



**AGENDA**  
**REGULAR MEETING**  
**AGOURA HILLS CITY COUNCIL**  
Civic Center - Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Wednesday, April 8, 2026**  
**6:00 PM**

*Please silence all cell phones and other electronic devices during the meeting.*

**ATTEND OR WATCH THE MEETING**

*For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, visit the City's website at [agourahillscity.gov](http://agourahillscity.gov) and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills City Council" on [YouTube](https://www.youtube.com) and select the meeting by date,*

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

**Option A: To provide public comments in person in the Council Chambers**

*Members of the public may attend the meeting in person in the Council Chambers and speak or submit written comments on any item listed on the Agenda. To speak, complete a Speaker's Card for each item and submit it to the City Clerk before the public comment period of that item. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another person. Written comments submitted during the meeting will not be read aloud by the City.*

**Option B: To submit written public comments prior to the meeting**

*Members of the public may submit written comments on any item listed on the Agenda. To ensure the City Council has time to review and/or consider the information prior to the meeting, please include the item number or topic in the subject line and **email [comments@agourahillscity.gov](mailto:comments@agourahillscity.gov) by 4:00 p.m. on the meeting date.** Public comments are not read into the record by the City. Any comments submitted after the deadline may not be considered during the City Council's deliberations or included in the official record. However, the public may attend the meeting to make or submit comments in person.*

CALL TO ORDER

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LAND ACKNOWLEDGEMENT

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PLEDGE OF ALLEGIANCE

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## ROLL CALL

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Mayor Jeremy Wolf  
Mayor Pro Tem Deborah Klein Lopez  
Councilmember Kate Anderson  
Councilmember Chris Anstead  
Councilmember Penny Sylvester

## REPORT OF CLOSED SESSION

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## APPROVAL OF AGENDA

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## PRESENTATIONS

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## INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, AND DEPARTMENTAL REPORTS

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Update from Supervisor Lindsey P. Horvath Field Deputy Daniell Vicente  
Agoura Hills Quarterly Library Update  
Clean Power Alliance (CPA) Update

## PUBLIC COMMENTS

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(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

## CONSENT CALENDAR

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(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the City Council, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

1. Approve Minutes of the Regular City Council Meeting of March 11, 2026  
RECOMMENDATION: Approve the Minutes, as presented.
2. Approve Demand Warrant Register No. 949  
RECOMMENDATION: Approve Demand Warrant Register No. 949.
3. Adopt Ordinance No. 26-486; AN ORDINANCE OF THE CITY OF AGOURA HILLS AMENDING THE AGOURA HILLS MUNICIPAL CODE BY ADDING A NEW SECTION 5103 TO CHAPTER 1 (HEALTH CODE) OF ARTICLE V (SANITATION AND HEALTH) TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKING A FINDING OF EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
RECOMMENDATION: Adopt Ordinance No. 26-486.

## PUBLIC HEARING / ORDINANCE

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(This section is reserved for persons wishing to address items listed under Public Hearing / Ordinance. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category.)

4. Conduct a Public Hearing, Waive Full Reading, and Introduce a Zoning Ordinance Amendment Concerning Accessory Equipment in Residential and Commercial Zones and Uses Subject to Director's Review and Approval in Residential Zones  
RECOMMENDATION: Conduct a Public Hearing, Waive Full Reading, and Introduce Ordinance No. 26-487; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO AMEND REGULATIONS RELATED TO EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## ORDINANCE / ACTION

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5. Waive Full Reading and Introduce an Ordinance Amending Article III Public Safety of the Agoura Hills Municipal Code by Adding Chapter 10 Regulating Electric Mobility Devices (continued from March 11, 2026)  
RECOMMENDATION: Waive full reading and introduce Ordinance No. 26-485; AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO ESTABLISH ELECTRIC MOBILITY DEVICE REGULATIONS AND MAKING A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

## DISCUSSION / ACTION

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(This section is reserved for persons wishing to address items listed under Discussion / Action. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category.)

6. Conduct a Prescreen Review of an Application Requesting City Council Feedback on an Amendment of the Agoura Hills Municipal Code Regarding Signage for Multifamily Housing Projects  
RECOMMENDATION: Review the proposed Municipal Code amendment and proposed signage and provide staff and the applicant with non-binding feedback.

## CITY COUNCIL, STAFF COMMENTS

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## ADJOURNMENT

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The next Regular City Council Meeting will be held at 6:00 p.m., on April 22, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

*In accordance with the Americans with Disabilities Act, if you require special assistance to participate in a City Council meeting or to access other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. To ensure that reasonable arrangements can be made to provide appropriate access, please provide notification at least 48 hours in advance of the meeting or time when services are needed.*

*Copies of staff reports or other written documentation related to each item of business on this Agenda are available on the City's website at [agourahillscity.gov](http://agourahillscity.gov) and are on file in the Office of the City Clerk, Kimberly M. Rodrigues, at Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.*

*The telecast of Regular City Council Meeting held on Wednesday, April 8, 2026 will be broadcast on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and air daily until the next regularly scheduled City Council meeting. The broadcast schedule is as follows: M-10a m; T-3pm; W-10am; Th-7pm; F-10am; S-3pm; and Su-7pm.*

*Date Posted: April 7, 2026*



**REPORT TO CITY COUNCIL**

**DATE:** APRIL 8, 2026  
**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
**FROM:** NATHAN HAMBURGER, CITY MANAGER  
**BY:** KIMBERLY RODRIGUES, CITY CLERK  
**SUBJECT:** APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 11, 2026

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**RECOMMENDATION**

Approve the Minutes, as presented.

**Attachments**

[CC Minutes 031126.pdf](#)

**MINUTES**  
**REGULAR MEETING**  
**AGOURA HILLS CITY COUNCIL**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Wednesday, March 11, 2026**  
**6:00 p.m.**

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

The Pledge of Allegiance was led by Assistant City Manager Ramiro Adeva.

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

Absent was: Councilmember Chris Anstead (*joined the meeting at 6:11 p.m.*).

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Executive Assistant Michele Hubbs, Director of Public Works/City Engineer Charmaine Yambao, Kimley-Horn Traffic Consultant Matt Stewart, Sergeant James Arens, 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 Sylvester moved to approve the Agenda, as presented. Mayor Pro Tem Klein Lopez seconded. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Anstead.

**PRESENTATIONS**

There were no presentations.

## **INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS**

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

**Councilmember Anstead joined the meeting at 6:11 p.m.**

### **PUBLIC COMMENTS**

No public comments were received.

### **CONSENT CALENDAR**

No public comments were received.

**ACTION:** Councilmember Anstead moved to approve Consent Calendar Item Nos. 1-3, 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.

1. Approve Minutes of the Regular City Council Meeting of February 25, 2026
2. Approve Demand Warrant Register No. 947
3. Re-Adopt **Ordinance No. 26-484**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING SECTION 2900 (COMPENSATION) OF CHAPTER 9 (CITY COUNCIL) OF ARTICLE II (ADMINISTRATION) OF THE AGOURA HILLS MUNICIPAL CODE TO ADJUST COMPENSATION FOR CITY COUNCIL MEMBERS

### **ORDINANCE / ACTION**

4. Waive Full Reading and Introduce **Ordinance No. 26-485**, Amending Article III Public Safety of the Agoura Hills Municipal Code By Adding New Chapter 10 Regulating Electric Mobility Devices

Following presentation of the staff report and a question-and-answer period, Mayor Wolf opened the floor for public comments.

*Following distribution of the Agenda Packet, and prior to the City Council meeting, written correspondence was received from the following person(s), forwarded to the City Council, and made available for public review:*

*Chateau Park HOA, Agoura Hills*  
*Lisa Allison, Agoura Hills*  
*Cameron Delic*  
*Douglas Kruschen*  
*Samantha, Agoura Hills*  
*Jana Hand, Oak Park*  
*Matthew Spaulding*  
*Dara Craun*

The following person spoke:

Rachel Spalding, Agoura Hills

Following deliberations, the City Council provided feedback and supported continuing the item to allow staff adequate time to review the options presented and return with recommendations.

**ACTION:** Councilmember Anderson moved to continue the item. 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.

### **CITY COUNCIL, STAFF COMMENTS**

Councilmember Sylvester reported attending a Liberty Canyon homeowners meeting with the National Park Service on local wildlife concerns, including mountain lions; rangers noted their longstanding presence, higher visibility from cameras, potential decreases with the wildlife corridor, and advised precautions when living with nature.

Councilmember Anderson noted City sponsorship of the upcoming Topanga Fiddle Fest scheduled for May at King Gillette Ranch and, as an Ad Hoc Committee member, announced a March 17, 2026, public workshop on the draft Community Wildfire Protection Plan at the Event Center from 5:00–7:00 p.m., and encouraged the community to participate and provide feedback.

Mayor Wolf thanked staff for the Ladyface Film Festival and reported attending the City-sponsored 3rd Annual International Women’s Day Luncheon at the Event Center.

### **ADJOURNMENT**

At 7:56 p.m., Mayor Wolf announced the Special Goal Setting Workshop would be held at 4:00 p.m. and the next Regular City Council Meeting would be held at 6:00 p.m., on

Wednesday, March 25, 2026, in the Council Chambers of the Civic Center, and adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC  
City Clerk



**REPORT TO CITY COUNCIL**

**DATE: APRIL 8, 2026**  
**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**  
**FROM: NATHAN HAMBURGER, CITY MANAGER**  
**BY: DIEGO IBANEZ, DIRECTOR OF FINANCE**  
**SUBJECT: APPROVE DEMAND WARRANT REGISTER NO. 949**

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Demand Warrant Register No. 949 is hereby submitted for your approval.

**FISCAL IMPACT**

All items on the Demand Warrant Register are budgeted items; and all the items, when aggregated and annualized, are found to be within budget.

**RECOMMENDATION**

It is recommended the City Council approve Demand Warrant Register No. 949.

**Attachments**

[DWR 949.pdf](#)

**APRIL 8, 2026**

**DEMAND WARRANT REGISTER NO. NINE HUNDRED FORTY-NINE**

Pursuant to Section 2508, of the Agoura Hills Municipal Code (AHMC), the demands are herein presented, having been duly audited, and are hereby allowed and approved for payment in the amount as shown for the designated payees and charged to the appropriate funds as indicated.

Pursuant to Section 37202 of the Government Code, I certify the above demands are accurate and funds are available for payment thereof.

I hereby certify Demand Warrant Register No. 949 is a full, true, and correct statement.

A handwritten signature in black ink, appearing to read 'N. Hamburger', written over a horizontal line.

