 DROUGHT TOLERANT PLANT MATERIAL. AT BUILDING PERMIT PLANTING PLAN TO BE SUBMITTED AND APPROVED BY THE DIRECTOR PRIOR TO APPROVAL.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE IRRIGATED WITH AN APPROVED AUTOMATIC UNDERGROUND DRIPPER IRRIGATION SYSTEM. THIS WATER CONSERVING IRRIGATION SYSTEM WILL NE DESIGNED TO MAKE EFFICIENT USE OF WATER THRU CONSERVATION TECHNIQUES, HIGH EFFICIENCY EQUIPMENT, PLANT HYDROZONES AND SHALL BE IN COMPLIANCE WITH THE CITY'S WATER CONSERVATION ORDINANCE.

UTILITY SCREENING NOTE:

ALL ABOVE-GROUND UTILITIES INCLUDING BACKFLOW DEVICES AND TRANSFORMERS WILL BE SCREENED WITH A DENSE PLANTING HEDGE TO MITIGATE VIEWS OF THE UTILITIES FROM THE PUBLIC REALM AS REQUIRED BY THE CITY OF VALLEJO ORDINANCE.



ARCHOTOPHOENIX CUNNINGHAMIANA
KING PALM (triple trunk)



DRACENA DRACO
DRAGON TREE



DRACAENA MARGINATA
MADAGASCAR DRAGON TREE



FICUS LYRATA
FIDDLE-LEAF FIG



HOWEA FORSTERIANA
KENTIA PALM



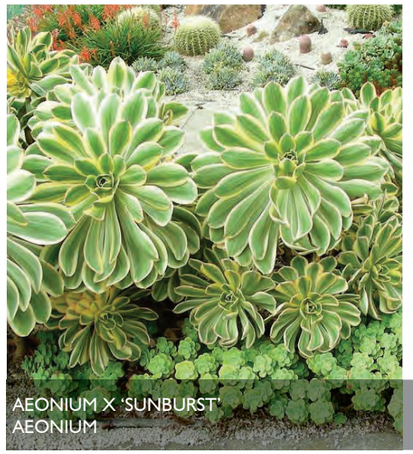
OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE



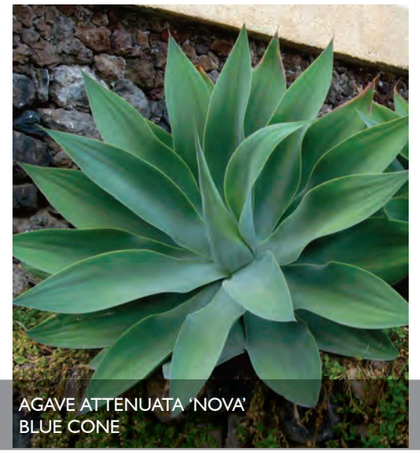
PHOENIX DACTYLIFERA
DATE PALM



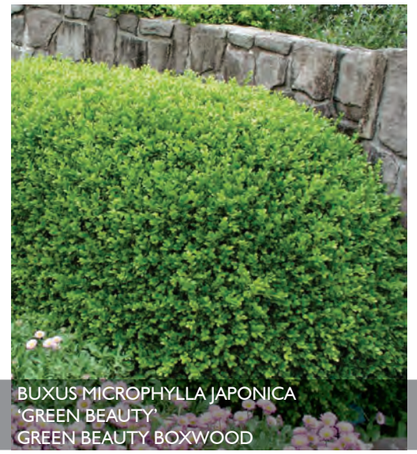
STRELITZIA NICOLAI
GIANT BIRD OF PARADISE



