

CITY OF HIDDEN HILLS
REGULAR CITY COUNCIL MEETING

City Hall

Monday, July 24, 2006

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, July 24, 2006 at the hour of 7:30 p.m. Mayor Jim Cohen called the meeting to order and presided thereover after asking resident Zachary Levaton to lead the Council and audience in the Pledge of Allegiance.

ROLL CALL

Council:	Mayor Jim Cohen Mayor Pro Tem Monty E. Fisher Council Member Steve Freedland Council Member Stuart E. Siegel
Staff:	City Engineer Dirk Lovett City Manager Cherie L. Paglia
Absent:	Council Member Ron Berg

Upon MOTION of Council Member Siegel, seconded by Council Member Freedland and unanimously carried, it was resolved to excuse the absence of Council Member Berg.

APPROVAL OF AGENDA

Upon MOTION of Mayor Pro Tem Fisher, seconded by Council Member Freedland and unanimously carried, it was resolved that the agenda for the July 24, 2006 regular meeting be approved as submitted.

ANNOUNCEMENTS

Mayor Cohen made the following announcements:

He wished to thank all those who gave blood at City Hall on 7/13/06; the Red Cross was in desperate need, and was able to obtain 18 units due to the good turnout.

All residents should have recently received a set of emergency flags in the mail (he showed the red, yellow and green flags); if anyone did not receive the flags, they can be picked up at City Hall, or residents can call or email Deana and she will send a set; if anyone has questions on the use of the flags, the City staff can help answer those questions.

Council Member Freedland pointed out that Hidden Hills Boy Scout Troop #642 assembled the flags into sets, and stuffed and labeled the envelopes for the City. Mayor Cohen and the Council extended their thanks to all the Scouts and their leaders.

AUDIENCE

There were no questions or comments at this time.

PRESENTATIONS

City Certificates/Recognition of Hidden Hills Residents Who Earned the President's Education Award for Outstanding Academic Excellence in 2006 as Las Virgenes Unified School District Students

On behalf of the City Council, Mayor Cohen presented City certificates to the following students:

from Round Meadow Elementary School: Zachary Levaton
Jackson Miller
Emily Glavin

Mayor Cohen stated this is quite an accomplishment that takes a great deal of hard work, and he encouraged the youngsters to keep up the good work so the Council would have the honor of seeing them again next year.

PUBLIC SAFETY

A. Upper Las Virgenes Canyon Open Space Preserve (Formerly Ahmanson) Report

Chief Ranger Walt Young addressed the Council as follows:

In relation to fires, there has been no change in the pre-plan worked out with Ventura County, Los Angeles County, and the City of Los Angeles relating to mechanics and the use of bulldozers; basically the plan allows Fire Departments to improve clearance done adjacent to homes; if a fire comes from the north, pre-approved dozer lines have been established – north of an imaginary line from Victory Boulevard west; however, when you get into the interior, there are endangered habitats; all parties have decided what can and cannot be done by the Fire Departments and the Conservancy under the requirements of the U.S. Fish and Wildlife and Fish and Game; as a practical matter, Fire Departments can make a stand adjacent to residences where there is no problem with existing resources and habitats; so if everyone knows where the bulldozers can go, everything should go smoothly in case of fire; the grass load is very heavy; it has gone from black to green with the record rains; regarding brush clearance, he is not personally involved, but he believes it is done and has been signed off by the Ventura County Fire Department; he can provide to staff a direct number if there are any questions; from what he has seen on the property, those areas that have historically been done every year have been mowed this year; there is grave concern regarding an invasion of the New Zealand mud snail, which has no natural predators; it could threaten the frog habitat; currently the snail is at the bottom of Las Virgenes Canyon at the trailhead; hundreds of these snails can fit in the space of a dime; it can get on boots or bicycle tires and be transported to other areas, so the closures in the park need to be respected by everyone, including hikers, mountain bikers, and equestrians.

