

CITY OF HIDDEN HILLS
REGULAR CITY COUNCIL MEETING

City Hall

Monday, October 22, 2018

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 22, 2018 at the hour of 6:30 p.m. Mayor Steve Freedland called the meeting to order and presided thereover after leading the Council and audience in the Pledge of Allegiance.

ROLL CALL

Council:

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

Staff:

City Manager Kerry Kallman
City Attorney Roxanne Diaz
Special Counsel Larry Wiener
City Engineer Dirk Lovett
City Clerk Deana L. Graybill

APPROVAL OF AGENDA

Upon MOTION of Mayor Pro Tem Landon, seconded by Council Member Weber and unanimously carried, it was resolved that the agenda for the October 22, 2018 regular meeting be approved as submitted.

ANNOUNCEMENTS

The following announcements were made by the City Council:

Staff has discussed the yesterday's water main break on Lewis and Clark at Jed Smith with water district officials. The water district plans to bring this item to their Board tomorrow night as an emergency item in an effort to permanently replace their aging pipes. Water District officials will be at an upcoming City Council meeting to discuss the plan.

The HHCA Kids Halloween Party is Saturday, October 27th – Call the Community Center for more information.

Happy Birthday to Council Member Siegel's wife Peggi on October 31st

AUDIENCE

There were no comments at this time.

PUBLIC SAFETY

- A. **Los Angeles County Fire Department Report – September**
This item was continued to the November 13, 2018 City Council meeting.
- B. **Los Angeles County Sheriff's Department Report – September**
This item was continued to the November 13, 2018 City Council meeting.

PUBLIC HEARING

Consideration of:

1. **A Final Environmental Impact Report for Vesting Tentative Map 63567, Including a General Plan Amendment, Pre-Zoning, City Annexation of Approximately 7.8 Acres of Property from the County of Los Angeles and a Ridgeline Development Permit; and**
2. **A General Plan Amendment and Pre-Zoning of Approximately 7.8 Acres of Property Proposed to be Annexed; and**
3. **An Application for Vesting Tentative Map 63567, Including 7.8 Acres Proposed to be Annexed to the City; and**
4. **An Application for a Ridgeline Development Permit**

Mayor Freedland provided a few general statements and outline on how this public hearing will run:

speaker cards are required; everyone who wants to speak will get a chance to do so; after the staff report, he will ask the EIR consultant for their presentation, followed by the applicant's presentation; public comments will then be heard; he would ask that comments be limited to three minutes or less, and that repetition be avoided if at all possible; all comments and questions should be addressed to the Mayor and Council, not the audience; if the public hearing hasn't concluded this evening, it will be continued to Tuesday, November 13, 2018; please be courteous and respectful to everyone, even if you do not agree with their position.

Mayor Freedland then opened the public hearing and asked City Engineer Dirk Lovett for a staff report, which he provided as follows:

a previous application for this site was submitted to the City in April 2006 proposing eight (8) residential lots ranging from 1.06-3.92 acres with building pads ranging from 28,750-56,193 square feet on eighteen (18) acres and cutting the highest ridge down 55'; in August 2011 it was determined to be inconsistent with the General Plan and was denied by the City Council; the current application is for approval of VTM 63567 for the subdivision of seventeen (17) acres into seven (7) residential lots, requiring the construction of necessary private and public improvements in accordance with the ordinances, policies and standards of the City; a detailed staff report is included in the City Council, staff and public packets outlining the design and construction of the proposed project; the project, as proposed would require the lowering of a protected ridge above Lasher approximately 50 feet; dirt fill from the ridge would be used to repair a landslide located in the project location; in addition, 7.8 acres of undeveloped land would be annexed in from Los Angeles County; in addition, proposed lots 2,3,4, and 6 do not meet the requirements of Section 5-3G-3:A of the City's Municipal Code; public hearing notices were posted and mailed to all properties within 500', along with a citywide mailing of the notice; posted on the City's website, sent to the City's 538 email subscribers, published in the October City newsletter, and mailed to all persons or agencies that submitted written comment on the project and DEIR.

Rincon representatives Bronwyn Green and Principal Joe Power made a power point presentation discussing the proposed project, the EIR process, CEQA requirements, impacts, alternatives, comment letters, etc. The EIR determined that there would be unavoidable significant environmental impacts related to grading and the ridgeline if the project was approved as is. The EIR consultant deemed Alternative 4 "Ridgeline Avoidance with Landslide Repair" as the environmentally superior alternative. However, this alternative would most likely require the importing of soil. All other environmental impacts could be mitigated. (see presentation attached to minutes).

At this time, Mr. Scott Uhles, the Civil Engineer for applicant Mr. Mike Ashley, provided a presentation regarding the project. Mr. Uhles' power point is attached to the minutes.

The following residents and other representatives were in attendance and spoke in opposition of the project citing some of the reasons being, but not limited to the increase in noise levels, taking down or changes to ridgelines, removal of oak trees, impacts on the wetlands, and the negative change to the overall character of Hidden Hills: John Heubusch (24317 Bridle Trail Road); Mathy Wasserman (24832 Rolling View Road); Joe Loggia (24310 Little Valley Road); Mike Resnick (5890 Jed Smith Road); Farnaz Fardad-Finn and Patrick Finn (24422 Little Valley Road); Nathalie Blossom (24148 Long Valley Road); Scott Tepper (for Nick Karazissis – Far West Farms); Karleen Basch (24504 Wingfield Road); Britt Aaronson (24407 Little Valley Road); Paul Frimmer (24228 Bridle Trail Road); O'Hara Fottrell (25175 Eldorado Meadow Road); Gary Simons (5811 Round Meadow Road); Beverly Horowitz (5650 Penland Road); Sarah Key (24835 Eldorado Meadow Road); Heather Lieberman (24342 Bridle Trail Road); Marsha Weidman (5606 Jed Smith Road); Charlie Goldwasser (24279 Bridle Trail Road); Ted Rosenquist (24960 Kit Carson Road); Jill Rosenberg (24162 Long Valley Road); Laura Goldwasser (24279 Bridle Trail Road).

Mayor Freedland read the names of residents who submitted emails and letters to the City in opposition of the project for the reasons as noted previously: Lisa Moriarity (24603 Long Valley Road); Alan Gottlieb (24508 Wingfield Road); Lisann and Robert Gould (5857 Annie Oakley Road); Laura McCorkindale (25176 Eldorado Meadow Road); Mark Carmer (23808 Long Valley Road); Mara Allen (5636 Round Meadow Road); Bernie Gilhuly & Catherine Furniss (24501 Wingfield Road); Eric Toeg (24173 Lupin Hill Road); Lynn and David Feldman (25264 Eldorado Meadow Road); Elizabeth and Daniel Johnson (23939 Long Valley Road); Pamela Boothe (23629 Long Valley Road); Barbara Lipkin (24938 Kit Carson Road); Linda and Rob Raznick (5404 Round Meadow Road); Jane and John Terlesky (5940 Highridge Road); Catherine Gourdier and Don Carmody (5519 Hoback Glen Road); Ellie Sambol (23807 Long Valley Road).

The City also received a letter from Bob and Nanci Mayer (24208 Bridle Trail Road) in support of the project.

Resident Sara Key submitted for the record to the City Council, 192 petitions signed by residents, 9 non-residents, 2 children and 2 horse boarders, opposing the Ashley Bridle Trail/Lasher Project.

Mr. Mike Ashley, the applicant, then addressed the City Council stating that:

he's been a developer for over 47 years and that there has never been a project he's done that hasn't been a positive outcome to the City, the Hidden Hills Community Association (HHCA) and neighbors; he feels that by taking down the ridgeline to the proposed height, a geological problem with a possible landslide will be fixed; he also pointed out that all the power poles within the development will be undergrounded and the City and HHCA should not pass up such an opportunity.