Nathan Hamburger, City Manager

Demand Register 949



Payment Date	Number	Vendor Name	Payable Description	Payment Amount
03/19/2026	119560	Access Information Intermediate Holdings I, LLC	Storage Mar 2026	972.00
03/19/2026	119561	Agromin	Shredded Decorative Bark	5,241.66
03/19/2026	119562	American Family Care	TB Test	80.00
03/19/2026	119563	AT&T	Internet 03/06/26 - 04/05/26	213.29
03/19/2026	119564	At&t Mobility	Ipads Connect Feb 2026	808.44
03/19/2026	119565	Base Hill, Inc.	Janitorial Services Jan & Feb 2026	9,434.54
03/19/2026	119566	Brightview Landscape Services	Irrigation Repair/Leak Detection	747.50
03/19/2026	119567	Bureau Veritas America	Professional Services Feb 2026	9,363.00
03/19/2026	119568	Burns Pacific Construction	Monthly Rental Fee Portable Toilet /Storm Response Feb 2026	18,365.36
03/19/2026	119569	Chavan & Associates, LLP	City Audit 06/30/25	10,380.00
03/19/2026	119570	CivicPlus, LLC	Online Code Hosting	500.00
03/19/2026	119571	CoStar Realty Information, Inc.	CoStar Suite Mar 2026	995.00
03/19/2026	119572	County of Los Angeles Department of Public Works	Professional Services Feb 2026	8,849.97
03/19/2026	119573	Cr Print	Window Envelopes	298.00
03/19/2026	119574	Dario Eminente	Reimbursement for CERT Class Supplies	109.07
03/19/2026	119575	Envicom Corporation	Professional Services 01/26/26 - 02/25/26	5,465.90
03/19/2026	119576	Gotem, Inc.	Monthly Pest Control City Hall	165.00
03/19/2026	119577	GSG Protective Services	Security 02/16/26 - 03/15/26 Event Center & City Hall	1,950.00
03/19/2026	119578	Larry Walker Associates	Malibu Creek CIMP & Watershed Study Feb 2026	72,108.82
03/19/2026	119579	Las Virgenes Municipal Water	Water Usage 01/20/26 - 02/20/26	6,239.03
03/19/2026	119580	Los Angeles County Sheriff's	Sheriff Services Feb 2026	482,475.49
03/19/2026	119581	m6 Consulting, Inc.	Building Plan Check Services Feb 2026	25,889.95
03/19/2026	119582	Mark Hollinger	Reimbursement for CERT First Aid Training	250.00
03/19/2026	119583	Melisa Caric	GIS Contract Services Feb 2026	2,085.00
03/19/2026	119584	Michael Baker International, Inc.	Professional Services Kanan Rd Corridor Feb 2026	18,874.16
03/19/2026	119585	Michael Lang	Ladyface Mountain Film Festival Ad	350.00
03/19/2026	119586	National Utility Locators LLC	Utility Locating Services Feb 2026	1,700.00
03/19/2026	119587	Pegasus Studios	Broadcast Services Feb 2026	1,825.00
03/19/2026	119588	Pitney Bowes Global Financial Services LLC	Posted Meter Lease 01/30/26 - 04/29/26	465.98
03/19/2026	119589	Richards, Watson & Gershon	Professional Services Feb 2026	32,734.55
03/19/2026	119590	RMG Communications	Graphic Design/Writing	1,640.00
03/19/2026	119591	Southern California Edison	Utilities 02/04/26 - 03/05/26	799.43
03/19/2026	119592	Southern California Gas Comp	Utilities 02/04/26 - 03/06/26	1,773.62
03/19/2026	119593	Staples	Supplies	187.99
03/19/2026	119594	The Acorn Newspapers	City Ads	5,775.97
03/19/2026	119595	Triton Technology Solutions, Inc.	Equipment	11,936.80
03/19/2026	119596	Underground Service Alert	AGHR New Ticket Charges/Maintenance	59.45
03/19/2026	119597	Vant System	Security Service Call	169.00
03/19/2026	119598	Varn Painting, Inc	Morrison Park ADA Renovations	25,166.45
03/19/2026	119599	Venco Electric Inc.	Repairs	419.00
03/19/2026	119600	Ventura Transit Systems	Senior Excursion Transportation	3,420.00
			<b>Total</b>	<b>770,284.42</b>
<b>ACH Payment</b>				
03/19/2026	DFT0007629	Spare Labs Inc.	Dial-A-Ride Feb 2026	19,037.41
03/19/2026	DFT0007630	Spare Labs Inc.	Spare Base Platform Mar 2026	1,875.00
			<b>Total</b>	<b>20,912.41</b>
<b>Payroll</b>				
03/06/2026			Payroll & Vendor Payments	<b>219,847.05</b>
3/26/2026	119602	ACT, A Div of Cherokee Chemical Co., Inc	Service Water Treatment Mar 2026	340.00
3/26/2026	119603	All City Management	School Crossing Guard Services 03/01/26 - 03/14/26	8,827.53
3/26/2026	119604	Anica Barboza	Security Deposit Refund - Event 3/13/26	1,000.00
3/26/2026	119605	Berg & Associates, Inc.	Professional Services Feb 2026 Ladyface Greenway	62,575.46
3/26/2026	119606	Birds by BIJS LLC	Guided Tour - Birding with the Mayor	500.00
3/26/2026	119607	Bruce Stein	Travel Expenses Reimbursement	820.92
3/26/2026	119608	CAPIO	Event Registration for Mary Haddad 04/09/26	25.00
3/26/2026	119609	County of Los Angeles Department of Public Works	Professional Services Jan - Feb 2026	26,833.73
3/26/2026	119610	Cr Print	Business Cards	181.09
3/26/2026	119611	Dapeer, Rosenblit & Litvak Llp	Professional Services Feb 2026	13,816.06
3/26/2026	119612	Denise Fransen	Security Deposit Refund - Event 03/12/26	1,000.00
3/26/2026	119613	Dept Of Animal Care & Control	Animal Control Services Feb 2026	7,053.55
3/26/2026	119614	Gabriel M. Graham	COG Homeless Outreach Mar 2026	8,090.00
3/26/2026	119615	GSG Protective Services	Security 03/09/26 - 03/15/2026 Event Center	1,260.00

3/26/2026	119616	Hee Joo Lee	Mileage Reimbursement	26.83
3/26/2026	119617	Jessica Flores	COG Administrative Services Mar 2026	3,000.00
3/26/2026	119618	LA County Dept Of Public Works	Rent & Leases Medea Creek	36,684.00
3/26/2026	119619	m6 Consulting, Inc.	Engineering Services Feb 2026 Ladyface Greenway	12,065.00
3/26/2026	119620	Mackay Communications	AirTime Feb 2026	952.17
3/26/2026	119621	Mdg Associates	Morrison Park Rehabilitation Feb 2026	1,445.25
3/26/2026	119622	Melodie Mendoza	Security Deposit Refund - Event 03/14/26	1,000.00
3/26/2026	119623	Meril Sue Platzer	Travel Reimbursement	178.11
3/26/2026	119624	Michael Lang	Spring 2026 Activity Guide	11,125.00
3/26/2026	119625	Pitney Bowes Global Financial Services LLC	Property Tax	51.67
3/26/2026	119626	Rincon Consultants	Professional Services Feb 2026	4,151.75
3/26/2026	119627	SaberDome Corp	Firewall Software	4,615.85
3/26/2026	119628	San Buenaventura Heritage, Inc.	Senior Excursion - Dudley House Museum	91.00
3/26/2026	119629	Sky Elements LLC	Deposit for July 2026 Drone Show	21,275.00
3/26/2026	119630	Smith Pipe & Supply Inc.	Supplies Rec Center	165.93
3/26/2026	119638	Staples	Supplies	122.43
3/26/2026	119631	Terry Dipple, Inc.	COG Services Mar 2026	17,218.00
3/26/2026	119632	The Acorn Newspapers	City Ads - Conejo Valley Community Concert	1,178.00
3/26/2026	119634	Total Access Elevator LLC	Maintenance Mar 2026	155.00
3/26/2026	119635	Twining Laboratories	Professional Services Feb 2026 Morrison Park	5,817.36
3/26/2026	119636	Venco Electric Inc.	Electrical Lighting Repair - Event Center	1,726.66
3/26/2026	119637	Vivian Rescalvo	COG Services Mar 2026	13,262.58
			<b>Total</b>	<b><u>268,630.93</u></b>

<b>Grand Total</b>	<b><u>1,279,674.81</u></b>
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**Demand Warrant Register No. 949**

**PASSED, APPROVED, AND ADOPTED** this 8<sup>th</sup> day of April 2026, by the following vote to wit:

- AYES:        ()
- NOES:        ()
- ABSTAIN:    ()
- ABSENT:     ()

\_\_\_\_\_  
Jeremy Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, City Clerk



## REPORT TO CITY COUNCIL

**DATE:** APRIL 8, 2026

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** JANE HOOVER, ADMINISTRATIVE INTERN  
RAMIRO ADEVA, ASSISTANT CITY MANAGER

**SUBJECT:** ADOPT ORDINANCE NO. 26-486; AN ORDINANCE OF THE CITY OF AGOURA HILLS AMENDING THE AGOURA HILLS MUNICIPAL CODE BY ADDING A NEW SECTION 5103 TO CHAPTER 1 (HEALTH CODE) OF ARTICLE V (SANITATION AND HEALTH) TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKING A FINDING OF EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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At the regularly scheduled City Council meeting on March 25, 2026, the City Council held a noticed public hearing and, by a vote of 5-0, waived full reading and introduced Ordinance No. 26-485 (prohibiting the sale of Kratom products).

### **FISCAL IMPACT**

If adopted, there is no financial impact to the Fiscal Year 2025-26 adopted Budget.

### **RECOMMENDATION**

Staff respectfully recommends the City Council adopt Ordinance No. 26-485; adding a new Section 5103 to Chapter 1 (Health Code) of Article V (Sanitation and Health) to prohibit the sale of Kratom products and making a finding of exemption pursuant to the California Environmental Quality Act (CEQA).

### **Attachments**

[Ordinance No. 26-486.pdf](#)

**ORDINANCE NO. 26-486**

**AN ORDINANCE OF THE CITY OF AGOURA HILLS AMENDING THE AGOURA HILLS MUNICIPAL CODE BY ADDING A NEW SECTION 5103 TO CHAPTER 1 (HEALTH CODE) OF ARTICLE V (SANITATION AND HEALTH) TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKING A FINDING OF EXEMPTION PURSUANT TO CEQA**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES ORDAIN AS FOLLOWS:**

**Section 1. Findings and Intent.**

A. The City possesses broad police power under Article XI, Section 7 of the California Constitution to enact regulations to protect the public health, safety, and welfare of its residents.

