

CITY OF HIDDEN HILLS
REGULAR CITY COUNCIL MEETING

City Hall

Monday, September 11, 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, September 11, 2017 at the hour of 7:30 p.m. Mayor Stuart 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 Weber

Staff:

City Manager Kerry Kallman
City Engineer Dirk Lovett
Building Official Greg Robinson
City Clerk Deana L. Graybill

APPROVAL OF AGENDA

Upon MOTION of Council Member Landon, seconded by Mayor Pro Tem Freedland and unanimously carried, it was resolved that the agenda for the September 11, 2017 regular meeting be approved as submitted.

ANNOUNCEMENTS

Mayor Siegel made the following announcements:

Fiesta tickets are on sale at City Hall (Spring Valley). The Fiesta will be held September 23rd and 24th.

Happy Anniversary to Steve and Susan Freedland on September 24th.

The September 25th City Council meeting has been cancelled.

The October 9th City Council meeting will be held on Tuesday October 10th.

Council Member Katz wished his father-in-law a Happy 81st Birthday.

AUDIENCE

Resident Jane Trotman addressed the Council at this time with concerns regarding gate issues and the amount of time it takes to enter the Long Valley gate. Ms. Trotman also expressed concern with the traffic at Round Meadow School and that it should be monitored and enforce carpooling. City Manager Kallman assured Ms. Trotman that the City is aware of the gate traffic and long entrance times and the traffic issues at Round Meadow School. The City is working on resolutions to those concerns.

Resident Julie Freeman who resides at 24307 Little Valley Road in Hidden Hills addressed the Council regarding a minor addition she is doing to her home and the concerns she has with doing a minor accommodation. She distributed a letter and photographs as an exhibit (which are attached). City Engineer Lovett will call Ms. Freeman to discuss her concerns.

PUBLIC HEARING

Consideration of Proposed Ordinance to Provide an Expedited, Streamlined Permitting Process for Electrical Vehicle Charging Stations in Compliance with AB 1276 – First Reading

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS ADOPTING PROCEDURES TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRICAL VEHICLE CHARGING STATIONS AND AMENDING TITLE 5 OF THE HIDDEN HILLS MUNICIPAL CODE

Building Official Greg Robinson presented the following report:

the State of California is requiring all local jurisdictions with a population less than 200,000 residents to adopt the above titled ordinance on or before September 20, 2017; the ordinance shall include a checklist of requirements containing objective requirements for the installation of an electric vehicle charging station and a process for electronic submittal of permit applications; there is no anticipated fiscal impact as the costs to implement the expedited permit process will be recovered through the existing building permit fees.

At this point, Mayor Siegel opened the public hearing. As there were no comments, he closed the hearing. Upon MOTION of Council Member Weber, 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 ADOPTING PROCEDURES TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRICAL VEHICLE CHARGING STATIONS AND AMENDING TITLE 5 OF THE HIDDEN HILLS MUNICIPAL CODE.**

CONSENT CALENDAR

- A. City Council Minutes – August 28, 2017**
- B. Demand List**

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

MATTERS FROM STAFF

Consideration of a Proposed Ordinance Regarding the Date, Time and Location of City Council Meetings and a Resolution Changing City Council Meeting Start Time to 6:30 p.m. – First Reading

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS AMENDING SECTION 1-6-2 OF THE HIDDEN HILLS MUNICIPAL CODE REGARDING THE DATE, TIME AND PLACE FOR REGULAR MEETINGS OF THE CITY COUNCIL

City Manager Kallman presented the following report:

at the August 28, 2017 City Council meeting, staff was directed to bring to the City Council an introduction of an ordinance amending the City's Municipal Code and a Resolution with the new start time for adoption; the Council was in agreement that 6:30 p.m. would be the new start time for the meetings; the second reading for the ordinance will be on Tuesday, October 10th and at that time the proposed resolution establishing the time for regular meetings to 6:30 p.m. will be adopted as well.

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Katz 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 AMENDING SECTION 1-6-2 OF THE HIDDEN HILLS MUNICIPAL CODE REGARDING THE DATE, TIME AND PLACE FOR REGULAR MEETINGS OF THE CITY COUNCIL.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL

Anticipated Litigation:

Significant Exposure to Litigation Pursuant to Government Code Section 54956.9 (d)(2): A claim has been submitted by the County of Los Angeles and is available for inspection in the City Clerk's office

Upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Weber and unanimously carried, it was resolved to adjourn to closed session at 7:56 p.m. to address the item listed above, as read by City Manager.