AEONIUM X 'SUNBURST'
AEONIUM



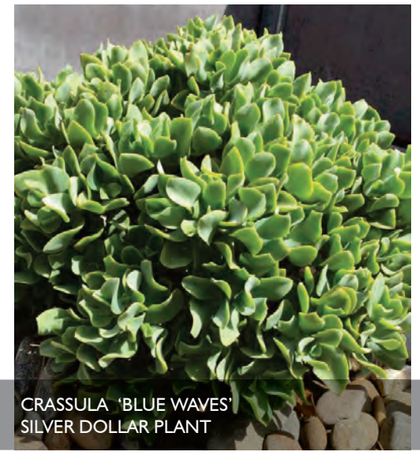
AGAVE ATTENUATA 'NOVA'
BLUE CONE



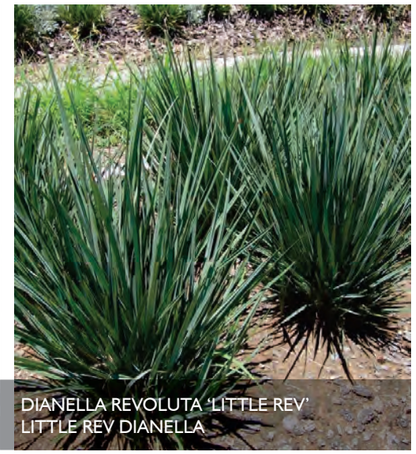
BUXUS MICROPHYLLA JAPONICA
'GREEN BEAUTY'
GREEN BEAUTY BOXWOOD



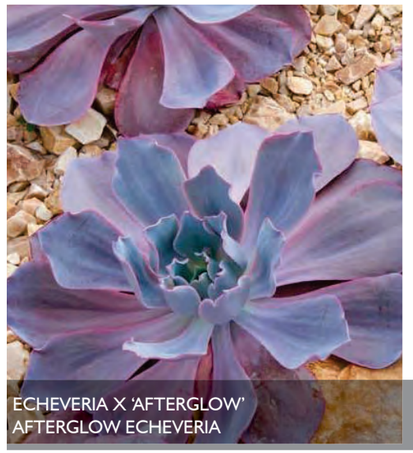
CHONDROPETALUM TECTORUM
'EL CAMPO'
CAPE RUSH



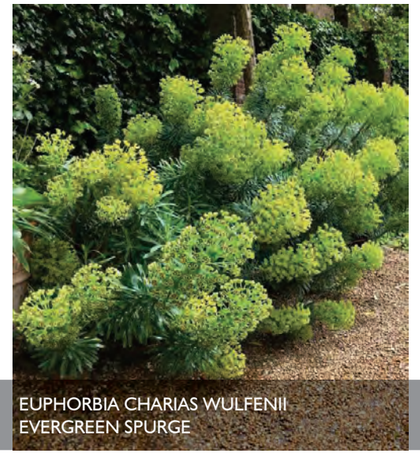
CRASSULA 'BLUE WAVES'
SILVER DOLLAR PLANT



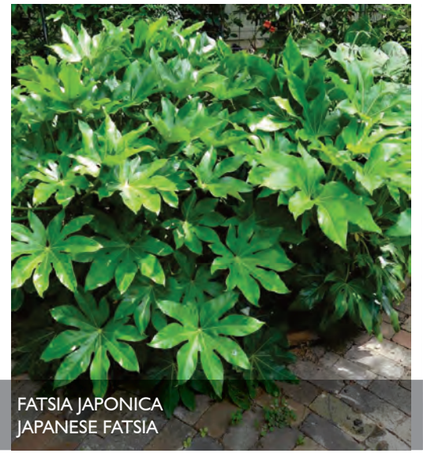
DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV DIANELLA



