

**CITY OF LAGUNA WOODS CALIFORNIA
CITY COUNCIL MINUTES
REGULAR MEETING
November 19, 2025
2:00 P.M.
Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, California 92637**

I. CALL TO ORDER

Mayor Horne called the Regular Meeting of the City Council of the City of Laguna Woods to order at 2:02 p.m.

II. ROLL CALL

COUNCILMEMBER: PRESENT: Connors, Moore, McCary, Horne
 ABSENT: Lee

All councilmembers participated in-person at the meeting location.

STAFF PRESENT: City Manager Macon, City Attorney Patterson, Administrative
 Services Director/City Treasurer Torres, City Clerk Trippy

All staff participated in-person at the meeting location.

III. PLEDGE OF ALLEGIANCE

Mayor Horne led the pledge of allegiance.

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Family Caregivers Month – November 2025
(agendized by Mayor Horne)

City Clerk Trippy read the proclamation.

Councilmembers made comments.

Moved by Councilmember Connors, seconded by Councilmember Moore, and carried on a 4-0 vote with Councilmember Lee absent, to approve and present the proclamation.

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Vicki Johnson, resident, commented on the Orange County Power Authority and community

choice aggregation.

Mike Raugh, resident, commented on the Orange County Power Authority and community choice aggregation. Mr. Raugh provided a handout to the City Council.

VI. CITY TREASURER'S REPORT

6.1 City Treasurer's Report

Administrative Services Director/City Treasurer Torres made a presentation.

Moved by Councilmember Conners, seconded by Councilmember Moore, and carried on a 4-0 vote with Councilmember Lee absent, to receive and file the City Treasurer's Report for the month of October 2025.

6.2 Quarterly Financial Report

Administrative Services Director/City Treasurer Torres made a presentation.

Vicki Johnson, resident, asked about cannabis business tax revenue.

Councilmembers and City Manager Macon briefly responded to Ms. Johnson's comments.

Councilmembers discussed the item and staff responded to questions.

Jim Hopkins, resident, briefly responded to a question from Councilmember Moore.

Moved by Councilmember Moore, seconded by Mayor Pro Tem McCary, and carried on a 4-0 vote with Councilmember Lee absent, to receive and file the Quarterly Financial Report for the first quarter of Fiscal Year 2025-26.

VII. CONSENT CALENDAR

Moved by Councilmember Moore, seconded by Mayor Pro Tem McCary, and carried on a 4-0 vote with Councilmember Lee absent, to approve Consent Calendar items 7.1-7.8.

7.1 City Council Minutes

Approved the City Council meeting minutes for the regular meeting on October 15, 2025.

7.2 Payment Register

Approved the payment register dated November 19, 2025, in the amount of \$1,260,471.63.

7.3 Advanced Transportation Management Solution

Approved an amendment to the agreement with Econolite System, Inc. for Centrac® Mobility services and authorized the City Manager to execute the amendment, subject to approval as to form by the City Attorney.

7.4 Circulation Improvement Project – Fiscal Year 2024-25

1. Approved the final record plans and specifications reflecting completion of the “Circulation Improvement Project – Fiscal Year 2024-25” as prepared by the project engineer.

AND

2. Accepted project completion of the contract agreement with Bear Electrical Solutions, LLC for the construction of the “Circulation Improvement Project – Fiscal Year 2024-25” and authorized the City Manager to execute and record, or cause to be executed and recorded, a notice of completion with the County of Orange.

AND

3. Authorized the City Manager to release the contract retention payment withheld per state law, and exonerate project posted bonds, for the “Circulation Improvement Project – Fiscal Year 2024-25,” 35 days following recordation of the notice of completion with the County of Orange, to the extent allowed by state law.

7.5 Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9B

1. Approved the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9B” specifications as prepared by the project engineer.

AND

2. Approved a notice of exemption for the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9B” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorized the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

3. Awarded a contract agreement to Hardy & Harper, Inc. for the construction of the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9B”, including all six alternative bid items included in the bid solicitation, in the amount of \$83,578.00, plus authorized change orders not to exceed 20% (\$16,715.60) of the base amount; and authorized the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract

agreement as to form by the City Attorney.

