

CITY OF
HIDDEN HILLS

GENERAL
PLAN



**CITY OF HIDDEN HILLS
GENERAL PLAN**

Adopted By

CITY COUNCIL

**November 13, 1995
Resolution No. 572**

Consultants to the City

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INTRODUCTION

City of Hidden Hills
General Plan



INTRODUCTION

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INTRODUCTION TO THE GENERAL PLAN

The City of Hidden Hills is located in Los Angeles County on the western edge of the San Fernando Valley. The City is bordered by the City of Los Angeles to the north and east, by unincorporated Los Angeles County to the south, and by unincorporated Los Angeles County and Ventura County to the west.

Rolling foothills and small valleys create the 1.6 square mile landscape of the City. Ranch style homes characterize the community, which functions in a regional context where commercial uses and services are provided by adjoining jurisdictions.

ROLE AND PURPOSE OF THE GENERAL PLAN

The City incorporated in 1961. The City of Hidden Hills adopted a General Plan in June, 1973. Several years later, the City adopted a revised General Plan, with a subsequent revision to the Housing Element in 1991.

The Hidden Hills General Plan is, in effect, the constitution of the City and will serve as a blueprint for the long-range physical planning of the City. The Plan contains community goals and policies designed to shape the long-term development of the City, as well as protect its environmental, social, cultural and economic resources.

California Government Code Section 65302 requires that a general plan contain seven elements: 1) Land Use, 2) Housing, 3) Circulation, 4) Open Space, 5) Conservation, 6) Safety, and 7) Noise. The Hidden Hills General Plan Update consists of an integrated and internally consistent set of goals and policies that address a number of different topic areas related to the future development of the community. These topics correspond to the seven mandated General Plan elements - Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise.

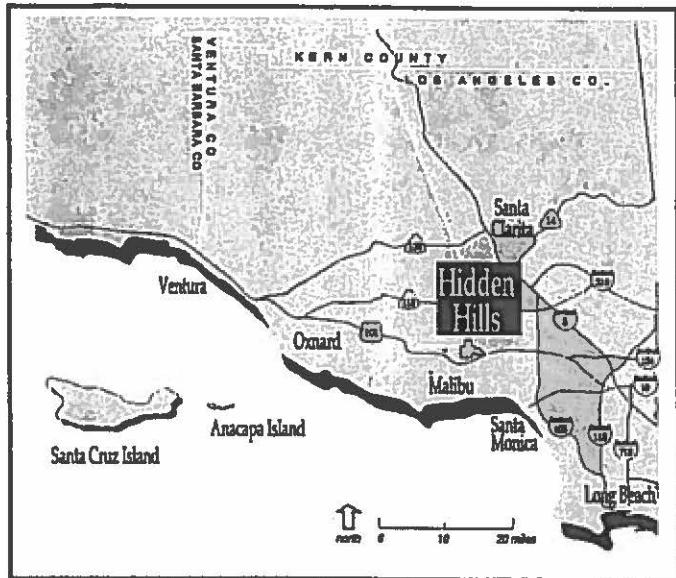


Figure I-1
Regional Location



↑
north

0

1

2 miles

Although the focus of this Plan is on land use and the need to plan for future development, other issues also benefit from long-range planning. The Hidden Hills General Plan repeatedly examines the relationship of the other elements to the Land Use Element. This structure ensures compliance with State law regarding General Plan consistency. Moreover, it establishes a comprehensive document which can improve coordination of community development activities among all units of government.

This Plan is an internally consistent document which provides a comprehensive data base and set of projections for all of its parts. Therefore, it is anticipated that the Plan will require periodic review and possible amendment to ensure that its information is timely and relevant.

Planning case law has placed the General Plan atop the hierarchy of local government law regulating land use. Consequently, consistency between the General Plan and all other land use plans, policies and programs is necessary. Zoning ordinances, specific plans and individual project plans must be consistent with the goals, policies and standards contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

PUBLIC PARTICIPATION

The public plays an important role in both the preparation and implementation phases of the General Plan. Because the General Plan reflects community goals and objectives, citizens must be involved with identifying issues and formulating goals. The City made every effort to insure that the public and various civic organizations were consulted during the plan preparation stage. Additional public involvement was also encouraged through the public hearing process.

The General Plan will undergo a review at a public hearing before the City of Hidden Hills City Council. At that time, the public will be able to express attitudes concerning the Draft General Plan.

ORGANIZATION OF THE GENERAL PLAN

The Hidden Hills General Plan consists of an introduction and six elements which together satisfy the content requirements of State Planning Law. To eliminate overlap in subject matter and policy, the Open Space and Conservation elements have been combined into the Natural Resources Element as permitted by state law

(Government Code Section 65301). The Infrastructure Element fulfills the requirements of a Circulation Element. The General Plan elements and Land Use Policy Map clearly state the community's goals and policies for the long term development of the City.

Each element is comprised of several sections. The first section is an introduction to the purpose of the element, and its relationship to other General Plan elements. The second section provides background information necessary for issues identification and preparation of element policies. The third section presents a summary of element issue areas which will need to be addressed by policy. The fourth and final section contains the goals and policies designed to guide development decisions relative to the element topic. In addition, the Land Use Element contains a section which describes the Land Use Policy Map, and the Infrastructure Element contains a section describing the Circulation Plan.

AMENDMENT OF THE GENERAL PLAN

State law recognizes the dynamic nature of the General Plan and provides for periodic review of the document to insure that it is consistent with the conditions, values, expectations, and needs of the community:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

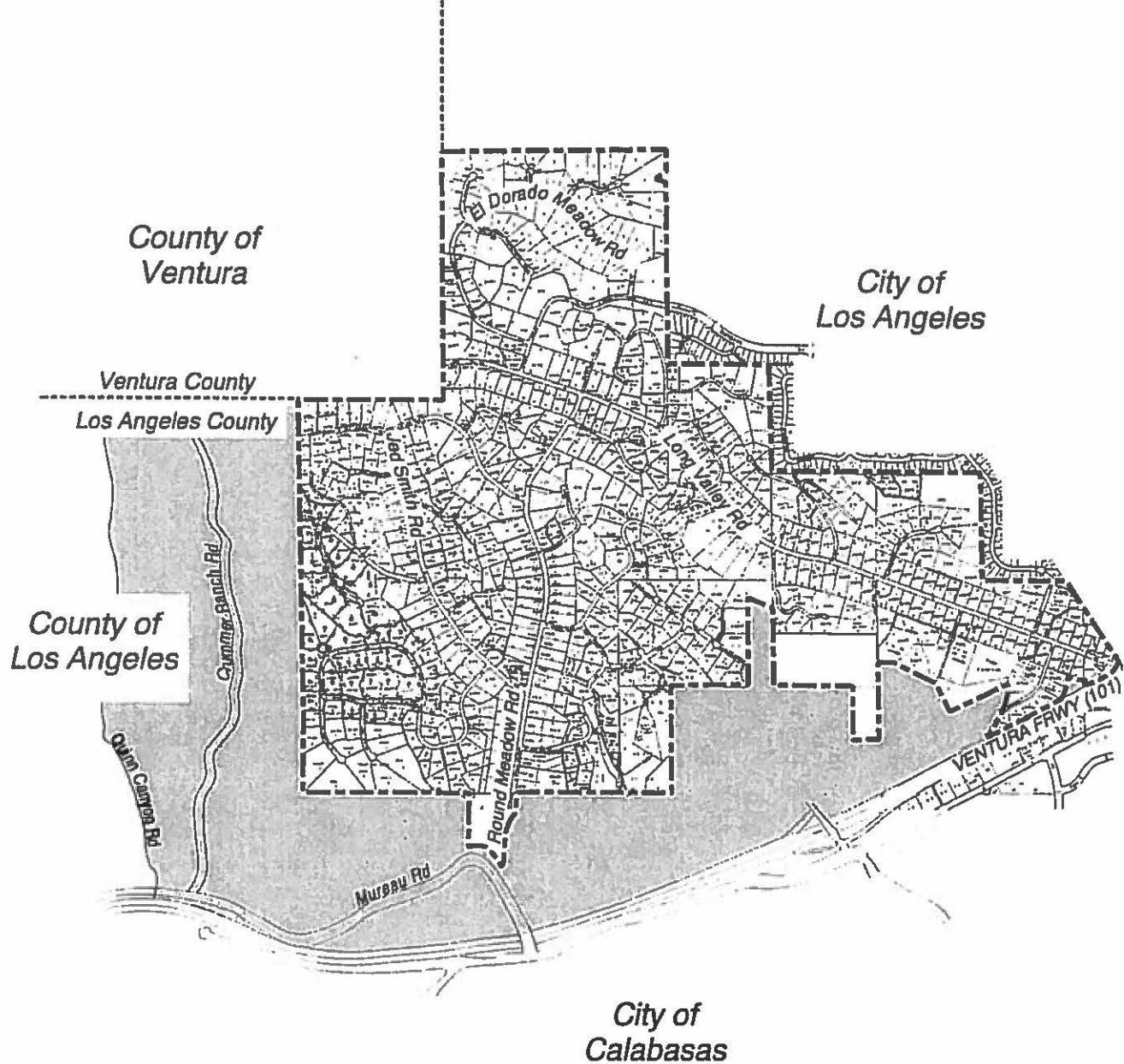
State law (Government Code Section 65588) requires a Housing Element update to be conducted every five years and revisions to be made as necessary to reflect "new conditions, local attitudes, and political realities." The format of the Hidden Hills General Plan is designed to facilitate the updating and amending of the General Plan by the City.

GENERAL PLAN OBJECTIVES

The overall objectives of the City of Hidden Hills General Plan are as follows:

1. To preserve and maintain the outdoor-oriented, open space, rural atmosphere of the community.

2. To provide a guide for construction and development in the City in accordance with the acreage and general building requirements as contained in the City municipal code.
3. To protect the City's residents from excessive noise, objectionable waste on either private or community property, and in general, from any physical condition that may encroach on any resident's enjoyment of private property and communal areas by maintaining the general ordinances of the City that pertain to these matters.
4. To monitor the traffic circulation within the City and safely accommodate vehicular movement in the future.
5. To monitor and interact with, when necessary, other jurisdictions surrounding the City, when actions of those jurisdictions will have a direct or indirect effect on the life-style and general enjoyment of the community by its residents.



- Sphere of Influence
- City Limits

cba ↑
north 0 2,000 feet

Figure 2
Sphere of Influence Map

LAND USE ELEMENT

City of Hidden Hills
General Plan



LAND USE ELEMENT

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LAND USE ELEMENT

INTRODUCTION

The City of Hidden Hills is primarily a residential equestrian community. Future residential development will continue to adhere to the principles of the community. The City regulates commercial uses so that they will not detract from its residential nature. Public lands within the City support community services, recreational opportunities, educational facilities, and utilities.

This Land Use Element describes official City policy for the location of land uses and their orderly growth and development. It serves as a guide for public officials and citizens to determine the best uses of lands within the City. To the private citizen, the Land Use Element will set forth the type of neighborhood he or she can expect to live in, the location and type of public facilities available, and the time and distance required for travel to necessary activities. Public officials will use the Land Use Element as a guide for placement of public facilities and services, and for directing new development. The Element also serves as a basis for definition of short-range and long-range capital improvement programs.

Purpose of the Element

The intent of the Land Use Element is to describe present and projected land use activity within Hidden Hills. The Element also addresses crucial issues concerning the relationship between land uses and environmental quality, potential hazards, and social and economic objectives.

In accordance with the State of California General Plan Guidelines, the Land Use Element serves the following purposes:

- Identifies land use issues;
- Provides a statement of land use policies and proposals, distinguishing, when appropriate, between short, middle and long-term periods of fulfillment;
- Describes land use density and land use intensities provided for under the Plan, including the relationships

of such uses to social, environmental and economic goals and objectives;

- Provides for standards and criteria for physical development within each use area with consideration for land capacity; and
- Describes and depicts land use patterns provided for under the Plan.

Relationship to Other Elements

A major goal in this General Plan Update is to achieve internal consistency throughout the various General Plan elements. Since the Land Use Element regulates how land is utilized, it integrates and synthesizes most of the issues and policies contained in the other Plan elements.

Specifically, the Land Use Element relates to the Housing Element by defining the extent and density of future residential development in the City. The Land Use Element also is coordinated with the Natural Resource Element in that open space resources are designated on the Land Use Policy Map, and environmental factors are considered in the location of land use types. The Land Use Element also relates to the Safety and Noise Elements by integrating their broad land use recommendations into detailed policies which apply to specific geographic locations. Finally, the Infrastructure and Land Use Elements are interrelated in that specific land use decisions depend upon traffic routes and circulation patterns.

Relationship to Hidden Hills Municipal Code

The General Plan Land Use designations correspond directly to the City of Hidden Hills zoning specifications, as found in the Land Use and Development Regulations of the Hidden Hills Municipal Code.

PLANNING AREAS

City Boundaries

Before the City incorporated in 1961, the Hidden Hills Community Association was established to maintain private roads and horse trails and to ensure that the rural character of the area remained. When the City incorporated in 1961, the boundaries were almost identical to the area maintained by the Community Association.

Today, the City Boundary is that area over which the City has direct land use planning and zoning control.

Sphere of Influence

The Sphere of Influence (SOI) is adjacent unincorporated properties over which the city has particular interest. The Los Angeles County Local Agency Formation Commission (LAFCO) established the Sphere of Influence for the City of Hidden Hills. While the City makes recommendations to the County on land use policy of the SOI, the County has final jurisdiction. The Sphere of Influence, exhibited in Figure 2, extends south of the City to the Ventura Freeway and west of the City to Quinn Canyon Road.

The City of Calabasas is annexing unincorporated land adjacent to the western and southern borders of Hidden Hills. Part of the gated community of Mountain View Estates is in the Hidden Hills SOI. The Mountain View Estates Homeowners Association owns Crummer Canyon, the open space area to the west of the City,

Other areas within the City's SOI which Calabasas is considering annexing include Craftsman's Corner/Center, Hideaway Farms, Hidden Hills West, the Mureau house and driving range, and the remainder of the property along Mureau Road. The Craftsman's Corner Land Use Study, prepared for the City of Calabasas in 1993, contains an extensive analysis of the environmental concerns associated with the possible annexation of the area.

Area of Interest

The Area of Interest is an informal designation for the properties or facilities of particular concern for the City of Hidden Hills. The Area of Interest may include the Ventura Freeway south of the City or other properties whose development could affect the City in the future.

EXISTING LAND USE

The City of Hidden Hills is primarily an equestrian residential community, of mostly one-acre lots. California ranch style homes with three-rail fences and an abundance of equestrian facilities create the City's unique atmosphere.

Lot sizes range from a minimum of one acre to several acres in size. Many lots contain a buildable ridge and steep arroyos.

One of Hidden Hills' unique features is the set of Covenants, Conditions and Restrictions which have assured the maintenance and uniformity of properties throughout the years. Generally, buildings are limited to 24 feet in height with three-rail fences surrounding the properties. Residences are strongly encouraged to be of a ranch style. All properties provide easements which are primarily utilized for equestrian trails. The CC&Rs are enforced through the Hidden Hills Community Association. Through the association, fees are levied which are used for maintenance of the roads, gates, trails, and recreational facilities.

Figure LU-1 illustrates existing land use.

LAND USE CLASSIFICATIONS

The General Plan defines the planned use of all land within the City's jurisdiction. The following section delineates the classifications of each land use in the City.

Land Use Intensity/Density

The Element uses certain terminology to describe land use designations. Land Use designations in this Element are described in terms of intensity and density. The term "density" refers to residential uses and to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/ac). For example, 50 dwelling units occupying 25 acres of land is 2 du/ac. In Hidden Hills, maximum residential density is 1 du/ac.

The term "intensity" applies to non-residential uses and refers to the extent of development on a parcel of land or on a lot. Intensity includes the total building square footage, the building height, the floor area ratio, and/or the percentage of lot coverage. Often, intensity describes non-residential development levels, but in a broader sense, intensity expresses overall levels of both residential and non-residential development types. This Element uses floor area ratio and building square footage as measures of commercial development intensity.

Floor Area Ratio, FAR, represents the ratio of the total gross floor area of all buildings on a lot to the land area of that lot. To determine FAR, divide gross floor area of all buildings on a lot by the area of the lot. For example, Figure LU-2 illustrates that a 10,000 square foot building on a 20,000 square foot lot yields an FAR of 0.5:1. The FAR controls the intensity of use on a lot. A 0.5:1 FAR can yield a building of one story in height which covers

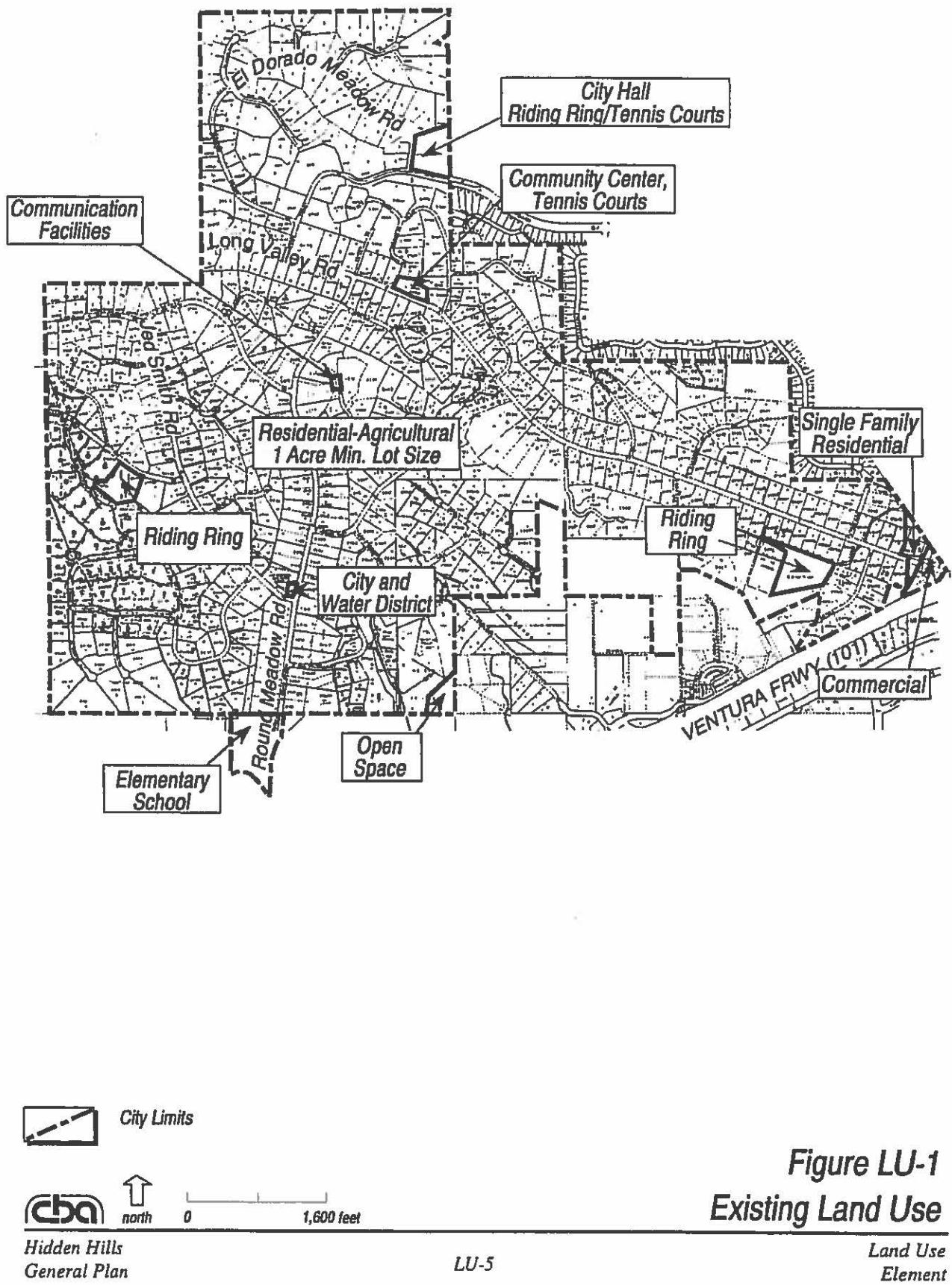
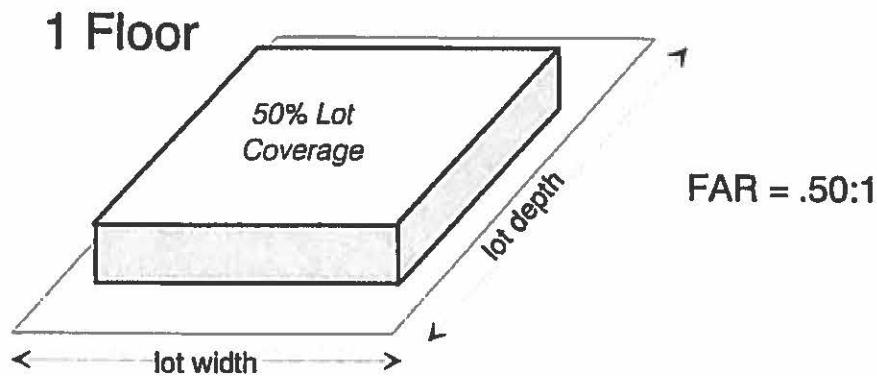
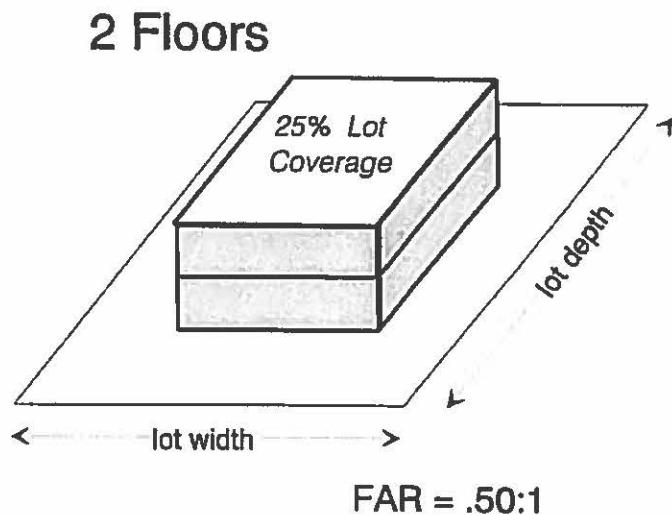


Figure LU-1
Existing Land Use



In a zone district with a maximum FAR of 0.50:1, the maximum allowable floor area of a building on a 20,000 sq. ft. lot would be 10,000 sq. ft. (10,000 sq. ft. divided by 20,000 sq. ft. equals 0.50).

NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.



Floor Area Ratio (FAR) =

Gross Building Area (All Floors)

Lot Area

Figure LU-2
Floor Area Ratio

one-half of the lot area, or a taller building which covers less of the lot, providing for more open space around the building. State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. This Element describes the land use designations shown on the Land Use Map.

Residential

Hidden Hills contains ranch style residential homes. The average lot size is 1.7 acres, and the City averages 3.4 persons per household. Large setback requirements and lot sizes, as well as topographic constraints on many lots provide significant amounts of open space on developed parcels that give the overall community a sense of openness. Many of the lots are large enough to support horses, and many have stables as accessory structures. The City's municipal code provides for the following three residential districts.

Residential Agricultural Suburban Zone (RA-S)

The RA-S Zone maximum development density is one dwelling unit per acre. Guest houses/servants' quarters without a kitchen do not constitute a dwelling unit.

The RA-S Zone requires single-family homes on one acre minimum lots, with a second story containing less than 40 percent of the total living area.

Residential Agriculture Suburban-2 Zone (RA-S-2)

The RA-S-2 Zone maximum development density is one dwelling unit per one acre with provision for an additional detached dwelling unit.

The RA-S-2 Zone allows the same as the RA-S Zone with additional accessory uses and with additional building height allowances depending on building size.

Residential Zone (R-1)

The R-1 Zone maximum development density is approximately one dwelling unit per one-half acre.

The Residential Zone (R-1) allows single-family homes on a minimum lot size of 20,000 square feet.

Community Use Zone (CU)

The maximum FAR for any commercial structure is 1:1. No commercial structure shall exceed a height of 35 feet.

A number of sites totalling slightly over 22 acres are designated for this category. These areas are fully developed and no future development is anticipated. See Figure LU-2 for an illustration of the maximum potential building on any given CU designated site, not allowing for hillside or other zoning restrictions..