Upon MOTION of Council Member Weber, seconded by Mayor Pro Tem Freedland and unanimously carried, it was resolved to return to open session at 8:13 p.m., at which time City Manager Kallman announced that in closed session the Council discussed the item listed above, and that no reportable action was taken.

NEW BUSINESS

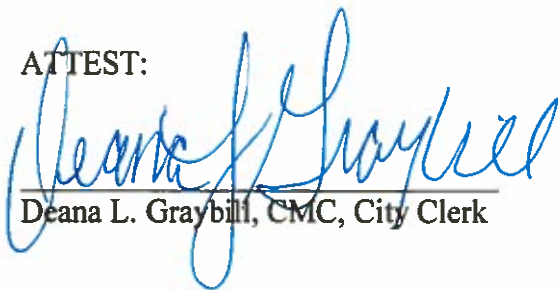
Consideration of Rejection of Notice of Claim Filed by Yhezal A. Vargas of Hurrell Cantrall LLP on Behalf of the County of Los Angeles with regard to the pending litigation matter of Jeremy Littman v. City of Calabasas, et. al.

Upon MOTION of Council Member Katz, seconded by Council Member Weber and unanimously carried, it was resolved to reject the Notice of Claim filed by Yhezal A. Vargas of Hurrell Cantrall LLP on behalf of the County of Los Angeles with regard to the pending litigation matter of Jeremy Littman v. City of Calabasas et al.

ADJOURNMENT

There being no further business to come before the Council, upon MOTION of Mayor Pro Tem Freedland, seconded by Council Member Landon and unanimously carried, it was resolved to adjourn the regular meeting of September 11, 2017 at 8:15 p.m.

ATTEST:


Deana L. Graybill, CMC, City Clerk


Stuart E. Siegel, Mayor

24307 Little Valley

Dear City of Hidden Hills,

I am doing a minor addition to my classic home in Hidden Hills. This home was built in 1955. This home once had a lot of character and charm, but several different families have remodeled portions over the years and left her looking a little confused. However, with a couple of minor changes, we can bring this residence back to its former glory and maintain the nostalgic elegance Hidden Hills is prized for.

Only two changes need to be made to the exterior of the home:

1. One section of roof (which will continue to be lower than the roof on the rest of the home) needs to be raised by 14 inches. This is only about $\frac{1}{4}$ of the total ridgeline of the roof of the home. **Please see Photo 1.**
2. A section of wall in the REAR of the home, needs to be pushed out four feet. This wall is recessed in a courtyard area and will continue to be recessed in a courtyard area. It will not protrude out as far as the existing walls on either side of it. **Please see Photos 2 & 3.**

I came to the meeting tonight because I am saddened to see the number of hoops a person has to jump through to legally complete a **minor** remodel in Hidden Hills. I feel that as long as Hidden Hills' Homeowners tolerate an ever growing barrage of red tape, this problem will continue to grow. I do not believe that what is being asked of us is in the spirit of what the authors had in mind when they wrote the code. Nor do I feel that common sense is prevailing.

I have already paid \$1900 to the HOA for an "architectural fee" for this small job. I received NO value for this. In fact, no architect looked at my plans other than the architect I paid privately.

I understand that I will also need to pay fees for plan check review and for construction permits. I have no problem with these fees.

Now, I'm being asked to pay the city an additional \$1600 for a "minor" accommodation. Additionally, I'm told I must prepare a "Property Owners List" for all neighbors in Hidden Hills and Woodland Hills, within 300 feet of my property lines. And I've been asked to have a surveyor measure the distance from my front yard's fence to the center of this internal remodel. However, I am not doing ANYTHING to the front of my home. I have no idea why I would need to measure the distance from my front yard's fence to the center of my home or WHY this would matter since the only exterior portion of the home which will change is in the REAR of the home. **(please see photos)**

PLEASE REMEMBER: I am remodeling a home that has existed for over 60 years. The ONLY changes I am making are to elevate a section of roof which will continue to be lower than the rest of the roofline and to push out a small

section of the BACK of my home in an area which will still not protrude out as far as the rest of the back of my home.