Mayor Cohen asked about the utilization of the park in the last 3-6 months, and if there were any problems with visitors. Chief Ranger Young responded as follows:

They have had an occasional wedding, using the entrance from Mureau, which is the administrative access; there is no other commercial use; the recreational use has been very busy from Las Virgenes; the Victory trailhead is under utilized; there is a lot of visitation out of El Escorpion Park on Vanowen; there is quite a bit of use of the park in the early morning and late evening; it is a very quiet 5000 acres; they do have an

occasional illegal motorcycle – in fact, one was detected this past weekend; the rules against this type of use are very important in relation to habitat, erosion, and fire issues.

Council Member Siegel commented that he has already talked to Mr. Young about the need for improved trail identification and maps for the site. Chief Ranger Young said Council Member Siegel's point was well taken, and that a project to have a firm design trail markers and distances has languished. He added that there is a very good map at the end of the Victory trailhead that is available on www.LAMountains.com, and it is not just of the ranch but also shows the surrounding National Park Service properties.

Council Member Freedland had several questions relating to filming:

He asked if there was an automobile commercial shot on the ranch in the last 6-8 months; in the last 3-4 months he also got a call from a neighbor, went to his property, and verified that there were very bright spotlights on the hills within the ranch that shone into Hidden Hills; they were gone in a few days, but he wondered if there was some clandestine shooting occurring on the property, which was around the time of the Mission Impossible shoot.

The following response was provided by Chief Ranger Young:

He did see a Toyota sign, but did not see any filming; the other commercial enterprise was the Mission Impossible 3 shoot; after that shoot, the site was not only restored to its original condition, but they left a sizeable endowment as far as habitat restoration to make the site better than new; there is a private individual who does the booking on the property, with the knowledge of the Conservancy; they do book to supplement the ranch's resources, so that may have been the case; he just hasn't seen anything himself.

B. Los Angeles County Fire Department Report - May

The following report was provided by Community Services Representative Maria Grycan:

There were fourteen calls during the month of June, including four emergency medical, three false alarm/good intent, and seven snake removals; there were twelve Station inspections, while the Fire Prevention Bureau conducted two; no plans were checked; two Fire Station tours were conducted; the total number of parcels to be inspected, including Hidden Hills and Calabasas, is 2170; as of 6/30/06, 1292 of those parcels have been inspected; of those 1292, 28 received 410s to bring their properties into compliance within 30 days; it is not clear if any of the 410s were issued for Hidden Hills residents,

but she will look into this and provide that information for the next report; normally Hidden Hills residents are very good about clearing their brush; there was a small brush fire today in Calabasas at Edingham and Mulholland; it was only ¼ acre and was quickly knocked down.

C. Los Angeles County Sheriff's Department Report - June

The following report was presented by Lt. John Benedict:

There were no crimes during the month of June; however, there were three reported traffic collisions; the first occurred at Round Meadow and Jed Smith when a vehicle stopped on the side of the road to drop off some trash and left the car door open; another vehicle hit the open door; the second was a hit and run in the parking lot area; one vehicle backed into the rear of another, causing minor damage, without leaving a note; the third collision involved an intoxicated driver traveling westbound on Spring Valley Road at an unsafe speed; the driver ran into a concrete barrier, was arrested and taken into custody; 40 hazardous citations were issued, along with 5 non-hazardous and 1 parking citation; there were also 5 false alarms.

Council Member Siegel had a general question relating to citations for no insurance, no current registration, etc., wondering how those types of citations could be resolved. Lt. Benedict stated that they could be signed off at the Lost Hills Station if the person appeared there and produced the proper documents.

D. Consideration of Purchase of Equipment for Lost Hills Sheriff's Station

Lt. John Benedict introduced this item as follows:

The City has always been very generous in assisting the Station, including the provision of funding for several items such as the Mobile Command Post and the construction of a locker room to store roll-out gear; the Station now has turned the large downstairs room into both an assembly room/training facility, and a work out room; to complete the project, the Station is in need of dividers and also a television for training videos and viewing during workouts; the Captain felt these items would be a proper and beneficial use of either equipment funds or COPS funds.

