

**MINUTES
REGULAR MEETING
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, December 10, 2025
6:00 PM, or as soon thereafter,
Immediately following the City Council Official Reorganization Meeting**

The City Council meeting was called to order at 6:00 p.m. by Mayor Wolf.

The Pledge of Allegiance was led by Councilmember Anstead.

Present were: Mayor Jeremy Wolf, Mayor Pro Tem Deborah Klein Lopez, Councilmember Kate Anderson, Councilmember Chris Anstead, and Councilmember Penny Sylvester.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Executive Assistant Michele Hubbs, Assistant Planning Director Robby Nesovic, Director of Public Works/City Engineer Charmaine Yambao, Deputy City Manager Louis Celaya, Engineering Aide Joshua Keck, Director of Finance Diego Ibañez, Director of Community Services Amy Brink, and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

No Closed Session was held.

APPROVAL OF AGENDA

ACTION: Councilmember Anderson moved to approve the Agenda, as presented. Councilmember Sylvester seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PRESENTATIONS

No presentations were provided.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Mayor Pro Tem Klein Lopez provided a Clean Power Alliance (CPA) Update.

Councilmember Sylvester provided a Zone 0 Update.

PUBLIC COMMENTS

No public comments were received.

CONSENT CALENDAR

Following distribution of the Agenda Packet, and prior to the City Council Meeting, written correspondence regarding Item No. 13 was received from the following person, forwarded to the City Council, and made available for public review.

Mary Wiesbrock, Agoura Hills, representing Save Open Space

ACTION: Mayor Pro Tem Klein Lopez moved to approve Consent Calendar Item Nos. 1-13, as presented. Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the Regular City Council Meeting of October 22, 2025
2. Approve Demand Warrant Register No. 943
3. Approve Notice of Completion for the Fiscal Year 2024-25 Pavement Rehabilitation Project; NIB 24-05
4. Approve Notice of Completion, with JT Construction Group, Inc., for Fiscal Year 2025-26 Concrete Repair Project; NIB #25-03
5. Approve First Amendment to Agreement for Consultant Services, with Berg & Associates, Inc., for Construction Management Services Related to the Ladyface Greenway Project
6. Approve Seventh Amendment to Agreement for Design Professional Consultant Services, with Kimley-Horn and Associates, Inc., for Additional Engineering Design Services and Term Extension for the Kanan Road/Agoura Road Ultimate Intersection Improvements Project

7. Approve Agreement for Contractor Services, with Agoura Pony Baseball, for Improvements and Use of Recreational Facilities at Old Agoura Park
8. Approve Agreement for Contractor Services, with Ray-Mac Painting, Inc., for Maintenance Painting Services at the Recreation and Event Center
9. Approve the City Council 2026 Meeting Schedule
10. Adopt **Resolution No. 25-2120**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPOINTING RAY TAYLOR AS INTERIM COMMUNITY DEVELOPMENT DIRECTOR PURSUANT TO GOVERNMENT CODE SECTION 21221(h)
11. Adopt **Resolution No. 25-2121**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING MEASURE W SAFE, CLEAN WATER PROGRAM REGIONAL TRANSFER AGREEMENT NO. 2024RPNSMB01 BETWEEN THE CITY OF AGOURA HILLS AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
12. Adopt **Ordinance No. 25-481**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE TO REPEAL AND REPLACE THE ADU REGULATIONS IN SECTION 9283, AMEND RELATED DEFINITIONS IN SECTION 9120 CONSISTENT WITH STATE LAW, AND AMEND SECTION 61005 TO CLARIFY SHORT-TERM RENTAL PROHIBITIONS; AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
13. Adopt **Ordinance No. 25-482**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO CONSOLIDATE ALL PROTECTED TREE REGULATIONS INTO SECTION 9657 AND UPDATING THE CITY'S PROTECTED TREE REGULATIONS TO STREAMLINE PERMIT PROCESSING, PRIORITIZE THE RETENTION OF INDIVIDUAL TREES, INCENTIVIZE THE PLANTING OF NEW PROTECTED TREES, INCLUDE THE CALIFORNIA SYCAMORE AND SOUTHERN CALIFORNIA BLACK WALNUT AS PROTECTED TREES, AND MAKE OTHER AMENDMENTS; AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY COUNCIL, STAFF COMMENTS

Councilmember Sylvester congratulated the Finance Department on their award (Distinguished Budget Presentation Award for FY 2025-26 & FY 2026-27 from the Government Finance Officers Association).

Mayor Pro Tem Klein Lopez welcomed Mayor Wolf and wished everyone happy holidays.

Councilmember Anstead announced the playground groundbreaking (Morrison Park).

Mayor Wolf reported attending the successful Holidays on the Hill family event, thanked the City Council for his nomination, and noted he looked forward to working with everyone.

ADJOURNMENT

At 7:34 p.m., Mayor Wolf announced the December 24, 2025, Regular City Council Meeting was canceled and the next Regular City Council Meeting would be held at 6:00 p.m., on Wednesday, January 14, 2026, in the Council Chambers of the Civic Center, and adjourned the meeting.

A handwritten signature in blue ink, appearing to read "Kimberly", with a stylized flourish at the end.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk