

CITY OF HIDDEN HILLS  
REGULAR CITY COUNCIL MEETING

City Hall

Monday, June 12, 2017

***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 12, 2017 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 Bret Katz  
Council Member Marv Landon  
Council Member Larry G. Weber

Staff:

City Manager Kerry Kallman  
Special Counsel Larry Wiener  
City Engineer Dirk Lovett  
City Clerk Deana L. Graybill  
Accounting Specialist Theresa Folk

**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 June 12, 2017 regular meeting be approved as submitted.

### ANNOUNCEMENTS

Mayor Siegel made the following announcements:

Happy Birthday to my Mayor Siegel's daughter Jenna on 6/14 and City Engineer Dirk Lovett on 6/21.

Kid's Summer Opening Day Party is this Saturday, 6/17 from 1-4 at the Community Center. Residents Only Please. Call HHCA for more information.

Father's Day is Sunday, 6/19.

The Bulky Item Pick Up Day is Saturday, 6/24. Call Waste Management by noon on Friday, 6/23 to participate.

The City has received several complaints about water being pumped into the street at 24760 Long Valley Road and Mayor Siegel wanted to reassure the residents that Building and Safety is working with the contractor to resolve the issue.

Council Member Weber wanted to wish his Aunt Rosemary a Happy Birthday who will be 95 on Sunday, 6/18.

### AUDIENCE

There were no questions or comments at this time.

At this time, Mayor Siegel asked if the Council would agree to address Item No. 8B out of order. The Council agreed.

### MATTERS FROM STAFF

- B. Consideration of Approval of Community Assistance Grant to Round Meadow Elementary School for Beautification of the Front of the School – George Hees, Round Meadow Elementary School Principal**

The following report was presented by City Manager Kallman:

each year the City sets aside funds to be used for Community Assistance Grants by community groups that serve the residents of Hidden Hills, such as non-profit organizations, public schools, and the Malibu/Lost Hills Sheriff's Station; in 2008, the City

provided a grant to Round Meadow Elementary School for emergency radios and in 2012, the City provided another grant to purchase additional radios and badges; Round Meadow Elementary School is planning to convert the existing dirt/grass area directly in front of the school to synthetic turf and decomposed granite pathway; the cost of the project will cost between approximately \$24,000 and \$30,000, paid for by the School's PFA; if approved, the grant money will only be provided at the commencement of the project.

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Weber and unanimously carried on roll call vote, it was resolved to approve a Community Assistance Grant to Round Meadow Elementary School in the amount of \$5,000.

### **PUBLIC HEARINGS**

#### **A. Consideration of Proposed Ordinance Regarding Commercial Restricted (CR) Zone – First Reading**

#### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS RELATING TO THE COMMERCIAL RESTRICTED (CR) ZONE AND AMENDING ORDINANCE NO. 318**

City Engineer Dirk Lovett provided the following report:

City Ordinance No. 318 and Hidden Hills Municipal Code (HHMC) Section 5-2F-6:E require projects that receive architectural and site plan approval in the commercial zone, by the City Council, to commence construction within one year; applicants may request up to a two (2) year extension from the Planning Director; at its meeting of June 23, 2014 the City Council approved an architectural and site plan for an office building at 23501 Long Valley Road and the property owner subsequently requested and was granted a two (2) year extension (the maximum allowed per HHMC) by the Planning Director; this extension will lapse on June 23, 2017; on March 14, 2017 the property owner requested an additional one (1) year extension, which would result in a total of 3-year extension; the HHMC does not allow for a three-year extension for this type of project so the City Council would be required to amend the HHMC in order to grant the requested extension; if approved, the proposed change to the HHMC would allow for an additional third year extension to be granted to any future project if requested and it does not bind the City to allow the extension, and future requests will be reviewed on a case by case basis; staff has found that there have not been significant changes to the site conditions at the 23501 Long Valley Road, nor have the provisions of the HHMC materially changed since the original

architectural and site plan was approved by the City; as such, there would be no adverse impacts by extending the architectural and site plan for one (1) more year; staff recommends approval of an Ordinance amending Ordinance No. 318 and HHMC Section 5-2F-6:E, authorizing the Planning Director to extend architectural and site plan approvals in the CR Zone for up to three (3) additional years.

At this point, Mayor Siegel opened the public hearing. Resident Britt Aaronson, who resides at 24407 Little Valley, wanted to clarify that this is a case by case basis, which City Engineer Lovett confirmed. As there were no other comments, he closed the hearing. Upon MOTION of Council Member Landon, seconded by Mayor Pro Tem 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 RELATING TO THE COMMERCIAL RESTRICTED (CR) ZONE AND AMENDING ORDINANCE NO. 318.

**B. Review and Discussion of Preliminary Draft City Budget for Fiscal Year 2017-2018**

City Manager Kallman presented the following report:

attached for the City Council's review and consideration is the proposed City budget for FY 2017/18; the budget development began in February with a mid-year budget review, which takes a detailed look at all City revenues and expenditures at the halfway point of the current fiscal year; the City Council hosted a City Council goals session on April 24 which identified and prioritized the City's work plan for the upcoming FY 2017/18; the City Council's Budget Ad-hoc Committee consisting of Mayor Pro Tem Freedland and Council Member Katz met on May 24 to review the draft budget; the City's budget should be seen as a "spending" plan and a "living" document for the upcoming fiscal year; deviations from this plan may arise and will require the approval of a "budget adjustment" by the City Council; the FY 2017/18 includes revenues of \$2,252,300 with corresponding expenditures of \$2,101,950.

