

CITY OF HIDDEN HILLS
REGULAR CITY COUNCIL MEETING

City Hall

Monday, June 9, 2014

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 9, 2014 at the hour of 7:30 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:

Special Counsel Larry Wiener
City Engineer Dirk Lovett
Building Official Greg Robinson
City Manager Cherie L. Paglia
Bookkeeper Randee Weinberger

APPROVAL OF AGENDA

Upon MOTION of Council Member Siegel, seconded by Council Member Freedland and unanimously carried, it was resolved that the agenda for the June 9, 2014 regular meeting be approved as submitted.

ANNOUNCEMENTS

Mayor Landon made the following announcements:

Congratulations to Council Member Jim Cohen's son Brian who got married two weeks ago.

Wednesday will be the last day of school at Round Meadow, so you might want to avoid that area around noon if at all possible, and be very careful if you are in the area.

Don't forget that Sunday (6/15) is Father's Day.

Monday, June 16th, is the first day of the Association's summer camp; call the HHCA office for details.

AUDIENCE

There were no questions or comments at this time.

PUBLIC HEARING

- A. Architectural and Site Plan Review of Proposed Office Building at 23501 Long Valley Road (Arnold Meyerstein) in the Commercial Restricted (CR) Zone and Adoption of a Negative Declaration**
- B. Consideration of an Ordinance Regarding Adoption of Hours of Operation for Permitted Uses in the Commercial Restricted (CR) Zone**

City Engineer Dirk Lovett provided a staff report in relation to this project and proposed ordinance, including background/conceptual review information, an analysis of the revised plan, suggested conditions of approval (if the project were to be approved), and a staff recommendation (see Memorandum from Mr. Lovett to the Mayor and City Council dated 6/6/14).

Architect Nita Mehta (Cary W. Gepner & Associates Architects, Inc.) showed a short simulation video of the proposed building and site, and then made a few points about the project as follows:

the modest, rural and low-key design is in keeping with the nature of Hidden Hills and the building across the street; the building will be smaller than what it could have been; they feel the required findings can be made; an existing driveway will be used; in some places there will be 35' setbacks, even though only 25' setbacks are required; per the traffic study, only 9 additional trips will be added in the a.m. period, and this should not affect the traffic with the 9:00 a.m. restriction for the business start times per the proposed ordinance; they will comply with all the current environmental codes (energy, water run-off, etc.); they concur with all the proposed conditions.

At this point, Mayor Landon opened the public hearing for both items A and B.

Resident Bernie Fisher expressed concerns with sound on Twin Oaks, and wondered if the elimination of the trees would make the sound problem worse. Ms. Mehta pointed out that the closest neighbor has a screen of trees, and the project will add a lot more trees. Arnold Meyerstein, the property owner and applicant, thought the new trees would help.

Resident Erica Miller (who lives right next door to the project) reported she had already planted some trees on her property, and hoped that those trees along with the new trees on the project site would prevent her from seeing the building. In response to her question regarding an easement on her property, Mr. Lovett and Mr. Meyerstein explained that Ms. Miller's fence encroaches about 5'-6' onto the Meyerstein property, but rather than make her move it, Mr. Meyerstein will give that property on her side of the fence to Ms. Miller.

Resident Jill Rosenberg wondered who the tenants would be, and expressed concerns with traffic, which is always bad in that location in the morning - she did not believe the City could limit the project traffic before 9:00 a.m. In response to Council Member Freedland, who asked what the City's remedies would be if someone violated the 9:00 a.m. business start time, Special Counsel Larry Wiener stated it would be a violation of the Municipal Code, so could result in fines, actual jail time, or a potential revocation of the permit or certificate of occupancy if there were continued violations. Mr. Meyerstein explained that he would have in the lease for any tenants that their business could not open before 9:00 a.m., so he would not lease to someone

who would not agree to that condition of the lease. He added that since the property has an overlay zone for low income housing use, and you cannot dictate hours for someone who would live there, he thought this would be the most minimal use of the property. Council Member Siegel pointed out to Ms. Rosenberg that additional trips are only going to consist of 3-6 vehicles, which will not affect the traffic.

Council Member Freedland had the following comments:

this is a congested area, but he feels that Mr. Meyerstein has done a good job of being sensitive to the traffic concerns; he does have a fundamental right to develop the property, and this is probably as innocuous a use as one could find; Mr. Meyerstein could have built something larger that would have generated more traffic; he is feeling more comfortable knowing that the City has remedies for any violations, and that Mr. Meyerstein will enforce any lease; of course he would rather see the property remain vacant as many people would, but he is not willing to purchase it.