The City Manager stated the following:

The Sheriff's Department did not raise this issue, but the need for the equipment came up recently as she was touring the Station with the Captain to see the recent improvements;

Captain Martin is very aware that Hidden Hills has been very generous in the past, but thought if there were available COPS or CLEEP funds, their use for these items would be very much appreciated; she added that the City could use either CLEEP funds (of which the City has approximately \$16,700) or COPS funds, of which the City has a large amount even before receiving the \$100,000 expected in the next few months; she would prefer the expenditure, if approved, come from the COPS funds, due to the large amount available.

Mayor Cohen stated that he understood the proposals for either the television or dividers were just guidelines, and that the Sheriff's Department could submit additional bids, or the City could work with them to purchase either one or the other of the items.

Council Member Freedland felt the Council should approve a not-to-exceed amount to allow the Sheriff's Department to purchase both items, and they could work on getting the best price they could for what they wanted. He suggested a not-to-exceed amount of \$6500, which would hopefully cover all the costs, including the tax and installation. In response to Council Member Siegel, Lt. Benedict stated he was not sure exactly what the proposals would cover, but if the set-up and installation costs were not covered, they have people at the Station that could take care of that. Upon MOTION of Council Member Freedland, seconded by Mayor Pro Tem Fisher, and unanimously carried on roll call vote, it was resolved to authorize the expenditure of not-to-exceed \$6500 in COPS funds for the Lost Hills Sheriff Station to purchase dividers and a television for their assembly/training and work out room.

E. Consideration of Shared Expenditure for a Law Enforcement Technician at the Lost Hills Sheriff's Station to Provide Fingerprinting Services

Lt. John Benedict provided the following information:

Concerns have been raised regarding timely responses for a fingerprint specialist to respond to burglaries, thefts, and other property crimes in the area; a proposal was made, as a shared expenditure among the five area cities, for a Law Enforcement Technician (LET) specifically assigned to the Lost Hills Station to provide fingerprinting services quickly and without delay to prevent scene contamination; there is an existing LET, who is already trained and lives in the area, who could be assigned to the Station.

In response to Mayor Pro Tem Fisher, Lt. Benedict stated that the proposed cost would include a car for the LET, and that there are some other Stations that have an assigned LET for fingerprinting, but it is not the norm.

Council Member Siegel informed the Council of the following:

The COG has been dealing with this issue with the Sheriff's Department through the City Managers; the problem is that when there is an auto break-in or a house burglary, more than likely the crime scene will not be fingerprinted; it could take a week or longer for an LET to come from downtown, and people cannot wait that long; even though the other cities have more crimes than Hidden Hills, this is still a significant problem; for the fingerprinting work to be acceptable to the District Attorney for possible prosecution, it has to be done by a trained LET; the COG Board felt this would be a worthwhile expenditure; the initial proposal was to divide the \$72,000 cost equally, but the rest of the Board agreed with him that \$15,000 was too much for the smaller cities with less crime; as a result, this City's share will be \$5,000, which he feels is a very good value; since the expenditures for each of the cities was within the discretion of their respective City Managers, all of the cities committed to their assigned portion of the cost; he, on behalf of the Council, did commit the \$5000, which he was now asking the Council to formally confirm.

Mayor Cohen asked if once the prints were taken locally by the LET, if there would now be a difference in the processing time at the lab – would the processing be expedited, or would it take the same amount of time as it does now. Lt. Benedict stated that the problem has always been getting someone from downtown to the crime scene to take the prints, and if that could occur in a timely manner, that was most of the battle. Council Member Siegel pointed out that the processing at the lab would always depend on the work load, and that he was sure the lab would continue to triage the crimes, with the lesser crimes having less priority. As there were no further questions, upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Fisher and unanimously carried on roll call vote, it was resolved to approve the expenditure of \$5000 from the City's available COPS funds to contract for a latent fingerprint trained Law Enforcement Technician (LET – total cost \$71,594.52) for the Malibu Lost Hills Station, with the remainder of the total cost to be borne proportionately by the cities of Agoura Hills (\$21,000), Calabasas (\$21,000), Malibu (\$15,000) and Westlake Village (\$10,000).