ECHEVERIA X 'AFTERGLOW'
AFTERGLOW ECHEVERIA



EUPHORBIA CHARIAS WULFENII
EVERGREEN SPURGE



FATSIA JAPONICA
JAPANESE FATSIA



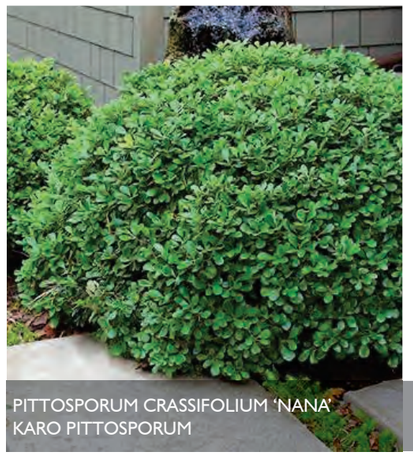
FURCRAEA FOETIDA 'MEDIOPICTA'
VARIEGATED MAURITIUS HEMP



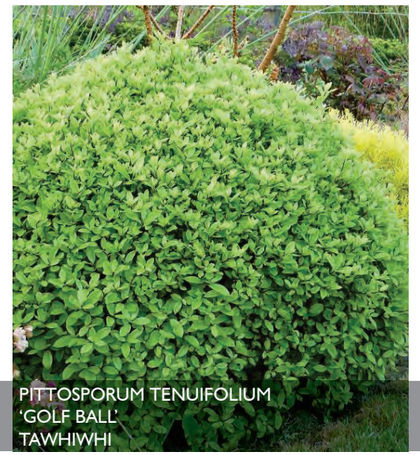
LEUCADENDRON X 'SARARI SUNSET'
CONEBUSH



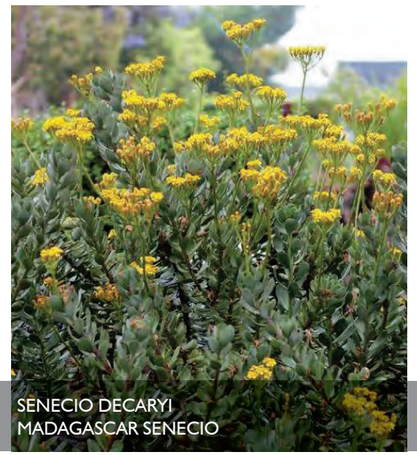
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE



PITTOSPORUM CRASSIFOLIUM 'NANA'
KARO PITTOSPORUM



PITTOSPORUM TENUIFOLIUM
'GOLF BALL'
TAWHIWHI



SENECIO DECARYI
MADAGASCAR SENECIO



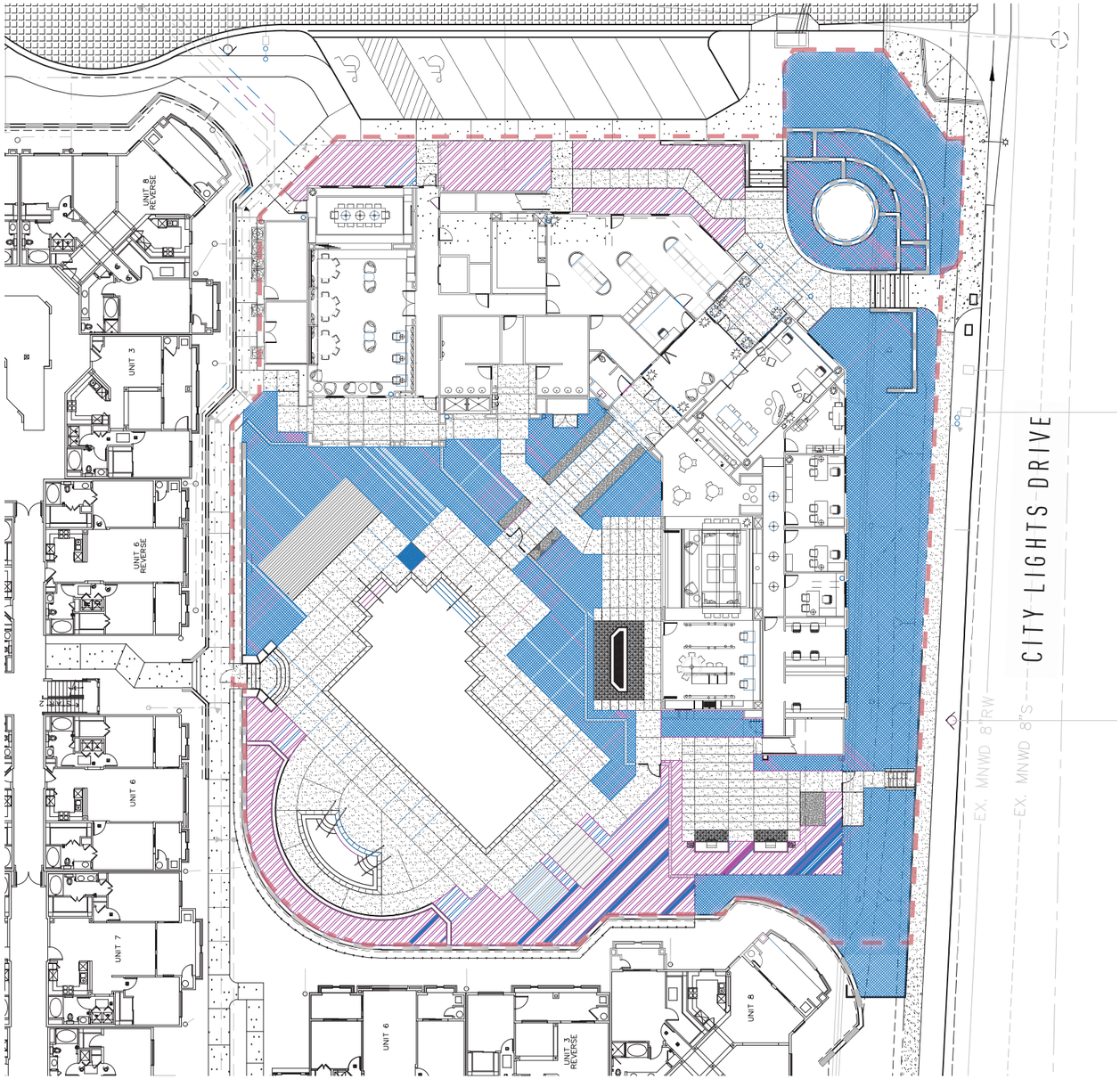
STRELITZIA REGINAE
BIRD OF PARADISE



TIBOUCHINA URVILLEANA
PRINCESS FLOWER



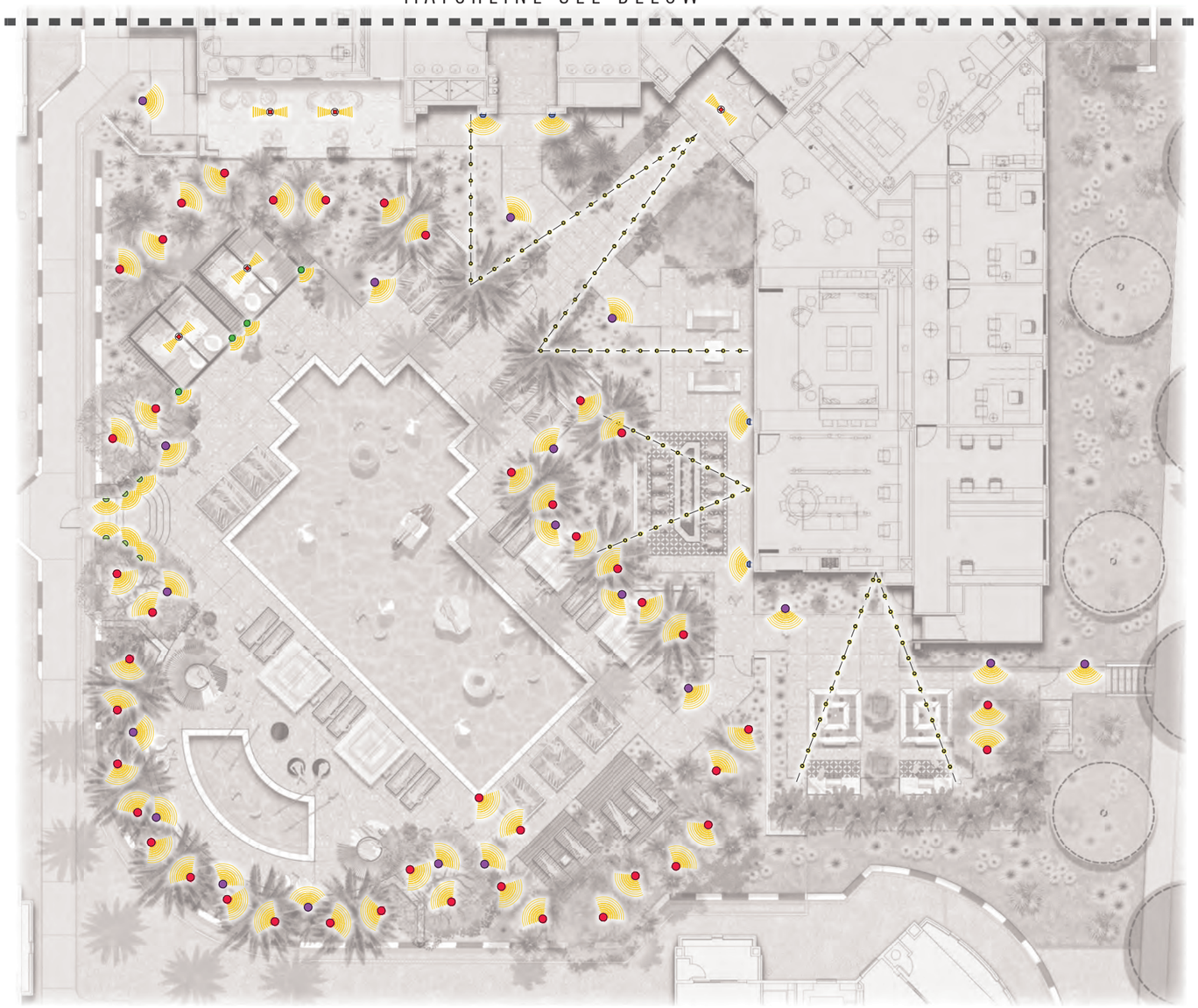
TRACHELOSPERMUM JASMINOIDES
CHINESE STAR JASMINE