This designation is for public facilities owned and/or leased by the City of Hidden Hills or other public service providers. The Community Use Zone includes the City Administration Building and adjacent recreation facilities, the Community Association and adjacent recreation facilities, the Round Meadow School site, riding rings, communication facilities.

Many of the community uses are recreational. Apart from the community pool, riding rings, and tennis courts, there is an extensive network of trails, which are controlled and maintained by the Community Association. The trails are laced throughout the City affording hikers and equestrians alike varied opportunities within the community's boundaries.

Restricted Commercial Use Zone (CR)

The maximum FAR for any commercial structure is 1:1. No commercial structure shall exceed a height of 35 feet.

Only one 2.66 acre area is designated CR. This area is at the eastern border of the City and is divided by Long Valley Road. No additional development is currently proposed for this area, however there is a building potential for a total of up to 50,000 square feet of building area, not considering zoning restrictions other than setback requirements.

The Hidden Hills Municipal Code details permitted uses in the Restricted Commercial Zone. Permitted uses include non-medical and non-dental professional, executive, administrative, and sales offices; retail and service stores and businesses, and other accessory buildings and nonconforming structures.

Conditional uses permitted in the CR Zone, with the issuance of a Conditional Use Permit include retail food service businesses such as restaurants, ice cream parlors, and sandwich shops.

All new buildings must have an equestrian rural style and are subject to plan review and findings contained in the municipal code as well as the standards of the Community Association.

Vacant Lands

Currently, there are approximately 100 acres of vacant land within the City of Hidden Hills. While the parcels are vacant, most are designated for residential development. Surrounding Jim Bridger and Ashley Ridge Roads in the southwestern portion of the City, and surrounding El Dorado Meadow and Annie Oakley Roads in the northernmost section of the City, approximately 30 parcels are vacant and designated for residential use. In addition, Tentative Tract 51056 accessed by Lasher Road and Bridle Trail Road in the southern area of the City consists of 43.7 acres. It is designated for a net increase of 18 single family homes on one acre parcels.

OVERVIEW OF LAND USE PLAN

The Hidden Hills Land Use Policy Map is presented in Figure LU-3. The Map provides a graphic representation of the General Plan's development policies and indicates land uses as they are designated and for which policies and standards have been formulated. The major goal of Hidden Hills' General Plan Update is to maintain and foster the community's rural and residential environment while ensuring that new development is in conformance with established community standards.

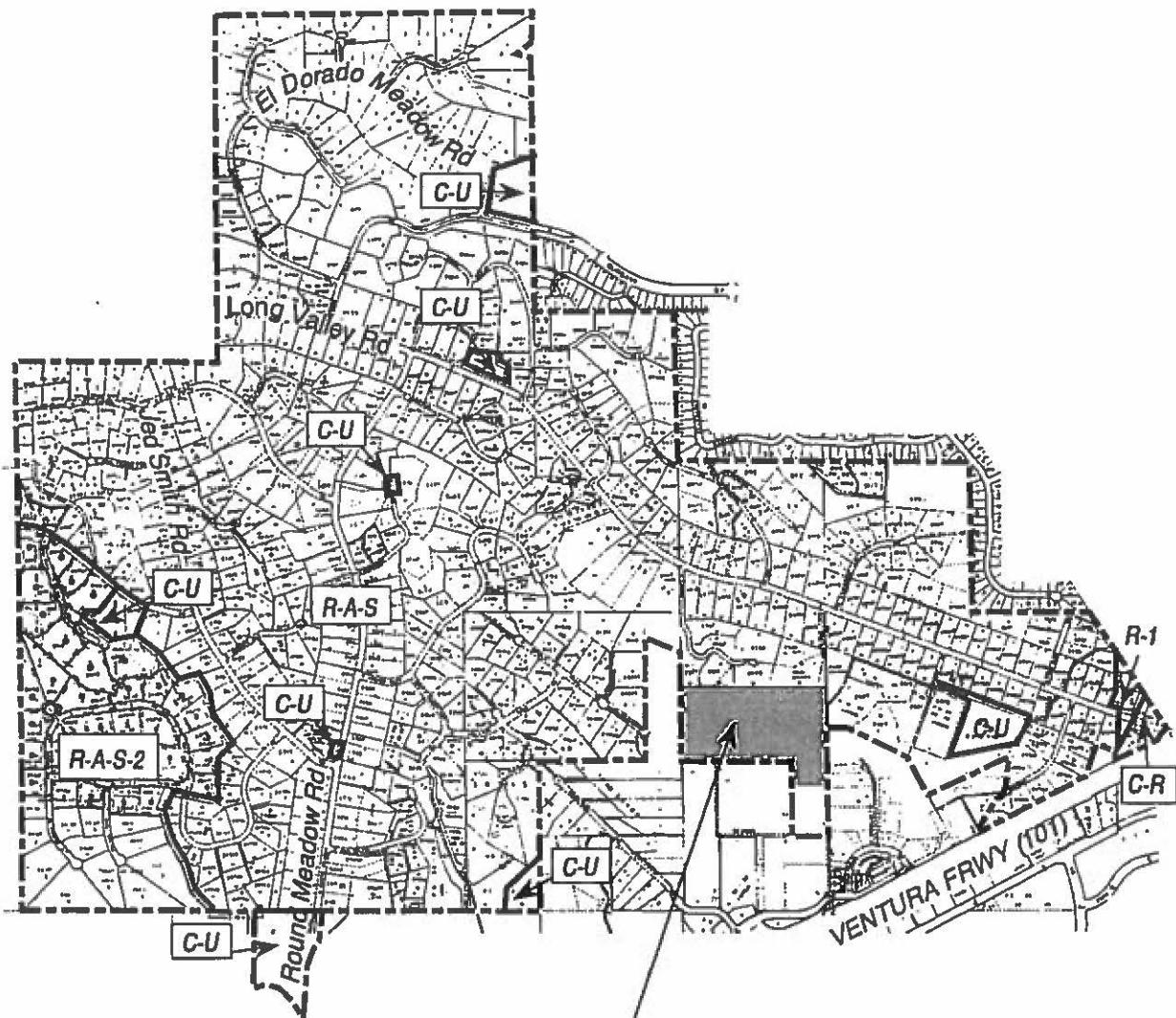
The land use classifications designated by the General Plan provide for the development of the community's vacant properties in a manner that is consistent with established and approved development patterns. The land use classifications established by this General Plan Update reflect a system that is different but generally consistent with the previous land use classifications. The dominance of a low-density single family land use pattern clearly continues to be the policy of the City of Hidden Hills. Table LU-1 presents the list of updated General Plan land use categories and an acreage distribution. The following discussion elaborates on the location and intent of the General Plan land uses.

Residential Land Uses

The Plan continues the City's three existing single-family residential land use categories: RA-S, RA-S-2, and R-1. Through these three classifications, the City will be able to ensure that the remaining undeveloped properties throughout Hidden Hills will be developed at densities that are compatible with existing residential development.

Community Uses

The majority of recreational open space and public facilities within the community are maintained by the Hidden Hills Community Association. Development on any City-owned property within a Community Use Zone must be used for public purposes, contingent upon a public hearing. Planning Agency review and approval is required. Property owned by other public agencies may be used for public purpose upon the granting of a Conditional Use Permit by the Planning Agency.



General Plan Land Use	Zoning	
RA-2	R-A-S-2	Residential-Agricultural, Suburban (1 acre minimum lot size)
RA-1	R-A-S	Residential-Agricultural, Suburban (1 acre minimum lot size)
R-SF	R-1	Single-Family Residential (20,000 sq. ft. minimum lot size)
C	C-R	Commercial Restricted
Public	C-U	Public/Community Use

Single-Family Estate, one dwelling unit per two acres (average density) - but in no event to exceed ten (10) dwelling units; street right-of-way widths shall not be less than 58 feet.



Figure LU-3
General Plan Land Use Designations
and Zoning Classifications

TABLE LU-1
CITY OF HIDDEN HILLS
LAND USE TABULATION

Land Use Category	Acreage
RA-S Residential	821.46
RA-S-2 Residential	88.45
R-1 Residential	1.97
CR Commercial Restricted	2.66
CU Public/Community Use	22.32
Total*	940.00

* Includes 3.20 acres not designated

Source: City of Hidden Hills

Commercial Uses

The City wishes to maintain its rural equestrian character by continuing restrictive policies regarding commercial uses. Only a very small percentage of the City's total land area is designated for commercial use, with only limited retail and service commercial activities permitted by right and food service uses subject to conditional use permit review. To ensure high-quality commercial development, the City will require all projects to undergo site plan review and will enforce landscaping, architecture, and sign standards contained in the Municipal Code.

Implications of Land Use Policy

The Land Use Element provides for the continued residential emphasis of the Hidden Hills community. The General Plan ensures that this growth will take place in a way that promotes compatibility with adjacent properties, preserves the existing rural residential character, and is environmentally sensitive. The amount of additional growth that can be accommodated under this General Plan is presented as Table LU-2. As this table illustrates, the Plan only provides for the expansion of residential uses.

Flood Prone Areas

State General Plan law mandates that the Land Use Element identify flood-prone areas. According to the Federal Emergency Management District (FEMA) Flood Insurance Rate Maps, the City of Hidden Hills is located in Area C and has no 100-year or 500-year flood zone. There is no year round stream or pond within the City. Minimal surface water accumulation occurs only during and after periods of intense rain fall.

Build Out

There are an estimated 1875 persons living in Hidden Hills.¹ Over the City's 1.6 square miles, the population density is 1442 persons per square mile. Based on the 1990 Census average of 3.4 persons per household in Hidden Hills, an additional 167 persons could reside in the City under General Plan buildout, increasing the City population to 2042. This would result in an ultimate population density of 1570 persons per square mile.

¹ 1990 US Census counted 1729 people living in the City. With an estimated 43 new occupied units, at a rate of 3.4 persons per household, the estimated population is 1875.

TABLE LU-2
CITY OF HIDDEN HILLS
ESTIMATED GENERAL PLAN BUILDOUT
NET INCREASE IN DEVELOPMENT

General Plan Area	Dwelling Units	Population
RA-S-2	15	51
RA-S	34	115
R-1	0	0
Totals	49	167

Note: The Final Environmental Impact Report for Tentative Tract 51056 indicated that 76 units could be developed City-wide in the future in addition to the 18 additional units resulting from the proposed project. The capacity remains for 49 additional units to be developed.

Sources: Cotton/Beland/Associates, 1994.

GOALS AND POLICIES

The City of Hidden Hills set the following goals and policies for land use:

GOAL 1: Preserve the rural-equestrian character of the community.

Policy 1.1: Generally, all developments have conformed to the established policies of one acre minimum building and 1.7 acre average developed lot size with no more than 25% lot coverage.

GOAL 2: Protect areas of potential slope instability from future residential developments.

Policy 2.1: Require a "slope stability assessment" to be conducted prior to taking action on future single family residential subdivisions which are located in areas of potential slope instability.

GOAL 3: Protect future residential areas from flood hazards.

Policy 3.1: Require a "flood assessment" to be conducted prior to taking action on residential subdivisions.

GOAL 4: Prevent the spread of wildfires to residential structures.

Policy 4.1: In fire hazard areas, maintain a cleared firebreak around and adjacent to all residential structures.

GOAL 5: To protect the natural ridgeline and hillside areas and to minimize flooding potential, it is the goal to require that lot size be governed by the natural slopes.

Policy 5.1: Require minimum land disturbance, and to require larger lot sizes when necessary to accomplish the goal.

GOAL 6: To protect residential properties adjacent to the Commercial Zone.

Policy 6.1: Require development standards in the Municipal Code that are sensitive to the needs of the adjacent residential zone.

GOAL 7: Recommend use of the areas inside the City's Sphere of Influence which will preserve the current City environment.

Policy 7.1: Continue discussion with City of Calabasas concerning its annexations of land south and west of the City.

INFRASTRUCTURE ELEMENT

City of Hidden Hills
General Plan



INFRASTRUCTURE ELEMENT

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INFRASTRUCTURE ELEMENT

INTRODUCTION

The Infrastructure Element addresses the City's transportation system, water system, and energy system. The infrastructure is the means by which people and commodities move within and through the City. It is a network of routes which serve the circulation needs of the area. The goal of this element is to develop a plan for an overall infrastructure network that will meet current and future transportation needs of all those who live in or travel through the City of Hidden Hills.