F. Consideration of Assignment of 2006-2007 Brulte/COPS Funds

The following information was provided by Lt. John Benedict:

Every year, each city within the Station's jurisdiction receives approximately \$100,000 in Brulte/COPS funds; as in the past, the Station Captain has suggested that the funds be designated for certain programs; the programs to be funded this year include Motorcycle Enforcement (Motors), the Parenting Class, the Community Alert Network (CAN), the Sheriff's Teen Traffic Offender Program (STTOP), and Crime Impact Funds.

The City Manager added the following comments:

These funds have not been received yet, but are expected within the next few months, so the allocation would become effective only upon actual receipt of the funds; the suggested programs are the same as those funded last year; the funding for both the Motors and STTOP has increased somewhat based on the Sheriff's increased costs for these two positions; due to the increase for these two items, the Crime Impact Funds have been proportionately reduced.

Mayor Cohen pointed out that these funds come from the State, not the City's general fund, and are restricted in their use. Upon MOTION of Council Member Freedland, seconded by Mayor Pro Tem Fisher and unanimously carried on roll call vote, it was resolved to allocate \$100,000 in Brulte/COPS funds, effective upon actual receipt of the funds, for the following: \$56,168/Motorcycle Enforcement Officers (Motors); \$2,000/Parenting Class; \$2,000/Community Alert Network (CAN); \$26,324/Sheriff's Teen Traffic Offender Program (STTOP); and \$13,508/Crime Impact Funding.

G. Consideration of Proclamation for National Night Out 2006

Lt. John Benedict stated the following:

"National Night Out" is an event now conducted every year; it will occur on August 1st from 7:00 p.m. – 9:00 p.m.; people all across the United States get involved; residents are invited to turn their lights on, lock their doors and come outside to get together with their neighbors and promote cooperative, police-community crime prevention efforts to keep crime out of their cities.

Upon MOTION of Council Member Siegel, seconded by Council Member Freedland and unanimously carried, it was resolved to approve the proposed "Proclamation – National Night Out 2006". Mayor Cohen presented the signed proclamation to Lt. Benedict.

CONSENT CALENDAR

- A. City Council Minutes – July 10, 2006**
- B. Demand List**

Council Member Siegel asked if the City obtained a new laptop computer, and if so, who was using it. The City Manager explained that seven laptops were purchased with 2004 grant funding, five for the City Hall Emergency Operations Center (EOC), one each for the separate areas called for by SEMS, and two for the Community Center, which serves as the City's Alternate EOC. She added that the funds were very restricted, with Emergency Services Director Jim Doran and the Public Safety Commission feeling that the purchase of the laptops would be the most beneficial use of the funds for emergency response.

Council Member Freedland asked if this was a Homeland Security grant, and how much funding was received. Mr. Doran responded as follows:

The grant was for approximately \$21,000, of which \$19,000 was approved for the computers, while the rest was to obtain a T1 line and maintain it for one year for the EOC; since the EOC is in City Hall, the City also benefited from the switch to a T1 line; all of this was reported to the City Council at a previous meeting; the grant was approved, but he held off for a time on the purchase of the computers, as it was thought there were improvements being made to the desired laptops, including a price reduction; as a result, the laptops were purchased for approximately \$13,000 - \$14,000; the City requested that the remainder be used for purchase of the disaster flags, which was denied; staff is working with the County to determine an acceptable use for the rest of the funding; the laptops will remain at the EOC and AEOC, except when one might be sent, along with a satellite phone, with the City's representative assigned to the regional Command Post during an emergency situation.

Upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Fisher and unanimously carried on roll call vote, it was resolved to approve items A (with Council Member

Freedland abstaining on this item as he was not in attendance at the meeting) and B of the consent calendar as submitted.