B. Kratom is derived from the plant *Mitragyna speciosa* and contains psychoactive alkaloids including mitragynine and 7-hydroxymitragynine, which act on opioid receptors in the human brain and produce stimulant, sedative, and euphoric effects.

C. Scientific research and public health reporting associate kratom use with serious adverse effects including liver toxicity, seizures, respiratory depression, dependency, withdrawal, and death.

D. The United States Food and Drug Administration has determined that kratom is not lawfully marketed as a food, drug, or dietary supplement in the United States and that kratom products sold as dietary supplements are adulterated within the meaning of the Federal Food, Drug, and Cosmetic Act.

E. The California Department of Public Health has determined that kratom is not an approved drug or dietary supplement and is considered an unsafe food additive, making its sale unlawful in California.

F. Kratom products continue to be sold widely in retail settings, often in highly concentrated or synthetic forms that increase the risk of overdose, addiction, and other serious harms.

G. The absence of a comprehensive federal or state regulatory framework governing the formulation, potency, labeling, and sale of kratom creates a substantial risk to public health and consumer safety.

H. Retail sale and commercial distribution of kratom within the City's territory presents a local public health and safety concern that is appropriately addressed through municipal regulation.

I. It is the intent of the City Council to prohibit the sale, offering for sale, distribution, and display of kratom and kratom products in order to reduce the availability of an unregulated psychoactive substance and protect residents, particularly minors and vulnerable populations, from harm.

**Section 2. Code Amendment. Chapter 1** (Health Code) of Article V (Sanitation and Health) of the Agoura Hills Municipal Code is hereby amended by adding a new Section 5103 (Sale of Kratom) to read as follows:

“5103. – Sale of Kratom.

A. For purposes of this Section, the following definitions apply.

1. ‘Kratom’ means any part of the plant *Mitragyna speciosa*, whether in natural, powdered, extracted, synthesized, or any other form, including any compound, derivative, or preparation of that plant.

2. ‘Kratom product’ means any product intended for human consumption that contains kratom, including but not limited to powders, capsules, tablets, extracts, resins, tinctures, beverages, or edibles.

B. No person shall sell, offer for sale, advertise, furnish, exchange, distribute, or provide any kratom or kratom product.

C. No person shall display kratom or kratom products in any retail establishment or make such products available in a manner that would reasonably lead to a sale, transfer, or distribution.

D. This Section does not prohibit the possession of kratom by an individual for personal use. This Section regulates only commercial activity occurring within the City.”

**Section 3. California Environmental Quality Act (CEQA).** Pursuant to the California Environmental Quality Act, the City Council finds and determines that the adoption of the proposed Ordinance is exempt from environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Municipal Code amendments would have a significant impact on the environment. The Municipal Code amendments are minor policy changes, by way of imposition of regulations on a product that could harm public health. City staff are hereby directed to file a Notice of Exemption pursuant to Section 15062 of the CEQA Guidelines.

**Section 4. Severability Clause.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsections, subdivision, paragraph, sentence, clause, phrase hereof,

irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 5. Effective Date.** This ordinance shall take effect thirty days after adoption.

**Section 6. Certification.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2026, by the following vote to wit:

AYES:        (  
NOES:        (  
ABSTAIN:    (  
ABSENT:     (  
                  )

\_\_\_\_\_  
Jeremy Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Candice K. Lee, City Attorney



## REPORT TO CITY COUNCIL

**DATE:** APRIL 8, 2026

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** ERIC WANG, ASSOCIATE PLANNER

**SUBJECT:** CONDUCT A PUBLIC HEARING, WAIVE FULL READING, AND INTRODUCE A ZONING ORDINANCE AMENDMENT CONCERNING ACCESSORY EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES

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The request before the City Council is to consider adopting Ordinance No. 26-487; an Ordinance of the City Council of the City of Agoura Hills, California, amending the Agoura Hills Municipal Code to amend regulations related to equipment in residential and commercial zones and uses subject to Director's review and approval in residential zones, and making a determination of exemption under the California Environmental Quality Act (Ordinance).

Over the last few years, staff has noticed some provisions within the City's zoning regulations that are either inconsistent with the City's climate action goals or put undue burden on single-family homeowners. Numerous technological advances in the last few decades have made certain wall-mounted equipment more common and more efficient, such as certain types of water heaters, generators, and energy storage systems. As currently written, Agoura Hills Municipal Code (AHMC) Section (§) 9132.[1](G) disallows exterior wall-mounted equipment (including photovoltaic equipment) in residential zones. Further, AHMC § 9606.1, which sets standards for accessory equipment and structures, is unclear when addressing newer ground and wall-mounted equipment.

This fiscal year, the City Council directed staff to amend specific provisions within the Zoning Ordinance pertaining to residential and commercial accessory equipment such as water heaters, energy storage systems, and generators and to provide flexibility to property owners in the placement and screening of the aforementioned equipment. This effort has resulted in the Ordinance before the City Council, which amends AHMC §§ 9606.1 and 9132.[1](G) to clarify permitted types of ground mounted and wall-mounted equipment.

On December 15, 2025, staff presented a draft Ordinance to the Land Use and Economic Development Subcommittee (LUEDC) for review. The LUEDC was supportive of the draft with minor revisions, and staff presented the revised Ordinance to the Planning Commission on March 5, 2026. The Planning Commission passed Resolution 26-1316, recommending that the City Council adopt the Ordinance as written, on the same day.

The Ordinance before the City Council includes the following key changes concerning accessory equipment:

- Allowing for a greater variety of wall mounted equipment such as tankless water heaters and backup batteries
- Allowing for a greater variety of ground mounted equipment with more flexible standards

- Allowing staff of determine appropriateness of accessory equipment that is not explicitly mentioned in the AHMC pursuant to outlined standards

Proposed AHMC revisions concerning wall and ground-mounted equipment standards would not affect the staff review process or design requirements related to photovoltaics in practice as current State regulations, including California Civil Code (CIV) § 714, preempt local control concerning specific types of energy-efficient equipment. The Ordinance will likely increase the use of other efficient wall-mounted equipment such as tankless water heaters. There will be no impacts to health, safety, or general welfare as existing standards would insure wall-mounted equipment would not impede emergency access. The Ordinance also introduces new language that would ensure any applicable equipment is appropriately screened from public view and ensures that their operations would not create nuisances. Further, because of the increased flexibility for mechanical equipment placements (i.e. HVAC units), owners could be encouraged to relocate existing equipment to more appropriate areas rather than replacing in-place, thereby encouraging more orderly development.

Additionally, this Ordinance addresses certain allowed uses within the RV Zoning District. Currently, commercial riding academies and stables are allowed by Director's review per AHMC § 9222.3. This is a less restrictive permit type than a Conditional Use Permit. Given the traffic, circulation, and evacuation considerations associated with commercial riding academies and stables within a residential zone with many privately maintained streets, a Conditional Use Permit would be warranted for these types of commercial operations. The Ordinance moves commercial riding academies and stables from AHMC § 9222.3 to § 9222.4, requiring a Conditional Use Permit.

This Ordinance also addresses Private Recreation Clubs within the RV District, which is defined by AHMC § 9120.17(B) as follows:

*"Private recreation club" means an association of persons who are bona fide members, paying regular dues, and organized to provide recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.*

This description reflects a typical Home Owner's Association, which is allowed in all other residential zoning district without permit since an HOA is not directly associated with the use of land. Therefore, staff believes the regulation of homeowners associations within the RV district is unwarranted, and therefore, the Ordinance completely removes the definition in AHMC § 9120.17 and listing of the use from the RV Zoning District.

#### **FISCAL IMPACT**

Adoption of this Ordinance is not anticipated to have any fiscal impact to the Fiscal Year 2025-26 Budget. Enforcement of the Zoning Ordinance would be completed by staff.

#### **RECOMMENDATION**

Staff respectfully recommends the City Council conduct a public hearing, waive full reading and introduce Ordinance No. 26-487; an Ordinance of the City Council of the City of Agoura Hills, California, amending the Agoura Hills Municipal Code to amend regulations related to equipment in residential and commercial zones and uses subject to Director's review and approval in residential zones, and making a determination of exemption under the California Environmental Quality Act.

**Attachments**

[1. Ord. No. 26-487.pdf](#)

[2. PC Resolution 26-1316.pdf](#)

**ORDINANCE NO. 26-487**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO AMEND REGULATIONS RELATED TO EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, in certain instances the City's existing regulations pertaining to allowable uses and equipment in residential and commercial zones do not account for current land use practices or the most current and efficient equipment on the market.

**WHEREAS**, the existence of outdated regulations related to land uses and equipment is a detriment to the property owners, citizens, and businesses within the community, because the City does not allow some desirable, low impact uses and equipment commonly seen in other similarly situated communities, or makes it more challenging for those uses to come into the City.

**WHEREAS**, it is the desire of the City Council to reduce permitting barriers for local homeowners and businesses in instances where those barriers do not serve the purpose of environmental protection or public health, safety and welfare.

**WHEREAS**, the proposed ordinance would amend Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC) to clarify specific ground and wall mounted equipment requirements in residential and commercial zones, and uses subject to Director's review and approval in residential zones.

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 5, 2026, at which time it received staff reports, public testimony, and other evidence in the record. Upon close of the hearing, the Commission adopted Resolution No. 26-486 recommending City Council adoption of the Ordinance.

**WHEREAS**, the City Council held a duly noticed public hearing on April 8, 2026, at which it received staff reports, public testimony, and other evidence in the record regarding the proposed Ordinance.

**NOW, THEREFORE**, the City Council of the City of Agoura Hills, California, hereby ordains as follows:

**Section 1.** The facts set forth in the recitals of this Ordinance are true and correct.

**Section 2.** Consistency with the General Plan. This Ordinance is consistent with General Plan Goal LU-7 (Livable and Quality Neighborhoods), which calls for neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. The proposed changes to equipment regulations will ensure that high-efficiency equipment, such as tankless water heaters and energy storage systems, are encouraged while requiring adequate sound barriers for noise-generating equipment, consistent with current requirements.