Mayor Freedland closed the public hearing and the Council discussed some of the concerns raised and opposed to by residents including the removal of the ridgeline, the possible landside issue, and increased noise levels.

As there was no further discussion, Mayor Freedland presented a MOTION, which was seconded by Council Member Siegel, and unanimously carried on roll call vote, directing staff to prepare resolutions of denial for proposed Vesting Tentative Map 63567 and a ridgeline development permit application, to be approved at the next Council meeting on 11/13/18.

At this time, the Council took a short recess, with the meeting being reconvened by Mayor Freedland at 10:10 p.m.

CONSENT CALENDAR

- A. City Council Minutes – September 24, 2018**
- B. City Council Minutes – October 8, 2018**
- C. Demand List**
- D. Disbursement List – August**
- E. Financial/Treasurer's Report - August**
- F. Investment Report – August**

Upon MOTION of Council Member Katz, seconded by Mayor Pro Tem Landon 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

- A. **Reports from 9/25/18 and 10/16/18 Hidden Hills Community Association Board of Directors Meetings**
The reports were received and filed.
- B. **Report from 10/16/18 Las Virgenes Malibu Council of Governments Meeting**
This item was continued to the November 13, 2018 City Council meeting.

MATTERS FROM STAFF

Consideration of Approval of a Resolution Designating Officials Authorized to File for Certain Federal or State Financial Assistance Pertaining to State Disasters

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS, CALIFORNIA, DESIGNATING THOSE OFFICIALS AUTHORIZED TO FILE APPLICATION TO THE CALIFORNIA EMERGENCY MANAGEMENT AGENCY TO OBTAIN CERTAIN FEDERAL AND STATE FINANCIAL ASSISTANCE

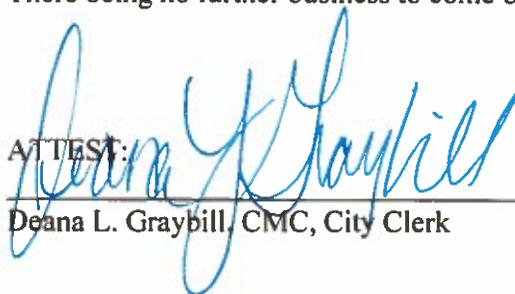
City Manager Kallman reported that the State of California Office of Emergency Services (CAL OES) requires local governments to designate who may request certain federal and state financial assistance following a state disaster and that designation is done using CAL OES Form 130 to be updated every 3 years and approve a corresponding resolution.

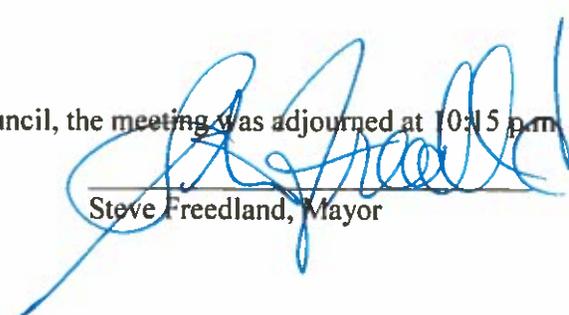
Upon MOTION of Council Member Weber, seconded by Council Member Siegel and unanimously carried, it was resolved to approve Resolution No. 928 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS, CALIFORNIA, DESIGNATING THOSE OFFICIALS AUTHORIZED TO FILE APPLICATION TO THE CALIFORNIA EMERGENCY MANAGEMENT AGENCY TO OBTAIN CERTAIN FEDERAL AND STATE FINANCIAL ASSISTANCE

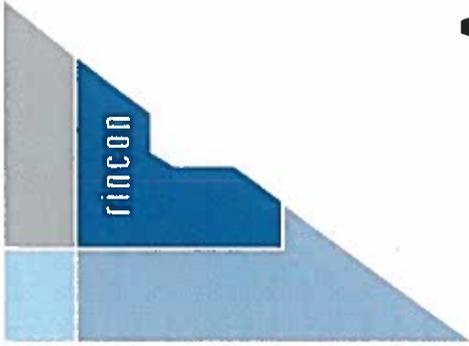
ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:15 pm.

ATTEST:


Deana L. Graybill, CMC, City Clerk


Steve Freedland, Mayor

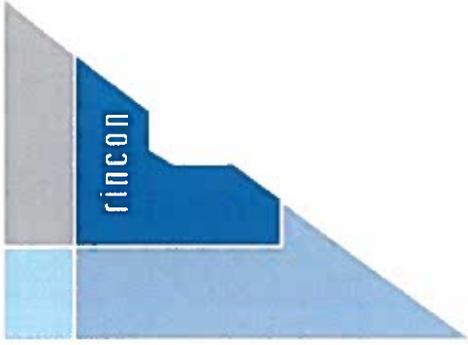


Ashley Construction VTM 63567 Project

Public Hearing

October 22, 2018

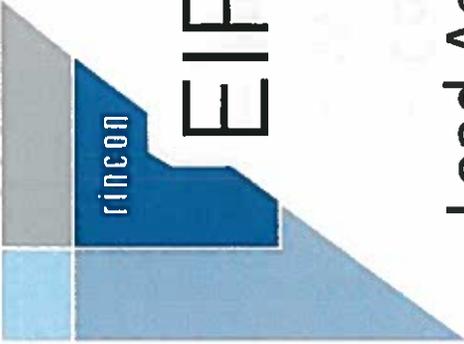




California Environmental Quality Act (CEQA)

Final Environmental Impact Report (EIR)





EIR Review Process

Lead Agency: City of Hidden Hills

Notice of Preparation

- City solicits input on scope of EIR
- Apr 6, 2017 Notice
- Apr 20, 2017 Public Scoping meeting

Public Review

- Interested parties provide comments
- Jan 29 to Mar 15, 2018 Review Period
- Feb 8, 2018 Public Workshop

City Decisions

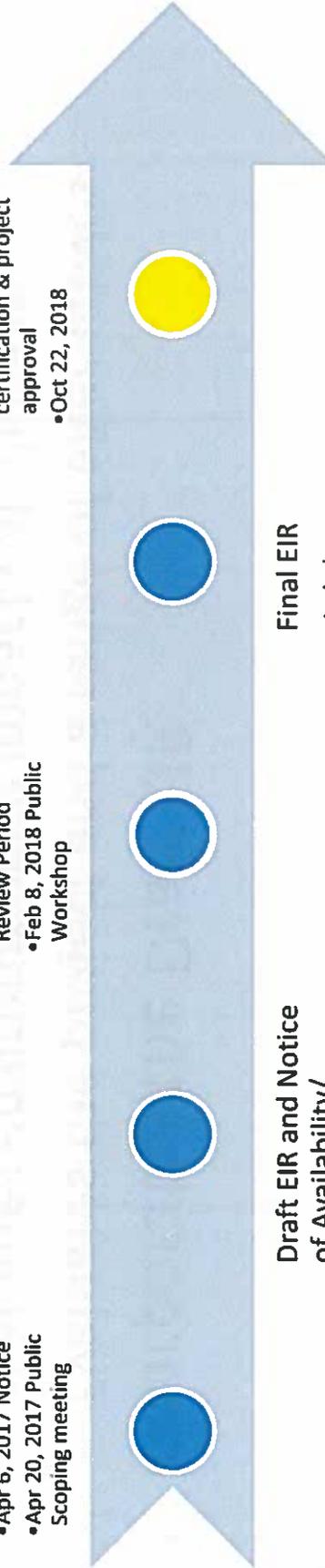
- Consideration of EIR certification & project approval
- Oct 22, 2018

