City of Laguna Hills
City Council / Planning Agency
Regular Meeting
Minutes
Tuesday, February 24, 2026

Call to Order

The meeting was called to order at 6:00 p.m. by Mayor Caskey.

Invocation: Elder Tom Munson of Christ Community Church

Pledge of Allegiance: Council Member Wheeler

Roll Call of City Council Members

Present:	**Absent**:
Mayor Don Caskey Mayor Pro Tempore Jared Mathis Council Member Erica Pezold Council Member Joshua Sweeney Council Member Dave Wheeler	

1. Presentations and Proclamations

Mayor Caskey took Item No. 1.2 and Item No. 1.3 out of order on the Agenda.

1.2 American Red Cross Month Proclamation

Recommendation: That the City Council issue a Proclamation declaring March 2026 as "American Red Cross Month" and that Mayor Caskey present the Proclamation to American Red Cross Southern California Orange County Representative Ross Chun.

The City Council issued a Proclamation declaring March 2026 as "American Red Cross Month" and Mayor Pro Tempore Mathis presented the Proclamation to American Red Cross Southern California Orange County Board Member John Waldeck and Executive Director Becky Firey.

1.3 2025 Laguna Hills Deputy of the Year

Recommendation: That Mayor Caskey present a Certificate of Recognition to Deputy Dylan Stephenson, 2025 Laguna Hills Deputy of the Year

Mayor Caskey invited Chief of Police Services Captain Burk to present the Certificate of Recognition to Deputy Dylan Stephenson, 2025 Laguna Hills Deputy of the Year.

1.1 Laguna Hills High School Student Liaison Report

Recommendation: That the City Council receive a report from Laguna Hills High School Student Liaison Katherine Armstrong.

The City Council received a report from Laguna Hills High School Student Liaison Katherine Armstrong.

2. Schedule of Future Events

2.1 Schedule of Future Events

Recommendation: That the Community Services Director announce the upcoming meetings and events.

Community Services Director Gannon announced the upcoming meetings and events.

3. Public Comments

The following individual submitted an electronic public comment on non-agendized items that were received, forwarded to the City Council prior to the meeting, posted on the City's website, and announced into the record by Executive Assistant Hassankhail:

Lori Becker
Teresa Hillis
Alexandra Hansen

The following individual(s) provided public comments on non-agendized items:

Harry Huggins
Heidi Prescott

4. Consent Calendar

Assistant City Manager Ames requested removal of Item No. 4.7 from the Agenda to continue the item to a future meeting.

A motion to approve the balance of the Consent Calendar with Council Member Wheeler removing Item No. 4.2, Item No. 4.6, Item No. 4.7, and Item No. 4.9 was moved by Council Member Wheeler, seconded by Council Member Sweeney.

Roll All Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney, Council Member Wheeler
Nays:	None
Abstain:	None

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.3 Approval of Minutes for February 10, 2026, Regular Meeting

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the February 10, 2026, Regular Meeting.

4.4 Ratification of February 24, 2026 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from January 30, 2026, to February 12, 2026, in the amount of $1,303,066.31.

4.5 Treasurer's Investment Report for January 2026

Recommendation: That the City Council receive and file the Treasurer's Investment Report for the month of January 2026.

4.8 Proposed License Agreements for 24031 El Toro Road, Suites 250A, 250B, 250C, and 250E, Laguna Hills, California

Recommendation: That the City Council: 1. Approve the proposed license agreements for 24031 El Toro Road, Suites 250A, 250B, 250C, and 250E, Laguna Hills, California; and 2. Authorize the City Manager to make minor modifications, as necessary, to the license agreements and to execute the agreements.

Items Removed from the Consent Calendar

Council Member Wheeler removed Item No. 4.2, 4.6, 4.7, and 4.9 from the Consent Calendar to provide comments on the item.

4.2 Approval of Minutes for February 10, 2026, Special Meeting

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the February 10, 2026, Special Meeting.

Council Member Wheeler removed Item No. 4.2 from the Consent Calendar to request additional information.

Assistant City Attorney Eggart responded to Council Member requests for additional information.

A motion to approve the Minutes for the February 10, 2026, Special Meeting was moved by Council Member Sweeney, seconded by Mayor Pro Tempore Mathis.

A substitute motion to continue the item to a future meeting was moved by Council Member Pezold, seconded by Council Member Wheeler.