Purpose of the Element

The Infrastructure Element is designed to:

- Identify and analyze infrastructure needs and issues;
- Present a planned circulation system to satisfy travel demand based upon projected land use;
- Establish standards and criteria for the location, design, operation and levels of service of various circulation facilities; and
- Set forth goals and policies to ensure the circulation, water, and energy needs of the community are adequately met.

Relationship to Other Elements

The Infrastructure Element is related to several other elements of the General Plan and perhaps most closely related to the Land Use Element. Circulation facilities are designed around the Land Use Plan's pattern of land use. The type and design of the infrastructure system are determined by the type and density of surrounding land uses as well as inter-city access patterns and loads.

The Infrastructure Element is also related to the Noise, Natural Resources, and Safety Elements. As described in the Noise Element, the circulation system is one of the major components of urban noise. The circulation network has a direct impact on natural resources, particularly air quality. Factors of safety and seismic safety affect the location and design of infrastructure, and dictate the need for evacuation and emergency routes.

EXISTING CIRCULATION SYSTEM

Local Street System

The City of Hidden Hills street system consists of mostly private roadways. Within the residential zones, most streets are privately owned by the Community Association.

The streets serve a mixture of vehicles, bicycles, horses and pedestrians. The following section identifies the traffic and design characteristics of the City's major collector streets:

Long Valley Road

Long Valley Road serves as a collector street for access to residential areas within the City. The road traverses the City in a general northwest-southeast direction. The collector provides access to the Ventura Freeway (US 101) as it ties into Valley Circle Boulevard at the freeway interchange. In addition, Long Valley Road intersects Round Meadow Road. The two lane roadway is 26 feet wide, including three foot wide concrete swales. Long Valley Road has no controls except stop signs.

Round Meadow Road

Round Meadow Road serves as a collector street and accesses Mureau Road outside the City. The road is aligned in a general north-south direction and intersects Long Valley Road.

Spring Valley Road

Spring Valley Road collects traffic from residential areas and from Long Valley Road and functions as access to Valley Circle Boulevard via Burbank Boulevard outside the City.

Trip Generation

Using trip generation rates published by the Institute of Transportation Engineers, it is possible to determine the expected average number of daily trips the estimated 552 occupied housing units in the City will generate and to determine the trip generation impacts at buildout.¹ Applying trip generation rates for estate residential land use to the number of housing units in the City of Hidden Hills generates the average daily trips (ADT) and the average number of trips during peak hours.

¹The 1990 Census counts 527 housing units in the City with 509 units occupied. Since the Census count, an estimated 45 units have been completed, bringing the total number of housing units to 572. Using the 1990 vacancy rate of 3.4%, there are an estimated 552 occupied units.

Table IN-1 shows the generation rates, and Table IN-2 depicts the number of trips expected to occur in the City.

**TABLE IN-1
TRIP GENERATION RATES**

LAND USE	DESCRIPTOR	DAILY	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
Estate Residential	Dwelling Units	12.45	0.25	0.72	0.86	0.46

Source: "Trip Generation," 5th Edition; Institute of Transportation Engineers (ITE); 1991.

**TABLE IN-2
CITY OF HIDDEN HILLS
EXISTING AND PROJECTED AVERAGE DAILY TRIPS (ADT)**

NUMBER OF UNITS	DAILY	AM PEAK HOUR		PM PEAK HOUR		
		IN	OUT	IN	OUT	
Occupied Housing Units	552	6872	138	397	475	254
Unoccupied Housing Units	20	249	5	14	17	9
Additional Units at Buildout	49	610	12	35	42	23
TOTAL	621	7731	155	446	534	286

Source: 1990 US Census, Cotton/Beland/Associates, 1994.

As Table IN-2 shows, occupied housing units average 6872 daily trips in the City, with 397 vehicles leaving their homes in the morning peak hours and 475 returning to their homes in the afternoon peak hours. At General Plan buildout, residents will make an average total of 7731 trips per day, a 12.5 percent change.

Collector streets, such as Long Valley Road, Round Meadow Road, and Spring Valley Road generally have a daily capacity of up to 10,000 trips. These collector roads actually operate similar to local or residential roads in most cities. The 1993 Final Environmental Impact Report (EIR) for Tentative Tract 51056 reported the volume on Long Valley Road at 2,800 trips per day. The EIR projected the additional trips generated at buildout to be 3,955 daily trips. This volume is far below the 10,000 daily trip capacity of a collector road.

Circulation System

Street System

The City's street system plan is presented on Figure IN-1.

Public Transit

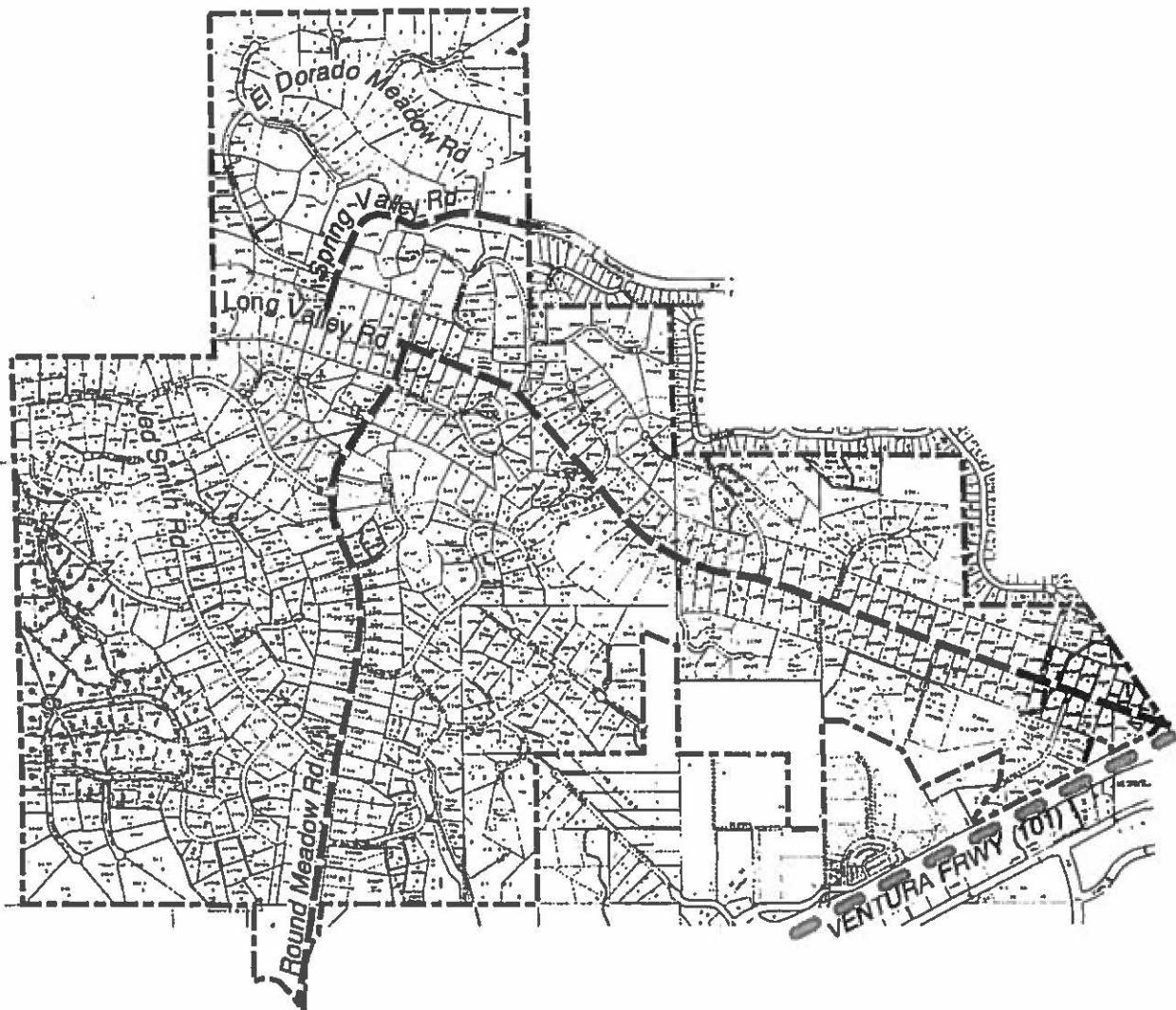
Direct transit service is not provided for the City of Hidden Hills since all of its roadways are private. Transit service is provided along the perimeter of the City by RTD lines 245 and 161 and Commuter Express 423.

Equestrian Trail System

The community of Hidden Hills maintains over 35 miles of equestrian trails. All homes have a ten foot wide minimum perimeter access easement which connects to the community trail system. The Community Association makes an effort to ensure that each homesite has at least one bridle trail along a property line. Figure NR-1 in the Natural Resources Element illustrates the Equestrian Trails. The Community Association Trails Committee meets the third Wednesday of each month to discuss issues and plans relating to the trail system.

Pedestrian Walkways and Bicycle Paths

Consistent with the City's rural setting, the City does not provide sidewalks or bicycle paths along the existing collector roads. All bicycles and pedestrians use the streets. Enforcement of the adequate street width and of the 30 mile per hour speed limit insures safe passage of bicycles and pedestrians.



Freeway



Collector

All other city streets are defined as local



City Limits



north

0

1,600 feet

cba

**Figure IN-1
Street System**

Parking

Off-street parking is provided in conjunction with City residences.

SUMMARY OF CIRCULATION ISSUES AND OPPORTUNITIES

The City's existing street system has adequate capacity to accommodate existing daily traffic volumes. In general, the volumes on the collector roads are considered light for a residential street.

OVERVIEW OF CIRCULATION PLAN

The Community Association Roads Committee meets the second Tuesday of each month to discuss plans and issues relating to circulation.

Future Traffic Demand

The future traffic demand in the City of Hidden Hills is directly related to the potential for additional residential units, as discussed above. Because Hidden Hills is a gated community, potential increases in traffic in surrounding communities will not impact the City street system.

Table IN-2, page IN-3, includes the projected increase in traffic daily trips. These increases can be accommodated on the City's street system. The projected future traffic volumes are expected to operate well within the roadway capacity.

Street Classification System

The unique characteristics of Hidden Hills' roadway system, with the private status of its roadways, with gated community operations, and with limited future traffic volume increases, eliminate the need for a specific street classification system. The collector roads, Long Valley Road, Round Meadow Road, and Spring Valley Road operate similar to local or residential roads in most cities.

Traffic Control Devices

The installation of traffic control devices in the City should be based upon established warrants and professional analyses. A reference for implementation is the California Department of Transportation "Traffic Manual". The installation of traffic control

devices in conformance with standards provides a safe road system and reduces potential liability on the part of the City.

These references provide guides or warrants for the installation of many traffic controls such as STOP signs, traffic signals and speed limits. In the case of speed limits, the guidelines are required to be followed by the California Vehicle Code. While these guides or warrants are not absolute, they will assist in providing uniformity, which is a safety benefit.

In August, 1994, the City Council approved a maintenance agreement for the Round Meadow/Mureau Traffic Signal, submitted by the County of Los Angeles. The County will maintain the signal, and the City will contribute one third of maintenance costs.

CIRCULATION GOALS AND POLICIES

The following goals and policies are designed to ensure the maintenance of an efficient circulation system for Hidden Hills.

GOAL 1: Continue the existing practice of privately owned and maintained streets within the residential zones of the City.

Policy 1.1: Require that all collector streets in new subdivisions be owned by the Hidden Hills Community Association, or, in the case of multiple driveways, by the adjacent property owners.

Policy 1.2: Continue to require that all streets be designed to keep the rural, equestrian character of the community.

GOAL 2: Maintain through the Community Association the private nature of and limited access to all community roadways within the residential zone.

Policy 2.1: Maintain through the Community Association attended gates to all entry points to the residential and community use zones.

GOAL 3: Assure adequate construction of private streets.

Policy 3.1: Require private roads to have a minimum right-of-way width of 60 feet, except on cul-de-sacs or as shown on the Land Use Element Map.

- GOAL 4:** Encourage continued development of a community-wide equestrian system by the Community Association.
- Policy 4.1:** Each parcel of land will have a ten foot wide perimeter equestrian access easement which connects to the community trail system.
- Policy 4.2:** Each homesite will have a bridle trail along at least one property line.

EXISTING WATER AND SANITATION SYSTEM

The Las Virgenes Municipal Water District (LVMWD) supplies water to the City of Hidden Hills. The system has the capacity to serve all present and projected future water needs. The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), part of the State Water Project. The LVMWD operates facilities to provide reclaimed water supplies to the City. The LVMWD provides water to residents through a system of mains and laterals. Nearly all of the water system components lie under the City's roadways.