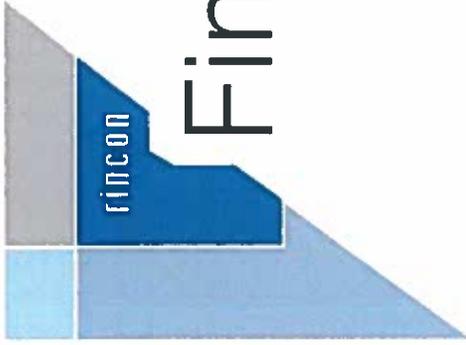
Draft EIR and Notice of Availability/Completion

- City solicits input on contents of EIR
- Jan 28, 2018

Final EIR

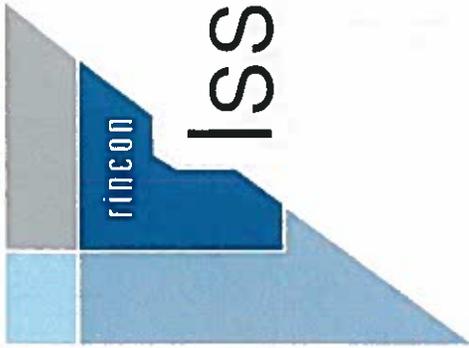
- Includes responses to comments & changes and revisions
- Sep 5, 2018





Final EIR

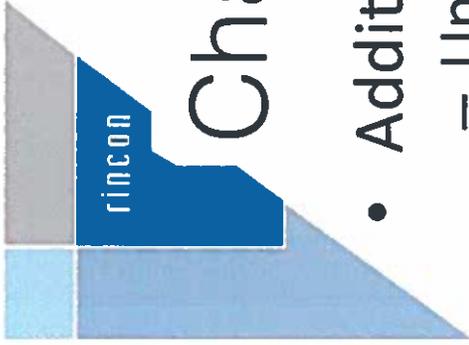
- Incorporates the Draft EIR
 - Evaluates the project and a range of alternatives
 - Examines environmental impacts of all phases
 - Includes proposed mitigation
 - Identifies environmental superior alternative
- Includes additional components/information
 - Comments received on the Draft EIR
 - Written responses to these comments
 - Amendments/revisions to text of the DEIR



Issues Analyzed in the EIR

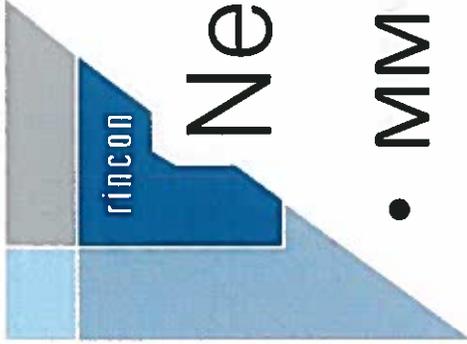
- Aesthetics
- Air Quality
- Biological Resources
- Cultural, Paleontological, and Tribal Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation and Traffic





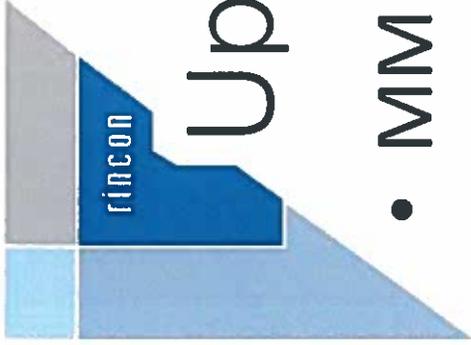
Changes from Draft to Final EIR

- Additional evaluation performed for noise
 - Updated baseline noise measurements
 - Re-evaluated effects of lowering the ridgeline
- New information regarding tribal consultation
- Two new mitigation measures added
 - MM BIO-5
 - MM BIO-7
- Two existing mitigation measures revised
 - MM BIO-3
 - MM CR-4
- Clarifications and minor edits



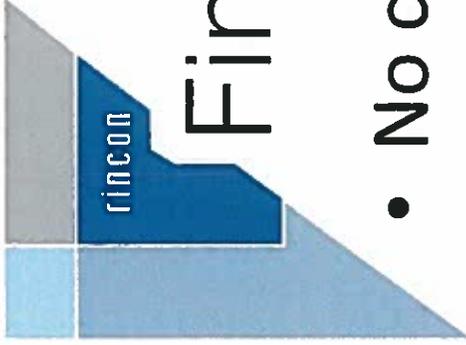
New Mitigation Measures

- **MM BIO-5 – Wildlife Salvage & Hazard Removal**
 - Biological monitor to salvage wildlife species
 - Capping of fence posts & other vertical open pipes
- **MM BIO-7 – Burrowing Owl Surveys**
 - Survey for burrowing owls
 - Avoid rodenticides that could poison owls



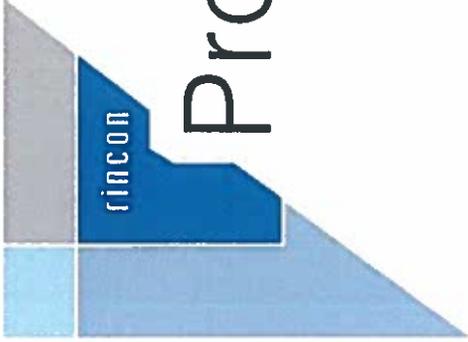
Updated Mitigation Measures

- MM BIO-3 – Pre-Construction Surveys
 - Surveys for special status plants
 - Surveys for American badger dens
- MM CR-4 – Identification of Archeological Resources
 - Consult with a Native American monitor
 - Archaeologist to monitor ground disturbance



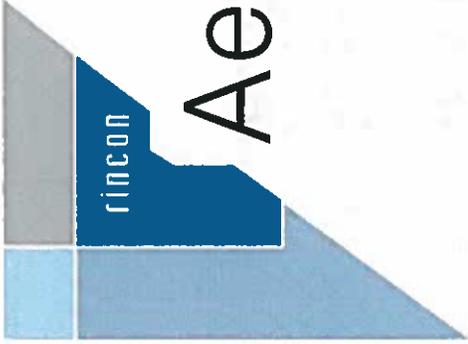
Final EIR Conclusions

- No change in environmental impacts
 - Same number of significant and unavoidable
- No change in environmental superior alternative
 - Alt 4: Ridgeline Avoidance w/ Landslide Removal



Project Impact Summary

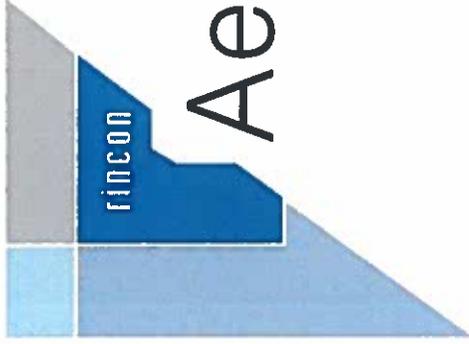
- **Significant and Unavoidable Impacts:**
 - 3 impacts in 2 issue areas
- **Significant but Mitigable Impacts:**
 - 19 impacts in 7 issue areas



Aesthetics

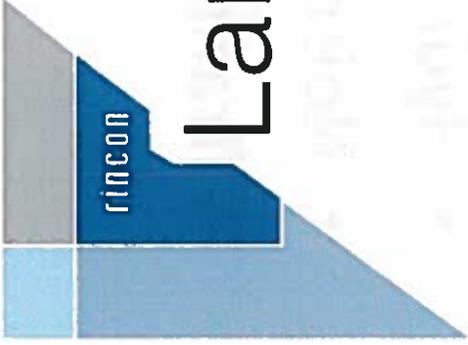
- **Impact AES-2**
 - Development would permanently alter the terrain of the project site, including the lowering of a ridgeline.
- **Impact AES-3**
 - The project would permanently alter the visual character of the site.