Resident Eric Toeg expressed concerns with the worker cars that pool on this property in the morning prior to being allowed through the gate, and wondered what would happen to them. Council Member Freedland suggested nothing would probably change, and that if the building did not open before 9:00 a.m., some of those cars could still pool in the area and then would be gone by the time the building opened. Mayor Landon added that some would probably realize they would need to pool elsewhere.

Council Member Cohen had several questions, as did other Council Members and residents who previously spoke, resulting in a short discussion during which the following points were made:

the building will not have a name, but will have a sign stating just the address of the property; Mr. Meyerstein is not opposed to making that sign look very similar to the name signs in Hidden Hills; a condition should be added requiring the preparation of a landscape plan, showing the type and size of the trees, to be approved by the City Council; a 5' sidewalk and standard curb will be installed, roughly where the delineator cones are now, following the frontage of the property; this will not change the proposed line of trees behind the sidewalk, although everything will need to be surveyed and plotted; the existing 3-rail fence should remain, but does not need to be extended; the building plans currently show two bathrooms, but this can be modified depending on the

number of tenants (could be one, two, or three); the Boething property has a prescriptive easement now for their driveway, which is on the Meyerstein property; the owners of these two properties will work out an agreement regarding the driveway and ingress/egress; Ms. Miller will have to work with the property owners regarding an existing driveway onto her property from the rear, which appears to be on the Boething property; if everything were to be approved, ground would not be broken for approximately two years.

As there was no further discussion regarding the project, Mayor Landon continued the public hearing and directed staff to return to the next meeting with a resolution of approval, with that resolution to include all the conditions listed in City Engineer Lovett's memorandum dated 6/6/14 plus three additional conditions relating to the following: a complete landscape plan is to be prepared and approved by the Council prior to issuance of a grading or building permit; the white 3-rail fence is to remain or be replaced in its current position, but does not need to be extended; the marquis sign shall have a look similar to the Community Association's address signs.

Upon MOTION of Council Member Siegel, seconded by Council Member Freedland and unanimously carried, it was resolved to introduce and give first reading by title only to an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS ADOPTING HOURS OF OPERATION FOR PERMITTED USES IN THE COMMERCIAL RESTRICTED (CR) ZONE.

C. Review and Discussion of Preliminary Draft City Budget for Fiscal Year 2014 - 2015

Council Member Freedland informed the Council of the following:

at a time when other cities are struggling, Hidden Hills has money in the bank and is in good shape; this year's budget projected a surplus at the end of the year of \$146,000, which in reality is probably going to be more around \$440,000; the proposed budget for 2014 - 2015 is projecting a surplus of \$101,200, which is very conservative; the proposed budget includes well deserved raises for the staff, and projected property tax revenues staying pretty flat, again being pretty conservative.

In response to Council Member Cohen, staff pointed out that the proposed budget does still include community assistance grants in the amount of \$15,000, down slightly from last year's \$20,000. As there was no further discussion, the City Manager reminded the Council that this was just an initial review of the proposed budget, which will now be placed on the next agenda for formal approval.

D. Consideration of an Ordinance Regarding Adoption of the 2014 Los Angeles County and District Fire Code, Title 32 - Second Reading

Mayor Landon opened the public hearing. As there were no comments, Mayor Landon closed the hearing. Upon MOTION of Council Member Cohen, seconded by Mayor Pro Tem Weber and unanimously carried, it was resolved to give second reading to and adopt by title only Ordinance No. 348 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS ADOPTING BY REFERENCE TITLE 32 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA FIRE CODE; TOGETHER WITH CERTAIN AMENDMENTS, DELETIONS AND ADDITIONS, INCLUDING FINDINGS, FEES AND PENALTIES; AND AMENDING THE HIDDEN HILLS MUNICIPAL CODE.

CONSENT CALENDAR

- A. City Council Minutes - May 12, 2014**
- B. City Council Minutes - May 26, 2014**
- C. Demand List**
- D. Disbursement List - April**
- E. Financial/Treasurer's Report - April**

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

2014 FIESTA

A. Consideration of Approval of the 2014 Fiesta Budget

The City Manager reported the following:

the income column shows 550 lunch tickets to be sold at \$8 apiece for \$4400; the City was just notified by In 'N' Out Burger that their prices are going up, and even though they will honor our minimum amount, they will now be charging the City \$9.59 per lunch meal; in order to cover those costs, the City will need to charge \$10 for each lunch ticket, raising that line item to \$5500.