**Section 3.** Zoning Code Amendment. Section 9132.[1] (Evaluation of design) of Part 4 (General Development Standards) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

**“9132.[1] – Evaluation of design**

All development shall satisfy the following design criteria:

- A. Exterior materials and colors shall harmonize with and compliment the surrounding natural and man-made environment. Where appropriate, dominant exterior colors shall reflect a natural earthtone theme. More brilliant exterior colors shall not be employed in a manner which detracts from the visual continuity of a structure and its surrounding environs. Exterior treatments characterized by an overly bright, shiny, reflective or artificial appearance shall not be permitted.
- B. The architectural expression shall be carried out throughout the project.
- C. The landscaping shall compliment the proposed architecture and shall consist of native materials wherever possible.
- D. The proposed traffic circulation shall be compatible with the proposed development and not adversely impact the neighborhood in which it is located.
- E. All new development shall be adequately buffered from existing development.
- F. Height of structures shall be in relationship to the height of the pad, size and shape of the structure and the proposed setbacks.
- G. Except as allowed by Section 9606.1, no equipment in residentially zoned property shall be mounted, affixed or otherwise attached to a pitched roof, including a hip or gable roof, or to an exterior wall of a building, excluding windows. For the purpose of this section, "equipment" shall be defined as being all materials, fittings, devices, appliances and apparatus systems used for heating, air conditioning and ventilation of the residential units, excluding natural or mechanical attic ventilation systems approved by the director of planning and community development. "Equipment" shall also be defined as being all collector tanks, circulators, pump systems and apparatus other than flat-plate collectors used in connection with solar collecting systems. Equipment may be placed on a flat roof only if the equipment is entirely

screened from view from public or private right-of-way by a mansard or parapet roof element and located entirely below the top of such roof elements. The method of screening shall be architecturally integrated and blend with the building design in terms of material, color, shape and size. If such screening is not possible due to elevation or topographic constraints, the equipment shall be placed on the ground and subject to the provisions of section 9606.1 of this article.”

**Section 4.** Zoning Code Amendment. Section 9606.1 (Accessory structures and equipment location and type permitted) of Division 6 (Accessory Structures) of Part 1 (In General) of Chapter 6 (Regulatory Provisions) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

**“9606.1 – Accessory structures and equipment location and type permitted.**

The following accessory structures and equipment may project into the required yard subject to the following limitations:

- A. Ground mounted equipment such as pool equipment, air conditioners and built-in barbecues, provided that the equipment shall not be located closer than five (5) feet to the side property line and three (3) feet to the rear or street side property line. Notwithstanding any other provision in this Article, no ground mounted equipment shall be allowed within the required front yard setback. All ground mounted equipment established in the permissible portion of the front yard shall be visibly screened from the public right-of-way. Noise-generating equipment, such as ground mounted pool and air conditioning equipment must be screened by a solid wall or sound insulated fence on all sides, except in cases where the equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling. Screening requirements for noise generating equipment may be waived if the director determines that typical equipment operation would not exceed exterior noise standards as set forth in Section 9656.2.
- B. Rain conductors, spouts, utility service risers, and shutoff valves may project a maximum distance of one (1) foot into any required yard.
- C. Awnings or canopies may project a maximum distance of three (3) feet into the required interior side yard and five (5) feet into the required front, rear and street side yard, provided:
  - 1. That such awnings or canopies are not closer than three (3) feet into any lot line;
  - 2. That such awnings or canopies have no vertical ground support within such yard; and

3. That such awnings or canopies extend only over the windows or doors to be protected, and for not more than one (1) foot on either side thereof.
- D. Water heaters, water softeners and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half (2½) feet into a required interior side or rear yard, provided that such structures or equipment are not closer than three (3) feet to any lot line. Wall mounted tankless water heaters may project into a required side, interior, or rear yard, provided that such equipment is not closer than three (3) feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half (2½) feet into a required front or corner side yard, provided that such equipment is not closer than three (3) feet to any lot or highway line.
- E. Wall and window mounted air conditioners, coolers, and fans may be used in any required yard, provided that such equipment is not closer than three (3) feet to any lot line.
- F. Guard railings or fences for safety protection around depressed ramps may be placed in any yard provided such railing or fence does not exceed a height of three and one-half (3½) feet.
- G. Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt or similar materials and wooden decks may be used in any required yard provided that such structures do not exceed one (1) foot above ground level. Decks over one (1) foot high shall be regulated by section 9605.6. This provision shall not exclude the use of the steps providing access between areas of different elevation on the same property.
- H. Storage sheds, including pre-fabricated units, that are used solely for the lawful and safe storage of personal property and which have less than one hundred twenty (120) square feet of projected roof area, are permissible in side or rear yards only, provided that a minimum unobstructed access of three (3) feet is provided between the shed and the property lines, have no foundation or plumbing or electrical service of any kind and do not exceed seven and one-half (7.5) feet in exterior height as measured from the ground to the top of the roof. Such sheds shall be placed behind any fence in the side yard setback area to minimize their visibility from the sidewalk or public right-of-way. If no fence exists in the side yard setback area, then the shed shall be located so as to minimize the visibility of the shed from the public right-of-way and must be at least fifteen (15) feet behind the front of the building. A maximum of three (3) such sheds shall be allowed on any one lot.
- I. Wall and ground mounted energy generation and storage systems, including batteries and generators, may be placed in any side or rear yard, provided that such facilities are not closer than three (3) feet to any lot line. Any proposed generator over five (5) feet in height, placed within a required side yard, and utilizing an internal combustion engine (ICE) must be screened by a solid wall or sound insulating fence on all sides, except in cases where the

equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling, to mitigate noise impacts to adjacent properties.

- J. All other ground mounted equipment may be placed in any rear yard, provided such equipment is no closer than five (5) feet to any lot line and would not create a public nuisance pursuant to section 5605 of this code.

**Section 5.** Zoning Code Amendment. Section 9222.3 (Uses subject to director's review and approval) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

"9222.3 - Uses subject to director's review and approval.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Access to a lawfully permitted use in another land use district;
- B. Stands for the display and sale of any agricultural products lawfully produced on said lot;
- C. Private equestrian and hiking trails;
- ~~D. Private recreation clubs;~~
- ~~E. Riding academies and stables;~~
- D. ~~F.~~ Temporary structures such as model homes, real estate sales offices, construction trailers and mobile homes used as residence during construction of a project when a valid building permit is in force;
- E. ~~G.~~ Temporary storage of materials and construction equipment related to a city public works project;
- F. ~~H.~~ Retaining walls two (2) feet or higher in height containing fill located within a required setback or within fifty (50) feet of an existing residence subject to the issuance of a site plan architectural review permit. This section shall apply only to retaining walls that face an abutting property;
- G. ~~I.~~ Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- H. ~~J.~~ Motion picture filming not exceeding seven (7) consecutive days."

**Section 6.** Zoning Code Amendment. Section 9222.4 (Conditional uses) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

“9222.4 – Conditional Uses.

The following uses may be permitted subject to a conditional use permit:

- A. Arboretum and horticultural gardens;
- B. Campgrounds, picnic areas, trails with overnight camping;
- C. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- D. Community care facilities, large.
- E. ~~D.~~ Convents and monasteries;
- F. ~~E.~~ Reserved;
- G. ~~F.~~ Day nursery, children;
- H. ~~G.~~ Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- I. ~~H.~~ Grange halls;
- J. ~~I.~~ Guest ranches;
- K. ~~J.~~ Health retreats;
- L. ~~K.~~ Homes for aged person, small group care;
- M. ~~L.~~ Homes for children, special boarding;
- N. ~~M.~~ Institutions for aged persons, private;
- O. ~~N.~~ Institutions for children, private;
- P. ~~O.~~ Lighted tennis courts;
- Q. ~~P.~~ Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- R. Riding academies and stables.
- ~~Q. Community care facilities, large.”~~

**Section 7.** Zoning Code Amendment. Section 9120.17 (“R”) of Part 3 (Definitions) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to delete the definition of “*Recreation club, private.*”

**Section 8.** California Environmental Quality Act (CEQA). This Ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that the Ordinance will not have a significant effect on the environment. The Ordinance will make several clarifications to the Zoning Code in regard to equipment to reflect current Planning

policies. Additionally, the removal of an allowable use from a residential zoning district has no possibility of having a physical impact on the environment. Further, as a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

**Section 9.** Severability Clause. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 10.** Effective Date. This Ordinance shall take effect thirty (30) days after passage.

**Section 11.** Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote to wit.

AYES:        (  
NOES:        (  
ABSTAIN:    (  
ABSENT:     (  
                  )

\_\_\_\_\_  
Jeremy Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Candice K. Lee, City Attorney

**RESOLUTION NO. 26-1316**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTIONS 9120.17, 9132.[1], 9222.3, 9222.4, and 9606.1 OF ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE TO CLARIFY SPECIFIC GROUND AND WALL MOUNTED EQUIPMENT REQUIREMENTS AND TO AMEND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES AND MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, the City of Agoura Hills proposes to adopt an ordinance amending Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC) to clarify specific ground and wall mounted equipment requirements in residential and commercial zones, and uses subject to Director's review and approval in residential zones ("Ordinance").

**WHEREAS**, the Planning Commission of the City of Agoura Hills considered the Ordinance at a public hearing held on March 5, 2026, at 6:00 p.m. Notice of the time, date, and means of participation in, and purpose of the aforementioned hearing was duly given and published as required by State law.

**WHEREAS**, evidence, both written and oral, was duly presented to and considered by the Planning Commission of the City of Agoura Hills at the foresaid public hearing.

**WHEREAS**, after the close of the public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City Staff, the staff report, the recommendations, and all other pertinent documents and associated actions regarding the proposed ordinance amendment.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:**

**Section 1.** The facts set forth in the recitals of this Resolution are true and correct.

**Section 2.** Consistency with the General Plan. The Ordinance is consistent with the City General Plan; specifically, General Plan Goal LU-7 (Livable and Quality Neighborhoods), which calls for neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. The changes to AHMC Sections 9606.1 and 9132.[1] that regulate accessory equipment are consistent with State law and City goals. The Ordinance amends these

sections to ensure that high-efficiency equipment, such as tankless water heaters and energy storage systems, are encouraged while requiring adequate sound barriers for noise-generating equipment, consistent with the City's Climate Action and Adaptation Plan (CAAP). The changes to AHMC Sections 9222.3 and 9222.4 that regulate uses subject to Director's review and approval are also consistent with State law and City goals. Requiring Planning Commission approval for riding academies and stables is a higher level of review than a Director approval, which would help to ensure that the goals and objectives of the General Plan are met. The changes to AHMC Sections 9120.17 and 9222.3 that regulate private recreations clubs are also consistent with City Goals. Removing private recreation clubs as a listed use within the Residential – Very low density (RV) zoning district would further consistency with the General Plan as the use itself is allowed in every other residential zone, promotes services that support the needs of their residents, and is not considered in and of itself as a use of land for a particular use or activity. Therefore, the regulation of "private recreation clubs" is considered burdensome and inapplicable and removal would promote the general welfare. The Ordinance amends these sections to ensure that said use is operated in a responsible manner that preserves the health, safety, and wellbeing of residents. Overall, the Ordinance will result in the AHMC further adhering with the General Plan and CAAP.

