

CITY OF HIDDEN HILLS
REGULAR CITY COUNCIL MEETING

City Hall

Monday, January 12, 2015

MINUTES

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

A regular meeting of the City Council of the City of Hidden Hills was duly held in the Council Chambers at the City Hall, 6165 Spring Valley Road, Hidden Hills, California 91302 on Monday, January 12, 2015 at the hour of 7:50 p.m. Mayor Marv Landon called the meeting to order and presided thereover after leading the Council and audience in the Pledge of Allegiance.

ROLL CALL

Council:

Mayor Marv Landon
Mayor Pro Tem Larry G. Weber
Council Member Jim Cohen
Council Member Steve Freedland
Council Member Stuart E. Siegel

Staff:

City Attorney Roxanne Diaz
Special Counsel Robert Cecon
City Engineer Dirk Lovett
City Manager Cherie L. Paglia

APPROVAL OF AGENDA

Upon MOTION of Council Member Cohen, seconded by Council Member Siegel and unanimously carried, it was resolved that the agenda for the January 12, 2015 regular meeting be approved as submitted.

ANNOUNCEMENTS

Mayor Landon made the following announcements:

We hope everyone enjoyed the holiday season safely; we would like to welcome everyone back and wish you all a happy new year.

The Association's winter social will be held this coming Sunday, January 18th; call the Association office for more information.

City Hall and the Building & Safety Department will be closed and there will be no inspections on Monday, 1/19, in honor of the Martin Luther King, Jr. holiday.

Happy 38th anniversary to Council Member Jim Cohen and his wife Joanne on Friday, 1/23.

Mayor Pro Tem Weber, on behalf of the rest of the Council, wished Mayor Landon a happy birthday, which he will celebrate on January 19th.

AUDIENCE

There were no questions or comments at this time.

PRESENTATION

Informal Presentation by Ashley Construction Regarding the Development of the Property Located Between Bridle Trail Road and Lasher Road

Mike Ashley addressed the Council as follows:

in October he came before the Council, as he wanted everyone interested to know a project was being considered; he received a lot of input from the neighbors on both the Lasher and Bridle Trail sides over the last 3 1/2 months; there are still a few people confused as to what the project consists of, so he would like to make it clear; in the 80s, Bridle Trail was developed into 20 lots on 30 acres (an average of 1.5 acres per lot); presently 15 of those lots are built on and occupied; there are five remaining lots in the Bridle Trail area (lots 11, 12, 13, 14, and 15); lots 13 and 14 are what people generally call the polo field; a 2-story house is currently being built on lot 15 (foundation has been poured and they are moving forward); lots 11, 12, 13, and 14 were graded in the 80s, are in the Association, have utilities, and are ready to be built on; the proposed development includes three existing lots 11, 12, and 13 (with the lot lines to be reconfigured) and four

lots (averaging about 2.5 acres each) from his 10 acres between Lasher Road and Bridle Trail Road, for a total of 7 lots; 2.5 of those 10 acres are already in the City but not in the Association, while the other 7.5 acres are in the County; these 7.5 acres are being considered for annexation into Hidden Hills through an application being submitted by the City of Calabasas; of the four lots currently not in Hidden Hills, two of those lots will be accessed from Lasher (and will not now or in the future be connected to Bridle Trail); the other two will be accessed off of Bridle Trail, along with the existing three lots already accessed from Bridle Trail; the existing property on Lasher (which is in both the City and Association, and has an older house on it) is not a part of this proposal; there will be a new road off of Bridle Trail servicing four lots in the development (the three existing and one of the new lots), while the one lot at the bottom of the 7.5 acres will be accessed by the common driveway that already exists as an extension of Bridle Trail [Mr. Ashley pointed out all the boundary lines and lots on the map].

Mr. Ashley further stated the following:

about three years ago Council Member Freedland told him that Calabasas was considering an annexation that would involve his 7.5 acres, which is why this has been brought back up again; since there were some objections to his last proposal, he did some redesigning; it was very helpful to him to meet on numerous occasions with Lasher and Bridle Trail residents; at the present time, it seems that most of the Bridle Trail neighbors are accepting of this proposed development, but still have some concerns with the grading, traffic, noise, and some other things; the traffic and noise will be addressed by the EIR consultant, as they were the last time; it was not a problem the last time, and this proposed development is less; the proposal years ago consisted of about 170,000 yards of grading and included a 57' cut off of the existing ridge, which is the highest point of the property at 1127.84' in height; it was proposed to reduce the 57' cut to a 35' cut, but at the October meeting, the Bridle Trail neighbors said they did not want to look at a plateau, wanted to see the houses further back, and wanted to keep as much of the hill as possible natural; so he raised the hill another 5' so the maximum cut is now 30' with only 135,000 yards of grading.