WATER USE CALCULATIONS

TOTAL SITE AREA FOR LANDSCAPE REHABILITATION:	31, 426 SF
TOTAL PLANTING AREA:	10,471 SF
DROUGHT TOLERANT PLANTING (MIN. 50%) (classified wucols low)	7,396 SF (70%)
OTHER PLANTING AREAS (classified wucols moderate and low)	3,075 SF (30%)

MATCHLINE SEE BELOW



CITY OF ALISO VIEJO NOTES:

DURING THE FINAL BUILDING PERMIT PROCESS A FINAL LIGHTING PLAN SHALL BE PROVIDED IDENTIFYING THE TYPE, LOCATION AND HEIGHT OF PROPOSED LIGHTING FIXTURES, WITH AN ASSOCIATED PHOTOMETRIC ANALYSIS SHOWING LIGHTING ILLUMINATION LEVELS AND SPILL OVER. .

FINAL LIGHTING PLAN SHALL CONFORM TO THE PROVISIONS OF APPENDIX A OF ALISO VIEJO MUNICIPAL CODE AND SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR AND THE POLICE SERVICES DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT

I. ALL EXTERIOR COMMON AREA PEDESTRIAN WALKWAYS AND RECREATION AREAS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE-FOURTH FOOT-CANDLE OF LIGHT AND MAXIMUM OF TWO FOOT-CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.

II. OPEN STAIRWAYS AND ENCLOSED COMMON AREA CORRIDORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT ON ALL LANDINGS AND STAIR TREADS DURING THE HOURS OF DARKNESS. ENCLOSED STAIRWAYS SHALL BE ILLUMINATED AT ALL TIMES WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT ON ALL LANDINGS AND STAIR TREADS.

III. RECESSED AREAS OF BUILDING OR FENCES, WHICH HAVE A MINIMUM DEPTH OF TWO FEET, A MINIMUM HEIGHT OF FIVE FEET, AND DO NOT EXCEED SIX FEET IN WIDTH AND ARE CAPABLE OF HUMAN CONCEALMENT, SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE-HALF FOOTCANDLES OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS. THIS REQUIREMENT APPLIES TO DEFINED RECESSED AREAS WHICH ARE WITHIN SIX FEET OF THE EDGE OF A DESIGNATED WALKING SURFACE WITH AN UNOBSTRUCTED PATHWAY TO IT, NOT HINDERED BY WALLS OR HEDGE ROW LANDSCAPING A MINIMUM OF TWO FEET IN HEIGHT. THE LIGHT SOURCE MAY BE MOTION DETECTORS USING A PHOTOCELL DEVICE.