In other words, there is no way that the changes I am proposing will invade anyone's space more than the home already does.

Can common sense triumph here? If I were building a new home and asking that my setbacks be reduced or that my home have a higher than usual roofline, I would understand the need for these demands.

However, I am only asking that one section of the roofline be raised to 15'2", which is considerably lower than any home being built in Hidden Hills today (in fact it is probably lower than 60% of the homes in Hidden Hills).

I guess what really makes me sad about this experience is that this is, in large part, the reason so many older, charming homes are being demolished and replaced with gargantuan McMansions. It's just not worth it to try to work with the city. So people let their older homes fall into disrepair, and eventually sell them to developers who build homes which span from property line to property line. We are losing the character of Hidden Hills because we make it so costly and difficult to maintain or update the wonderful homes which made this community so attractive for so long. It is almost as difficult to remodel an existing home as it is to tear it down and rebuild.

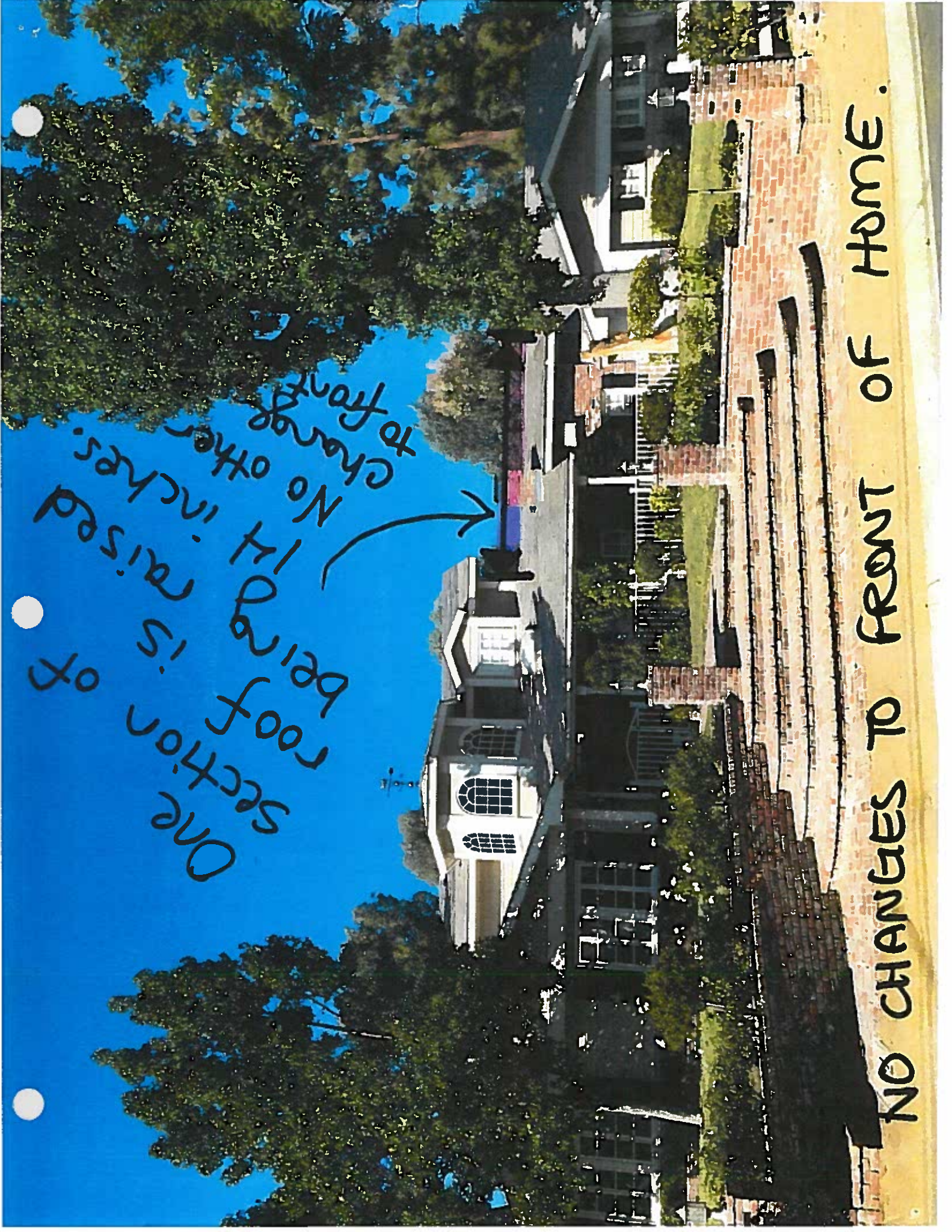
I would like the city to reconsider asking me to send letters to neighbors (I have already sent letters to neighbors per the HOA's request, so this would be the SECOND set of letters sent over a very minor remodel), and I would like the city to reconsider asking me to take measurements from my front yard since the front is not being affected, and I would like the city to reconsider asking me to pay an additional \$1600 (although that is actually the least of my concerns).