Roll Call Vote Result: Failed
Yes 2, No 3, Abstained 0

Ayes:	Council Member Pezold, Council Member Wheeler
Nays:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Sweeney
Abstain:	None

Mayor Caskey called for a vote on the main motion.

A motion to approve the Minutes for the February 10, 2026, Special Meeting was moved by Council Member Sweeney, seconded by Mayor Pro Tempore Mathis.

Roll Call Vote Result: Passed
Yes 4, No 1, Abstained 0

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney
Nays:	Council Member Wheeler
Abstain:	None

4.6 Award of Professional Services Agreement to Psomas for Paseo de Valencia and Cabot Road Active Transportation Enhancements, CIP 191

Recommendation: That the City Council: 1. Award a Professional Services Agreement to Psomas for Paseo de Valencia and Cabot Road Active Transportation Enhancements in amount of $817,298; and 2. Authorize the City Manager to execute the Agreement.

Council Member Wheeler removed Item No. 4.6 from the Consent Calendar to request additional information.

Assistant City Manager Ames responded to Council Member requests for additional information.

A motion to approve staff's recommendation was moved by Council Member Wheeler, seconded by Council Member Pezold.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney, Council Member Wheeler
Nays:	None
Abstain:	None

4.7 Proposed Installation of Parking Space Markings on Via Lomas

Recommendation: That the City Council authorize the City Engineer to install painted parallel parking space markings on Via Lomas.

Council Member Wheeler removed Item No. 4.7 from the Consent Calendar to allow discussion on the item.

Assistant City Manager Ames responded to Council Member requests for additional information.

A motion to continue the item to a future meeting was moved by Council Member Wheeler, seconded by Mayor Pro Tempore Mathis.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney, Council Member Wheeler
Nays:	None
Abstain:	None

4.9 Development Application Status Report

Recommendation: That the City Council receive and file the report.

Council Member Wheeler removed Item No. 4.9 from the Consent Calendar to request additional information.

Community Development Director Lowe responded to Council Member requests for additional information.

A motion to receive and file the report was moved by Council Member Wheeler, seconded by Council Member Pezold.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney, Council Member Wheeler
Nays:	None
Abstain:	None

5. Planning Agency

Mayor Caskey recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 6:56 p.m.

5.1 Roll Call of Planning Agency Members

Present:	**Absent**:
Chair Don Caskey	
Vice Chair Jared Mathis	
Agency Member Erica Pezold	
Agency Member Joshua Sweeney	
Agency Member Dave Wheeler	

5.2 Public Comments

There were no public comments for the Planning Agency on non-agendized items.

5.3 Approval of Minutes

The Planning Agency Minutes are approved by the City Council.

5.4 Administrative Reports

There were no Planning Agency administrative reports.

5.5 Planning Agency Public Hearings

5.5.1 Vesting Tentative Tract Map/Site Development Permit/Precise Plan/Conditional Use Permit/Parking Use Permit No. 0209-2025 (Terravita)

Recommendation: That the Planning Agency:

1. Conduct a public hearing;

2. Find and determine that the proposed project is exempt from the California Environmental Quality Act as an infill development housing project pursuant to Assembly Bill 130 (Public Resources Code Section 21080.66); and

3. Adopt a Resolution entitled: A Resolution of the Planning Agency of the City of Laguna Hills, California, conditionally approving Vesting Tentative Tract Map / Site Development Permit / Precise Plan / Conditional Use Permit / Parking Use Permit No. 0209-2025, a request by John Stack, on behalf of Kingsbarn Capital and Development, LLC, to permit a project that consists of: the subdivision of an existing 18.5-acre parcel located at 23272, 23282, 23332, 24411, and 23422 Mill Creek Drive and 24461 and 24411 Ridge Route Drive (APN 588-161-06, 588-161-07 588-161-08 588161-09 588-161-10, 588-161-11, 588-161-12, and 588-161-13); demolition of seven existing office buildings and surface parking and the construction of a new 480-unit residential development consisting of 259 attached single family units, 221 multi-family units, including 24 affordable units for very low income households, waivers of development standards per State Density Bonus Law, and a 6-story, 380stall parking structure on Lot 4; and finding the Project exempt from the California Environmental Quality Act as an infill development housing project pursuant to Assembly Bill 130 (Public Resources Code section 21080.66).