IV. ACCESSIBLE LUMINAIRES UTILIZED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL HAVE VANDAL RESISTANT LIGHT FIXTURES AND BE NOT LESS THAN THREE FEET IN HEIGHT FROM THE WALKING SURFACE WHEN USED TO ILLUMINATE WALKWAYS AND A MINIMUM OF 78 INCHES IN HEIGHT ABOVE THE DRIVING SURFACE WHEN ILLUMINATING SURFACES ASSOCIATED WITH VEHICLES. LIGHT FIXTURES SHALL BE DEEMED ACCESSIBLE IF MOUNTED WITHIN 15 FEET VERTICALLY OR SIX FEET HORIZONTALLY FROM ANY ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM OR SIMILAR STRUCTURE.

V. THE LIGHT SOURCE SHALL BE CONTROLLED BY A PHOTOCELL DEVICE OR A TIME CLOCK WITH AN ASTRONOMIC FEATURE.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	BOLLARD	PEDESTRIAN WALKWAYS/POOL DECK
	BULLET SPOT UPLIGHT	ACCENT TREES/PALMS
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO BUILDING and DATE PALM. MINIMUM 12' ABOVE FINISH SURFACE
	BUILDING MOUNTED SCONCE	FINAL LOCATIONS TO BE SELECTED BY ARCHITECT
	CEILING LIGHT	POOL CABANAS / ARCHITECTURE. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	CABANA MOUNTED SCONCE	POOL CABANA
	WALL MOUNTED LOUVER LIGHT	STEPS