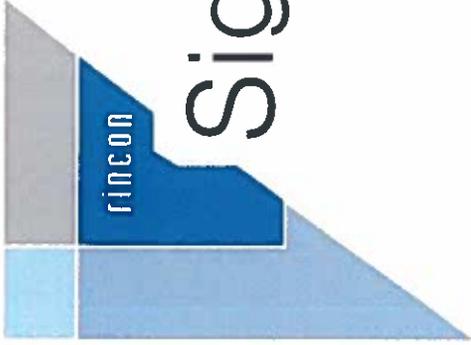
Aesthetics – Mitigation

- AES-1: Grading techniques to create landforms that mimic surrounding topography
- AES-2: Improve graded and natural slopes with drainage and erosion control
- AES-3: Developer responsibility for landscaping and lot maintenance until lots are sold
- AES-4: Installation of permanent irrigation facilities on natural and graded slopes



Land Use and Planning

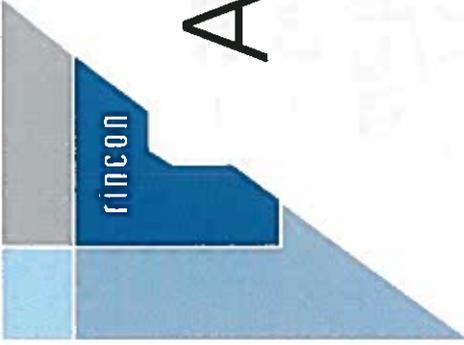
- Impact LU-1
 - While consistent with most City and regional policies, the project would conflict with General Plan policies due to grading of the ridgeline and development of a hillside area.
- Mitigation
 - None available.



Significant but Mitigable

- Air Quality (1)
- Biological Resources (5)
- Cultural, Paleontological, and Tribal Resources (3)
- Geology and Soils (3)
- Hydrology and Water Quality (4)
- Noise (1)
- Transportation and Traffic (2)



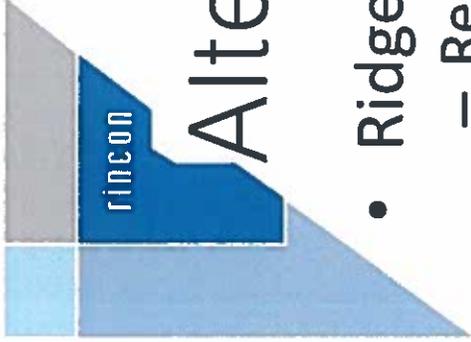


Alternatives to the Project

Alternatives should “feasibly attain most of the basic objectives of the project” (CEQA)

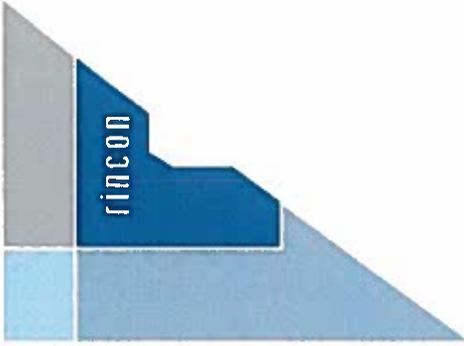
- **No Project – No Build**
 - Avoids impacts associated with the project
 - Would not address landslide hazard on site
 - Would not achieve the objectives of the project
- **No Project – Buildout under the Current Land Use Designations**
 - Slight reduction in most impacts
 - Avoids significant and unavoidable impacts
 - Would not address landslide hazard on site
 - Would not achieve the objectives of the project





Alternatives to the Project (cont)

- **Ridgeline Avoidance**
 - Reduced, but still significant and unavoidable aesthetic impacts
 - Would not address landslide hazard on-site
 - ~~Would not achieve the objectives of the project~~
- **Ridgeline Avoidance with Landslide Removal**
 - Environmentally superior alternative
 - Avoids ridgeline impact and addresses landslide
 - Achieves basic project objectives
- **Wetland Avoidance**
 - Eliminates proposed bridle trail
 - Significant and unavoidable impacts remain



QUESTIONS AND COMMENTS

Hidden Hills
Tract 63567

Existing Site Plan

- ▶ 5 Existing Lots



Propose Site Plan

- ▶ 7 Proposed Lots
- ▶ Revised layout to push homes further from street frontage
- ▶ Added horse trails
- ▶ Slope stabilization
- ▶ Underground power lines



Rendering From Lasher Road

Pre Development



Post Development



Lasher Road – Existing Condition



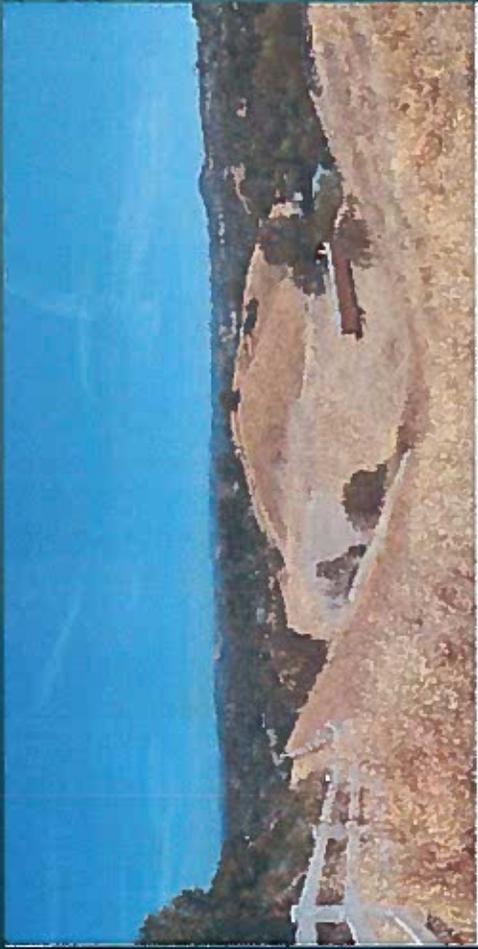
Lasher Road – Proposed Condition



Birds Eye View



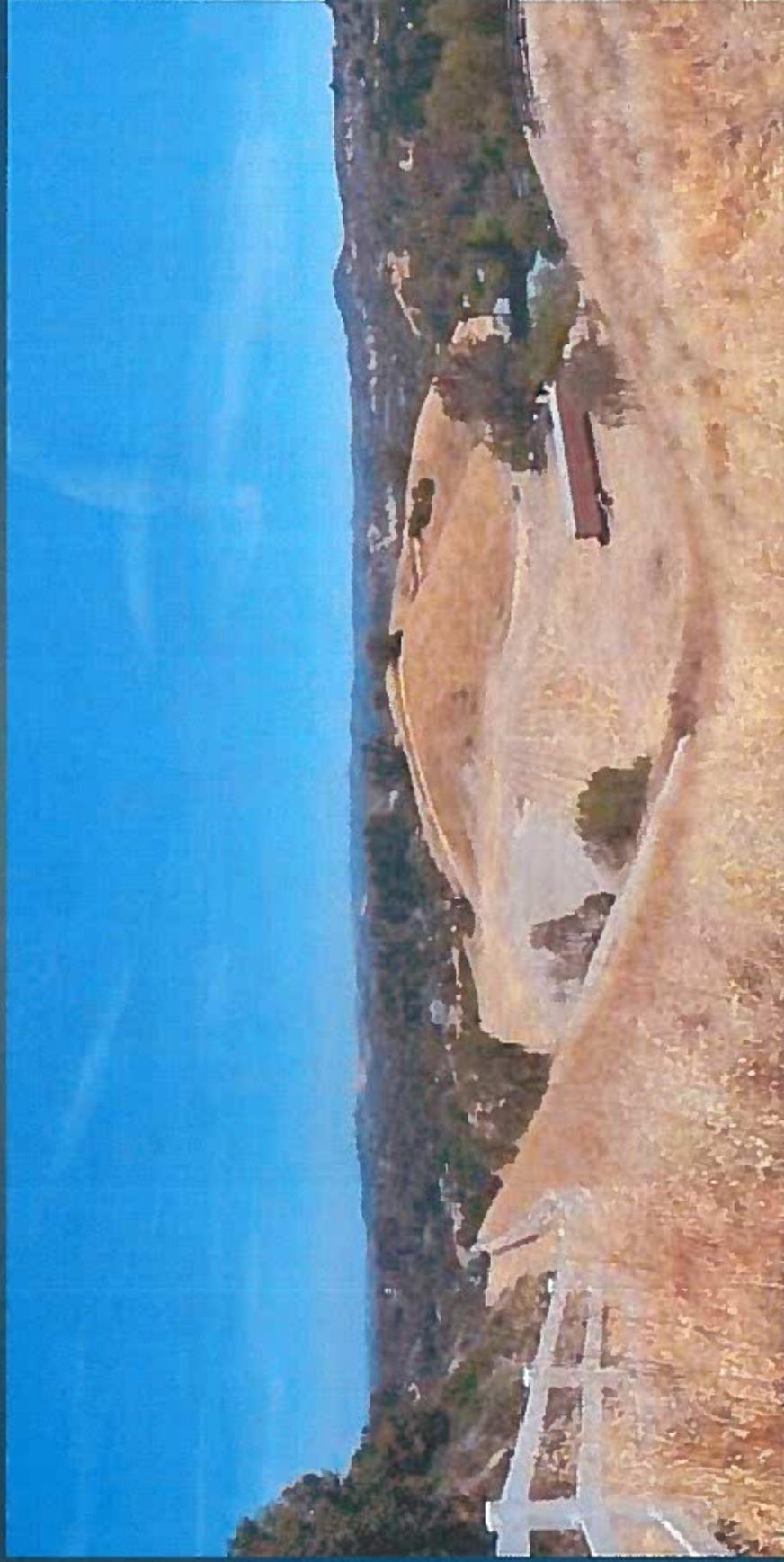
Existing Condition