Mayor Pro Tem Weber suggested that the amount in the expense column then be raised from \$4100 to \$5200, which will keep the bottom line the same. As there was no further discussion, upon MOTION of Mayor Pro Tem Weber, seconded by Council Member Freedland and unanimously carried on roll call vote, it was resolved to approve the proposed budget for the 2014 Fiesta, as amended, with projected income at \$33,595 and projected expenses at \$102,765.

B. Consideration of Approval of Proposal from A Rental Connection for Rentals of Tables/Chairs, Electricity/Lights, and Other Miscellaneous Equipment and Payment of \$2500 Deposit

Upon MOTION of Council Member Freedland, seconded by Council Member Cohen and unanimously carried on roll call vote, it was resolved to approve the proposal from A Rental Connection in the amount of \$14,270.21 to provide rentals of tables/chairs, electricity/lights, and other miscellaneous equipment for this year's Fiesta, and further resolved to approve the payment of a \$2500 deposit to hold the date of the Fiesta, subject to the signing by A Rental Connection of the City's standard agreement.

MATTERS FROM STAFF

A. Update on Repair of an Existing Shake Roof at 5831 Jed Smith Road (Trotman Residence)

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

this report is only an update, requiring no action; a resident earlier repaired 25% of his existing shake roof, which was a violation of the City's Municipal Code; when the resident (at 5831 Jed Smith Road) was told he would have to replace the entire shake roof, he submitted an appeal from that requirement to the Council; that appeal was denied on 1/27/14, and the resident was given six months to find a suitable material for his new roof, pull his permit, and begin work on the roof replacement; the Council at that time asked for an update after five months; since that time, the resident obtained a material suitable and acceptable to both the Community Association and the City, and pulled his permit on 5/29/14; as of this morning, the entire old shake roof has been removed, and the new roof is being installed.

B. Consideration of Appointment of City Treasurer

The following information was provided by the City Manager:

the Hidden Hills Municipal Code provides for the appointment of the City Treasurer by the City Council; resident Eddie Bauch, who has served as the City Treasurer since June 22, 1990, recently informed staff he will no longer be able to serve in that capacity; the City currently contracts with Mike Blazenski to provide certain accounting services to the City at an hourly rate of \$110, so he is already working with Bookkeeper Randee Weinberger and very familiar with the City's finances; he helps prepare for the City's annual audit, liaisons with the auditors, has worked for numerous other cities, and is very knowledgeable regarding municipal finances; staff believes Mr. Blazenski could conduct the City Treasurer duties with just an additional one to two hours per month; Mr. Bauch is very much in favor of Mr. Blazenski's appointment as the new City Treasurer, as is staff.

Upon MOTION of Council Member Siegel, seconded by Council Member Cohen and unanimously carried, it was resolved to appoint Michael Blazenski to serve as the City Treasurer of the City of Hidden Hills effective immediately.

Council Member Freedland informed everyone that at the budget meeting, Mr. Bauch was asked to serve as the City's Grand Marshall for this year's Fiesta parade, in honor of his 24 years of volunteer service to the City. Mr. Bauch has agreed.

C. Consideration of Appointment of City Clerk

The City Manager provided the following staff report:

the Hidden Hills Municipal Code provides for the appointment of the City Clerk by the City Council; when I was first hired by the City, it was as the City Clerk (there was no City Manager); when appointed later as the City Manager, I then held both positions; Deana Graybill has served as the Deputy City Clerk for approximately nine years; Ms. Graybill has obtained her Certified Municipal Clerk (CMC) designation from the International Institute of Municipal Clerks by completing classes and an education program that ensures participants have developed the skills and knowledge necessary to handle the role of City Clerk; I would like to relinquish the City Clerk title and have the Council appoint Ms. Graybill to that position; in hopes that the Council would be in favor of this appointment, additional funding was added to the 2014-2015 budget in recognition of this proposed promotion.

Upon MOTION of Mayor Pro Tem Weber, seconded by Council Member Cohen and unanimously carried, it was resolved to appoint Deana L. Graybill as the City Clerk of the City of Hidden Hills effective July 1, 2014, resulting in the relinquishment of that title by Cherie L. Paglia, who will continue to serve as the City Manager.

D. Calabasas Library Commission - Report

The report from the City of Hidden Hills representative on the Commission, Britt Aaronson, was received and filed.

E. 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 Council Member Freedland, seconded by Mayor Pro Tem Weber and unanimously carried, it was resolved to adjourn the regular meeting of June 9, 2014 at 8:55 p.m.

ATTEST:

Marv Landon, Mayor

Cherie L. Paglia, City Manager