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



MATCHLINE SEE ABOVE

CITY LIGHTS
ALISO VIEJO, CALIFORNIA
TCA # 2019-012

MJS LANDSCAPE ARCHITECTURE

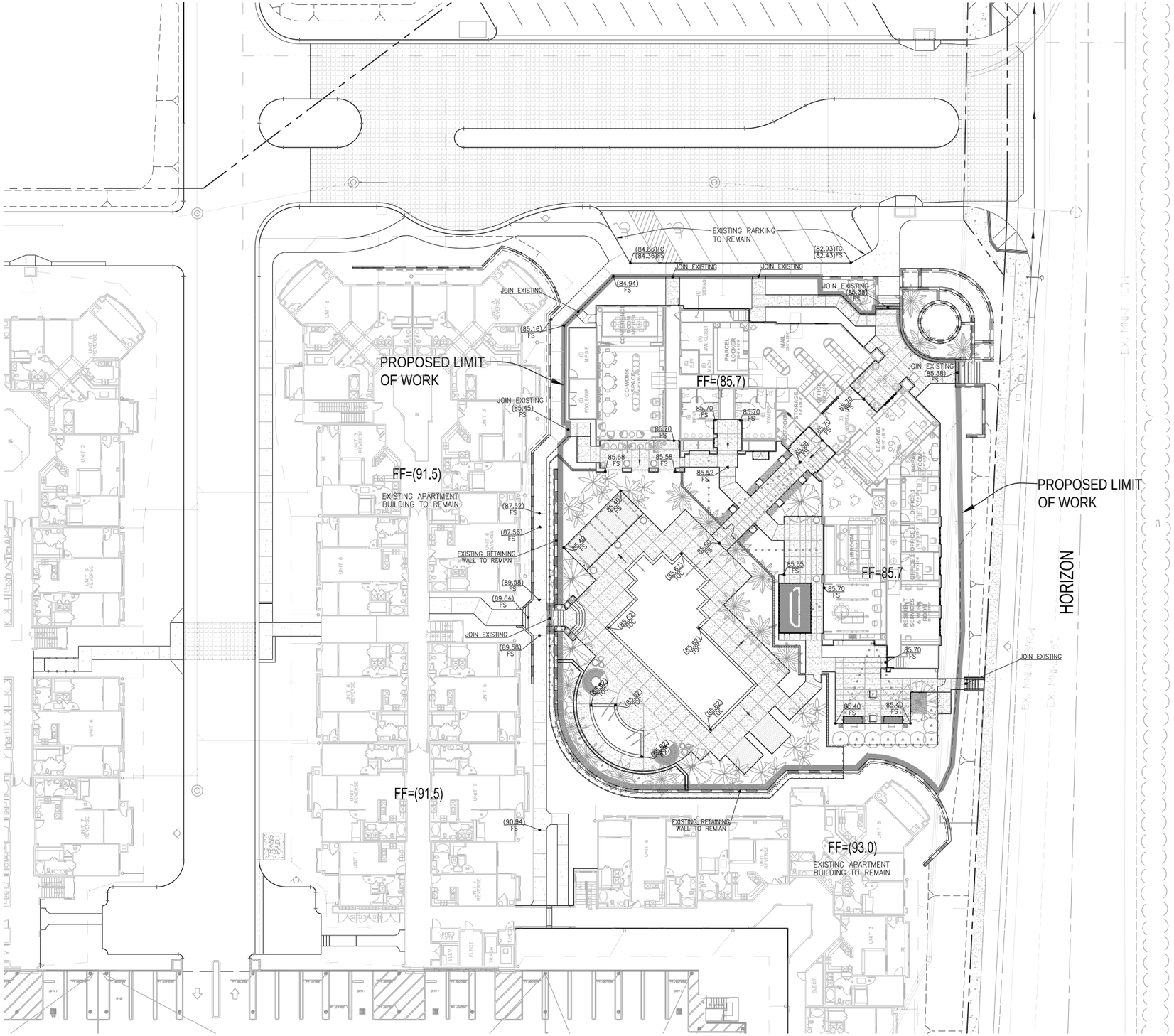
Shea Properties

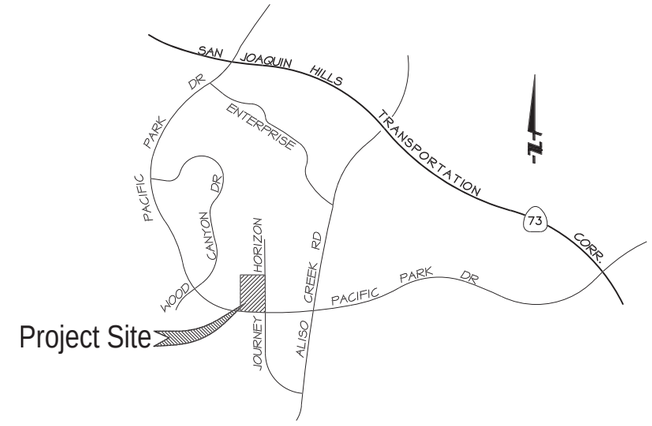
AVCA SUBMITTAL
JULY 29, 2022

0' 8' 16' 32'

PRELIMINARY LIGHTING PLAN

L.10





VICINITY MAP
NTS

NOTES:

1. EXISTING ACCESSIBLE PARKING AND ADA PATH-OF-TRAVEL TO REMAIN.
2. EXISTING SEWER AND WATER CONNECTIONS TO REMAIN.
3. POOL DECK AND PATIO FLATWORK TO BE REDONE.

20' 0' 10' 20'
SCALE: 1" = 20'

CITY LIGHTS
ALISO VIEJO, CA

TCA ARCHITECTS

SHEA PROPERTIES
TCA# 2019-012

SITE DEVELOPMENT PERMIT
2-16-2022

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com

Conceptual Grading
City Lights 26841 Horizon Aliso Viejo, CA.
April 22, 2022

C-1.0

ALISO VIEJO

City Lights At Town Center

5000 City Lights Drive Aliso Viejo, California

September 21, 2022

Project Description

- PA22-006 (SDP)
- Site Development Permit– exterior site improvements at the City Lights at Town Center Apartments Community–