The LVMWD provides sanitary sewer service for the City, through local collector sewers operated by the Los Angeles County Consolidated Sewer Maintenance District. Sewage collected from the City is discharged for treatment in the City of Los Angeles' wastewater facilities at their Tillman and Hyperion Treatment Plants, in accordance with an agreement between the LVMWD and the City of Los Angeles.

"According to the LVMWD, portions of the City's water system have not been updated to the 1,250 gallon-per-minute minimum requirements currently required by the Los Angeles County Fire Department. LVMWD staff indicates that lines originally installed by the Hidden Hills Mutual Water Company are four- and six-inch lines, which provide pressures in the range of 750 gallons per minute. At the time the County assumed jurisdiction for fire prevention and control, the line sizes and fire flows were deemed acceptable. However, for new development, the County requires the 1,250 gallon-per-minute minimum standard. The County has not indicated a need to upgrade the now substandard lines serving the older portions of the community."

Information on the water consumption by City residents is unavailable. However, based on the LVMWD demand factors of 2,176 gallons per unit per day (assuming 640 gallons per person at 3.4 persons per household), the City of Hidden Hills uses an estimated 1,201,151 gallons per day for 552 occupied households. At buildout, the City's projected water consumption would be an estimated 1,351,296 gallons per day.

WATER AND SANITATION SYSTEM GOALS AND POLICIES

GOAL 1: All residents should have adequate access to domestic water supplies.

Policy 1.1: Actively support legislation which seeks to provide public water supplies to the Southern California region.

Policy 1.2: Actively support programs which promote water conservation throughout the City.

Policy 1.3: For those sites where the installation of reclaimed water systems are feasible and meet all regulatory requirements, allow their installation.

GOAL 2: Address potential inadequacies in the City's water distribution system.

Policy 2.1: Initiate a study to determine possible deficiencies in the City's water distribution system pertaining to County fire flow requirements.

SOLID WASTE DISPOSAL

Hillside Rubbish and Las Virgenes Disposal are responsible for the collection of solid waste generated in the City of Hidden Hills. Refuse collected by these companies is transported to the Calabasas Landfill. The Calabasas Landfill is a designated Class II landfill operated by the Los Angeles County Sanitation District. Class II landfills accept municipal waste but not hazardous material. Planners for the district estimate the useful life of the landfill to be an additional 12 to 16 years, based on anticipated growth. Permits for additional sites are being pursued to accommodate demand after that period.

On January 1, 1990, the California Legislature enacted the California Integrated Solid Waste Management Act of 1989 (AB 939). This act is intended to reduce the amount of solid waste generated through source reduction, recycling, and reuse. City and County jurisdictions must identify an implementation schedule to divert 25 percent of total landfilled solid waste by the year 1995 and 50 percent by the year 2000. The City of Hidden Hills has prepared a Source Reduction and Recycling Element, Household Hazardous Waste Element, and Non-Disposal Facilities Element, as required.

EXISTING ENERGY SYSTEM

Southern California Gas Company supplies natural gas service to the City of Hidden Hills. Gas lines lie under the City's streets and right-of-ways. Southern California Edison provides electrical service to the community via both underground and overhead lines. The existing energy system has the capacity to serve both present and future needs.

ENERGY SYSTEM GOALS AND POLICIES

GOAL 1: Promote, practice, and encourage workable energy conservation techniques in Hidden Hills.

Policy 1.1: Encourage the use of energy efficient systems in all new development and rehabilitation of existing structures.

Policy 1.2: Promote utilization of alternative energy resources within the City where these do not conflict with adopted design standards.

Policy 1.3: Provide input where appropriate for on-going fuel source research, and support legislation funding such activities.

NATURAL RESOURCES ELEMENT

City of Hidden Hills
General Plan



NATURAL RESOURCES ELEMENT

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NATURAL RESOURCES ELEMENT

INTRODUCTION

Since the early part of the century, Hidden Hills has changed from a sparsely vegetated grazing land to a landscaped residential community. Such a conversion of land often endangers sensitive resources and open space lands. Thus, Hidden Hills has made a concerted effort to conserve and protect the natural environment during its development. This Natural Resources Element is a written description of the City's commitment to maintaining a balance of preservation and development. Its purpose is to ensure future generations the same level of enjoyment from the environment as is enjoyed by present residents.

Purpose of the Element

Government Code Section 65302(d) requires that the Conservation Element address the conservation and the development and utilization of natural resources including water, forests, soils, rivers and other waters, wildlife, minerals, and other natural resources. Sections 65302(e), 65560, and 65561 require that the Open Space Element: address the preservation of open space lands; discourage premature unnecessary conversions of open space; anticipate population increases; and plan for the conservation and preservation of open space.

The Natural Resources Element is designed to:

- Inventory the existing natural resources and the various functions served by open space.
- Balance planning activity with environmental considerations.
- Establish recognition of the social, economic and aesthetic benefits which develop from the preservation of open space.
- Prevent neglect or unnecessary destruction of natural resources.
- Set forth goals and policies concerning the conservation, development and use of natural resources and the preservation of open space.

Relationship to Other Elements

The Natural Resources Element provides significant input into the Land Use and Infrastructure Elements. Land use decisions are based upon location and significance of various environmental factors. Also, new circulation proposals will be required to consider possible environmental impacts prior to their approval.

The information provided in the Natural Resources Element is significant on a project-specific basis. Through the environmental assessment process, planners and local decision-makers are required to make an initial assessment as to whether or not a proposed project will have a "significant effect" on the environment. The Natural Resources Element will serve as a tool in the environmental evaluation process.

INVENTORY OF EXISTING CONDITIONS

The purpose of this section is to provide information relative to the utilization of the City's natural resources and the preservation of open space areas. The information presented herein provides the basis for the policies and strategies discussed in the element's final section. Figure NR-1 exhibits open spaces including equestrian trails. The Community Association Parks and Recreation Committee oversees all plans and programs in the Association maintained open space. In addition, a Community Association Trails Committee oversees the maintenance and expansion of the City's trails system.

Open Space Inventory

Equestrian:

City open spaces include over 35 miles of bridle trails and three riding rings.

Tennis Courts:

A recreational facility in the northern portion of the City includes two tennis courts, as does the community center at the "old" city hall on Long Valley Road.

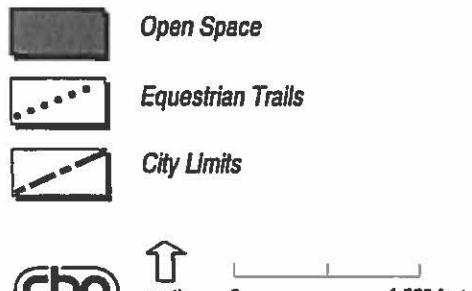
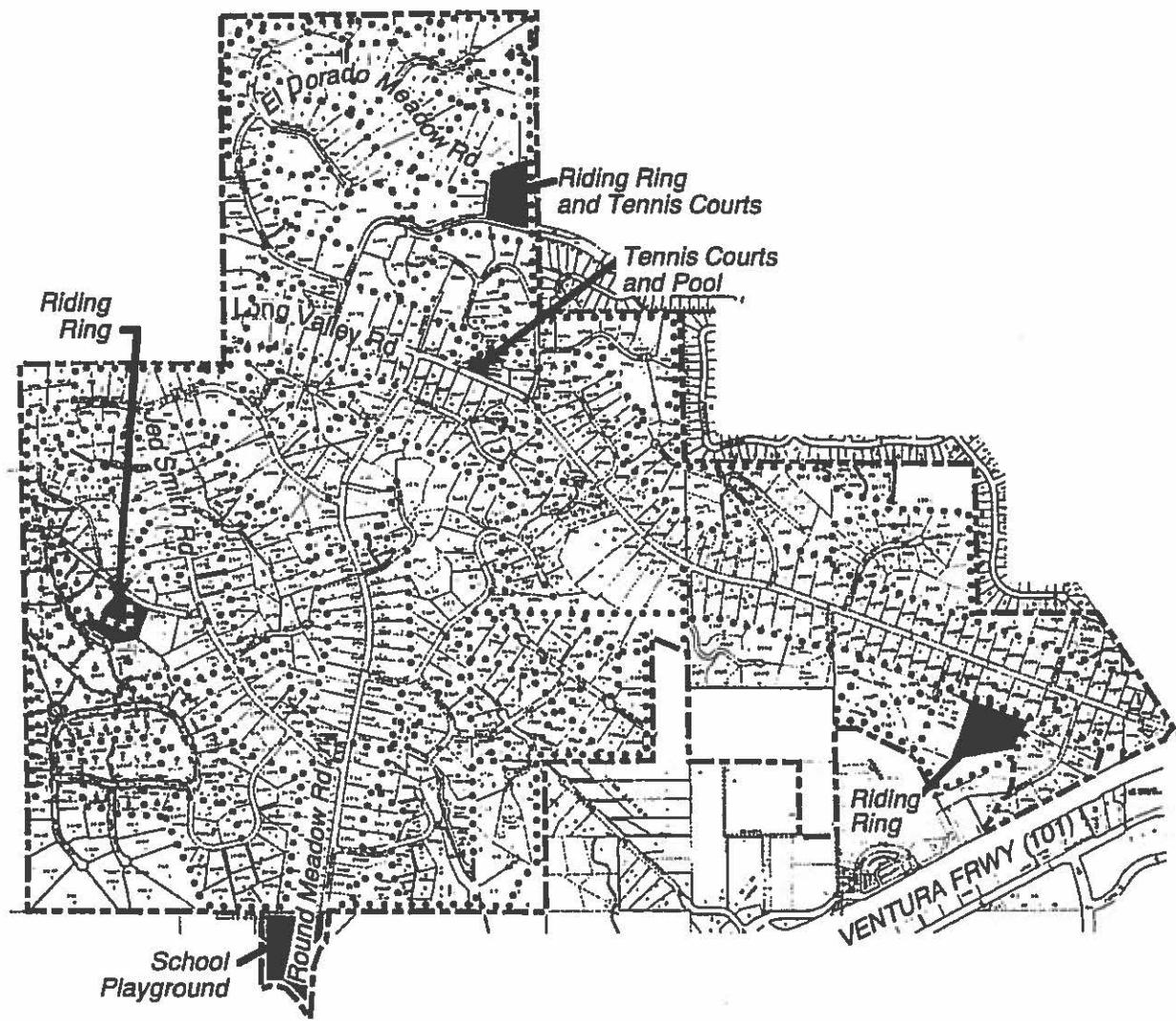


Figure NR-1
Open Space and Equestrian Trails

Hillside Open Space:

Excessively steep hillsides constrain a substantial amount of land in Hidden Hills. While many sections of the equestrian trails have grades between 10 and 30 percent, a substantial number of sections have grades between 30 and 55 percent.

Management of Resources

In addition to open space areas, Hidden Hills contains natural resource components which warrant conservation. Local resources include vegetation, wildlife, water, air quality, soils, and minerals. The characteristics of these resource components will be described in the following section, providing the foundation for policies which support their conservation. The City contains no rare, threatened, or endangered species.

Vegetation

The City of Hidden Hills is a landscaped community. Prior to development in the City, natural vegetation was sparse. With the exception of individual Valley Oak trees, there is little natural vegetation in the City of Hidden Hills. The City and the California Department of Fish and Game consider oak trees a valuable natural resource. City Land Use and Development regulations protect mature oak trees.

Non-native grasslands, such as black mustard, wild oats, red brome, and ripgut grass, cover the few undeveloped areas of the City. Undeveloped areas are home to a few native species, such as California sage, buckwheat, goldenbrush, and purple needlegrass. Eucalyptus are prevalent in landscaped areas.

Animals

Animals present in the City are those known to coexist in areas of human habitation. The City is home to the beecheay ground squirrel, a rodent typically found in developed areas. Rodents and lagomorphs such as the black tailed hare, the Audobon cottontail, California pocket mouse, the deermouse, the botta pocket gopher, the bush rabbit, and the dusky footed woodrat inhabit the City. Other mammals known to pass through the area include striped skunk, coyote, mule deer, and occasionally mountain lion.