7.6 Circulation Improvement Project – Fiscal Year 2025-26

1. Approved the “Circulation Improvement Project – Fiscal year 2025-26” specifications as prepared by the project engineer.

AND

2. Approved a notice of exemption for the “Circulation Improvement Project – Fiscal Year 2025-26” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorized the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

3. Awarded a contract agreement to Bear Electrical Solutions, LLC for the construction of the “Circulation Improvement Project – Fiscal Year 2025-26”, in the amount of \$126,535.00, plus authorized change orders not to exceed 15% (\$18,980.25) of the base amount; and authorized the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

7.7 Public Nuisance – 24351 Moulton Parkway, Laguna Woods, CA 92637

Adopted a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, FINDING AND DECLARING CONDITIONS PRESENT AT 24351 MOULTON PARKWAY, LAGUNA WOODS, CA 92637 TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF PURSUANT TO THE CALIFORNIA CIVIL CODE AND THE LAGUNA WOODS MUNICIPAL CODE

7.8 League of California Cities (Cal Cities) Policy Committee Travel

Authorized expenditures from the City’s existing City Council Department budget for airfare to and from John Wayne Airport and Sacramento International Airport, and taxi or other ground transportation to and from Sacramento International Airport and the Sacramento Convention Center, for Mayor Pro Tem McCary to participate in the League of California Cities’ Community Services Policy Committee meeting on January 22, 2026, in a total amount not to exceed \$600.

VIII. PUBLIC HEARINGS

8.1 2025 California Building Standards Code and Local Amendments

City Manager Macon made a presentation.

Public testimony resumed for the public hearing that was continued from the regular meeting of the City Council on October 15, 2025.

Mike Raugh, resident, commented on electric transmission lines and the importance of coordinating with electric utilities.

There being no other requests to speak, the public hearing was closed.

City Manager Macon responded to comments from Mayor Pro Tem McCary.

Moved by Mayor Pro Tem McCary, seconded by Councilmember Conners, and carried on a 4-0 vote with Councilmember Lee absent, to:

1. Approve second reading and adopt an ordinance – read by title with further reading waived – titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING TITLE 10 OF THE LAGUNA WOODS MUNICIPAL CODE (BUILDINGS AND CONSTRUCTION) AND ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF THE 2025 CALIFORNIA ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 WILDLAND-URBAN INTERFACE CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2025 CALIFORNIA REFERENCED STANDARDS CODE; AND DETERMINING AND CERTIFYING THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

AND

2. Approve second reading and adopt an ordinance – read by title with further reading waived – titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE LAGUNA WOODS MUNICIPAL CODE TO ADOPT CERTAIN AMENDMENTS,

ADDITIONS, AND DELETIONS TO THE 2025 CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9); AND DETERMINING AND CERTIFYING THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

AND

3. Approve second reading and adopt an ordinance – read by title with further reading waived – titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE LAGUNA WOODS MUNICIPAL CODE TO ADOPT CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS TO THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 7); AND DETERMINING AND CERTIFYING THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 8.2 Conditional Use Permit CUP-2023-0004, a request by Philip Bellafaire for approval of a conditional use permit amending Conditional Use Permit CUP-559 to allow for outdoor storage and alternative provisions to off-street parking regulations resulting in a reduction in off-street parking stalls at the property located at 23252 Via Campo Verde, Laguna Woods, CA 92637

City Manager Macon made a presentation.

Mayor Horne opened the public hearing.

Philip Bellafaire, Saddleback Golf Carts, commented on his request.

Vicki Johnson, resident, commented on the lack of a sidewalk on Via Campo Verde.

City Manager Macon briefly responded to Ms. Johnson's comments.

With no other requests to speak, the public hearing was closed.

Councilmember Connors made comments.