Council Member Freedland questioned how the peak could now only be cut 30' (rather than the original 57'), when the measurement is going from 1127.84' to 1080', which is a difference of almost 48'. Mr. Ashley confirmed that the highest point is coming down 48', but the other hill, that will be seen by the Bridle Trail residents, is being raised and will become the highest point.

Mr. Ashley had additional comments:

he went back and redesigned, keeping all the Hidden Hills restraints in mind (maximum 2:1 slope, no import/export, etc.), to accomplish what he has here; also, lot 11 currently has a very small pad that would have a 50' minimum setback; that pad is now being transferred from close to the road to 250' back and behind the top of the hill, 15' below the new ridge, looking the other direction (away from Bridle Trail).

Resident Paul Frimmer addressed the Council:

the plateau they were concerned about is now behind the ridge; from their perspective, they will see a ridgeline and only the top of a house; however that ridgeline is still coming down 30' and will be lower than it is currently, and behind the ridge will be a 47' drop; it is a much improved situation, but they are still studying it.

Mr. Ashley then showed and discussed line of sight diagrams and current pictures of the views from Bridle Trail, and what those views were projected to look like if the development occurs.

Mr. Ashley went on to state the following:

he has talked to people on Lasher; those residents in the two houses on the corners of Lasher and Long Valley (Rosenberg and DeVarenes) are in favor of what is being proposed looking up Lasher; Lasher has a geological problem which this development would solve; he also recently met with SCE, who said he could remove at least two and probably six poles, including all of the lines (both communication and power) going up Lasher clear to the top; SCE is looking at this with its engineer, but said there is no reason why we cannot do this; it would be part of his development, and once the area next to Lasher is graded and stabilized, all the poles will be removed and the wires undergrounded from Long Valley to the top of Lasher; there is not much on those poles, but they can be seen from Long Valley, so the removal would benefit those two corner houses as well as anyone looking up Lasher; what SCE discussed earlier with Ms. Rosenberg, with the undergrounding and transformers going along Long Valley Road, is now out; they are now proposing to remove the pole by the DeVarenes house, remove the next pole up on Lasher by the corner of his property, remove all the rest of those on Lasher, put a transformer near the Rosenberg house, and then feed all those houses on Long Valley (all those that would be interested to the east of the Rosenbergs) from the backside going down the bridle trail; there could be around eight poles there that could be served from the one transformer, but there is still the question of whether or not those people would want to pay to underground from their house to the trail.

Resident Laura Goldwasser asked Mr. Ashley if he was submitting this project. Mr. Ashley responded that he was waiting for input from the City regarding where he should go with this,

and offered copies of a soils report to anyone who wanted a copy, although the report was not signed and stamped.

Ms. Goldwasser addressed the Council:

she has not had an extensive amount of time to look at Mr. Ashley's maps, although she does appreciate the time he has taken with the residents; she is confused regarding the heights of the peaks, where the highest peak is, and what is being cut from the different locations; she believes there should be a little more focus on the height numbers, although no one wants Mr. Ashley to have to spend a lot of time and money unnecessarily; some of the Council Members were here some years ago when Mr. Ashley submitted a similar plan; there are some differences, but maybe it would be helpful to go back and look at the Council tapes to see what objections were raised back then, and if this new proposal addresses those objections; then this has to be looked at in relation to the City's new ridgeline ordinance; she also wondered if putting in a whole new road, which would add more impervious surface area and create possible drainage issues, was a necessity, as it looks like the lots could be accessed from the current driveway; she would also appreciate, if the property is annexed, if the construction staging area could be put in a less inhabited area so there would be less trucks and less construction trips - perhaps the property could be accessed from the south or from somewhere other than through Hidden Hills roads.

Council Member Freedland explained that the Council would not be going back and looking at tapes from when the old project was addressed, as this is a new project that the Council will look at with fresh eyes and that will stand or fall on its own merits. He suggested that residents look at the current project and if they have concerns, to voice those concerns.

In response to a question from Council Member Siegel, Ron Gonen stated that for his development, he did have access from the south due to an existing easement. Mr. Ashley pointed out that he does not have that type of access.