Birds residing in the sage-scrub areas include the California Quail, the northern oriole, the brown towhee, the rufous-sided towhee, and the scrub jay. Nuttall's woodpecker, the mockingbird, Ann's humming bird, bushtit, goldfinch, and bewich's wren inhabit the oak-woodland areas. In addition, the red winged black bird, the starling, the red tailed hawk, the turkey vulture, the western

meadow lark, the sparrow hawk, the common raven, the mourning dove, and the western kingbird inhabit the Hidden Hills area.

Reptiles in the area include the western fence lizard, the striped racer, the common king snake, the southern alligator lizard, the western skink, the side blotched lizard, and the western rattlesnake.

Water Resources

Water sources available to the City are derived exclusively from Las Virgenes Municipal Water District (LVMWD). The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), which is part of the State Water Project. In addition, the LVMWD operates facilities to provide reclaimed water to the City.

In recent years, drought conditions hindered the LVMWD in its efforts to provide water supplies to new customers. As a result of past drought conditions, the LVMWD has a voluntary water conservation program which encourages a 10 percent cutback in water use. The LVMWD developed a Water Conserving Landscape Ordinance in order to encourage the use of native plants in landscaping plans. The Ordinance states that the LVMWD supports jurisdiction's efforts to conserve water.

The City of Hidden Hills has adopted a Water Efficiency and Landscape Ordinance.

Air Quality

Air quality, like other natural resources, is limited. Within any time period, the local air basin has a restricted ability to dilute contaminants and maintain air quality at levels which do not adversely affect the population. Air quality is a major concern of residents and visitors to the Los Angeles Metropolitan area, and with increasing population and development, air quality can be expected to further deteriorate until extreme efforts are made to control emissions of known pollutants into the atmosphere.

Air quality standards are set by both the State and Federal governments. The South Coast Air Quality Management District has the responsibility to monitor and enforce air quality standards in the South Coast Air Basin, of which Hidden Hills is a part.

The State Air Resources Board has designated the South Coast Air Basin a non-attainment area for ozone, carbon monoxide, particulates and nitrogen dioxide. Only lead and sulfur dioxide are in compliance with Federal and State standards. In February, 1979,

the Southern California Association of Governments adopted the Air Quality Management Plan, which sets forth policies and programs for localities to undertake air quality improvement strategies.

While Hidden Hills does not contain any industrial uses, the City's resident-generated vehicle trips do contribute to air pollution. The Hidden Hills General Plan specifies policies to initiate efforts to improve local air quality, such as trip reduction techniques, and to coordinate with the South Coast Air Basin in implementing strategies set forth in the Air Quality Management Plan to improve regional air quality.

Soils

Soils in Hidden Hills, primarily sandy clay, are derived from fine grained sedimentary bedrock. This soil shrinks when it is dry and expands when it is wet; therefore, it is both expansive and creep-prone. When it is wet, the expanding soil affects the foundations of structures built upon it. Along many of the drainage courses, expansive soils reach deeper than three feet. Development in the City must account for this type of soil.

Mineral Resources

The City of Hidden Hills is located in the northern foothills of the Santa Monica Mountains.

Deposits of sedimentary bedrock consisting of claystone, sandstone, siltstone, diatomaceous shale and petrolierous shale underlie the entire City. These bedrock create the Modelo Formation. The beds of the Modelo Formation were level at one time, but they have been uplifted, folded and contorted by ancient geologic activity, creating complex bedrock plane orientations. Over thousands of years, erosion and weathering forces modified the bedrock. The more gentle slopes within the City lie on a gradient parallel to the underlying bedding plane orientations. Surfaces of these slopes have weathered, producing various thicknesses of top soil. Steeper slopes within the City indicate weathering over the harder, resistant bedrock. Most soils found in the City have moderate to very high erosion potential.

TABLE NR-1
AMBIENT AIR QUALITY STANDARDS

AIR POLLUTANT	STATE STANDARD	FEDERAL PRIMARY STANDARD	MOST RELEVANT EFFECTS
	CONCENTRATION/AVERAGING TIME	CONCENTRATION/AVERAGING TIME	
Ozone	0.09 ppm, 1-hr. avg. >	0.12 ppm, 1-hr. avg.	<ul style="list-style-type: none"> (a) Short-term exposures: <ul style="list-style-type: none"> (1) Pulmonary function decrements and localized lung edema in humans and animals. (2) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (b) Long-term exposures: Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (c) Vegetation damage; (d) Property damage
Carbon Monoxide	9.0 ppm, 8-hr. avg. > 20 ppm, 1-hr. avg. >	9 ppm, 8-hr. avg. 35 ppm, 1-hr. avg.	<ul style="list-style-type: none"> (a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; (d) Possible increased risk to fetuses
Nitrogen Dioxide	0.25 ppm, 1-hr. avg. >	0.053 ppm, ann. avg.	<ul style="list-style-type: none"> (a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; (c) Contribution to atmospheric discoloration
Sulfur Dioxide	0.05 ppm, 24-hr. avg. > = with ozone > = 0.10 ppm, 1 hr. avg. or TSP > = 100 ug/m ³ , 24-hr. avg. 0.25 ppm, 1-hr. avg. >	0.03 ppm, ann. avg. 0.14 ppm, 24-hr. avg.	<ul style="list-style-type: none"> (a) Bronchoconstriction accompanied by symptoms, which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma
Suspended Particulate Matter (PM10)	30 ug/m ³ , ann. geometric mean > 50 ug/m ³ , 24-hr. avg.	50 ug/m ³ , annual arithmetic mean 150 ug/m ³ , 24-hr. avg.	<ul style="list-style-type: none"> (a) Prevention of excess deaths from short-term exposures and of exacerbation of symptoms in sensitive patients with respiratory disease; (b) Prevention of excess seasonal declines in pulmonary function, especially in children
Sulfates	25 ug/m ³ , 30-day avg. > =		<ul style="list-style-type: none"> (a) Prevention of excess deaths from short-term exposures and of exacerbation of symptoms in sensitive patients with respiratory disease; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) Property damage
Lead	1.5 ug/m ³ , 30-day avg. > =	1.5 ug/m ³ , calendar quarter	<ul style="list-style-type: none"> (a) Increased body burden; (b) Impairment of blood formation and nerve conduction
Visibility Reducing Particles	In sufficient amount to reduce the visual range to less than 10 miles at relative humidity less than 70%, 8-hour average (9am - 5pm).		Visibility impairment on days when relative humidity is less than 70 percent

Source: South Coast Air Quality Management District

GOALS AND POLICIES

- GOAL 1:** Preserve and enhance the native as well as the non-native plant life throughout the community for their scenic and biological importance.
- Policy 1.1:** Identify and preserve valuable introduced species of native vegetation throughout the City.
- Policy 1.2:** Use native California drought tolerant plants where appropriate to reduce irrigation and maintenance costs.
- Policy 1.3:** Regulate land uses so they are compatible with significant botanical species.
- GOAL 2:** All significant oak trees should be preserved.
- Policy 2.1:** Proposed plans for any new construction or grading must locate and identify all trees on site, and no plans shall be approved without an EIR if the said plan endangers an oak tree.
- GOAL 3:** Preserve and enhance lands within the City that support significant wildlife species.
- Policy 3.1:** Regulate land uses so that they are compatible with significant wildlife species and their habitats.
- Policy 3.2:** Ensure maintenance of open space and native plant communities which provide habitat for native animal species.
- GOAL 4:** Significant natural land forms should be maintained during development.
- Policy 4.1:** Grading practices used within the City shall minimize potential safety hazards while maintaining aesthetic qualities and natural land forms.
- Policy 4.2:** No manufactured slope greater than 2:1 shall be permitted.
- Policy 4.3:** Property owners should be encouraged to design homes to fit the natural terrain.

- GOAL 5:** Maintain the rural-equestrian atmosphere of the community.
- Policy 5.2:** Continue to enforce existing regulations which require minimum one acre building sites and an average developed lot size of 1.7 acres, with one primary residence per site and a maximum 25% lot coverage.
- Policy 5.3:** All new subdivisions shall have bridle trails.

SAFETY ELEMENT

City of Hidden Hills
General Plan



SAFETY ELEMENT

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SAFETY ELEMENT

INTRODUCTION

Through the requirement of the Safety Element, the State legislature has placed responsibility on the local entity for the evaluation of natural and man-induced hazards, and the formulation of programs to reduce risks associated with such hazards.

Certain natural disasters, such as earthquakes and flooding, cannot be entirely handled on the local level, and must be considered within a regional context. In light of this, the City must join its efforts with other localities in the region.

Purpose of the Element

This element's specific focus is the reduction and/or prevention of injuries, loss of life, property damage, and economic and social disruption due to fires, floods, seismic activities, and other natural disasters. The Safety Element serves the following three key functions:

- Provide a framework by which safety considerations are introduced into the planning and development process;
- Identify and evaluate natural hazards; and
- Establish goals and policies which minimize potential adverse effects related to natural hazards.

Relationship to Other Elements

The Safety Element is related to all elements of the General Plan. The Natural Resources Element provides for the protection of the area's natural resources, whereas the Safety Element tries to minimize the damage caused by these resources in the event of a natural disaster. Because of the need for safe and efficient use of streets, and traffic routes for emergency evacuation, a relationship exists between the Infrastructure and Safety Elements. The Noise Element sets forth policies to ensure safe noise levels are maintained in the City. The Housing and Land Use Elements ensure that structures are of standard design and building materials, and are not subject to undue hazard based on their location.

EXISTING SAFETY HAZARDS

Seismic Hazards

Seismic hazards can be divided into two classes: primary hazards, such as ground shaking and ground rupture; and secondary hazards, such as landslides, tsunamis, seiches, liquefaction, and seismically induced settlement.

PRIMARY HAZARDS

Faults

The City of Hidden Hills is located within a seismically active region. Numerous active, potentially active, and inactive fault traces exist within the region. The State Mining and Geology Board defines an active fault as one which has had a surface displacement in the last 11,000 years, or Holocene time. In addition the Board defines a potentially active fault as one with evidence of surface displacement during the last two million years, or Quaternary time. Inactive faults have no recognized Holocene or Pleistocene offset or activity.

Several active faults and one potentially active fault could cause groundshaking in the City. These major seismic sources include:

TABLE SA-1
FAULTS AND THEIR PROXIMITIES TO HIDDEN HILLS

FAULT	DISTANCE	CLASSIFICATION
Northridge Hills	8 miles	Active
Simi-Santa Rosa	9 miles	Potentially Active
Malibu Coast	10 miles	Active
Santa Susana	12 miles	Active
San Fernando	13 miles	Active
Newport-Inglewood	17 miles	Active
Raymond Hills	23 miles	Active
San Andreas	40 miles	Active

Other known faults within the region which could produce ground shaking in Hidden Hills include: Chatsworth Fault Zone, Elysian Park Thrust, Garlock Fault, Anacapa-Santa Monica Fault, San Gabriel Fault, San Jacinto Fault, San Jose Fault, Sierra Madre-Cucamonga Fault, and Whittier Fault. However, it is possible for an unknown fault to rupture and to produce ground shaking. In January, 1994, the rupture of the previously unknown Frew Fault produced a magnitude 6.8 earthquake centered in Northridge. This event produced substantial ground shaking in the City of Hidden Hills.

Ground Shaking Hazard

The intensity of ground shaking at a given location depends primarily upon the earthquake magnitude and distance from the source (epicenter) and the site response characteristics. Additional seismic characteristics that control ground response in the City include: (a) higher frequency seismic waves are more efficiently transmitted through bedrock materials; (b) topography may focus high frequency seismic energy, and (c) high frequency ground motion affects residential structures more readily than medium rise buildings.

Fault Rupture Hazard

The designation of a fault as "active" or "inactive" is largely dependent on the classification criteria used and the purpose of the designation. As a measure of the potential for ground rupture, "active" faults are defined by the State Alquist-Priolo Earthquake Fault Zoning Act and delineated through designated Earthquake Fault Zones along the trace of the fault. This designation states that a fault is active if surface displacement can be proved within about the last 11,000 years, as interpreted through geological investigations.

SECONDARY HAZARDS

Liquefaction and Ground Failure Hazard

Secondary earthquake hazards, such as liquefaction, lateral spreading, and seismically-induced dynamic settlement are generally associated with relatively high intensities of shaking, shallow ground water conditions, and the presence of loose, sandy soils or alluvial deposits. Hidden Hills is subject to moderate to high shaking from nearby faults, and the presence of sandy, fine grained soils may induce liquefaction.