**Section 3.** Consistency with the Zoning Ordinance. Pursuant to AHMC § 9672.5, the Planning Commission finds that the Ordinance is consistent with the objectives of Zoning Ordinance found in Article IX of the AHMC. As stated in AHMC § 9103, Zoning Ordinance Objective E seeks to lessen congestion on the streets, secure safety from fire, panic and other dangers, and promote the health and general welfare. The Ordinance amends AHMC Sections 9606.1 and 9132.[1] to encourage high-efficiency equipment while requiring adequate protection from potential related nuisances such as noise. As mentioned, revisions to these sections are consistent with the City's CAAP, which promotes the general welfare. The Ordinance amends AHMC Sections 9222.3 and 9222.4, requiring Planning Commission approval for riding academies ensuring that such uses are reviewed and appropriately developed with consideration for congestion, safe neighborhood evacuation, and adequate parking. Further, the Ordinance amends AHMC Sections 9120.17 and 9222.3, removing the mention of "private recreation clubs", resulting in the promotion of the general welfare by reducing burdensome and unnecessary regulation for a use that is allowed in all other residential zoning district, and one that does not require land for its particular use or activity that promotes the general welfare by supporting the needs of its residents.

**Section 4.** California Environmental Quality Act. Adoption of this Ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that the Ordinance will not have a significant effect on the environment. The Ordinance will make several clarifications to the Zoning Code in regard to equipment to reflect current Planning policies. Additionally, the removal of an allowable use from a residential zoning district

has no possibility of having a physical impact on the environment. Further, as a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby recommends the City Council adopt an ordinance of the City Council of the City of Agoura Hills, California, amending the Agoura Hills Municipal Code to update regulations related to equipment in residential and commercial zones, and uses subject to director's review and approval in residential zones, and making a determination of exemption under the California Environmental Quality Act attached hereto as "Exhibit A".

**Section 6.** The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

**PASSED, APPROVED, AND ADOPTED**, this 5<sup>th</sup> day of March, 2026, by the following vote to wit:

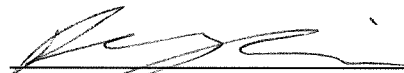
AYES:	(4)	Reinhardt, Platzer, Sharon, Stein
NOES:	(0)	
ABSENT:	(1)	Roth
ABSTAIN:	(0)	



---

Jessica Reinhardt, Chairperson

ATTEST:



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Robby Nesovic, Secretary

**Exhibit A**  
**Draft Ordinance**

ORDINANCE NO. 26-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO AMEND REGULATIONS RELATED TO EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, in certain instances the City's existing regulations pertaining to allowable uses and equipment in residential and commercial zones do not account for current land use practices or the most current and efficient equipment on the market.

**WHEREAS**, the existence of outdated regulations related to land uses and equipment is a detriment to the property owners, citizens, and businesses within the community, because the City does not allow some desirable, low impact uses and equipment commonly seen in other similarly situated communities, or makes it more challenging for those uses to come into the City.

**WHEREAS**, it is the desire of the City Council to reduce permitting barriers for local homeowners and businesses in instances where those barriers do not serve the purpose of environmental protection or public health, safety and welfare.

**WHEREAS**, the proposed ordinance would amend Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC) to clarify specific ground and wall mounted equipment requirements in residential and commercial zones, and uses subject to Director's review and approval in residential zones.

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 5, 2026, at which time it received staff reports, public testimony, and other evidence in the record. Upon close of the hearing, the Commission adopted Resolution No. 26-\_\_\_\_\_ recommending City Council adoption of the Ordinance.

**WHEREAS**, the City Council held a duly noticed public hearing on \_\_\_\_\_, at which it received staff reports, public testimony, and other evidence in the record regarding the proposed Ordinance.

**NOW, THEREFORE**, the City Council of the City of Agoura Hills, California, hereby ordains as follows:

**Section 1.** The facts set forth in the recitals of this Ordinance are true and correct.

**Section 2.** Consistency with the General Plan. This Ordinance is consistent with General Plan Goal LU-7 (Livable and Quality Neighborhoods), which calls for neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. The proposed changes to equipment regulations will ensure that high-efficiency equipment, such as tankless water heaters and energy storage systems, are encouraged while requiring adequate sound barriers for noise-generating equipment, consistent with current requirements.

**Section 3.** Zoning Code Amendment. Section 9132.[1] (Evaluation of design) of Part 4 (General Development Standards) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

**“9132.[1] – Evaluation of design**

All development shall satisfy the following design criteria:

- A. Exterior materials and colors shall harmonize with and compliment the surrounding natural and man-made environment. Where appropriate, dominant exterior colors shall reflect a natural earthtone theme. More brilliant exterior colors shall not be employed in a manner which detracts from the visual continuity of a structure and its surrounding environs. Exterior treatments characterized by an overly bright, shiny, reflective or artificial appearance shall not be permitted.
- B. The architectural expression shall be carried out throughout the project.
- C. The landscaping shall compliment the proposed architecture and shall consist of native materials wherever possible.
- D. The proposed traffic circulation shall be compatible with the proposed development and not adversely impact the neighborhood in which it is located.
- E. All new development shall be adequately buffered from existing development.
- F. Height of structures shall be in relationship to the height of the pad, size and shape of the structure and the proposed setbacks.
- G. Except as allowed by Section 9606.1, no equipment in residentially zoned property shall be mounted, affixed or otherwise attached to a pitched roof, including a hip or gable roof, or to an exterior wall of a building, excluding windows. For the purpose of this section, "equipment" shall be defined as being all materials, fittings, devices, appliances and apparatus systems used for heating, air conditioning and ventilation of the residential units, excluding natural or mechanical attic ventilation systems approved by the director of planning and community development. "Equipment" shall also be defined as being all collector tanks, circulators, pump systems and apparatus other than flat-plate collectors used in connection with solar collecting systems. Equipment may be placed on a flat roof only if the equipment is entirely

screened from view from public or private right-of-way by a mansard or parapet roof element and located entirely below the top of such roof elements. The method of screening shall be architecturally integrated and blend with the building design in terms of material, color, shape and size. If such screening is not possible due to elevation or topographic constraints, the equipment shall be placed on the ground and subject to the provisions of section 9606.1 of this article.”

**Section 4.** Zoning Code Amendment. Section 9606.1 (Accessory structures and equipment location and type permitted) of Division 6 (Accessory Structures) of Part 1 (In General) of Chapter 6 (Regulatory Provisions) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

**“9606.1 – Accessory structures and equipment location and type permitted.**

The following accessory structures and equipment may project into the required yard subject to the following limitations:

- A. Ground mounted equipment such as pool equipment, air conditioners and built-in barbecues, provided that the equipment shall not be located closer than five (5) feet to the side property line and three (3) feet to the rear or street side property line. Notwithstanding any other provision in this Article, no ground mounted equipment shall be allowed within the required front yard setback. All ground mounted equipment established in the permissible portion of the front yard shall be visibly screened from the public right-of-way. Noise-generating equipment, such as ground mounted pool and air conditioning equipment must be screened by a solid wall or sound insulated fence on all sides, except in cases where the equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling. Screening requirements for noise generating equipment may be waived if the director determines that typical equipment operation would not exceed exterior noise standards as set forth in Section 9656.2.
- B. Rain conductors, spouts, utility service risers, and shutoff valves may project a maximum distance of one (1) foot into any required yard.
- C. Awnings or canopies may project a maximum distance of three (3) feet into the required interior side yard and five (5) feet into the required front, rear and street side yard, provided:
  1. That such awnings or canopies are not closer than three (3) feet into any lot line;
  2. That such awnings or canopies have no vertical ground support within such yard; and

3. That such awnings or canopies extend only over the windows or doors to be protected, and for not more than one (1) foot on either side thereof.
- D. Water heaters, water softeners and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half (2½) feet into a required interior side or rear yard, provided that such structures or equipment are not closer than three (3) feet to any lot line. Wall mounted tankless water heaters may project into a required side, interior, or rear yard, provided that such equipment is not closer than three (3) feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half (2½) feet into a required front or corner side yard, provided that such equipment is not closer than three (3) feet to any lot or highway line.
- E. Wall and window mounted air conditioners, coolers, and fans may be used in any required yard, provided that such equipment is not closer than three (3) feet to any lot line.
- F. Guard railings or fences for safety protection around depressed ramps may be placed in any yard provided such railing or fence does not exceed a height of three and one-half (3½) feet.
- G. Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt or similar materials and wooden decks may be used in any required yard provided that such structures do not exceed one (1) foot above ground level. Decks over one (1) foot high shall be regulated by section 9605.6. This provision shall not exclude the use of the steps providing access between areas of different elevation on the same property.
- H. Storage sheds, including pre-fabricated units, that are used solely for the lawful and safe storage of personal property and which have less than one hundred twenty (120) square feet of projected roof area, are permissible in side or rear yards only, provided that a minimum unobstructed access of three (3) feet is provided between the shed and the property lines, have no foundation or plumbing or electrical service of any kind and do not exceed seven and one-half (7.5) feet in exterior height as measured from the ground to the top of the roof. Such sheds shall be placed behind any fence in the side yard setback area to minimize their visibility from the sidewalk or public right-of-way. If no fence exists in the side yard setback area, then the shed shall be located so as to minimize the visibility of the shed from the public right-of-way and must be at least fifteen (15) feet behind the front of the building. A maximum of three (3) such sheds shall be allowed on any one lot.
- I. Wall and ground mounted energy generation and storage systems, including batteries and generators, may be placed in any side or rear yard, provided that such facilities are not closer than three (3) feet to any lot line. Any proposed generator over five (5) feet in height, placed within a required side yard, and utilizing an internal combustion engine (ICE) must be screened by a solid wall or sound insulating fence on all sides, except in cases where the

equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling, to mitigate noise impacts to adjacent properties.

- J. All other ground mounted equipment may be placed in any rear yard, provided such equipment is no closer than five (5) feet to any lot line and would not create a public nuisance pursuant to section 5605 of this code.

**Section 5.** Zoning Code Amendment. Section 9222.3 (Uses subject to director's review and approval) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

"9222.3 - Uses subject to director's review and approval.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Access to a lawfully permitted use in another land use district;
- B. Stands for the display and sale of any agricultural products lawfully produced on said lot;
- C. Private equestrian and hiking trails;
- ~~D. Private recreation clubs;~~
- ~~E. Riding academies and stables;~~
- D. ~~F.~~ Temporary structures such as model homes, real estate sales offices, construction trailers and mobile homes used as residence during construction of a project when a valid building permit is in force;
- E. ~~G.~~ Temporary storage of materials and construction equipment related to a city public works project;
- F. ~~H.~~ Retaining walls two (2) feet or higher in height containing fill located within a required setback or within fifty (50) feet of an existing residence subject to the issuance of a site plan architectural review permit. This section shall apply only to retaining walls that face an abutting property;
- G. ~~I.~~ Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- H. ~~J.~~ Motion picture filming not exceeding seven (7) consecutive days."