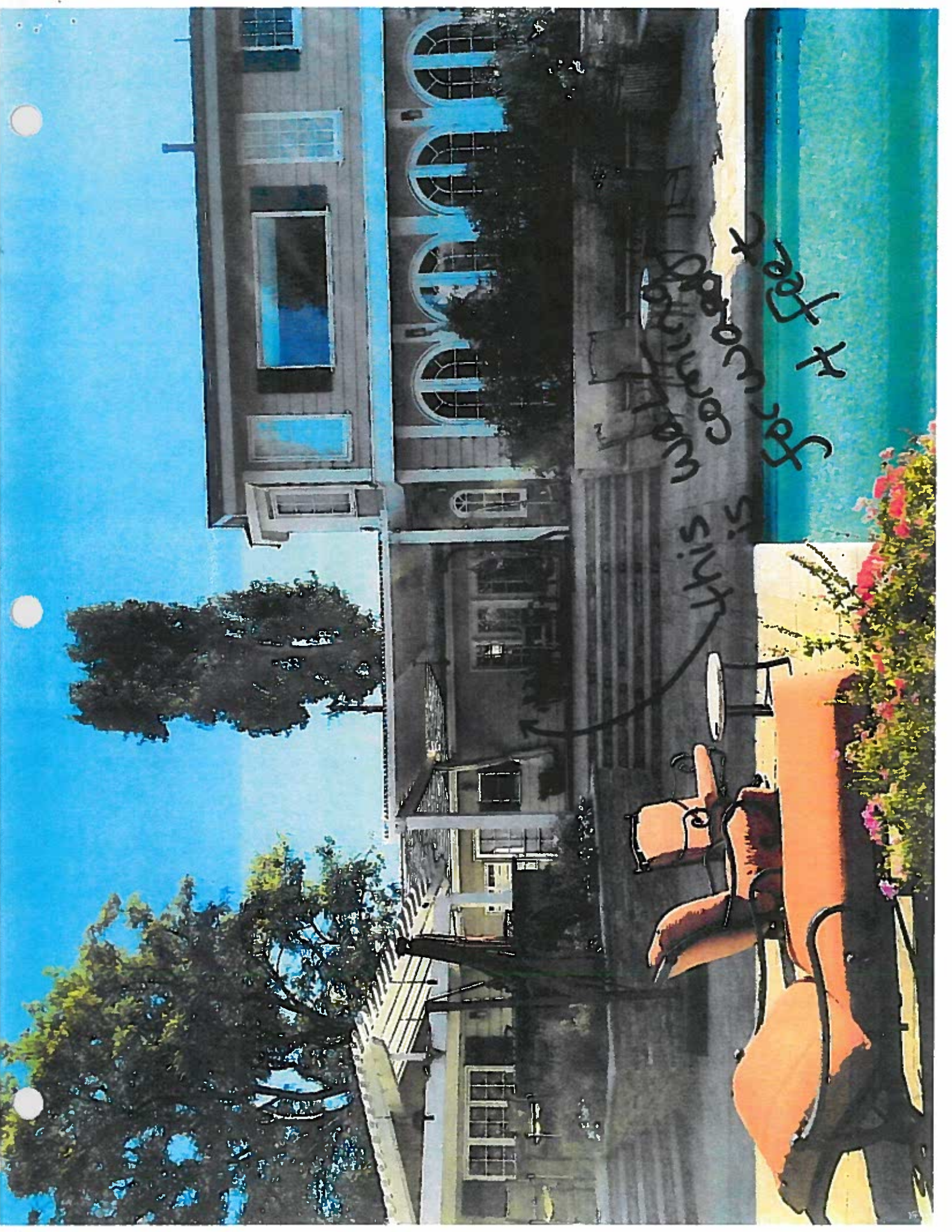
Well, thank you for listening. I hope that the city will one day take into account the opinions of the homeowners. I hope that one day the city will consider the hardships placed on residents who simply want to accomplish minor updates to their homes, instead of selling them as "tear-downs". And I really hope that the city will do these things while the charm and character of Hidden Hills is still around to save.