Moved by Councilmember Connors, seconded by Mayor Pro Tem McCary, and carried on a 4-0 vote with Councilmember Lee absent, to approve a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT

CUP-2023-0004 TO AMEND CONDITIONAL USE PERMIT CUP-559 TO ALLOW FOR OUTDOOR STORAGE AND ALTERNATIVE PROVISIONS TO OFF-STREET PARKING REGULATIONS RESULTING IN A REDUCTION IN OFF-STREET PARKING STALLS AT THE PROPERTY LOCATED AT 23252 VIA CAMPO VERDE, LAGUNA WOODS, CA 92637, AND DETERMINING THAT THE CONDITIONAL USE PERMIT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS

- 8.3 Conditional Use Permit CUP-2025-0002, a request by Temple Judea of Laguna Hills for approval of a conditional use permit amending Conditional Permit CP-1531 and any applicable prior approvals to allow for the establishment of a small group learning and tutoring services use at the property located at 24512 Moulton Parkway, Laguna Woods, CA 92637

City Manager Macon made a presentation.

Mayor Horne opened the public hearing.

With no requests to speak, the public hearing was closed.

Mayor Pro Tem McCary made comments.

Moved by Mayor Pro Tem McCary, seconded by Councilmember Conners, and carried on a 4-0 vote with Councilmember Lee absent, to approve a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-2025-0002 TO AMEND CONDITIONAL PERMIT CP-1531 AND ANY APPLICABLE PRIOR APPROVALS TO ALLOW FOR THE ESTABLISHMENT OF A SMALL GROUP LEARNING AND TUTORING SERVICES USE AT THE PROPERTY LOCATED AT 24512 MOULTON PARKWAY, LAGUNA WOODS, CA 92637, AND DETERMINING THAT THE CONDITIONAL USE PERMIT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS

IX. CITY COUNCIL BUSINESS

- 9.1 Potential lease of a portion of the real property commonly known as City Centre Park located at 24121 Moulton Parkway, Laguna Woods, CA 92637

Mayor Horne recused herself from this item and left the meeting. (“I serve as the City’s

designated representative on the Orange County Fire Authority’s Board of Directors. This item involves a lease for a new fire station that must be approved by both this City Council and the Orange County Fire Authority. Out of an abundance of caution, I am recusing myself. Although I have no financial interest in this lease, I do not want to be in a position where I am responsible for voting on an agreement on behalf of both parties to the agreement. I plan to recuse myself if this lease comes before the Orange County Fire Authority's Board of Directors, as well.”)

City Manager Macon made a presentation.

Councilmembers discussed the item and staff responded to questions.

Mike Raugh, resident, asked for clarification on the potential fire station location.

City Manager Macon and Councilmember Conners briefly responded to Mr. Raugh’s comments.

Vicki Johnson, resident, asked questions regarding the Orange County Fire Authority.

City Manager Macon and councilmembers briefly responded to Ms. Johnson’s comments.

Councilmembers discussed the item and staff responded to questions.

Moved by Councilmember Moore, seconded by Councilmember Conners, and carried on a 3-0 vote with Mayor Horne recused and Councilmember Lee absent, to adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DECLARING THE PORTION OF THE REAL PROPERTY COMMONLY KNOWN AS CITY CENTRE PARK LOCATED AT 24121 MOULTON PARKWAY, LAGUNA WOODS, CA 92637 (ORANGE COUNTY ASSESSOR’S PARCEL NUMBER 616-012-18) THAT WOULD BE LEASED TO THE ORANGE COUNTY FIRE AUTHORITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A NEW FIRE STATION AND FOR PUBLIC SAFETY PURPOSES TO BE “EXEMPT PUBLIC LAND” AS THAT PHRASE IS DEFINED IN THE CALIFORNIA SURPLUS LAND ACT

Mayor Horne returned to the meeting at 3:45 p.m.

9.2 Objective Design and Development Regulations
(agendized by Councilmember Moore)

Councilmember Moore introduced the item.

City Manager Macon made a presentation.

Kathyn Freshley, resident, spoke in support of the development of objective design and development regulations. She spoke favorably of the Valencia Center's architecture and critically of the recently approved changes to the Mobil Station.

Councilmember Moore briefly responded to Ms. Freshley's comments.

Mike Raugh, resident, asked for clarification regarding this item's applicability to Laguna Woods Village.

