

CITY OF HIDDEN HILLS  
REGULAR CITY COUNCIL MEETING

City Hall

Monday, June 8, 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, June 8, 2015 at the hour of 7:30 p.m. Mayor Larry Weber called the meeting to order and presided thereover after leading the Council and audience in the Pledge of Allegiance.

**ROLL CALL**

Council:	Mayor Larry G. Weber Mayor Pro Tem Jim Cohen Council Member Stuart E. Siegel
Staff:	City Treasurer Michael Blazenski City Engineer Dirk Lovett Building Official Greg Robinson Environmental Consultant Joe Bellomo City Manager Cherie L. Paglia Bookkeeper Randee Weinberger
Absent:	Council Member Steve Freedland Council Member Marv Landon

Upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Cohen and unanimously carried, it was resolved to excuse the absences of both Council Member Freedland and Council Member Landon.

### APPROVAL OF AGENDA

Upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried, it was resolved that the agenda for the June 8, 2015 regular meeting be approved as submitted.

### ANNOUNCEMENTS

Mayor Weber made the following announcements:

There will be a CERT (Community Emergency Response Team) meeting this Wednesday night (6/10) at City Hall at 7:00 p.m.; if anyone is interested in becoming a CERT member, call City Hall.

The HHCA/Parks & Recreation Kids Welcome Party will be held this Saturday (6/13) from 1:00 p.m. - 4:00 p.m. at the Community Center; call the HHCA for details.

Happy Birthday to Council Member Stuart Siegel's daughter Jenna on Sunday (6/14).

The HHCA/Parks & Recreation summer program will begin on Monday, 6/15; call the Association for more information.

Don't forget Father's Day on Sunday, 6/21.

Happy Birthday to City Engineer Dirk Lovett on Sunday, 6/21.

### AUDIENCE

There were no questions or comments at this time.

### PUBLIC HEARINGS

- A. Consideration of Approval of Request for Lot Merger of Contiguous Parcels Located at 23501 Long Valley Road - APN Numbers 2049-018-045 and 2049-018-046 (Meyerstein) and Related Resolution**

City Engineer Dirk Lovett presented the following staff report:

on 6/23/14, the City Council passed a resolution approving a site plan for a new office building in the commercial zone outside the Long Valley gate; the address is 23501 Long

Valley Road; the approved project is on two parcels owned by the same property owner; the plan shows one structure spanning both lots; the two parcels need to be merged to eliminate the lot line running between the two adjacent properties and to allow for property line setbacks; the combined lots will be just over one-half acre; the property is currently vacant; notices were sent to all property owners within a 500' radius of the subject property, and posted at the usual locations within the City; no comments have been received; staff has determined that this is in compliance with the approved site plan and is recommending approval of the merger.

Council Member Siegel reported visiting the site, while Mayor Weber and Mayor Pro Tem Cohen stated they were familiar with the property.

Mayor Weber opened the public hearing. As there were no comments from the audience, Mayor Weber closed the hearing. Upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried, it was resolved to adopt by title only Resolution No. 880 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS SITTING AS THE PLANNING AGENCY APPROVING A REQUEST FOR A MERGER OF CONTIGUOUS PARCELS AT 23501 LONG VALLEY ROAD.

**B. Variance No. V-381  
24922 Jim Bridger Road  
New Single Family Residence**

The following report was provided by City Engineer Dirk Lovett:

this application is for a variance for a single family dwelling to encroach 10' into the 50' front yard setback; a single family dwelling and garage currently exist on the RAS zoned property, which is just over one acre in size; the Community Association has already approved the encroachment; public hearing notices were sent to all those property owners within 500' of the subject property and posted in the usual locations; no comments have been received; the proposed new building will encroach no further into the setback than the existing building; other existing homes in the area have similar or greater encroachments; the applicant is requesting the variance due mainly to the shape and size of the lot; the Council needs to make four required findings in order to approve a variance; staff believes all four findings can be made and is therefore recommending approval of the variance.

In response to Council Member Siegel, Mr. Lovett explained that the applicant is widening the encroachment, placing more of the footprint in the setback, but the proposed encroachment goes no further into the setback than the existing encroachment. In response to Mayor Weber, Mr. Lovett stated that the Community Association determines the front yard on a private driveway, and that the front yards of all the properties here face the private drive.

Mayor Weber and Council Member Siegel reported visiting the site, while Mayor Pro Tem Cohen stated he was familiar with the property.

Mayor Weber opened the public hearing. As there were no comments from the audience, Mayor Weber closed the hearing. Upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Cohen and unanimously carried, it was resolved to adopt by title only Resolution No. 881 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS SITTING AS THE PLANNING AGENCY APPROVING A REQUEST FOR VARIANCE NO. V-381 FOR A NEW SINGLE FAMILY RESIDENCE WITHIN THE FRONT YARD SETBACK LOCATED AT 24922 JIM BRIDGER ROAD.