Sincerely,
Julie Freeman

One section of roof is raised being 1 1/4 inches. No other changes to front

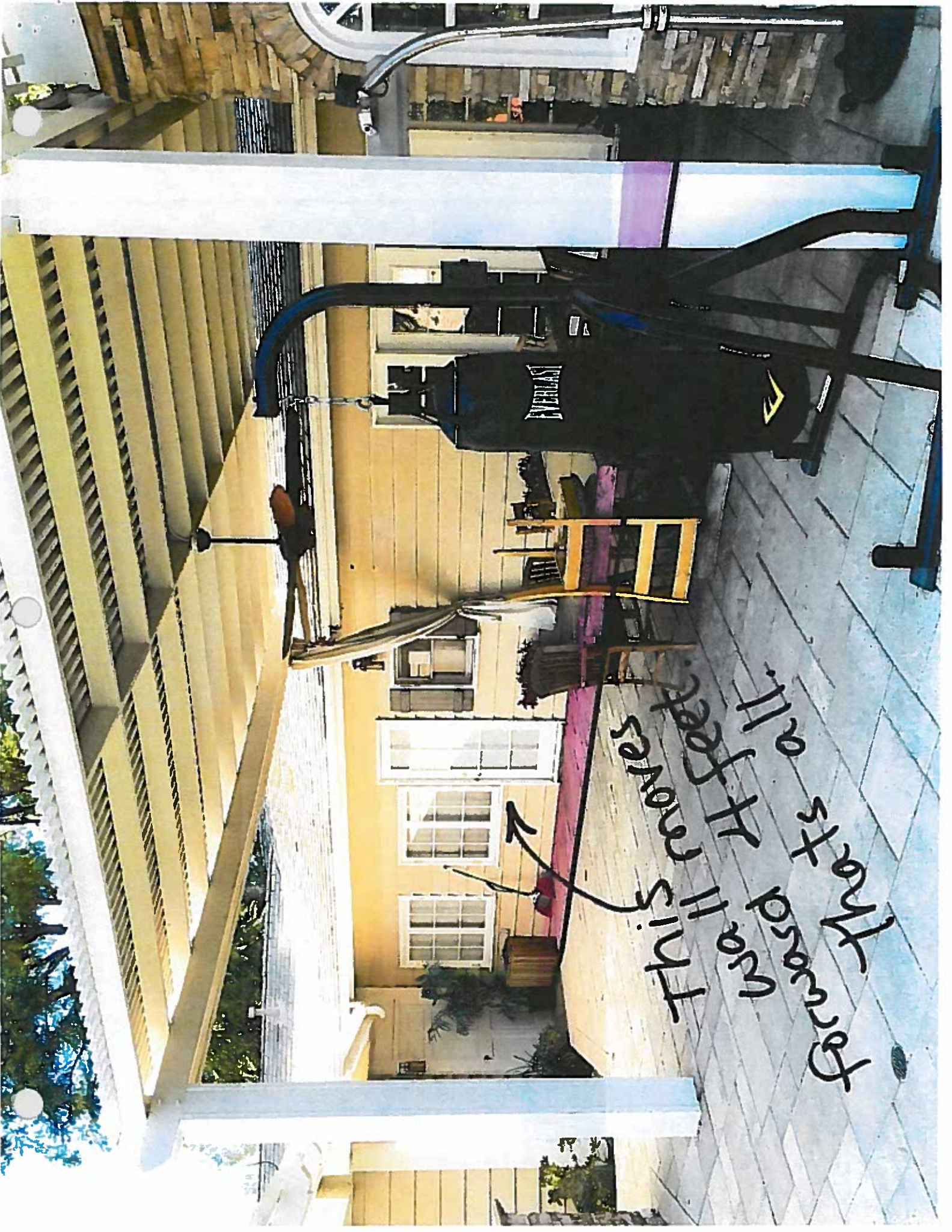
NO CHANGES TO FRONT OF HOME.





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