**Section 6.** Zoning Code Amendment. Section 9222.4 (Conditional uses) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

"9222.4 – Conditional Uses.

The following uses may be permitted subject to a conditional use permit:

- A. Arboretum and horticultural gardens;
- B. Campgrounds, picnic areas, trails with overnight camping;
- C. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- D. Community care facilities, large.
- E. ~~D.~~ Convents and monasteries;
- F. ~~E.~~ Reserved;
- G. ~~F.~~ Day nursery, children;
- H. ~~G.~~ Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- I. ~~H.~~ Grange halls;
- J. ~~I.~~ Guest ranches;
- K. ~~J.~~ Health retreats;
- L. ~~K.~~ Homes for aged person, small group care;
- M. ~~L.~~ Homes for children, special boarding;
- N. ~~M.~~ Institutions for aged persons, private;
- O. ~~N.~~ Institutions for children, private;
- P. ~~O.~~ Lighted tennis courts;
- Q. ~~P.~~ Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- R. Riding academies and stables.
- Q. ~~Community care facilities, large.~~

**Section 7.** Zoning Code Amendment. Section 9120.17 ("R") of Part 3 (Definitions) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to delete the definition of "*Recreation club, private.*"

**Section 8.** California Environmental Quality Act (CEQA). This Ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that the Ordinance will not have a significant effect on the environment. The Ordinance will make several clarifications to the Zoning Code in regard to equipment to reflect current Planning

policies. Additionally, the removal of an allowable use from a residential zoning district has no possibility of having a physical impact on the environment. Further, as a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

**Section 9.** Severability Clause. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 10.** Effective Date. This Ordinance shall take effect thirty (30) days after passage.

**Section 11.** Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2026, by the following vote to wit.

- AYES: ( )
- NOES: ( )
- ABSENT: ( )
- ABSTAIN: ( )

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Jeremy Wolf, Mayor

ATTEST:

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Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

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Candice K. Lee, City Attorney



## REPORT TO CITY COUNCIL

**DATE:** APRIL 8, 2026

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS DIRECTOR / CITY ENGINEER  
AMY BRINK, DIRECTOR OF COMMUNITY SERVICES  
ROBBY NESOVIC, ASSISTANT DIRECTOR OF PLANNING

**SUBJECT:** WAIVE FULL READING AND INTRODUCE AN ORDINANCE AMENDING ARTICLE III PUBLIC SAFETY  
OF THE AGOURA HILLS MUNICIPAL CODE BY ADDING CHAPTER 10 REGULATING ELECTRIC  
MOBILITY DEVICES (CONTINUED FROM MARCH 11, 2026)

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This report recommends the City Council introduce Ordinance No. 26-485 amending Article 3 Public Safety of the Agoura Hills Municipal Code (AHMC) adding Chapter 10, establishing regulation of electric mobility devices and making a finding of exemption pursuant to California Environmental Quality Act (CEQA).

As electric bikes (e-bikes), scooters, motorized bicycles, and other vehicles for recreational use have become more accessible, many cities have experienced an increase in their use, particularly by minors, within public spaces and on public roadways. While these electric mobility devices can provide convenient transportation, their size, speed, and operating characteristics have led to conflicts with pedestrians, cyclists, and motorists in parks, trails, sidewalks, and streets.

Locally, there has been a growing concern over the use of e-bikes, motorized bicycles, and motorized scooters in the community, both on the sidewalks, in the parks, and on the public streets. Certain electric mobility devices, including e-bikes, are capable of operating at higher speeds than analog or non-motorized bikes, which can create safety concerns when used in areas intended primarily for pedestrians or recreational use. Residents are also observing and reporting increased use of these devices by minors in parks and other recreational areas, in addition to operation on public streets in mixed traffic alongside motorized vehicles. Such operations often involves sudden direction changes, unpredictable movements, or a lack of compliance with traffic control devices, which can increase the risk of collisions and serious injury to both riders and motorists.

The California Vehicle Code (CVC) governs electric mobility devices on public roadways and classifies certain devices, such as electric bicycles, based on design and speed characteristics. These classifications and requirements can be complex and subject to change, which may contribute to confusion among users regarding applicable operating rules, and often lead to a lack of education on the proper behaviors and protocols for operating electric mobility devices. Additionally, the CVC does not comprehensively regulate the use of electric mobility devices within certain public spaces. The operation of these devices on sidewalks, parks, recreational trails, recreational facilities, and bicycle paths are left with discretion to the cities and counties to adopt local regulations tailored to their own local conditions and safety considerations.

The regulation of electric mobility devices, particularly e-bikes will have a community-wide effect. Over the past year, staff has worked in collaboration with the City's Traffic Engineer (Kimley-Horn and Associates), Lost Hills Sheriff Station, and the Las Virgenes Unified School District, to have a comprehensive discussion and meaningful approach to e-bike regulations, enforcement, and educational opportunities.

During last year's budget process, the City Council identified amending Electric Bicycle rules and regulations as one of the goals for Fiscal Year 2025-26. On October 22, 2025, a discussion item was brought to City Council on e-bikes rules and regulations. The City Council provided direction to modify the Agoura Hills Municipal Code, prohibiting the use of e-bikes in both parks and sidewalks with enforcement to complete the process of compliance and overall public safety.

On December 11, 2025, enforcement options were presented to the Community Services Subcommittee, comprised of Councilmembers Chris Anstead and Penny Sylvester. The options provided included administrative citations, infractions, misdemeanors, and some flexibility between the previous options. The Subcommittee provided feedback to staff on presenting an enforcement mechanism that would be set on the stronger side, starting with violations punishable as an infraction, and multiple violations within one year of the first violation punishable as a misdemeanor.

While enforcement is an important part of the overall regulation of e-bikes, education and engagement are critical in ensuring that the community clearly understands how to navigate the rules and regulations. On February 2, 2026, an education program by "It Needs to End" was presented to the Community Services Subcommittee. The program provides education and outreach in the form of workshops, instruction, and detailed education on e-bike use. Staff is currently working with this organization to begin offering programs, classes, activities at the Recreation & Event Center. Staff has also connected with the Las Virgenes Unified School District and the City of Westlake Village to assist with the collaborative effort being offered through the schools.

On March 11, 2026, City Council considered and discussed an Electric Mobility Device Ordinance. Staff presented an ordinance that proposed a new chapter with a framework for prohibiting the use of electric mobility devices on City owned facilities, such as public sidewalks, drainage facilities, parks, recreation areas, and trails with enforcement of the new regulations. The enforcement of the new chapter proposed authorization of law enforcement to inspect devices during lawful encounters to ensure compliance, and establishment of violations as infractions for first two infringements, escalating to a misdemeanor upon the third infringement. Following discussion of the proposed ordinance, the City Council directed staff to revisit the enforcement section and review different options specific to minors violating the proposed ordinance, and to continue this item at a future City Council meeting.

Staff worked with the City Attorney to consider several other enforcement options for minors, which included the use of the Los Angeles County Youth Diversion Program (Diversion Program), suggested to staff at the March 11, 2026 City Council meeting by Councilmember Kate Anderson.

Staff made several attempts to reach out to the Diversion Program staff but were unable to get a direct answer on whether the City could utilize the Diversion Program. Staff was able to obtain information on the Diversion Program from an employee of the Los Angeles County District Attorney's Office who shared that the Diversion Program may not be appropriate for violators of the proposed e-bike ordinance, because the program provides counseling and group meetings for youth that have been arrested for potential violent crimes aggressive behaviors, or drug use/addiction. In addition, staff worked with the City Attorney to look into several other options, including the use of the State's Institution and Welfare Code, which was suggested in conversations with some other municipal agencies. Specifically, Sections 601, 602, and 654 were mentioned. The sections do provide options to address a minor who may be in violation of several penal codes but also frequent truancy from school. After a review of these code sections, it was the opinion of staff and the City Attorney that another option should be explored.

Considering the comments and feedback received by the City Council, staff and the City Attorney proposed adding language that would authorize the city prosecutor or designee to allow the violator, and if a minor, and their parents to complete an electric mobility device safety education program, at the violator's expense.

On March 24, 2026, the modified language detailed above was presented to the Community Services Subcommittee, with staff requesting feedback on when the education program should be mandated. The feedback provided to staff was to allow the city prosecutor or designee the discretion to allow the violator and their parents/guardians to take an electric mobility safety education program upon any of their violation(s). Thus, the proposed ordinance reflects the first violation being an infraction with a one hundred dollar (\$100) fine, the second violation being an infraction with a two hundred dollar (\$200) fine, and the third or any subsequent violation within a year of the first violation, being a misdemeanor with a fine of not more than one thousand dollars (\$1,000).

If the city prosecutor deems it appropriate, this additional option to the enforcement section of the proposed ordinance allows the violating minor with their parents or guardian to participate in the education program, at the violator's expense, rather than pay a fine at any of the levels of enforcement. The goal will be to provide options for both in-person workshops and online training to those who are required to participate. It will also be available to those who would like to proactively become more educated on how to properly and legally use e-bikes.

This Ordinance is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) on the grounds that it can be seen with certainty that the regulations on the operation of electric mobility devices in public places and offstreet parking lots, as provided in this Ordinance, will not have a significant effect on the environment.

#### **FISCAL IMPACT**

There is no fiscal impact to the City through the adoption of Ordinance No. 26-485. The City Council agreed that the educational workshops and online training should be offered before the end of the 2025-26 fiscal year. Staff has identified funds in account 010-4121-5426 for a \$5,000 appropriation to assist with the educational training. Funds for the 2026-27 fiscal year would need to be appropriated during the budget workshops. Therefore, a not-to-exceed amount of \$5,000 was suggested to begin the program.

#### **RECOMMENDATION**

Staff respectfully recommends the City Council waive full reading and introduce Ordinance No. 26-485, amending the Agoura Hills Municipal Code to establish Electric Mobility Device Regulations and making a finding of exemption pursuant to CEQA (California Environmental Quality Act).