**C. Minor Accommodation  
5550 Penland Road  
Addition to an Existing Nonconforming Residence**

City Engineer Dirk Lovett presented the following staff report:

the applicant wishes to alter the front of the existing home and to construct a new entry, garage, single story and second story addition, a portion of which will encroach into the front yard setback; a minor accommodation can be granted to allow "any alteration, expansion or extension of a nonconforming encroachment into a setback provided that the alteration, expansion or extension encroaches no closer to the property line than the existing encroachment"; notices were sent to all property owners within 300' of the subject property and posted at the usual locations; no comments have been received; this one acre lot has a relatively small building pad with a steep upslope in the rear; other homes on this street have similar encroachments; the 3,493 square foot existing single story residence has a front yard setback of roughly 25'9"; the proposed addition will bring

the total residential square footage to 5,269 square feet, with a 579 square foot garage; the proposed improvements within the encroachment will extend no further into the setbacks than the existing buildings; to approve a minor accommodation, the Council must make only one finding, that "The Minor Accommodation will not have a material adverse impact on the public welfare or adjacent property"; the applicant believes the existing residence and the proposed improvements in the setback are in conformance with the neighborhood characteristics; other existing houses on this street are as close or closer to the road easement than this proposed house; staff believes the finding can be made and is recommending approval.

Mayor Weber and Council Member Siegel reported visiting the site, while Mayor Pro Tem Cohen stated he was familiar with the property.

Mayor Weber opened the public hearing. As there were no comments from the audience, Mayor Weber closed the hearing. Upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Cohen and unanimously carried, it was resolved to adopt by title only Resolution No. 882 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS SITTING AS THE PLANNING AGENCY APPROVING A REQUEST FOR A MINOR ACCOMMODATION TO ALTER AN EXISTING NONCONFORMING RESIDENCE LOCATED AT 5550 PENLAND ROAD.

**D. Review and Discussion of Preliminary Draft City Budget for Fiscal Year 2015-2016**

A discussion occurred regarding the draft budget being proposed by the ad hoc budget committee (Mayor Weber, Mayor Pro Tem Cohen and staff), with some of the following points being made:

everyone involved did a good job, making this budget process very easy; no action will be taken this evening, as the budget is being proposed for discussion purposes only, until the next Council meeting when it will be submitted for formal approval; most of the City's revenue comes from property taxes, so the revenue should be up this coming year due to increases in property values; building within the City seems to also be increasing; the amount of expected interest in the draft budget has not been increased and remains at this time very conservative; this could change in the near future, once the Council determines how investments may be handled to get a better rate of return; two firms will be providing proposals at the next meeting regarding the provision of financial investment services; additional revenue (approximately \$85,000) is expected this coming

year from the sale of Prop A funds (restricted funds that cannot be used by the City, but can be sold for general funds at a slight reduction in value); an extra \$5000 has been set aside for data processing support to replace an ancient server; the amount for the Emergency Services Coordinator has been increased; his contract will remain at \$24,000 (\$50/hour x 40 hours per month), but he will be given an additional \$1000 to cover insurance expenses for the year, rather than adding him to the City's CJPIA coverage; the draft budget shows proposed excess revenue over expenditures of \$317,090.00; the draft budget is available for review by contacting City Hall.

#### **CONSENT CALENDAR**

- A. City Council Minutes - May 11, 2015**
- B. City Council Minutes - May 25, 2015**
- C. Demand List**
- D. Disbursement List - April**
- E. Financial/Treasurer's Report - April**
- F. Agreement Between the City of Hidden Hills and Michael Blazenski for Accounting/City Treasurer Services**

The City Manager explained that the City Treasurer contract (which was about to expire) was revised to become effective as of June 8, 2015 and to continue until terminated pursuant to the "Termination" clause (Section 11), which does allow the City to cancel the agreement at any time upon five days written notice. She added that City Treasurer Mike Blazenski (a contractor, not an employee) has been a very welcome addition, especially in working with the City's auditors and the City Bookkeeper.

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

#### **MATTERS FROM CITY COUNCIL MEMBERS**

##### **Report from 5/19/15 Hidden Hills Community Association Board of Directors Meeting**

The following information was provided by Community Association Board Member and City liaison Bret Katz:

they are replacing the flooring in the Association office with a slate tile that looks like wood; carpeting will remain in the meeting room; Deb Spellman did a great job with the recent Welcome Party, that was a huge success; they continued to discuss the possible removal of some of the parkway pepper trees, with Park West to conduct an assessment of the trees before anything further is done; a budget was approved for the preparation of a landscape plan for the Community Center; they did discuss the possible use of artificial turf, but definitely want to make the area more beautiful, more user friendly, and more in tune with drought resistant plants; the first summer BBQ will be held on 6/18.