Contract Assistant Planner See reviewed the information provided in the staff report, provided a visual presentation, and responded to Agency Member requests for additional information.

Community Development Director Lowe responded to Agency Member requests for additional information.

Assistant City Attorney Eggart responded to Agency Member requests for additional information.

Chair Caskey opened the public hearing.

Project applicant Philip Mader, President, Kingsbarn Capital and Improvement, LLC, provided a visual presentation, responded to Agency Member requests for additional information and agreed to abide by the proposed conditions of approval on the project.

The following individuals submitted an electronic public comment on Item No. 5.5.1 that was received, forwarded to the Planning Agency prior to the meeting, posted on the City's website, and announced into the record by Executive Assistant Hassankhail:
Bill Bermingham on behalf of New Vista School
David Oslinker
James Lloyd on behalf of California Housing Defense Fund
Michael (Mike) Chambers
Brian Rocha
Shawn Kirch
Sacha McCrae
Judy Denton
Sahab Masoumian
Erik Dunkelberg
Francisco Ramirez
Rojin Shahbazian
Robert Dolley on behalf of Lake Hills Prop LLC
Lindsay Galloway
Shailin Shahbazian
Sherri Snyder
Greg Munck on behalf of Crossline Community Church
Kenny Yang
Deirdre Spalding
Cathy Udovch
Terese (Tess) Arthur
Nicole Bohay
Elizabeth Hansburg on behalf of People for Housing
Rona Henry on behalf of Welcoming Neighbors Home Initiative
Steven Dzida on behalf of Richmont Corporation
Cesar Covarrobias on behalf of Kennedy Commission
Daniel Sohn on behalf of Laguna Hills Chamber of Commerce
Donna Schott

Cassie Cherry
Michelle Cammaressi

The following individual(s) provided public comments on Item No. 5.5.1:
Reza Khorramian
Matt Jepsen
Elizabeth Hansburg
Greg Munck
David Oslinker
Oscar Londono
Richard Bracamonte
Steven Dzida
John Segui
Mary Gulino
Marcella Lawson
Heidi Prescott
Gregory Adams
Rona Henry

Assistant City Manager Ames responded to Agency Member requests for additional information.

Applicant's Legal Counsel William Caldarelli, Partner, Caldarelli, Hejmanowski, & Leer, LLP, provided remarks.

The following individual(s) provided continued public comments on Item No. 5.5.1:
Steve Dzida

Project Applicant, Philip Mader, President, Kingsbarn Capital and Improvement, LLC, provided final remarks.

Chair Caskey closed the public hearing.

A motion to approve staff's recommendation was moved by Council Member Sweeney, seconded by Mayor Pro Tempore Mathis.

Roll Call Vote Result: Passed
Yes 4, No 1, Abstained 0

Ayes:	Chair Caskey, Vice Chair Mathis, Agency Member Pezold, Agency Member Sweeney
Nays:	Agency Member Wheeler
Abstain:	None

5.6 Planning Agency Adjournment

Chair Caskey adjourned the Planning Agency Meeting and reconvened the City Council meeting at 10:38 p.m. All City Council Members were present in Chamber.

6. City Council Public Hearings

There were no City Council public hearings.

7. Administrative Reports

7.1 City Manager

City Manager Wingenroth shared his compliments and gratitude to Executive Assistant Hassankhail and Administrative Assistant Cardenas for their work covering the City Clerk duties.

8. Matters Agendized and Presented by City Council Members

There were no matters agendized by City Council Members.

9. City Council Member Committee Reports

9.1 Committee Assignment Report

Recommendation: That the City Council receive reports from the City Council Members on the City Council Committee Assignments listed on the staff report.

The City Council received reports from City Council Members on City Council Committee Assignments.

10. City Council Member Comments

Council Member Pezold

Council Member Pezold requested further discussion on the closed session item from the February 10, 2026, Special Meeting.

Council Member Pezold requested a discussion on personnel and HR policies be agendized for a future meeting and received a second from Mayor Caskey.

Adjournment

There being no further business before the City Council at this session, Mayor Caskey declared the meeting adjourned at 10:49 p.m.

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Joes Ames, Assistant City Manager

ATTEST:

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Don Caskey, Mayor

Approved at meeting of March 10, 2026.