MATTERS FROM CITY COUNCIL MEMBERS

A. Discussion Regarding Cell Phone Service/Reception Within the City

Mayor Cohen stated that since several residents in the past, and again more recently, have requested better cell phone coverage throughout the City, the Council would again begin discussions on this matter. He added that numerous people who have expressed an interest in this subject were unable to attend tonight's meeting, but would be invited back to future meetings at which the discussions would continue, with no action being taken this evening. Mayor Cohen then asked Bob Coffey, who provided information to the Council at earlier meetings, if he had anything new to report on his investigations into cell phone service on behalf of the Community Association. Mr. Coffey addressed the Council as follows:

First he wished to report that he had just completed a survey of homes in the City to determine which still had shake roofs, and that survey was provided to the Fire Department; in relation to cell phones, he and a representative from Tower Corporation did an RF test in the City; this is a test to determine within a given geographic area how well radio waves carry to identify potential areas of good or bad coverage; it was not real scientific, as he and the representative (they each have a different carrier) drove around the City to see how many bars appeared on their cell phones, and then the coverage was marked on a map; they then discussed all aspects of coverage, the terrain, the City's needs, etc., and the representative is now preparing a white paper to present to his superiors; normally, a company would come to the City and submit an application to install a cell site, but that has not happened, so the matter is being approached more from a supply end rather than the demand end; at last report, the representative was "getting traction" from his corporate office, but there has been no commitment one way or the other.

Mayor Cohen made it clear that no single provider has requested the installation of a cell tower in the City, which he would guess was due to economics. He wondered if what was being considered was a generic system for all providers, or if it would be for just some or one, requiring duplication of facilities for others.

Mr. Coffey responded as follows:

He chose this particular company because it developed technology that allows for the remote location of antennas, with multiple carriers on each antenna; the equipment could be in one area, and then within a ten mile radius, there could be as many as ten nodes (antenna locations), with each handling up to eight carriers; there is no tower; the equipment is roughly 2 x 2 x 2 x 4, and is sometimes housed in racks in buildings or in free-standing cabinets that could service one carrier; so with four or five such cabinets, up to five different carriers could be serviced; the broadcast antenna would be connected via fiber optic cable which is run along existing telephone lines; the antennas are about 2' tall and can be attached to existing poles through the joint pole agreement that SCE and other phone companies already have in place; the company is not at the point yet to be talking about costs for the City, nor does he know what they might propose; his intent would be to possibly get the company to lease the system.

Council Member Siegel asked how the system worked if there were no telephone poles available. Mr. Coffey suggested that the coverage could come from other areas, use underground fiber optic cables, or use existing light standards. He thought there might be legal or easement issues that a company would not want to deal with in possibly using private individual properties, but he also thought that close to 100% coverage could be obtained in the City with three or four antennas, leaving up to six additional antennas that the company could use to provide better coverage in surrounding areas up to ten miles away – a major benefit to the company. In response to Council Member Siegel, Mr. Coffey said he had not been involved with wireless Internet capability for quite some time, so the technology since then may have improved from what he was familiar with.

Mr. Coffey asked for some clarification regarding the desire for wireless capabilities, with Council Member Freedland providing the following explanation:

Before DSL was available in the City, the Council discussed whether or not the City should provide high speed wireless Internet access for everyone in the City; this question became moot when Pacific Bell and Charter were able to provide DSL; we are probably behind in technology, and maybe this is something that is possible, even with the City's terrain, but a company would need a certain amount of penetration, or the cost would not be attractive; with so many people now having DSL, it may not be beneficial at this point

to consider; however, it would not hurt to ask the company if something like this could go hand in hand with the system they are looking at to increase cell phone coverage.

Mr. Coffey stated he would raise that question with the representative he had been working with.

The City Manager called attention to a packet of information that had been received just today from resident Bret Katz, who was unable to attend tonight's meeting. She added that Mr. Katz had discussed with her a proposal to possibly install small booster/repeater type antennas that might not resolve all the reception issues, but could improve the reception in some locations. He is interested in attending future meetings to further discuss this issue. Mayor Cohen invited anyone interested in reading the packet of information from Mr. Katz to request a copy from the City staff, and expressed the intent of the Council to continue this discussion at future meetings, with anyone who might be interested encouraged to attend the meetings.

B. Report from 7/18/06 Las Virgenes Malibu Council of Governments Meeting

Council Member Siegel reported the following:

The City of Malibu asked for a letter from the Las Virgenes Malibu Council of Governments (COG) in opposition to the two liquefied natural gas (LNG) terminals proposed to be built off the coast of Malibu; since not all five cities agreed on this position, it was decided the COG should not send a letter at this time in keeping with the goal of the COG to address issues of a more regional concern; the COG addressed the Law Enforcement Technician, which the Council discussed earlier under Public Safety; the COG is also working on a unified trails map covering the entire COG region; this should be a huge recreational benefit, and is just another example of how working as a COG can benefit the cities.