Council Member Siegel asked how the Association might be addressing the drought situation, with Mayor Pro Tem Cohen asking if the Association was happy with Park West. Mr. Katz responded as follows:

he believes the Association will be saving a lot of money in relation to water usage; there are still a lot of things to clean up, as Park West has only been in the City a short time, but the company has a full-time hydrologist and is able to look at water usage much more technically than what was done in the past; they may take grass from some areas and move to other areas; a lot of areas, like the arenas, were overwatered in the past, so just by setting watering patterns properly will help a great deal; some sod may be removed; there is also a natural spring at the back of the tennis courts at the Spring Valley arena; they plan on testing that water to see if it could be used for irrigation purposes.

Mayor Weber expressed his concern with artificial turf, as it gets very hot, and one way to alleviate some of that heat is to plant trees, which is not a good idea during this drought. Mr. Katz explained that if the artificial turf was to be used, they would leave sprinklers there to water it and cool it down. Mayor Weber also asked about some stretches along Long Valley Road where the parkways are bare or vacant due to the loss of some of the trees. Mr. Katz stated that was the reason they wanted Park West to conduct an assessment of the existing trees so their replacement could be further studied. He added that there was talk originally of removing over 200 trees at one time, and he was not at all in favor of that since the suggested replacement trees were much smaller and would grow much slower, although they would be drought tolerant.

#### **MATTERS FROM STAFF**

- A. Request for Revision to Architectural and Site Plan Review of Proposed Office Building at 23501 Long Valley Road (Arnold Meyerstein)**

The following staff report was provided by City Engineer Dirk Lovett:

this proposed revision is in reference to the same project outside the Long Valley gate for which the site plan was approved in June, 2014; that approved plan shows the driveway access crossing over the Boething Treeland property; one of the conditions (Condition No. 2) of that approval required reciprocal easements (as portions of the driveway are shared by both properties) that would need to be recorded; since then, the applicant has submitted a new plan which would negate the need for the driveway to cross the Boething property; this was done by moving one of the parking spaces next to Long Valley Road further back, adding more landscaping in its place, and reducing the turning radius of the driveway; Condition No. 2 allows minor revisions, if done to the satisfaction of the City Engineer; staff does feel this revision is an improvement, and would recommend approval.

In response to Mayor Pro Tem Cohen, the applicant and owner of the property, Arnold Meyerstein, assured him that whether there were one, two, or three tenants, all tenants would have access to a bathroom.

Community Association Board Member Bret Katz did not think this project would add to the problem, but wanted to make Mr. Meyerstein aware of the recent issues regarding traffic entering the Long Valley gate, which the Association has been working on to improve. Council Member Siegel pointed out that the traffic issue was discussed at length when this site plan was approved, and based on the number of tenants and the fact that those tenants will not be allowed to open for clients until 9:00 a.m., the Council felt this project would not really have an impact on the traffic. Council Member Siegel still felt that was the case, although he did agree that the traffic problem seemed to be worse lately.

Mayor Weber said there are rumors that the Boething property owners may be looking into selling the property. Council Member Siegel explained that years ago when there was discussion of developing a hotel on this property, the City of Los Angeles was very much in favor of allowing the Long Valley entrance to the Boething property to be used only for utility purposes, while any main access to the property would have to be from Valley Circle, thus not adding to the traffic problems at the Long Valley gate.

The City Manager then informed the Council of some steps being taken by the Community Association and the Gate Committee to help ease the traffic congestion at the Long Valley gate:

contractors are being encouraged to use the Burbank gate, where there are two lanes all the way down to Valley Circle, preventing blockage of the resident lane; the Association is preparing a letter to be handed out in the City's Building Department that encourages use of the Burbank gate, and also reminds contractors that they are to provide a list of their subs to the Association, to help ease gate entry; the City has been asked to, and is in the process of, adding "No Stopping Anytime" signs from the City Hall driveway to the City's border to help keep the resident lane open; when possible a gate guard will go down the contractor waiting line outside the gate to pre-check the contractors in on a tablet, handing them a number; once they are allowed in the gate, that number can be handed to the gatehouse guard and then the contractor is allowed to pass right through (having already been checked in).

In response to the Council Members, who asked about other technology that could possibly be used, Mr. Katz explained that the Association and Gate Committee realize how important this traffic issue has become, and that many different solutions were being discussed.

As there was no further discussion, upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Cohen and unanimously carried, it was resolved to approve the proposed revision to the architectural and site plan review of the proposed office building at 23501 Long Valley Road.