Mr. Ashley then added the following comments:

he knows the main concern and responsibility of the Council is for the benefit of the City; he believes this project is a very definite asset to the City of Hidden Hills, with the biggest asset being to those who live on Lasher and Bridle Trail; he knows people are

against change which bothers all of us to some degree, but this is a project with low density and little traffic which can be graded in the spring; if the property can be annexed to the City and to the Association, including CC&Rs, it will allow for the bridle trails to interconnect with those in the Gonen tract, where some of the trails now dead-end; there are a lot of positive reasons with the redesign to be in the best interest of the City and the Association; he is working on and will continue to address the concerns and minimize the disruption to the neighbors now and in the future.

CONSENT CALENDAR

- A. City Council Minutes - December 8, 2014**
- B. City Council Minutes - December 15, 2014 (Adjourned Regular Meeting)**
- C. City Council Minutes - December 22, 2014**
- D. Demand List**
- E. Disbursement List - November**
- F. Financial/Treasurer's Report - November**
- G. Annual Financial Report of the Proposition A Local Return Fund, Proposition C Local Return Fund, Measure R Local Return Fund, and Transportation Development Act (TDA) Article 3 Fund for the Fiscal Years Ended June 30, 2014 and 2013**

Upon MOTION of Council Member Cohen, seconded by Council Member Siegel and unanimously carried on roll call vote, it was resolved to approve items, A, B, C, D, E, F, and G of the consent calendar as submitted.

MATTERS FROM CITY COUNCIL MEMBERS

- A. Update, Discussion, and Direction to Staff Regarding the Condition of the Property Located at 5546 Jed Smith Road**

At this time, Council Member Freedland recused himself, as he lives within 500' of the subject property.

The following report was provided by City Engineer Dirk Lovett:

at its 11/24/14 meeting, the Council discussed this property, including the proposed construction, and demolition of the existing home; at that time, staff was directed to provide an update in six months; since 11/24/14, the applicant has pulled a demolition permit (which can be issued over the counter), although no demolition has commenced

yet; the applicant was also given an informal deadline by staff to pull a building permit by 2/20/15, after a six month extension to the building plan review was granted; the applicant has removed the old perimeter screen fence and just this week put new fencing along the Jed Smith frontage and along the rear yard of the main residence along the horse trail; they are putting the fencing only where it is required by the Association, and not putting any additional fencing as requested by the neighbors; the applicant has said he has bids for the demolition and hopes to start next week, but is waiting for one more bid; the applicant also hopes to pull his building permit by the informal deadline, but to pull that permit he will need to finish grading and have the rough grading and compaction reports completed.

Mayor Landon and Council Member Siegel suggested that an update be provided at the next Council meeting on 1/26/15. The other Council Members were in agreement.

Council Member Freedland rejoined the Council at this time.

B. Consideration of a Proposed Ordinance Regarding Filming Requirements - First Reading

City Attorney Roxanne Diaz provided the following staff report:

before the Council is a draft ordinance that updates some of the definitions and adds one exemption for the "Filming of a single residence and the property on which it is located or any other vacant property for the purpose of making a visual recording to showcase the residence or property for sale to third parties. Filming under this provision shall require the property owner's consent."; so anyone, for themselves or through an agent, can take shots inside or outside to showcase the property for sale without a permit; the filming can be done in any manner they choose.

Upon MOTION of Council Member Siegel, seconded by Council Member Cohen and unanimously carried, it was resolved to give first reading by title only to an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS REGARDING MOTION PICTURE AND TELEVISION PRODUCTIONS AND AMENDING CHAPTER 9 OF TITLE 2 OF THE HIDDEN HILLS MUNICIPAL CODE.

MATTERS FROM STAFF

A. Consideration of a Proposed Ordinance Amending Animal Control Definitions - Second Reading

Upon MOTION of Council Member Siegel, seconded by Council Member Cohen and unanimously carried, it was resolved to give second reading to and adopt by title only Ordinance No. 350 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS AMENDING THE DEFINITIONS SET FORTH IN THE ANIMAL CONTROL ORDINANCE AND AMENDING TITLE 10 OF THE HIDDEN HILLS MUNICIPAL CODE.

B. Charles Abbott Monthly Report - November

The report was received and filed.

ADJOURNMENT

There being no further business to come before the Council, upon MOTION of Council Member Siegel, seconded by Council Member Cohen and unanimously carried, it was resolved to adjourn the regular meeting of January 12, 2015 at the hour of 8:58 p.m.

Marv Landon, Mayor

ATTEST:

Cherie L. Paglia, City Manager