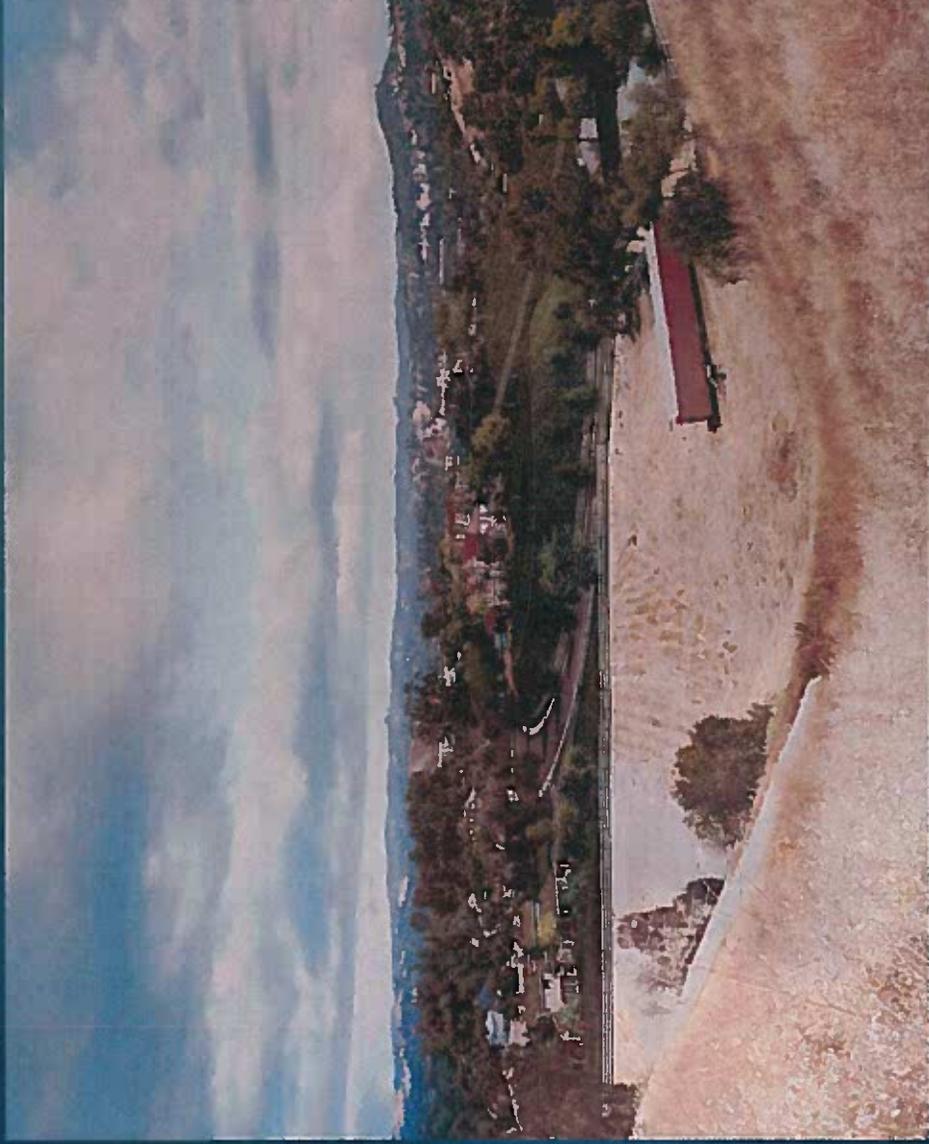
Developed Condition



Birds Eye View - Existing

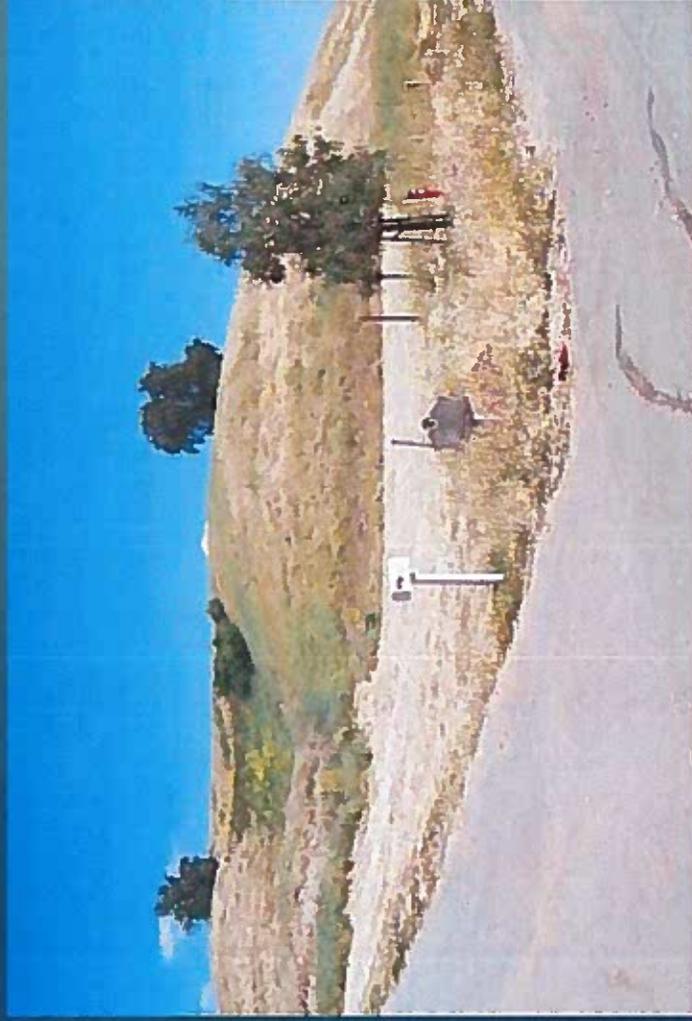


Birds Eye View - Proposed

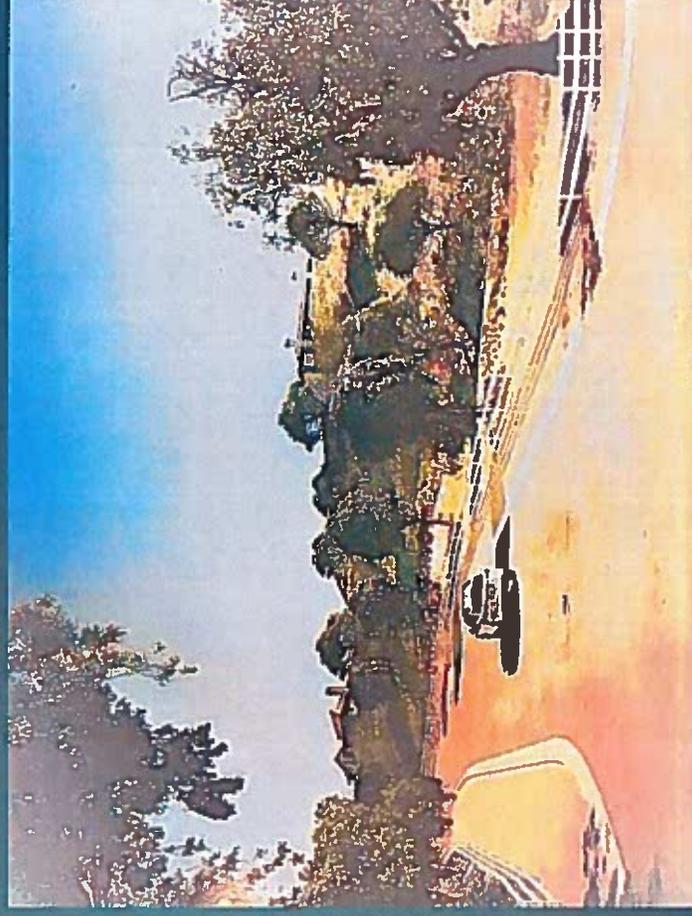


Rendering From Bridle Trail Road

Pre Development



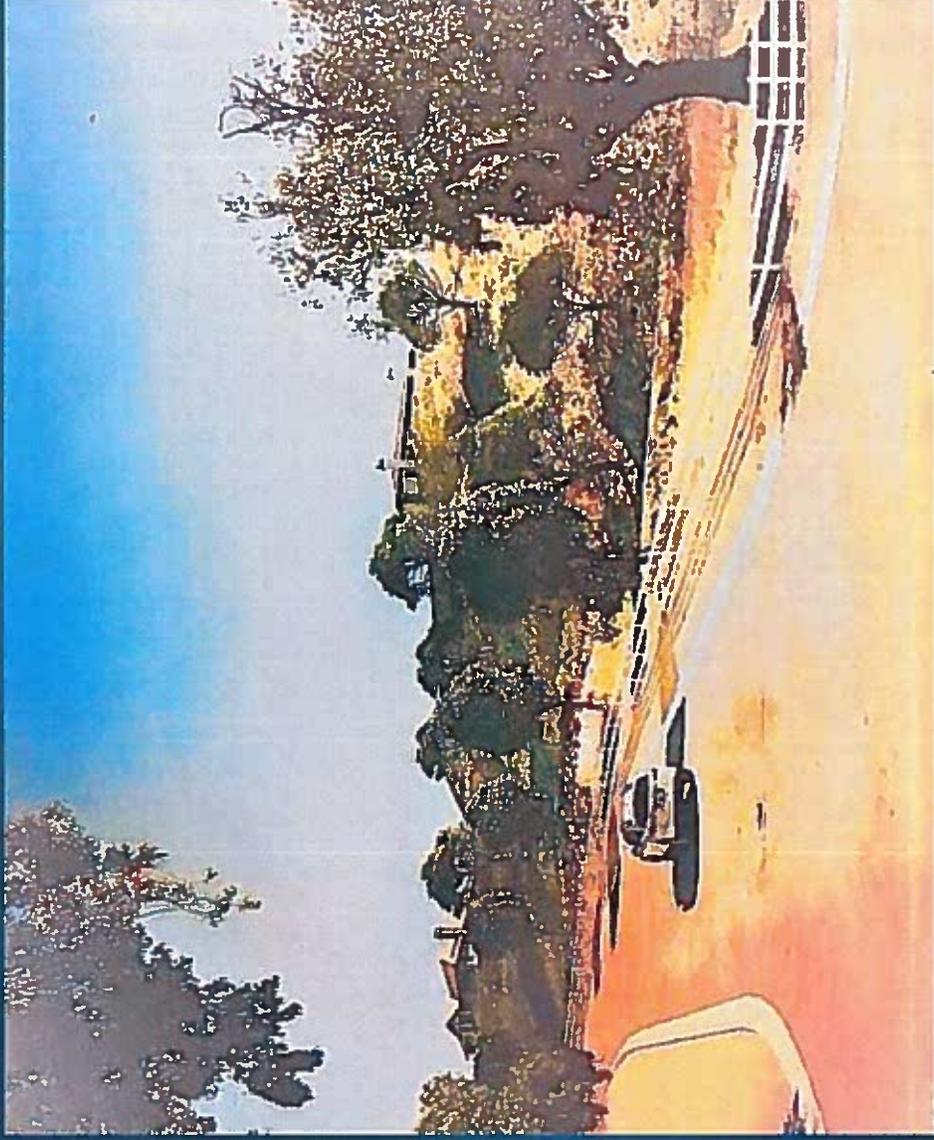