**B. Consideration of Approval of a Resolution Regarding a Green Streets Policy**

The following information was provided by the City's Water Quality Consultant Joe Bellomo:

the NPDES permit for municipalities went into effect in 2012; this permit has a number of requirements, one of which is the adoption of a Green Streets Policy in an effort to reduce stormwater discharges from streets to receiving waters; green streets are enhancements to street and road projects intended to improve water quality, replenish groundwater, create attractive streetscapes, and provide pedestrian/bicycle accessibility; the Policy is consistent with the objectives of the NPDES permit and the City's Enhanced Watershed Management Plans (EWMPs); it also implements the fundamentals of the U.S. Environmental Protection Agency's green infrastructure guidance document for municipalities.

In response to several questions from the Council, Mr. Bellomo stated the following:

this Policy is written for City owned streets, and does not currently apply to streets owned by the Community Association; the EWMPs identify a number of green street projects or elements that far exceed what this City owns; the City at some point might need to retrofit City streets; retrofitting could include elements such as pavers, porous pavement, and bio-swales where the street drains into an infiltration area; the Policy does not apply to maintenance activities such as slurry sealing, but when maintenance is being done, that might be the most prudent time financially to do any retrofitting; the City could also work with the Association in relation to the private streets inside the gates; the Policy only requires the implementation of green streets, to the maximum extent practicable, for City owned arterial streets which add at least 10,000 square feet of impervious surface.

Upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried, it was resolved to adopt by title only Resolution No. 883 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING A GREEN STREETS POLICY.

**C. Consideration of Approval of an Agreement Between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) and City of Hidden Hills for Cost Sharing for the Installation of Monitoring Equipment and Monitoring Pursuant to the Harbor Toxic Pollutants TMDL**

Water Quality Consultant Joe Bellomo presented the following staff report:

on 5/11/11, the L.A. Regional Water Quality Control Board (Regional Board) adopted the Dominguez Channel and Greater Harbors Toxic TMDL (Harbor Toxics TMDL); this TMDL requires cities draining to the Los Angeles and the San Gabriel Rivers to conduct water quality sampling for toxic pollutants; since Hidden Hills drains to the Los Angeles River, this applies to our City; the new NPDES permit which became effective in 2012 incorporated the Harbor Toxics TMDL and incentives for permittees willing to work cooperatively with other agencies in watershed monitoring efforts; on 5/22/13, the City Council approved participation in the Upper Los Angeles River Enhanced Watershed Management Plan Group (ULAR Group); on 6/27/14, that ULAR Group submitted a draft Coordinated Integrated Monitoring Plan (CIMP) to the Regional Board for approval, which included monitoring for the Harbor Toxics TMDL; to reduce costs, the Gateway Watershed Management Authority (GWMA) has been requested to act as the fiduciary agent for the installation and monitoring of three monitoring stations along the Los Angeles and San Gabriel Rivers; many permittees with drainage to the Los Angeles and San Gabriel Rivers will be cost sharing in that responsibility for testing that is

specific to their drainage area; as mentioned, the City of Hidden Hills is within the Upper Los Angeles River Watershed, draining to the Los Angeles River; the cost is based on a shared baseline fee and also a fee based on the area within the Upper Los Angeles River Watershed Group; the GWMA will also assess a 5% administrative fee to cover the cost of administering the program; to participate in the program, the City is required to sign the agreement (which cannot be altered) with the GWMA; the City's cost is estimated at \$1,024 for fiscal year 2015/2016, and \$559 for fiscal year 2016/2017.

In response to Council Member Siegel, Mr. Bellomo stated that the CIMP called out a site for the monitoring devices at the bottom of the Los Angeles River just before the Harbor area (not anywhere near our City). Upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Cohen and unanimously carried on roll call vote, it was resolved to approve the Agreement Between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) and City of Hidden Hills for Cost Sharing for the Installation of Monitoring Equipment and Monitoring Pursuant to the Harbor Toxic Pollutants TMDL.

**D. Consideration of Approval of Proposal from Better Music Services to Provide a DJ During the Fiesta Community Center Activities**

Upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried on roll call vote, it was resolved to approve the proposal from Better Music Services to provide a DJ during the Fiesta at the Community Center for four hours (11:00 a.m. - 3:00 p.m.) at a cost of \$450.

**E. Consideration of Approval of Proposal from Jay Zimmerman to Provide Balloon Artist Services During the Evening Fiesta Activities**

Upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried on roll call vote, it was resolved to approve the proposal from Jay Zimmerman to provide balloon artist services during the Fiesta at the Spring Valley arena for four hours (5:00 p.m. - 9:00 p.m.) at a total cost of \$380.

**F. Charles Abbott Monthly Report - April**

The report was received and filed.

**ADJOURNMENT**

There being no further business to come before the Council, upon MOTION of Mayor Pro Tem Cohen, seconded by Council Member Siegel and unanimously carried, it was resolved to adjourn the regular meeting of June 8, 2015 at 8:36 p.m.



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Larry G. Weber, Mayor

ATTEST:



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Cherie L. Paglia, City Manager