

CITY OF HIDDEN HILLS  
REGULAR CITY COUNCIL MEETING

City Hall

Monday, October 8, 2012

***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, October 8, 2012 at the hour of 7:30 p.m. Mayor Stuart E. Siegel called the meeting to order and presided thereover after leading the Council and audience in the Pledge of Allegiance.

**ROLL CALL**

Council:

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

Staff:

City Attorney Roxanne Diaz  
City Engineer Dirk Lovett  
City Manager Cherie L. Paglia

### **APPROVAL OF AGENDA**

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Landon and unanimously carried, it was resolved that the agenda for the October 8, 2012 regular meeting be approved as submitted.

### **ANNOUNCEMENTS**

Mayor Siegel made the following announcements:

Happy Birthday to City Attorney Roxanne Diaz's son Joshua on 10/12/12, to Bookkeeper Randee Weinberger on 10/13/12, and to Building Inspector Steve O'Hara on 10/15/12.

The Calabasas Pumpkin Festival will be held on Saturday and Sunday, 10/20-21.

The Hidden Hills Senior Group will be having a potluck at the Community Center at 4:00 p.m. on Sunday, 10/21; call the Association for details.

The Fiesta went very well, including all the events on both Saturday and Sunday.

### **AUDIENCE**

There were no questions or comments at this time.

### **PUBLIC HEARINGS**

**A. Variance No. V-378  
Ridgeline Development Permit  
5940 Highridge Road**

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

The applicant is requesting a variance and a ridgeline development permit; notices were posted and sent to all those residences within 500' of the subject property; no comments have been received; the plans propose a remodel and expansion of the existing one-story residence, adding 201 square feet to the first floor, and 1350 square feet to the second floor; the house already encroaches 26'9" into the fifty-foot front yard setback and 1'3" into the twenty-five foot side yard setback; with the exception of the front porch, the encroachment will not be increased, and that increase is just 2', which the applicants say is necessary to save one of the mature trees in the front yard; in relation to the variance,

the second story will go straight up and a little to the rear, not in the setback; the very small pad is all in the front of the house, with a steep slope to the rear; 70% of the house already encroaches into the front yard setback, and there is little usable area outside of the pad area; the Community Association has recommended and approved this location for the addition, rather than building down the back hillside; all variances require the Council to make four findings, and staff believes these findings can all be made; Ordinance No. 337 prohibits construction within 50 vertical or horizontal feet of a ridgeline without a permit; as defined by this Ordinance, staff has determined that this property is on a ridgeline; due to heavy trees screening the property and the distance from other vantage points, there would be minimal, if any, impacts on the views enjoyed by neighbors and the public; staff believes that all five required findings can be made; staff's recommendation is for the Council to make all the required findings for both the variance and the ridgeline development permit, and to adopt the resolutions approving the variance and granting the ridgeline development permit.

Mayor Siegel opened the public hearing, and hearing no comments, closed the hearing. Mayor Siegel and Council Member Cohen stated they had not visited the site, with Mayor Pro Tem Freedland and Council Members Landon and Weber stating they had visited the site. Council Member Cohen felt the findings could be made, especially since the remodel/addition was essentially going straight up and not encroaching further into the setback. Council Member Landon pointed out that the porch would be an additional 2' encroachment, but felt the property was unique and that the project would not really have any negative impacts. Council Member Weber agreed, suggesting that the street is very secluded and that other projects in the area had previously received variances.

As there was no further discussion, upon MOTION of Council Member Cohen, seconded by Council Member Weber and unanimously carried, it was resolved to make all the required findings and to adopt by title only Resolution No. 848 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-378 FOR A REMODEL AND SECOND STORY ADDITION AT 5940 HIGHRIDGE ROAD.

Upon MOTION of Council Member Cohen, seconded by Council Member Weber and unanimously carried, it was resolved to make all the required findings and adopt by title only Resolution No. 849 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS SITTING AS THE PLANNING AGENCY APPROVING A REQUEST FOR A RIDGELINE DEVELOPMENT PERMIT FOR A REMODEL AND SECOND STORY ADDITION AT 5940 HIGHRIDGE ROAD.

**B. Consideration of Proposed Ordinance Regarding Adoption of Title 10/Animal Control – Second Reading**

Mayor Siegel opened the public hearing. As there were no comments, he closed the public hearing. Upon MOTION of Council Member Cohen, seconded by Mayor Pro Tem Freedland and unanimously carried, it was resolved to give second reading to and adopt by title only Ordinance No. 339 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS ADOPTING BY REFERENCE TITLE 10, ANIMALS, OF THE LOS ANGELES COUNTY CODE AND AMENDING THE HIDDEN HILLS MUNICIPAL CODE.

**CONSENT CALENDAR**

- A. City Council Minutes – September 10, 2012**
- B. City Council Minutes – September 24, 2012**
- C. Demand List**
- D. Disbursement List – August**
- E. Financial/Treasurer’s Report – August**

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Landon and unanimously carried on roll call vote, it was resolved to approve items A, B, C (with Council Member Weber recusing himself from #8 on Item C), D, and E of the consent calendar as submitted.

**MATTERS FROM CITY COUNCIL MEMBERS**

**A. Report from 9/18/12 Hidden Hills Community Association Board of Directors Meeting**

The following report was provided by the City Manager:

Las Virgenes Municipal Water District Board Member Charley Caspary, as he did at a previous Council meeting, provided information regarding proposed water rate increases and related upcoming public forums; the Equestrian Services Committee is still working on arena rules; Mary Barnhill asked for the Board's participation in the Fiesta parade; a \$6848 budget was approved for the upcoming Halloween party; a discussion occurred regarding the use of the swimming pool by residents and non-residents, which will be discussed again at a future meeting; the assessment rate was set at twenty-seven cents (same as the existing), even though the valuation has gone down slightly; an additional \$2000 was approved for the Valentine Musicale; the draft audit and tax return were approved.