City Manager Macon and Councilmembers briefly responded to Mr. Raugh's comments. This item pertains only to commercial properties.

Vicki Johnson, resident, spoke in support of the development of objective design and development regulations and asked questions regarding cost.

City Manager Macon briefly responded to Ms. Johnson's comments.

Councilmembers discussed the item and staff responded to questions.

X. CITY COUNCIL REPORTS AND COMMENTS

10.1 Coastal Greenbelt Authority

Mayor Pro Tem McCary provided a report.

10.2 Orange County Fire Authority

Mayor Horne provided a report.

10.3 Orange County Library Advisory Board

Councilmember Moore provided a report.

10.4 Orange County Mosquito and Vector Control District

No report

10.5 San Joaquin Hills Transportation Corridor Agency

Councilmember Conners briefly responded to Mayor Pro Tem McCary's Coastal Greenbelt Authority report, briefly commented on the Laguna Woods OC Public Library, and provided a report on the San Joaquin Hills Transportation Corridor Agency.

10.6 South Orange County Watershed Management Area

No report. Councilmember Moore stated that she would provide a report on water issues

at a later time.

10.7 Liaisons to Community Bridge Builders

Mayor Horne provided a report.

Councilmember Conners made comments.

10.8 Other Comments and Reports

Councilmember Conners and Mayor Horne commented on their recent participation in a resident's 100th birthday celebration.

City Manager Macon expressed a need to revisit Item 9.1.

IX. CITY COUNCIL BUSINESS

9.1 Potential lease of a portion of the real property commonly known as City Centre Park located at 24121 Moulton Parkway, Laguna Woods, CA 92637

Mayor Horne recused herself from this item and left the meeting.

City Manager Macon stated that, based on an email received from California Department of Housing and Community Development staff during this City Council meeting, there is a need to add an additional sentence to the resolution. He proposed adding the following sentence to the end of Section 3 of the resolution: "None of the characteristics listed under California Government Code Section 54221(f)(2) apply to the Premises." City Manager Macon explained California Government Code Section 54221(f)(2).

Moved by Councilmember Moore, seconded by Councilmember Conners, and carried on a 3-0 vote with Mayor Horne recused and Councilmember Lee absent, to rescind the resolution previously adopted as part of Item 9.1 of today's meeting and adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DECLARING THE PORTION OF THE REAL PROPERTY COMMONLY KNOWN AS CITY CENTRE PARK LOCATED AT 24121 MOULTON PARKWAY, LAGUNA WOODS, CA 92637 (ORANGE COUNTY ASSESSOR'S PARCEL NUMBER 616-012-18) THAT WOULD BE LEASED TO THE ORANGE COUNTY FIRE AUTHORITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A NEW FIRE STATION AND FOR PUBLIC SAFETY PURPOSES TO BE "EXEMPT PUBLIC LAND" AS THAT PHRASE IS DEFINED IN THE CALIFORNIA SURPLUS LAND ACT

as amended to add the following sentence to the end of Section 3: "None of the

characteristics listed under California Government Code Section 54221(f)(2) apply to the Premises.”

Mayor Horne returned to the meeting at 4:49 p.m.

XI. CLOSED SESSION – None

XII. CLOSED SESSION REPORT – None

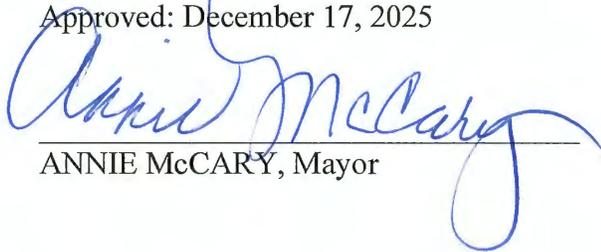
XII. ADJOURNMENT

The meeting was adjourned at 4:49 p.m. The next regular meeting will be at 2:00 p.m. on Wednesday, December 17, 2025 at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.



YOLIE TRIPPY, CMC, City Clerk

Approved: December 17, 2025



ANNIE McCARY, Mayor