C. Report from 7/18/06 Hidden Hills Community Association Board of Directors Meeting

The City Manager provided the following report:

The Board of Directors (BOD) approved a not-to-exceed expenditure of \$6000 for new theater equipment; Colleen Shapiro and Samantha Kane are the new Parks & Recreation Committee Chairmen; the Equestrian Services Committee has completed its "Equestrian

Management and Emergency Guidelines” notebook, on which the Committee did an excellent job; the BOD is reviewing information on defibrillators (AEDs) to see if the Association would like to purchase one or more at the same time the City may purchase one for City Hall; the nominating committee for the upcoming BOD election consists of Council Member Siegel, Mayor Pro Tem Fisher’s wife Teri Fisher, Rob Raznick, and current Board Members Mitch Jacobs and Ron Wolfe.

Council Member Siegel added his comments:

Three of the incumbents on the Board are running for reelection; Board President Mitch Jacobs is termed out, so his seat will be open; the nominating committee is talking to four different possible candidates, one of whom is not interested; one person is definitely interested in being nominated, while two others are possible candidates; the committee will soon be making its decision and announcing those selected for nomination.

MATTERS FROM STAFF

A. Ashley Tentative Map 63567 - Update

City Engineer Dirk Lovett informed the Council that the RFP for the preparation of the Environmental Impact Report (EIR) should be ready in several weeks, which would result in bids being solicited. Mayor Cohen then asked Mike Ashley if he wished to speak.

Mr. Ashley made the following presentation, referring to a map he provided:

He initially provided an aerial map of the general area with an overlay showing the conceptual idea of the houses and what areas were currently in Hidden Hills; during discussions, it became obvious that many people were confused; in an attempt to make it more clear, a second overlay has been produced showing the development and all the surrounding properties not included in the development; parcel and lot numbers were added, as well as showing which lots were and were not built on; the hatch line denotes the tentative map itself; existing lots are shown; the map shows which lots are vacant and which are not; there is an existing parcel on Lasher with a house; there is a 2.5 acre vacant parcel in the City but not in the Association; lots 11, 12, and 13 are in Hidden Hills and part of the tract developed some twenty years ago; within the green line is the approximate 7.7 acre parcel that is in neither the City nor the Association; it is unincorporated Los Angeles County, with a request for annexation into the City; as the City Engineer thought everything was still not clear, he created a whole new map, removing the surrounding areas and everything outside of the proposed tentative map; so inside the lines is the proposed tentative map; the purple lines show the proposed eight

lots; the green lines are the existing lot lines that will be modified, so one can see where the existing parcels are now and where they would be if the tentative map is approved.

Council Member Siegel asked Mr. Ashley to show the areas where most of the slope and hillside removal and grading would occur. Mr. Ashley responded as follows:

That is being prepared by his engineer through the EIR; they are doing two procedures to clearly show that; they have one line of sight studied by the engineer and to be given to the City; they are basically through these sections (he crisscrossed the middle section of the map); they are taking these different areas and are plotting the existing topography; over the top of that topography, they are plotting a second line of where those will be; this is a tough questions, as it varies; lot 13 stays the same within one foot; the highest point on the property which is common to the Hidden Ridge property, stays exactly where it is now; the whole area near the bottom where the bog is and the stream comes across stays the same; where the new street is, the area right in the middle is where the maximum amount of grading is going to take place; it is just a very hard question to answer.

Council Member Siegel asked, as he has heard many residents also ask, if there were any major slopes being removed, and what areas would cause the most concern to residents. Mr. Ashley stated the following:

The pictures and the cross sections will clearly show that there is going to be very little if any significance by virtue of removal of that; if you look at the Hidden Ridge EIR, the hill that comes down (between the two projects) was the section where there was the most concern over noise; from the top point down the line common with the Hidden Ridge property – this does not get graded at all; the Pet Cemetery and the area outside there does not change; the highest points that buffer this property from a noise factor that may come from Hidden Ridge were determined by the EIR to not be the factor – it was more from the upper area (near Lasher); there will be sound studies; some areas will be lowered, some will be raised, and some will stay the same; he believes the sound studies will clearly show there will be no increase in sound; by the time the homes are built, including the vegetation they will create, there will be more of a sound buffer than what exists now.