Mayor Pro Tem Freedland expressed on behalf of the Council, how pleased he was with staff and the new and very detailed budget format. Mayor Siegel asked about the ability to sell special revenue and restricted funds, such as Gas Tax funds. City Engineer Lovett hasn't been able to locate anything definitive regarding the selling of those restricted funds, but is still pursuing this option. City Manager Kallman pointed out that the Rule 20A Edison funds can be bought and

sold, so the Council wanted to find out if there was a way to exchange Gas Tax funds for Rule 20A Edison funds to help with the costs of undergrounding power poles in the City.

The Council also inquired about the amended Investment Policy and whether or not this one included the allowance for the purchase of BBB rated State and Local bonds. City Manager Kallman said that it did not and asked for a consensus from the City Council to amend the policy to allow for 15 percent of the City's funds to be invested in BBB rated State and Local funds. As there was a unanimous consensus by the City Council, the amended investment policy will be included with the budget at meeting on June 26, 2017 for formal approval.

#### **CONSENT CALENDAR**

- A. City Council Minutes – May 22, 2017**
- B. Demand List**
- C. May 15, 2017 Calabasas Library Commission Meeting – Report**
- D. Consideration of Approval of Proposal from A Rental Connection for Rentals of Tables/Chairs, Electricity/Lights, and Other Miscellaneous Equipment and Payment of \$2,500 Deposit**

Upon MOTION of Council Member Landon, seconded by Mayor Pro Tem Freedland and unanimously carried on roll call vote, it was resolved to approve items A, B, and D of the consent calendar and receive and file item C as submitted.

#### **MATTERS FROM STAFF**

- A. Update on Proposed Boething Treeland Project at 23475 Long Valley Road**

City Engineer Lovett presented the following report:

Boething Treeland Farms (Boething) is a commercial nursery and tree farm at the southeast corner of Hidden Hills (outside the Long Valley gate) in the City of Los Angeles and has been in operation since 1952; It currently consists of 30 acres west and 2 ½ acres east of Valley Circle Boulevard; on October 19, 2016 representatives of Boething met with City staff and a City of Hidden Hills City Council Ad-hoc Committee to introduce their proposed plan to abandon the nursery and to subdivide and develop the site for single family and elder care residences; applications for two Vesting Tentative Maps were

submitted to the City of Los Angeles in late 2016 and are currently being reviewed and processed, and an environmental impact report (EIR) will be prepared. A “Neighborhood Meeting” was held on January 9, 2017 to introduce the project to the community and answer questions; a follow-up meeting was held on May 23, 2017 and was conducted by representatives of Boething for the purpose of introducing and explaining the project to the community, to receive comments, and to answer questions; Hidden Hills staff attended both meetings; the proposed development seeks to convert the existing nursery and tree farm into an approximately 61,000 square foot assisted living facility, 95 garden homes, 26 single family homes, and provide a recreation building, a community pool, a fitness trail, a tot lot, a dog park, a community garden, and green space, with an HOA for common areas.; the proposed assisted living facility is to be located on 10.5 acres currently zoned commercial, near the project’s border with the City of Hidden Hills near the Long Valley Gate; two garden homes closest to the City of Hidden Hills are shown to be setback approximately 47 feet from the boundary line to the west; no access to the proposed Boething project would be from Long Valley Road, with the possible exception of an emergency access gate for fire and sheriff; an Initial Study and Notice of Preparation (NOP) will be circulated for public comment within the next couple months (no date has been set). The comment period for the NOP is 30 days; a scoping meeting will be held within the next couple months (no date or location has been set) and will solicit input on the EIR from all interested parties; after completion of the draft EIR (no determined date) interested parties will have 45 days to comment; the developer anticipates that the project and EIR will go before the City of Los Angeles Planning Commission/City Council for its consideration at a public hearing within the next 12-18 months; the City of Los Angeles is committed to continue to share project updates and milestones with the City of Hidden Hills as they occur and as the developer or City of Los Angeles releases pertinent studies or reports Hidden Hills City staff along with the City’s contract engineering, building and safety, and planning firm, Charles Abbott and Associates will review for direct impacts to the City of Hidden Hills; former City Attorney and land use expert Larry Wiener from the City’s law firm of Richards, Watson, and Gershon has been engaged to assist the City with the review and mitigation of this project.

**CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL:**

- A. Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4): Number of cases: 1**

**B. Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8**

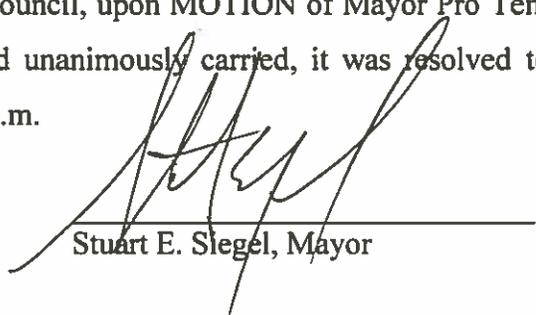
**Property:** 23501 Long Valley Road (APN 2049-018-045 and 2049-018-0046)  
**City Negotiator:** Kerry Kallman, City Manager  
**Negotiating Party:** Arnold Meyerstein (Trustee) Meyerstein Family Trust  
**Under Negotiation:** Price and Terms of Payment

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Landon and unanimously carried, it was resolved to adjourn to closed session at 8:16 p.m. to address the items listed above, as read by City Manager Kerry Kallman.

The City Council returned from closed session and the City Attorney announced that in closed session the Council discussed the item listed above, and that no reportable action was taken.

**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 June 12, 2017 at 9:00 p.m.

  
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Stuart E. Siegel, Mayor

ATTEST:

  
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Deana L. Graybill, CMC, City Clerk