Project Location



ALISO VIEJO

Existing Conditions



ALISO VIEJO



Proposed Project Renderings

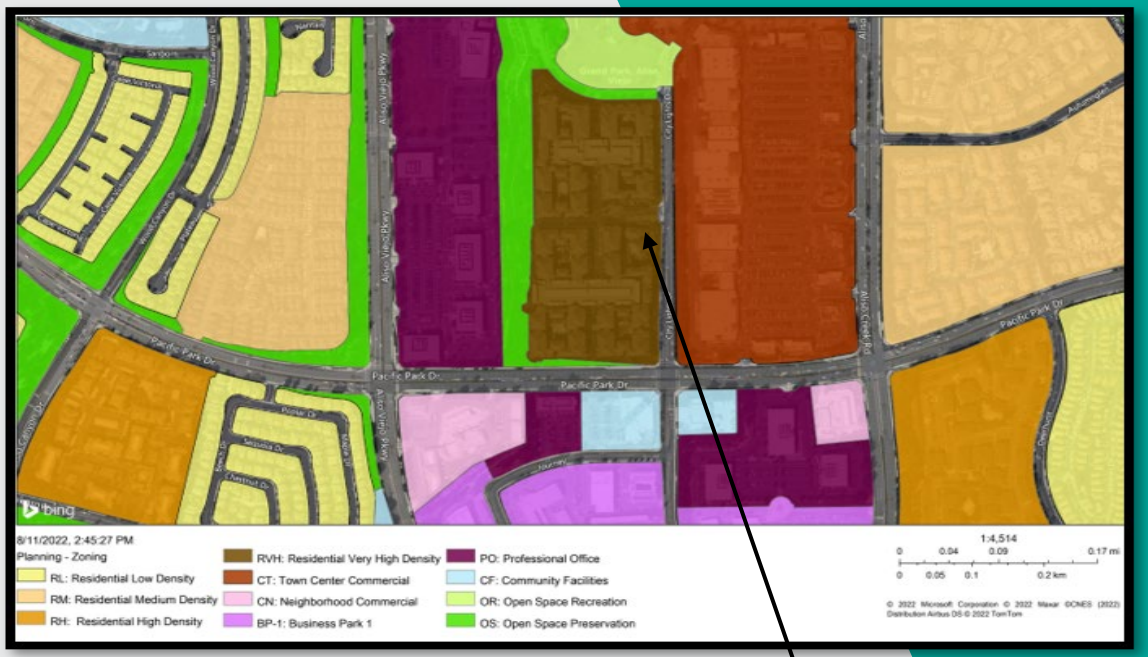






ALISO VIEJO

Proposed Use and Compatibility with Surrounding Uses



- The project site is zoned Residential Very High Density
- The proposed project will not increase density or intensity of the existing use.

Staff Recommendations

- Open and conduct the public hearing
- Find that the request is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities);
- Adopt a Resolution approving a Site Development Permit for renovating the existing 2-story clubhouse/amenity building and pool area.

City of Aliso Viejo
AGENDA ITEM

DATE: September 21, 2022

TO: Mayor and City Council

FROM: Lizzy Mendoza, Recreation & Community Services Manager

SUBJECT: CITY SPONSORSHIP OF THE ADOLESCENT MENTAL HEALTH PANEL AT ALISO VIEJO RANCH

Recommended Action:

Consider City sponsorship of the Adolescent Mental Health Panel at Aliso Viejo Ranch.

Fiscal Impact:

If City sponsorship is approved by Council, the rental fees of $384 will be waived.

Background:

The Adolescent Mental Health Panel allows parents, teachers, mental health professionals, and students to discuss anxiety and other emotional and behavioral health concerns that our youth are facing. In 2021, representatives from Aliso Niguel High School PTSA, Aliso Ridge Behavioral Health, Laura's House, Aliso Viejo Library, Capistrano Unified School District, and Mayor Ross Chun participated in this event at Aliso Viejo Ranch.

At the September 7th City Council meeting, during City Councilmember comments, Mayor Chun requested the Council approve placing this item on the September 21st City Council meeting agenda. Council approved the request which allowed City staff to prepare this report.

Discussion:

If approved by Council, City staff will waive all rental fees and coordinate with representatives of Aliso Niguel High School PTSA to hold the Adolescent Mental Health Panel on Thursday, October 20, from 5:00 to 7:00 p.m.