#### **Attachments**

[AH\\_2026 Electric Mobility Devices Ordinance 26-485.pdf](#)

**ORDINANCE NO. 26-485**

**AN ORDINANCE OF THE CITY OF AGOURA HILLS  
AMENDING THE AGOURA HILLS MUNICIPAL CODE TO  
ESTABLISH ELECTRIC MOBILITY DEVICE  
REGULATIONS AND MAKING A FINDING OF EXEMPTION  
PURSUANT TO CEQA**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES ORDAIN AS  
FOLLOWS:**

**Section 1. Code Amendment.** Article III (Public Safety) of the Agoura Hills Municipal Code is hereby amended by adding a new Chapter 10 (Electric Mobility Devices) to read as follows:

**“CHAPTER 10 - ELECTRIC MOBILITY DEVICES**

**31000. - Title.**

This Chapter shall be known and may be cited as the Electric Mobility Devices Ordinance.

**31001. - Definitions.**

Except where the context otherwise requires, the definitions provided in this Section shall govern the construction of this Chapter. Whenever a reference is made to the Vehicle Code, the reference applies to the then-current version of such statute.

(a) “Bicycle” shall have the same meaning as in Vehicle Code Section 231, including electric bicycles.

(b) "Electric mobility device" means any of the following:

(1) “Electric Bicycle” as defined in Vehicle Code Section 312.5.

(2) “Motorized Scooter” as defined in Vehicle Code Section 407.5.

(3) “Pocket Bike” as defined in Vehicle Code Section 473.

(c) "Operator" means a person who operates and/or controls an electric mobility device.

(d) “Park” means any recreation area or facility, historic park or site, picnic area, reservoir, golf course, roadside rest area, riding or hiking trail, and any building, structure, or other facility located therein, owned, managed, operated or controlled by the City.

(e) "Public area" means any outdoor area that is open to the members of the public for public use and is owned, managed, operated or controlled by the City.

(f) "Unsafe Manner" means operating a device in any manner whatsoever that displays a willful or wanton disregard for the safety of other persons or property.

(g) "Vehicle" as defined in Vehicle Code Section 670.

### **31002. - Operation of Electric Mobility Devices.**

(a) No person shall operate or ride an electric mobility device:

(1) upon any public sidewalk in the City;

(2) in any public drainage facility, culvert, ditch, or channel in the City;

(3) outside of any roadway or other paved public area;

(4) in or upon any park, public athletic field, athletic/sports court, or gymnasium in the City;

(5) over any public equestrian trail, or hiking or recreational trail in the City;

or

(6) in any public area where bicycles or motor vehicles are prohibited, as set forth in Sections 3206, 4908 and 4922 of this Code.

(b) No person shall ride an electric mobility device in an unsafe manner in any public area.

(c) Operators shall allow the inspection of electric mobility devices upon lawful contact with police officers to determine if the rider is legally allowed to operate such electric mobility device.

### **31003. - Enforcement.**

A. An operator's first violation of this Chapter and second violation of this Chapter within one year shall each be an infraction punishable as set forth in Section 1200(b) of Chapter 2 (Penalties) of Article I (General Provisions) of this Code. An operator's third or subsequent violation of this Chapter within one year of the last violation shall be a misdemeanor punishable by a fine of not more than one thousand dollars (\$1,000.00). Such violator shall be guilty of a separate offense for each and every violation of any provision of this Chapter committed by such person and shall be punishable accordingly.

B. In the event the operator of the electric mobility device is a juvenile, officers will make a reasonable effort to contact the parent(s) or responsible guardian(s) of the

operator and advise them of the nature of the violation. This shall occur at the time of the stop or as soon as practical.

C. Each parent or legal guardian having custody and control of a minor who is issued a fine for violation of this Chapter shall be jointly and severally liable with such minor for payment of the fine.

D. In lieu of a fine or administrative citation as authorized by this Municipal Code, the city prosecutor or designee has the discretion to allow a violator of this Chapter and, if the violator is a minor, also the parent or legal guardian of the violator, to complete an electric mobility device safety education program, at violator's expense.

### **31004. - Exemptions.**

A. The restrictions in this Chapter do not apply to persons with mobility disabilities utilizing a wheelchair or other power-driven mobility device in accordance with the Americans with Disabilities Act (42 U.S.C. Section 12101 *et seq.*) and Section 36.311 of Title 28 of the Code of Federal Regulations.

B. City and other public agency personnel may operate electric mobility devices at any place in the performance of their duties.”

**Section 2. CEQA.** The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Sections 15061(b)(3) on the grounds that it can be seen with certainty that the regulations on the operation of electric mobility devices in public places and offstreet parking lots, as provided in this Ordinance, will not have a significant effect on the environment.

**Section 3. Severability Clause.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 4. Effective Date.** This Ordinance shall take effect thirty (30) days after passage.

**Section 5. Certification.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

**PASSED, APPROVED, and ADOPTED** by the City Council of the City of Agoura Hills this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote to wit:

AYES:        (  
NOES:        (  
ABSENT:     (  
ABSTAIN:    (  
              )

CITY OF AGOURA HILLS:

\_\_\_\_\_  
Jeremy Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, MMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Candice K. Lee  
City Attorney



## REPORT TO CITY COUNCIL

**DATE:** APRIL 8, 2026

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** ROBBY NESOVIC, ASSISTANT DIRECTOR OF PLANNING

**SUBJECT:** CONDUCT A PRESCREEN REVIEW OF AN APPLICATION REQUESTING CITY COUNCIL FEEDBACK ON AN AMENDMENT OF THE AGOURA HILLS MUNICIPAL CODE REGARDING SIGNAGE FOR MULTIFAMILY HOUSING PROJECTS

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On April 23, 2024, City staff approved an application submitted by Greystar (developer) for the redevelopment of the Regency Center with 278 apartment buildings and a little over 5,000 square feet of commercial space (AHO-2023-0002). The project is currently under construction and the developer's schedule anticipates that it will be ready for occupancy around August of 2027.

Under AHO-2023-0002, City staff was able to approve two monument signs along Agoura Road and Cornell Road for the multi-family development as it is allowed by the City's signage regulations (Agoura Hills Municipal Code § 9655 et. Seq.). Greystar also requested approval of a wall sign facing Roadside Drive and the U.S. 101 Freeway to market the new apartment buildings, which now will be named the "Bellamy" Apartments by Greystar. However, the City's sign regulations only allow these types of signs for commercial uses, not residential. For that reason, Greystar has submitted a prescreen application requesting the City Council's feedback on a proposed amendment to the sign regulations (the "Project"). Sign specifications have also been provided by the applicant to show what the proposed signage would look like from Roadside Drive and the U.S. 101.

The applicant's proposed municipal code amendment is attached to this report in legislative format, with new text shown in red underline. In short, the proposed language for multi-family wall signs (§ 9655.8.A.2.) would match what is currently allowed for commercial, business park and planned development projects (§ 9655.8.B.1). Each multi-family development would be allowed one (1) wall sign up to a maximum of 50 or 70 square feet, depending on the sign's proximity to a public or private street. Additionally, a freeway facing sign of 25 square feet would be allowed for projects directly adjacent to the freeway, or 50 square feet if it is proposed in lieu of their allowed wall sign. For the Bellamy Apartments, the provision related to freeway facing signage would not be applicable since it is separated from the freeway by Roadside Drive.

The sign specifications submitted by the applicant show an internally illuminated sign just under 50 square feet proposed along the Roadside Drive frontage facing the U.S. 101 freeway. The sign lighting would be 3,000 Kelvin, in compliance with the City's sign regulations and the AVSP signage requirements. It would also be equipped with automatic dimmers to ensure compliance with the City's luminance standards.

The City Council is the final approval body for amendments to Article IX (Zoning) of the Agoura Hills Municipal Code. If Greystar moves forward with a formal application following the prescreen, it would require a public hearing before the Planning Commission, who would then make a recommendation to the City Council.

### **FISCAL IMPACT**

This prescreen application does not have any impact on the City's 2025-26 Budget as all fees were paid by the applicant to cover staff's time spent on the project.

### **RECOMMENDATION**

Staff respectfully recommends the City Council review the proposed municipal code amendment and proposed signage and provide staff and the applicant with non-binding feedback.

### **Attachments**

[Proposed Amendment to Signage Regulations.pdf](#)

[Sign Specifications.pdf](#)

9655.8. – Permanent sign entitlement by land use.

A. *Residential land use districts.*

1. *Monument Signs for Multi-family developments.* One (1) monument sign, maximum forty-eight (48) square feet and six (6) feet in height, may be erected on each public street frontage upon which the complex has public access. In addition, interior signs which are visible from any public right-of-way, may be approved by the director provided that such signs do not exceed six (6) square feet in area and four (4) feet in height. Interior signs not visible from any public right-of-way shall not be subject to the requirements of this paragraph.
2. *Wall signs for Multi-family developments.* Each multi-family development shall be allowed one (1) wall sign integrated into the design of the building. Except as otherwise provided by this part, the following sign area limitations shall also apply:
  - a. Multi-family developments shall be limited to one (1) wall sign.
  - b. One (1) square foot of signage is allowed per each linear foot of primary building frontage.
  - c. For buildings located within one hundred (100) feet of any public or private street the maximum sign area shall not exceed fifty (50) square feet. For buildings located more than one hundred (100) feet from any public or private street, the maximum sign area shall not exceed seventy (70) square feet.
  - d. Freeway facing signage. Subject to approval of a sign program, all Multi-family developments, which either directly back or side upon Highway 101, may be permitted a total of one (1) freeway-facing sign, which shall not exceed twenty-five (25) square feet in size. The freeway-facing sign may be increased up to fifty (50) square feet in size in lieu of a sign intended to be on the primary frontage. This provision does not apply to those buildings or uses, which are separated by a public frontage road from the freeway.