In response to Council Member Siegel, Mr. Ashley said there would be 193,000 yards of dirt moved, all of which would be totally balanced on site with no import or export. He then added the following comments:

To get a feel for the impact, the best way is probably to compare his project to the Hidden Ridge project; that project was about 21 acres, while his is about 18.5 acres; the Hidden Ridge grading, which was reviewed in the EIR, will move 498,000 yards, well over double what he is proposing; when the Bridle Trail subdivision was graded, it was just over 700,000 yards; his project is totally balanced; the closest home is on lot 16 (Goldwasser) and then the three at the end of Bridle Trail (lots 8, 9, and 10), but the grading is more in the middle of the project, not near these homes.

Council Member Siegel wished to know if Mr. Ashley still had property by which to access this project off of Lasher, and if so, could Mr. Ashley envision any configuration whereby any of the lots would be accessed from Lasher – would it be feasible. Mr. Ashley responded as follows:

There is an existing house with access off of Lasher; sure, it would be feasible to access some of the lots from Lasher; however, the amount of dirt moved would increase, a variance would be needed as the grade is very steep which would result in a steeper road, and although Bridle Trail is a legal street, Lasher is only 19' wide with curves that are illegal per the code; Lasher is what it is – it has been surveyed, measured, and checked for grade and does not meet the Hidden Hills standards; the other streets all the way through to either the front or back gates from his project totally meet the code.

Laura Goldwasser addressed the Council and Mr. Ashley:

She would like some clarification; it has been said in previous meetings with Mr. Ashley and again here tonight that there are five lots already approved off of Bridle Trail; then they have been told that since the new development has eight lots, that is only an increase in three lots to be accessed off of Bridle Trail; however, two of the existing five lots are not in this project, so what is happening to them; if there are eight in the proposed project, and two that are not in the proposed project, that totals ten; the numbers do not make sense.

Mr. Ashley responded as follows:

This is the most important part of understanding what is proposed and what the real impacts of this project are; seven lots are already in the City of Hidden Hills; there is a total of twenty lots in thirty acres taking in Bridle Trail, which is tract 30263; these lots are all recorded and became legal at the same time, about twenty-five years ago; five of these lots (lots 11, 12, 13, 14, and 15) have never been built on, but they are in both the City and Association, and have water meters, are connected to the sewers, have bridge trails, and have paid City taxes and Association dues; there is a vacant 2.5 acre lot that has been in the City since the 1950s, but is not in the Association; the 1.75 acre parcel on Lasher, and accessed off of Lasher, is in both the City and the Association, and has a house on it (built in 1961 or 1962); so right now there are seven parcels in the City; of

those seven, five are in the tentative map; two of the existing lots are not; if the request for approval of the tentative map was withdrawn, those seven parcels are legal lots and could be built on tomorrow; only five are accessed off of Bridle Trail, with the other two being accessed off of Lasher; the only part not in the City, although the request is being made for annexation into the City, is the 7.7 acres; and yes, there are two vacant lots remaining, so one might be able to say that is a total of ten lots, but seven already exist in the City.

Ms. Goldwasser had additional comments as follows:

She would like everyone to look at all of the hills, which are going to be cut down to provide access; there are only five lots right now accessed off of Bridle Trail; two of those are being left out of this project, and are not being counted in the total number of lots to be accessed off of Bridle Trail; so the total number of lots off of Bridle Trail is actually ten – eight in this project plus the two that are not a part of the project; in two previous proposals – one that was approved in 1993 and then the joint proposal with the Gonens – there was access from Lasher for some of the lots; they do not want to see the hills removed and another whole road built so everything can be accessed from Bridle Trail; this changes the entire nature of what Bridle Trail is now – a quiet cul de sac; they want some of the lots to be accessed from Lasher, and would like to see an alternate plan.