Post Development



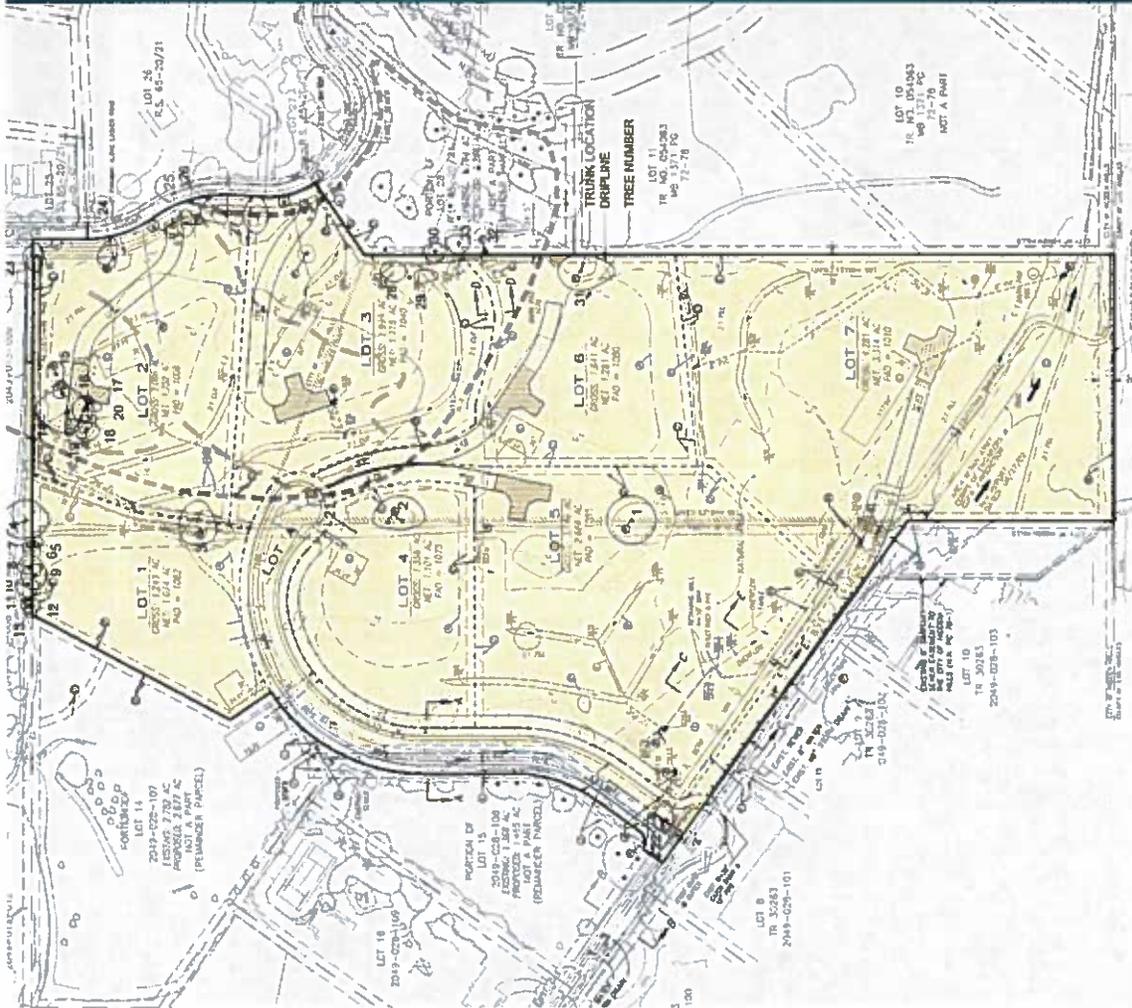
Bridle Trail- Existing



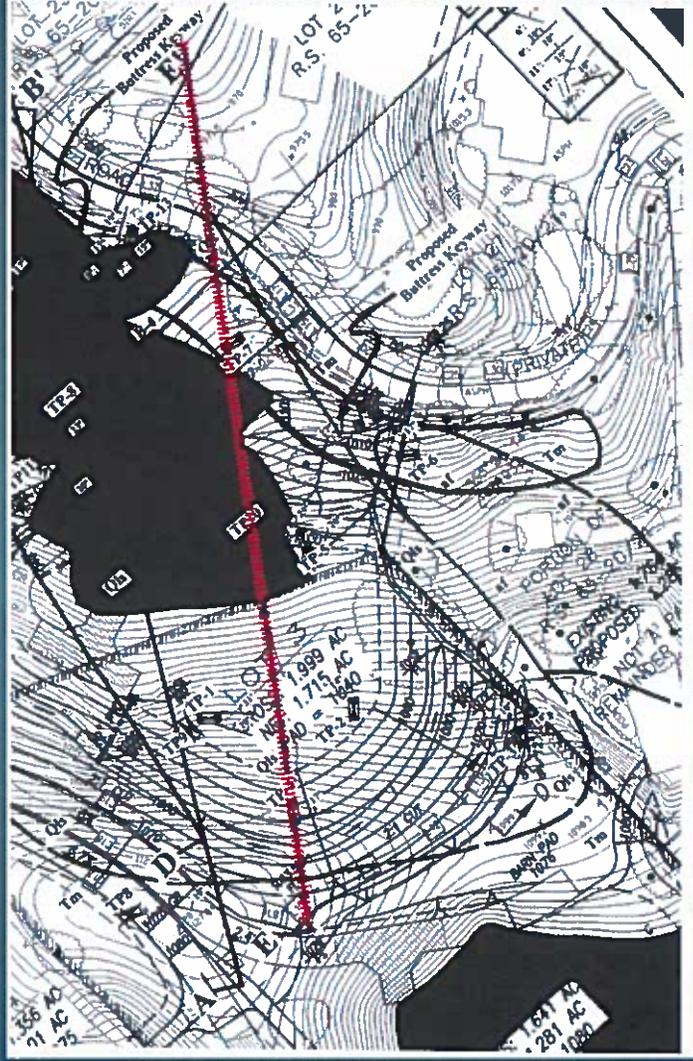
Bridle Trail- Proposed



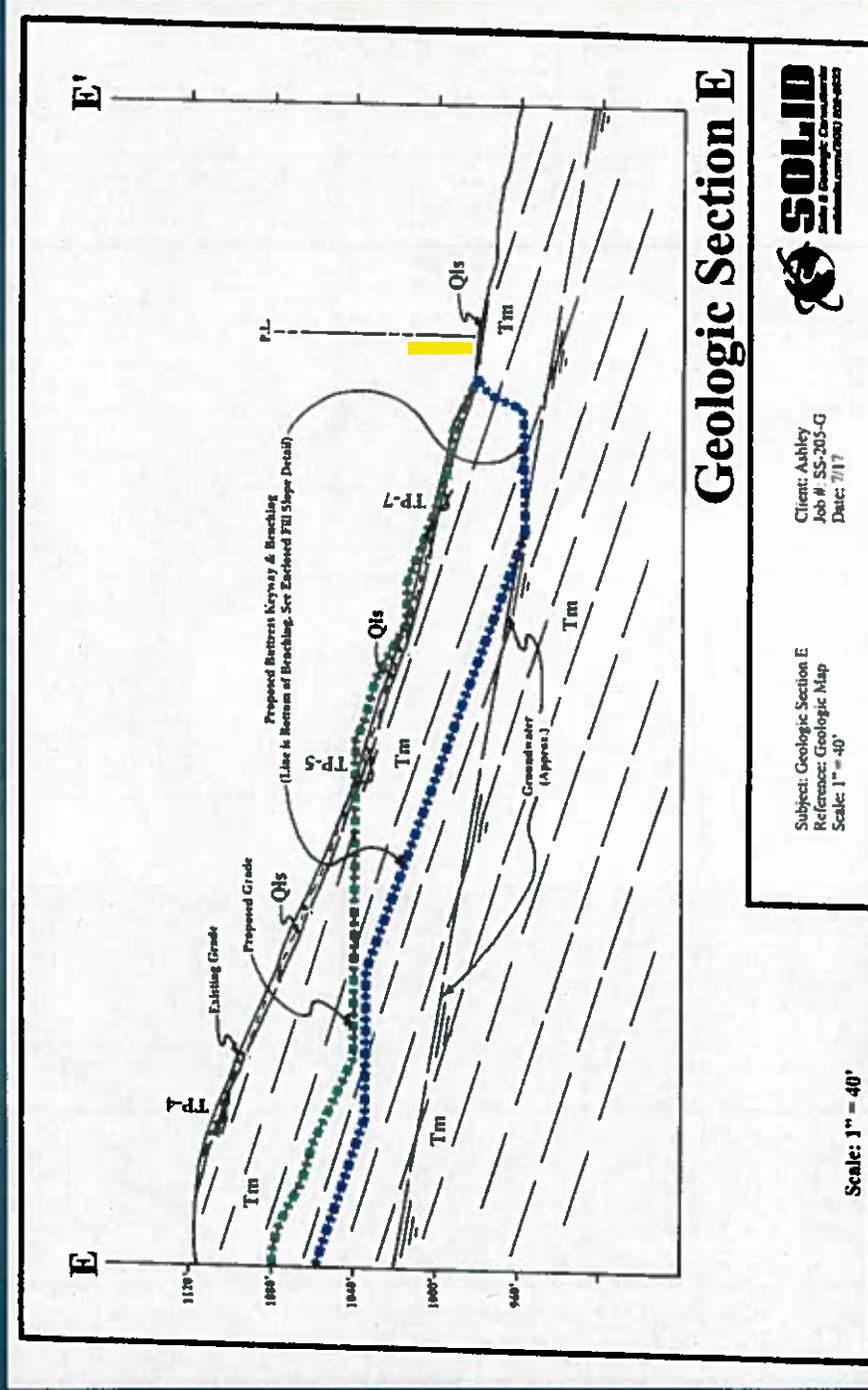
Grading & Site Plan



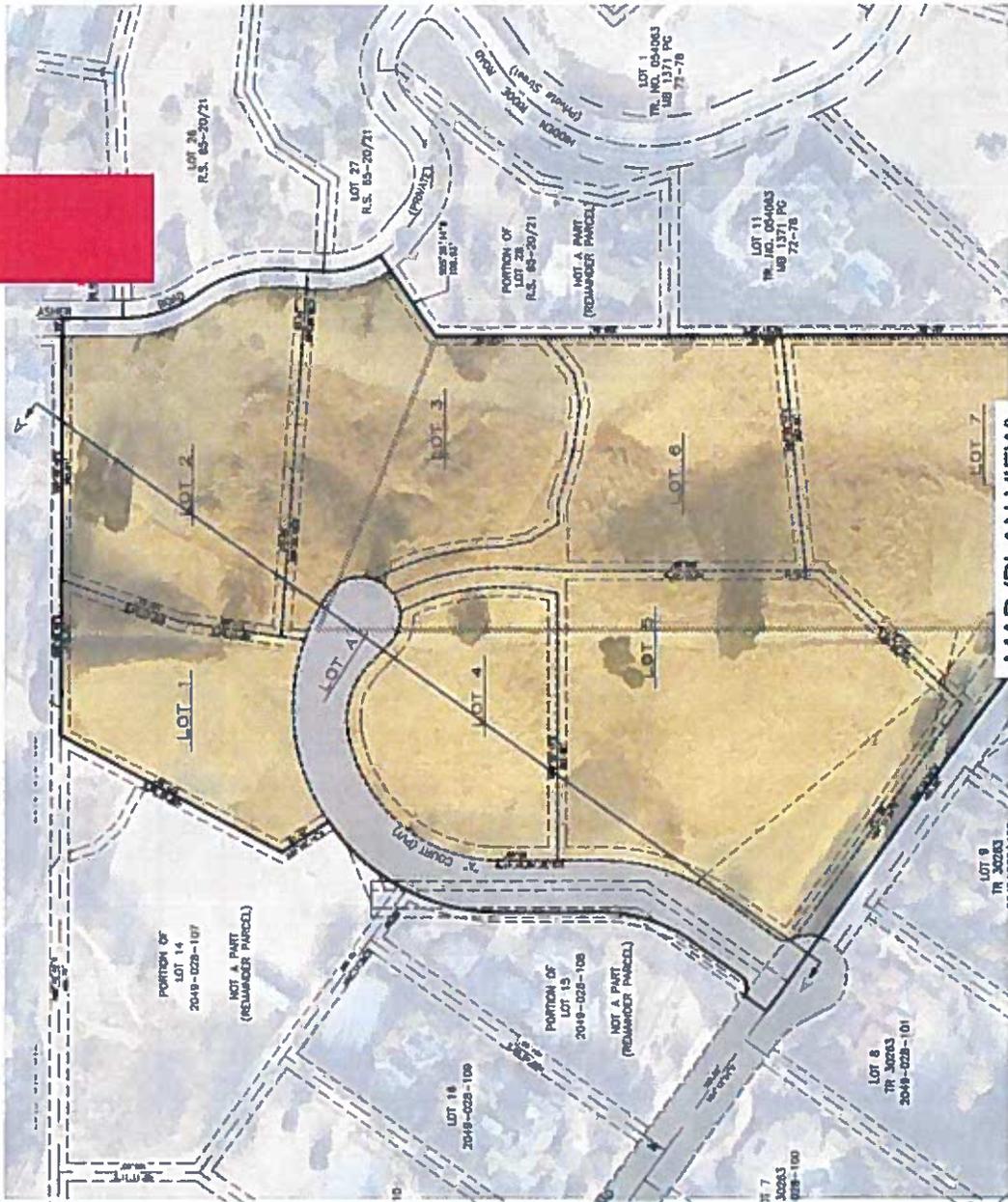