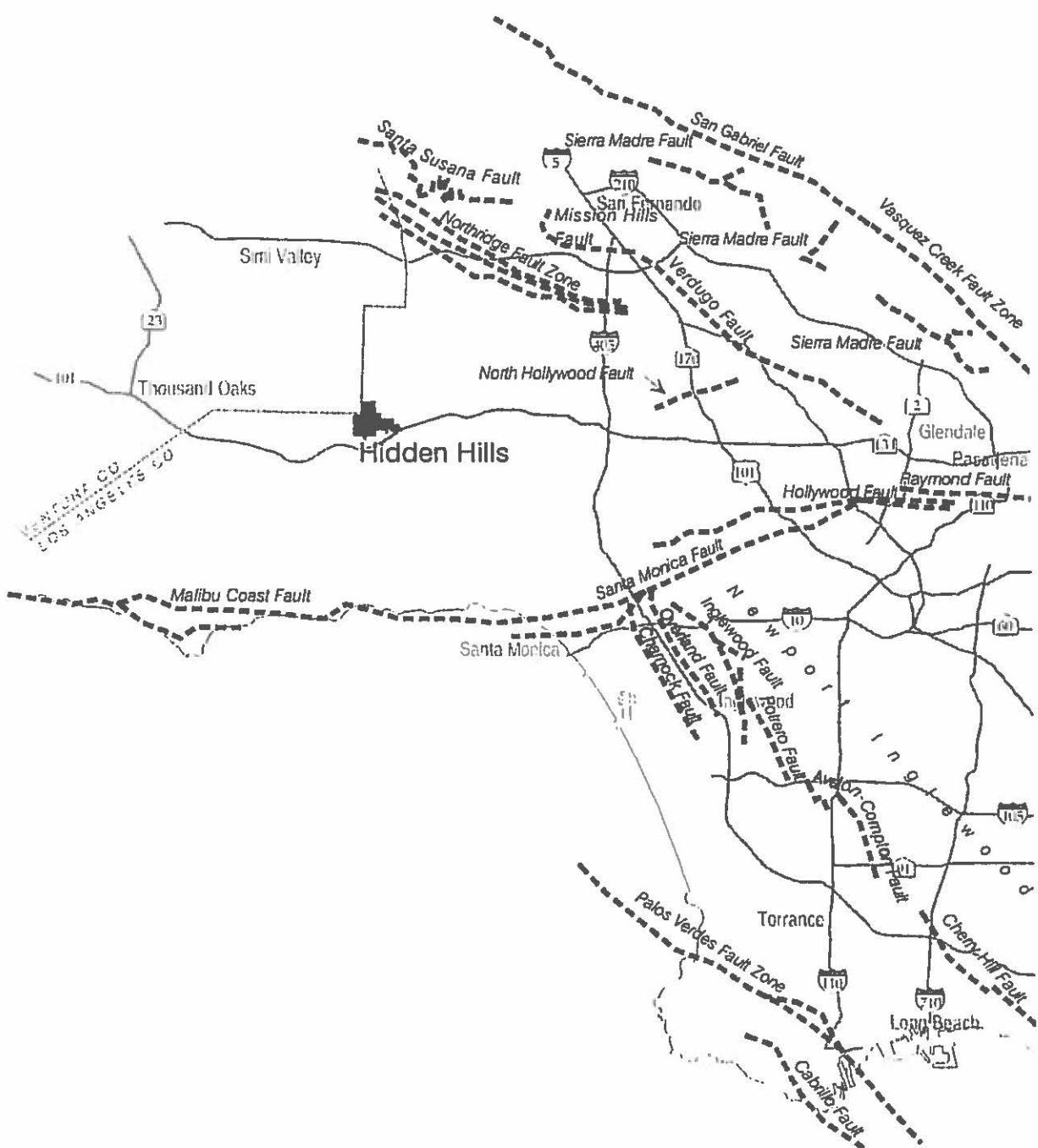


Figure SA-1
Faults and Their
Proximities to Hidden Hills



0 8 mi. 10 mi.

Earthquake-Induced Subsidence

Subsidence commonly occurs from ground water or petroleum withdrawal. Subsidence resulting from ground shaking is unlikely to affect the City of Hidden Hills.

Earthquake-Induced Slope Instability and Landslide Reactivation

A few areas in the City of Hidden Hills may have potentially unstable slopes. Slope severity, soil conditions, and underlying geology contribute to these conditions in the event of high rainfall combined with seismic activity.

Residential Structural Vulnerability to Strong Ground Shaking

A trend in the new housing and modifications to existing housing in recent years has been the split level and irregular floor plan. Such designs naturally result in an asymmetrical configuration, and a probable deficiency in seismic design. This trend can be further compounded on hillslopes where pole platforms or pole structures are used to support the house structure, in lieu of conventional hillslope grading practices which place the entire foundation into bedrock or stable fill. Such foundation construction can result in "soft story" structural failures. Because some split level designs serve to mitigate landslide damage, this design may actually be encouraged in some instances. Each proposed split level should be carefully reviewed on a case by case basis.

In the case of earthquake in the faults in proximity to the City, such intensities are known to cause torsional racking of the foundation and wall elements of irregularly shaped structures, resulting in concentration of damages between wings of houses. Emphasis on symmetrical and/or simple floor plan residential design provides a viable option for reducing future earthquake losses in the City.

During the Northridge Earthquake of January, 1994, many residential structures in the City suffered loss of their chimneys. While the magnitude 6.8 earthquake caused considerable interior plaster damage, the homes incurred little structural and foundational damage.

Nonstructural damage is perhaps the largest expected source of injury and monetary losses (i.e., the damage caused by toppling of furniture and components inside the house). In cases where continued function is paramount, such as an emergency operation center in the City, special strategies to secure needed communication, generators, or emergency equipment are warranted.

Emergency Earthquake Scenarios

The high frequency content produced from nearby large earthquakes will affect above ground electrical utilities, particularly electrical substations linked to the community. Dysfunction of electrical facilities is expected to last no longer than 3 days. Gas and water utilities suggest that 72 hours is an adequate estimate of maximum recovery times for service.

Dysfunction of computers, either through direct damage or electrical power failure, may affect the ability to use telephones. Telephone saturation, meaning the overuse of telephone lines in an emergency for nonemergency purposes, may also lead to loss in function of the telephone system. Residents and City emergency operators should be reliant on radio communication and consider using available phone service for emergencies only.

Issues and Opportunities - Seismic Hazards

- 1) Damages will be greater for asymmetrical, split level residences and residences with irregular floor plans than for residences with symmetrical design. Split level residences, however, may be designed to mitigate landslide damage, and therefore, should only be encouraged when landslide mitigation is an issue.
- 2) Torsional racking of the foundation and wall elements of irregularly shaped houses may cause concentration of damage between wings of houses. Wall panels of all frame houses may be thrown out of plum.
- 3) Collapse of interior and exterior nonstructural components of houses and buildings will cause the greatest share of injuries.
- 4) Disaster planning scenarios should consider the fact that utility services may be out for as much as 72 hours and that transportation into the City may be impeded by rock falls, soil slides, and fallen utilities. Transportation will also be impeded across many bridge crossings and major freeways in liquefaction areas, as identified on County of Los Angeles Seismic Hazard maps.
- 5) The potential for hazardous materials accidents in adjacent jurisdictions must be addressed in disaster planning scenarios for the City of Hidden Hills.

Geologic Hazards

Landslide Hazards and Corrective Analysis

Landslide rupture surfaces are common along seams within clayey shale or siltstone units. These units experience a reduction in strength and move downslope in response to mass distribution within the slide, disequilibrium caused by movement on adjacent slides, or the added weight of incident rainfall and consequent increases in pore water pressures along the slide plane. Secondary slumps and shallow surficial failure styles are often observed on the larger landslide masses, particularly where landslide debris is actively filling canyon bottoms. Potentially active landslides can be reactivated by natural processes, such as rainfall, or through the influence of man. Water can be introduced into the landslide by way of landscape irrigation and percolation of sewage effluent from septic tanks. Building or loading at the head of a slide can decrease the bedrock strength along an existing or potential rupture surface and "drive" the landslide down slope. Improper grading practices can also trigger existing landslides. For example, if the toe of a landslide or the lower, down slope support of dipping beds is removed, movement can be reactivated.

The major pressures on hillslope development in the City of Hidden Hills are caused by intensification of existing development on residential lots throughout the City and the resultant expansion into currently undeveloped areas. Intensification consists of additional construction and modification of existing construction or the complete demolition and redevelopment of a residential lot. Intensification expands the developed pad area into previously "natural" hillslope areas and often involves a corresponding increase in the size and volume of the onsite sewage disposal systems. The potential consequences of such development suggest that appropriate retroactive and proactive measures that govern the long-term stability of potentially active landslides should be part of a comprehensive hillslope management program, a program that recognizes the concern for future property damages incurred by residents.

Issues and Opportunities - Geologic Hazards

- 1) Active landslides and reactivation of potentially active landslides are the most serious geologic hazards facing the residential community of Hidden Hills, and are believed to be the result of many factors including the combined influence of years of heavy precipitation and development (effectiveness of drainage systems, over use of surface irrigation beyond the capability of the hillslope).

- 2) The major development pressures today come from intensified redevelopment of residential lots and expansion of new development into currently undeveloped areas, some of which are on potentially active landslides.
- 3) Remedial measures to stabilize active landslides, including installation of sewage and dewatering measures, are economically costly to the City and residential community, but with increasing housing and land costs, retroactive and proactive comprehensive stabilization strategies may become viable due to changes in cost/benefit ratios.
- 4) Potential solutions for the control of retroactive and proactive landslides include regulating all artificial recharge, low irrigation vegetation, installation of monitoring and dewatering wells, effective drainage and sewer systems, removal or regrading of a slide in certain instances, or complete avoidance of extremely critical active landslides. Land use measures must be applied as early as possible, as hazardous area management becomes less effective with increasing development.
- 5) Several options are at the City's disposal to reduce the economic, and potentially life-threatening impact of landslide reactivation. Tax credits, property acquisition/purchase development rights, landslide overlay zones, assessment districts, or any combination of these measures, are potentially feasible solutions to the landslide dilemma. Any method requires the approval of the majority of the community. Any of the following measures may be appropriate in Hidden Hills:
 - *Tax Credits:* Reduce the property's tax liability as long as land is left undeveloped at a very low density. Tax credit programs take a variety of forms including current use value, deferred use, or a restrictive agreement. This method provides incentive to limit development, although high property values reduce the effectiveness of the program.
 - *Property Acquisition:* The landslide areas can be managed to protect public safety, while meeting other community objectives, such as providing open space for recreation or low intensity uses. Appropriate financing options open to the City are grants, donations, or formation of an assessment district.
 - *Landslide Overlay:* An ordinance could be tied to a landslide inventory or a graduated landslide risk zone (e.g. high, moderate, low). Open space requirements, construction standards, effective slope maintenance, low irrigation

vegetation, sewage disposal options, or density of development are relevant measures that can be tied to a landslide overlay. If nonconforming uses within designated areas continue unchecked, zone variances are more likely. If tied to economic incentives or developer liability (impact on adjacent properties from accelerated movement caused by variance development), then program compliance and effectiveness of implementation are more likely.

- *Assessment District:* A plan can be formulated to provide funding for alternative landslide mitigation methods, open space or density restrictions, and financing for acquisition of landslide areas.

Fire Hazards

The City of Hidden Hills is vulnerable to small wildland fire hazards. Brush fires pose the primary threat due to the terrain and natural vegetation of the undeveloped areas adjacent to the City. Primary considerations for determining the severity of fire hazards in the City include fuel loading, fire weather, and topography.

Fuel loading characteristics help determine how a wildfire burns. These characteristics include the quantity of flammable vegetation and other fuels per unit of land area, moisture content, ratio of dead vegetation to live plants, distribution of size and type, and chemical content.

Dry grasslands are present within the City, and they are highly combustible. In addition, landscaped eucalyptus trees are susceptible to fires.

Fire weather elements affect fire intensity and behavior. High winds, the lack of humidity, the lack of precipitation, and heat combine to create fire weather. Fire danger in the City of Hidden Hills is most critical during late summer and fall months, especially when Santa Ana high wind conditions prevail.

"For the purposes of describing the severity of fire hazards, the County Fire Department classifies areas according to criteria established in State legislation commonly referred to as the Bates Bill. Fire zone areas are rated on a scale of I to IV, with IV representing the most severe fire hazard zone. Hidden Hills lies in Zone III, although properties across the Ventura Freeway, to the coast, are rated Zone IV."