Marta Kurland then addressed the Council:

She understands where the existing lots are, but she would like clarification on which ones need lot line adjustments and why; regarding the parcel to be annexed, she would like to know how that parcel is currently accessed – is there an easement through Hidden Hills, and why does that large piece have to be accessed from Bridle Trail.

Mr. Ashley provided the following response:

The green shows the existing property lines; the purple shows the lot line adjustments; the reason the already existing lots are part of the tentative map is because some of the pads are small and oddly shaped; so the intent is to clean them up, give them a bigger pad, and make them consistent and in keeping with what already exists on Bridle Trail; Bridle Trail is still remaining a cul de sac; he is making these adjustments not to increase the lot sizes, but to increase the size of the small pads, and not to flatten the lots, but to balance them; if comparing this to the map approved in 1993, there were nine lots then; this project has lower density and less grading; lots in 1993 were accessed both from Lasher and Bridle Trail; the 7.7 acre parcel to be annexed has been accessed for 50 years from Lasher, from Bridle Trail, and from the riding academy below it; there is no easement from the riding academy; the 7.7 acres is landlocked, as is the 2.5 acre piece; Hidden Ridge has an easement through the pet cemetery, but it is only for construction, only for a short duration, and only to that property; there is a 60' easement from the cul

de sac on Bridle Trail to the 7.7 acres; the 2.5 acres is already in Hidden Hills (although not in the Association), does not need an easement, and actually has street frontage on Lasher; the property on Lasher with the existing house (which is part of the tentative map) has access from Lasher; LAFCO, the agency responsible for approving annexations, when the previous project was approved, felt the 7.7 acres should be in Hidden Hills.

In response to Ms. Goldwasser, Mr. Lovett explained that the EIR consultant would review the tentative map, which would include studying the pros and cons of possible alternatives, and the consultant can be asked to look at possible access for some lots from Lasher.

Council Member Siegel commented as follows:

He wished to remind everyone that the Gonen project was approved with the cooperation of those neighbors living on Lasher; since Mr. Ashley's project was not a part of that proposal, they only saw the one project; he is not taking any sides but just would like to point out that if those living on Bridle Trail are going to push for access off of Lasher, some of those people living on Lasher may not appreciate that; they have already accepted the Hidden Ridge traffic on Lasher, and may think that the people on Bridle Trail need to accept the Ashley traffic there.

Ms. Goldwasser thought some of the traffic was now being forced to come off of Bridle Trail because Mr. Ashley's access was denied on Lasher when the Hidden Ridge project was completed separately, and that there was access from Lasher for the 1993 project that was approved. The Council informed Ms. Goldwasser that the 1993 project was irrelevant now, and that the Ashley project did not exist when the Hidden Ridge project was approved.

Mr. Ashley had a final comment:

Everyone who bought a lot on Bridle Trail was told that the 7.7 acre property would most likely come into Hidden Hills, and that it would probably add not more than five lots; if the tentative map is approved, it will bring in an additional three lots; some of the original property owners have sold and do not live on Bridle Trail anymore, but all of those original owners were given that information.

Ms. Goldwasser stated that Mr. Ashley did show her family a map of the five lots around them when they moved in, and discussed the possible annexation of the 7.7 acres – however, he said that it would not be accessed off of Bridle Trail, only landscaped up to there.

B. Charles Abbott Monthly Report - June

City Engineer Dirk Lovett reminded the Council that the June report was the last report for this fiscal year, and that all of the items were under budget except for expenditures related to the National Pollutant Discharge Elimination System (NPDES) permit and AB939 waste diversion requirements. He added that the recently approved 2006-2007 City budget included additional funding for these environmental programs.

ADJOURNMENT

There being no further business to come before the Council, upon MOTION of Council Member Siegel, seconded by Mayor Pro Tem Fisher and unanimously carried, it was resolved to adjourn the regular meeting of July 24, 2006 at 9:13 p.m.

Jim Cohen, Mayor

ATTEST:

Cherie L. Paglia, City Manager/City Clerk