Geotechnical Cross Section



Geotechnical Cross Section

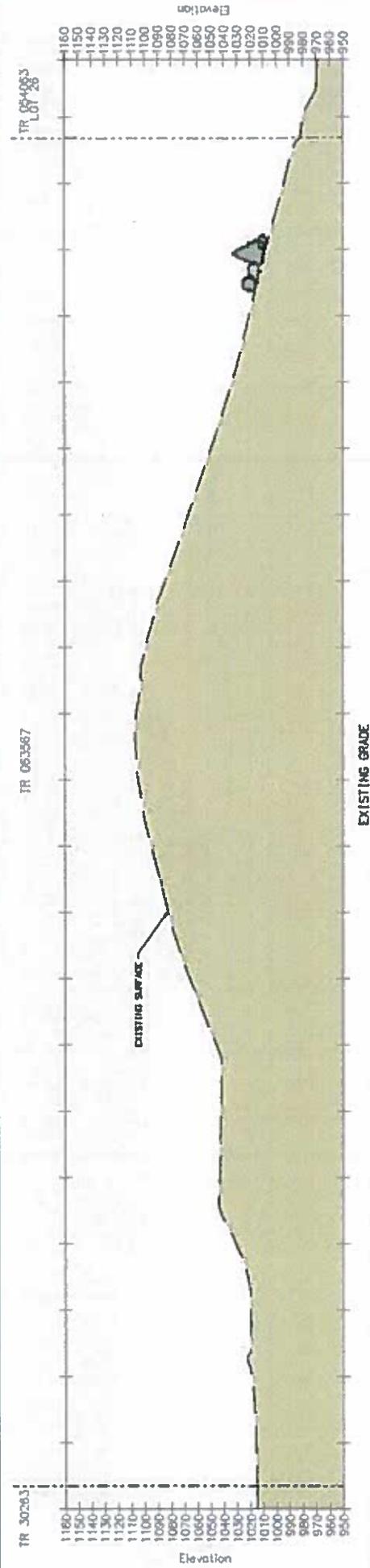


Propose Site Plan

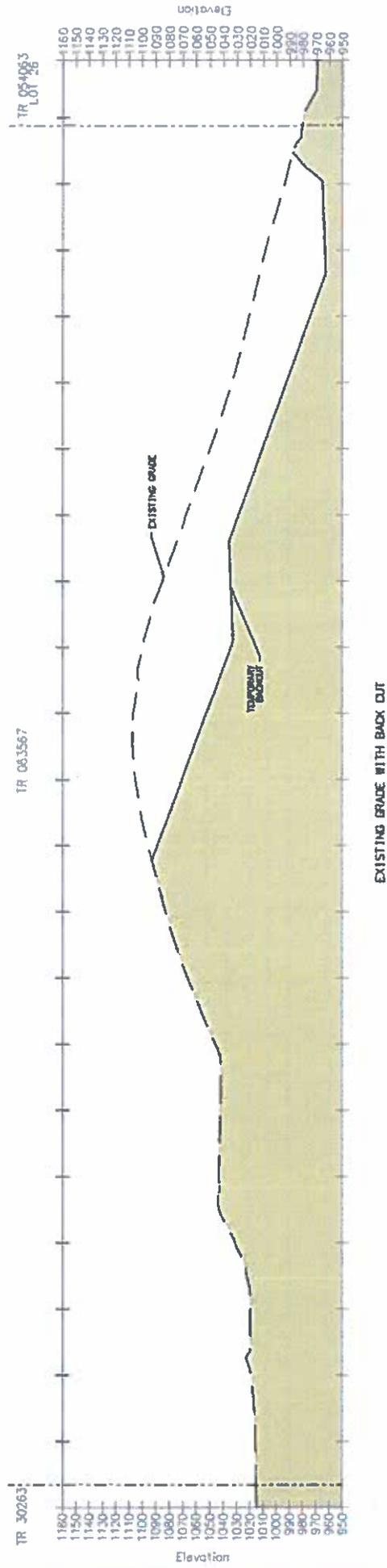


MAP (PLAN VIEW)

Existing Grade Section



Slope Stabilization Section



SECTION A: BACK-CUT (TEMPORARY)