**B. Report from 9/18/12 Las Virgenes Malibu Council of Governments Meeting**

Mayor Siegel reported that the COG discussed mainly Measure R, and reviewed the conflict of interest code.

**C. Update on Los Angeles Regional Interoperable Communications System (LA-RICS)**

Council Member Weber informed the Council of the following:

Los Angeles County and participating cities are trying to build an interoperable communications system; they have struck out twice with RFPs, so a third RFP will be issued some time this month for a new system using a frequency that the Police Department has now, and a frequency in the 700-800 megahertz band; since we don't have that frequency, if we want to participate when this system does get built, we would probably have to buy new radios that could hit that frequency, using their repeater; we could still keep our existing channel on our repeater; however, this project is still at least three to five years out.

### **MATTERS FROM STAFF**

#### **A. Consideration of an Ordinance Amending the Municipal Code Regarding Boundary Monuments for Final Maps - Urgency**

City Attorney Roxanne Diaz explained the following:

Being a small City without a lot of development, there are times when we run across things in our Code that need to be changed; one of these issues recently discovered was the requirement for the setting of boundary monuments; the current Code requires a 2” pipe 30” long to be set in a 4’ x 4’ x 3’ concrete block; this would require special equipment and would affect the integrity of the slopes and streets in the City; these markers need to be set before the recordation of a final map; at this time, there is a final map in the queue; so as not to create a hazard and/or safety issue with the pouring of very large concrete blocks affecting the integrity of slopes, streets, and property, and to not delay this final map, staff is recommending the adoption of an urgency ordinance, which does require a 4/5 vote of the Council.

City Engineer Dirk Lovett added that the requirement for the setting of the boundary monuments would be changed from a 2” pipe 30” long set in a 4’ x 4’ x 3’ concrete block to a 2” pipe 30” long set in a concrete collar not less than 1’ in diameter and 2’ deep. In response to Council Member questions, Mr. Lovett stated that the perimeter monuments have to be done before the map is recorded, and that it is possible that some of the monuments may be damaged somewhat over the years, but the new requirement provides for quite sturdy monuments. Upon MOTION of Council Member Landon, seconded by Mayor Pro Tem Freedland and unanimously carried, it was resolved to introduce and adopt by title only Ordinance No. 340-U entitled: AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS REGARDING MONUMENTS AND AMENDING THE HIDDEN HILLS MUNICIPAL CODE.

#### **B. Consideration of a Resolution Regarding Tract No. 54063 – Hidden Ridge, LLC**

The following report was provided by City Engineer Dirk Lovett:

In January of 2006, Vesting Tentative Map (VTM) 54063 was approved by the City Council for eleven lots off of Lasher Road; the resolution adopted at that time gave the developers two years to record the final map; they were later given several extensions, one by the City Council and two by the State, requiring that the map be recorded by 1/23/2013; construction is ongoing at the site; the developer has complied with all the

conditions of the VTM resolution as it relates to the recording of the final map; the developer has offered to dedicate easements to the City for sewers, storm drains, and public utility purposes, and as typical, will be dedicating the streets and equestrian trails to the Community Association for ownership and maintenance; they are proposing to name the interior street Hidden Ridge Road; the developers are now at the point to record the map, and staff would recommend taking all the actions stated in the staff report.

Mayor Siegel wondered if the street should be named after an explorer, but it was pointed out that the Community Association had accepted the proposed name of Hidden Ridge. In response to Council Member Cohen, Mr. Lovett explained the following: those things dedicated to the City were listed on the map, and would therefore be approved when the map records; the map states that the streets and trails (designed per the Association standards) will be dedicated to the Community Association, but until that time when the Association accepts them, the developer will be required to maintain them; there are other conditions not related to the VTM that will still have to be met in the future.

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Landon and unanimously carried, it was resolved to: 1) adopt by title only Resolution No. 850 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING THE FINAL MAP FOR TRACT NO. 54063; 2) approve the street name of Hidden Ridge Road; 3) accept the developer's offers of dedication; 4) find that the map conforms to all applicable requirements of the State Subdivision Map Act and the City's subdivision ordinance; and 5) authorize City staff to sign and record the final map for Tract No. 54063.

**C. Consideration of Proposed Ordinance Regarding Emergency Services – Second Reading**

The City Manager reminded everyone that this ordinance would change the Municipal Code to establish an Emergency Services Director, a Deputy Director, and an Assistant Director – three positions as opposed to the current Code, which lists only two positions. Upon MOTION of Council Member Cohen, seconded by Council Member Landon and unanimously carried, it was

resolved to give second reading to and adopt by title only Ordinance No. 341 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS REGARDING THE OFFICE OF EMERGENCY SERVICES AND AMENDING THE HIDDEN HILLS MUNICIPAL CODE.

**D. Charles Abbott Monthly Report - August**

The report was received and filed.

**ADJOURNMENT**

There being no further business to come before the Council, upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Weber and unanimously carried, it was resolved to adjourn the regular meeting of October 8, 2012 at 8:03 p.m.

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Stuart E. Siegel, Mayor

ATTEST:

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Cherie L. Paglia, City Manager/City Clerk