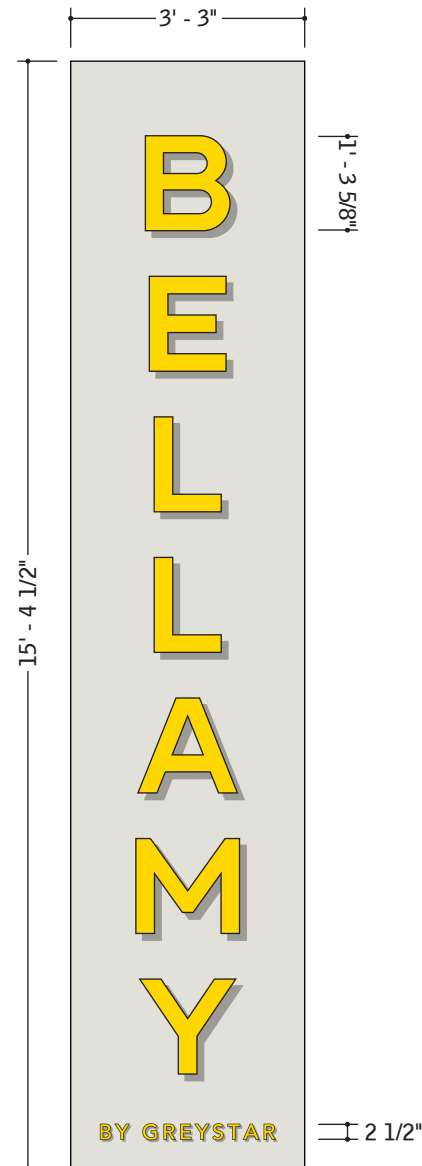
B. *Commercial, business park and planned development land use districts.*

1. Wall signs for business park, office and retail uses. Each tenant shall be limited to one (1) wall sign per primary frontage integrated into the design of the building. Except as otherwise provided by this part, the following sign area limitations shall also apply:
  - a. Office buildings shall be limited to one (1) sign.
  - b. One (1) square foot of signage is allowed per each linear foot of storefront, tenant space, or primary building frontage.
  - c. For each tenant located within one hundred (100) feet of any public or private street the maximum sign area shall not exceed fifty (50) square feet. For each

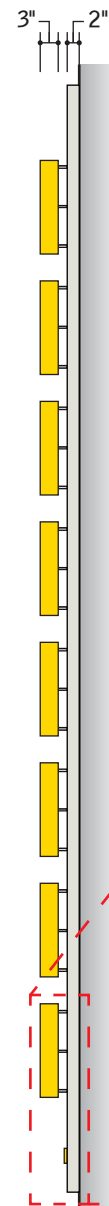
- tenant located more than one hundred (100) feet from any public or private street, the maximum sign area shall not exceed seventy (70) square feet.
- d. For tenants located in a multi-tenant building or center, the maximum sign length shall not exceed sixty-five (65) percent of the length of the tenant space in order to provide clear definition between signs and avoid a crowded appearance. Each sign shall be generally centered over the storefront or tenant space.
  - e. Major tenants in shopping centers. The maximum allowable wall sign area for major tenants in shopping centers, which have a frontage greater than one hundred (100) feet, shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall the sign exceed two hundred (200) square feet.
  - f. Businesses located on second floor in shopping centers. Businesses maintained exclusively on the second floor of a two-story commercial center building may be allowed one (1) wall sign, provided that the square footage of the wall sign not exceed one-quarter of the tenant frontage, or a maximum of ten (10) square feet, whichever is greater.
  - g. Frontage on two (2) or more streets. A business located in a commercial or business park building having frontage on more than one (1) street may use the applicable maximum allowable wall sign area in section 9655.8.B.1. on one (1) frontage and one-half of the allowance on the second frontage. Said allowance shall only be utilized on the frontage on which the allowance is based.
  - h. Two (2) or more public entrances. A business with a public entrance on a secondary frontage on a parking lot may have a sign located on such frontage which does not exceed ten (10) square feet.
  - i. Freeway facing signage. Subject to approval of a sign program, all buildings in commercial, business park, or planned development land use districts, which either directly back or side upon Highway 101, may be permitted a total of one (1) freeway-facing sign, which shall not exceed twenty-five (25) square feet in size . The freeway-facing sign may be increased up to fifty (50) square feet in size in lieu of a sign intended to be on the primary frontage. A maximum of one (1) freeway-facing sign shall be allowed for a tenant occupying multiple buildings in a business park or commercial complex. This provision does not apply to those buildings or uses, which are separated by a public frontage road from the freeway.

## GENERAL DESCRIPTION

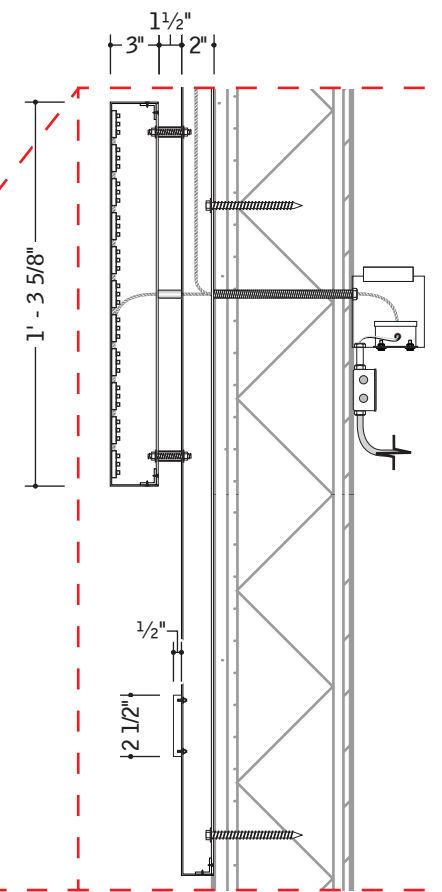
- 1' - 3 5/8" tall x 3" deep fabricated aluminum internally illuminated halo channel letters
- 2 1/2" tall x 1/2" thick FCO aluminum secondary copy
- golden copper metallic paint finish (final color T.B.D)
- internal Sloan white 3000K L.E.D.s for halo illumination
- 1/8" thick translucent white acrylic sign backer for halo illumination
- 1 1/2" long PVC spacers painted to match wall color
- 3' - 3" wide x 15' - 4 1/2" tall x 2" deep fabricated aluminum background cabinet painted to match Sherwin-Williams 7056 | Reserved White
- mounted to wall using 3/8" DIA., x 6" long galvanized steel lag screws, typ. QTY 8 or more as needed
- remote low voltage 12V DC L.E.D. power supply in wall with access panel, per code
- automatic dimming control for L.E.D. illumination
- 120 volt 20 amp primary electrical power source by others, within 5' of sign location (nec 600-5)
- UL labels required away from public view
- maintenance accessibility and mounting as needed
- sign installed 28' - 1" above grade
- total sign area = 49.97 S.F



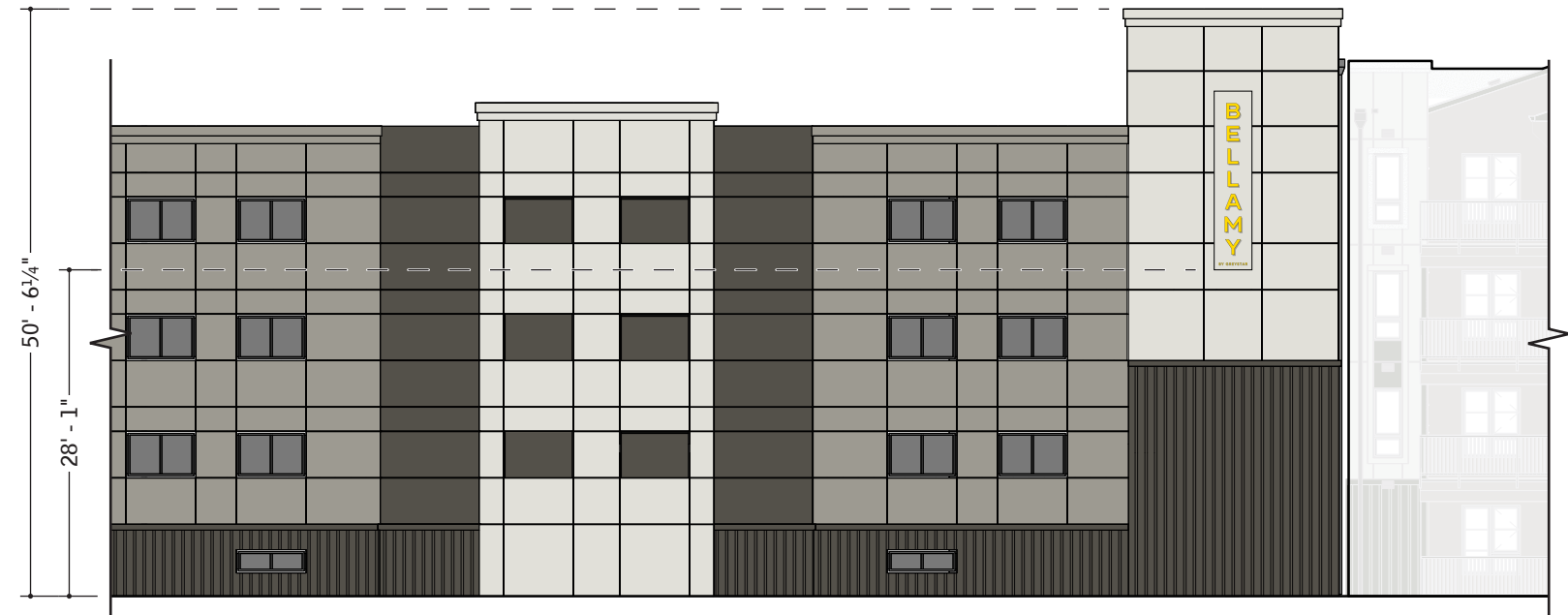
**1 ELEVATION: Project I.D. Wall Sign**  
scale: 3/8" = 1'-0"



**2 SIDE VIEW**  
scale: 3/8" = 1'-0"

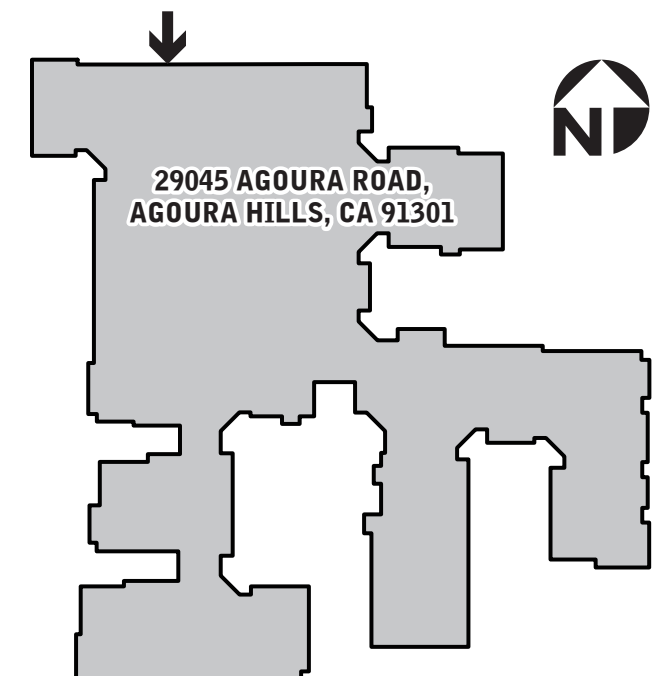


**3 SIDE SECTION**  
scale: NTS



**5 NORTH ELEVATION: Project I.D. Wall Sign**  
scale: 1/16" = 1'-0"

### Project I.D. Wall Sign Location



**4 PLAN VIEW: Project I.D. Wall Sign**  
not to scale