Topography plays an important role in determining how fires behave. Plant fuels posing the greatest threat during the fire

weather period will be those located on the south-facing slopes. Fires burn more rapidly upslope than downslope, and they burn faster on steeper slopes. In addition, steep slopes create accessibility problems, making fire fighting difficult.

Other Hazards

Electrical power lines may also pose a fire hazard, in the unlikely event that the lines are not automatically de-energized when knocked down by high winds or an earthquake. The majority of fires are caused by the accidental or deliberate actions of man. City enforced restrictions can assist in the prevention of such fires. Such restrictions might emphasize adequate brush clearances, removal of flammable rubbish stored on the premises, or utilization of fire retardant or noncombustible roof construction, which are among the most significant factors which increase the fire hazard. An immediate fire vulnerability in the City is the prevalence of combustible roof construction.

Two other potential vulnerabilities of the City that are issues appropriate for the Safety Element are the lack of accessibility that exists in some sections of the community and the typical wooden construction used in residential development. Some residences, and particularly newer remote development taking place in the City, are more vulnerable to fire damage than others because of their relative seclusion. In some instances, road width requirements may be inadequate for maneuvering fire prevention equipment, including trucks and heavy equipment along narrow private roads. Road widths, although it has not yet been a problem, may impede fire prevention response activities. The residential construction of the City of Hidden Hills also exposes a vulnerability to earthquake-induced fires. Areas with wood-construction need protection from fire as much as, or more than, protection from ground shaking or faulting.

Fire Protection Services

The County of Los Angeles Fire Department provides fire protection services for the City. The primary Engine Company is stationed at Fire Station 68, located at 24130 Calabasas Road, on the southerly side of the Ventura Freeway. Equipment and personnel at Station 68 available to respond to structure fires include four engine companies, a truck company, and one rescue squad. Response time from the Station to the City averages two to three minutes.

Equipment and personnel at the station available to respond to brush fires include five engine companies, two helicopters, a bulldozer, and crew. The City and the County have a mutual aid

agreement with the City of Los Angeles, in the event of a need for backup.

County Fire Zone 3, a high brush fire hazard area, includes the area covered by the City of Hidden Hills.

According to the LVMWD, portions of the City's water system have not been updated to the County 1250 gallon per minute minimum requirement to meet current fire safety requirements. (See Infrastructure Element, Water and Sanitation System Goal 2 and Policy 2.1).

Issues and Opportunities - Fire Hazards

- 1) Because of the potentially hazardous situation posed by brush fires in canyon areas within the City and bordering undeveloped hillslope areas, fire retardant roofs are justified within the City of Hidden Hills.
- 2) Fire retardant construction and fire buffer zones are appropriate building regulation and land-use planning options for reducing the threat of earthquake-induced fire hazards.
- 3) The potential for impeded fire response because of remoteness of certain residences and narrow private roads suggests that residents should have the capacity for self reliant fire prevention strategies and fire fighting equipment, such as additional brush clearance zones, improved peak load water supply capability, high pressure hoses, and fire extinguishers and/or sprinkler systems.
- 4) Neighborhood self-help groups, composed of neighborhood residents, can provide for quick notification and response to potentially disastrous brush fire incidents.

Fire Prevention Program

The City has an extensive fire prevention program. The City reviews each new development to ensure that structures are adequately separated and that fire retardant materials are used in construction. Fire retardant Class A roofs are required. In addition, the Fire Department sponsors an annual weed-abatement and brush clearance program. The program examines new fire protection technologies as they are available.

The Fire Department requires a 100-foot clearance around structures of all native brush, grass and hazardous vegetation to minimize fire hazards. In addition, the Hidden Hills Municipal

Code requires that property owners maintain right-of-way improvements and public works in a clean, hazard-free condition to ensure safety.

Flood Hazards

The Malibu Hydrographic Unit, located in the northwestern portion of the Los Angeles River Basin contains the City of Hidden Hills. The Malibu Hydrographic Unit occupies approximately 242 square miles in the western portion of Los Angeles County and the southeastern portion of Ventura County. The City is part of the Arroyo Calabasas Drainage Basin.

There are no year round streams or ponds within the City. Surface water runoff only occurs during and after periods of intense rainfall. The City's topography and soil conditions subject the City to flood hazards from storm drain overflow, as well as from erosions, mudflows, and debris deposits.

Flood Control Facilities

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps indicate that the City of Hidden Hills is located in Zone C, meaning it has a low potential for flooding.

The Master Plan of Storm Drains map illustrates the existing flood control facilities. The Los Angeles County Flood Control District maintains these facilities.

Police Protection

Under the City-County Law Enforcement Services Agreement, the City contracts with the Los Angeles County Sheriff's Department for general law and traffic enforcement services. The Lost Hills Sheriff's Station, located approximately 4 miles away at 27050 Agoura Road in Calabasas, serves the City.

In addition, the Public Safety Commission plans for the general safety of the City's residents. The Commission's responsibilities include law enforcement liaison, and public safety education. The City Council appoints the Commissioners, who meet on the last Tuesday of each month. In August, 1994, the City Council amended former Public Safety Commission Ordinances and expanded the Commission.

Emergency Response Preparedness and Recovery

The Safety Element is essentially a long-range emergency response

plan. The hazards analyses in this report aim to produce a safe environment, easing the task of disaster response organizations during emergencies and identifying hazards necessary for making long-term recovery decisions. Effective short-term emergency response strategies exist in the event of a disaster within the City limits of Hidden Hills or areas contiguous to City limits.

The City has a comprehensive Emergency Preparedness Plan that combines these strategies in a coordinated manner both internally and with existing regional multi-jurisdictional plans. In the County of Los Angeles, the Sheriff has primary coordinating responsibility with public and private agencies and the County Fire Department in the event of an emergency. The City also has contractual agreements with the County Sheriff and Fire Department to protect public safety and property within the City limits. Utility companies supplying services to the community, such as Southern California Edison, Las Virgenes Municipal Water District, Southern California Gas Company, and Pacific Bell, all have aggressive emergency response plans in the event of a disaster. For planning purposes, the worst-case scenario provided by major utilities emphasizes a 72 hour recovery period for services.

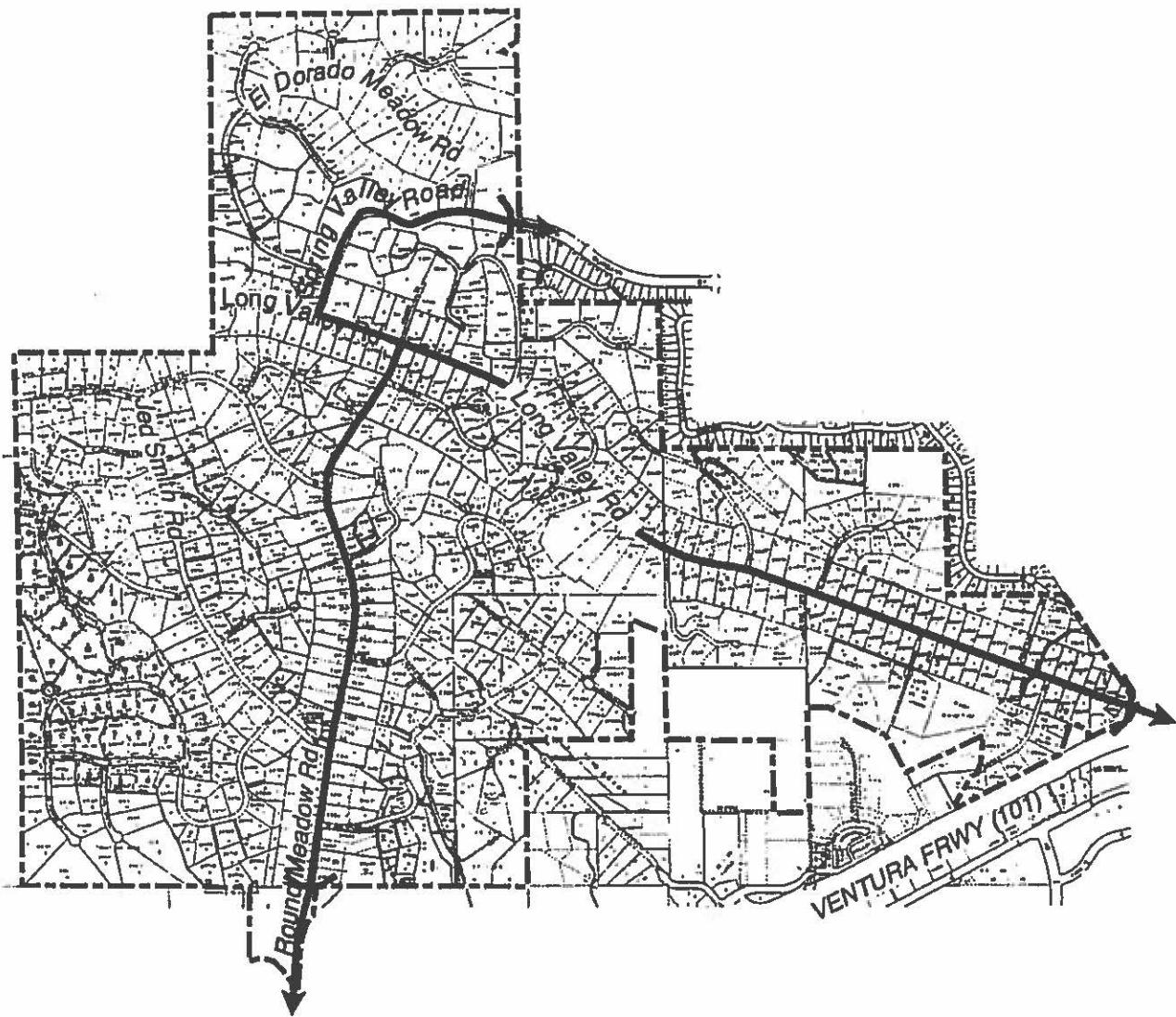
In a worst-case scenario in which earthquake-induced ground failure occurs within the City, either from fault rupture on a nearby fault or from landslides within the jurisdiction, peak load water supply could be reduced. Underground natural gas distribution lines, although composed of flexible polyvinyl plastic, could pose an additional fire hazard if displacements are large enough. Combined with the relative isolation of some segments of the community, these worst case scenarios underline the importance of alternative sources of water for fire fighting or other strategies to reduce fire spread in the event of extensive rupture or failure of the ground surface.

The most important observation related to the hazards discussed in this report, is the potential problem of lack of accessibility that exists in the City. In the event of a strong earthquake, small slides and slumps will block many of the private roads bordered by steep cut banks. This road blockage would have impact on emergency response capability, such as fire suppression at individual residences or the potential isolated fires which could be caused by malfunction of the electrical or gas utility systems. The expedient evacuation of injured residents could also be a problem, especially in the most isolated areas of the community. One shall not anticipate having helicopter evacuation access for several days after a regional disaster.

Several mountainous areas in California with similar problems have

turned toward developing and training self-help neighborhood groups. Individuals in the community are screened for specialized skills useful for self-reliance in an emergency, such as short-term medical care, utility damage assessment and repair, or knowledge of heavy equipment or fire suppression capability. Emergency provisions and supplies are inventoried and stockpiled, as well as necessary equipment for light rescue capability and radio communication. Chain of command is a key component of such groups. Residents are called upon to make rollcalls of neighbors and channel information back to central neighborhood commands. Some communities have designed these emergency groups around existing entities. The City of Hidden Hills is well suited for this type of organized approach, because although these activities might take place following a major disaster, a significant number of lives can be saved by preparedness and efficient trained response.

The inaccessibility problem has been referred to frequently in the fire and emergency response sections because of the impact on fire fighting and rescue functions. Primary transportation routes must also be planned in conjunction with designated neighborhood relief areas for those whose homes may be damaged. The three access and evacuation routes designated for the City are: Long Valley Road, Spring Valley Road, and Round Meadow Road. Figure SA-2 shows the Emergency Evacuation Routes for Hidden Hills. A plan to identify and mitigate potential earthquake-induced road blockages from landsliding or fallen structures will be included in the Emergency Preparedness Plan. Road maintenance priorities and road clearance activities would have priority along the primary evacuation routes.



Gate



Evacuation Routes



City Limits



north

0

1,600 feet

Figure SA-2
Emergency Evacuation

Long-term recovery and reconstruction is a potential issue in the City of Hidden Hills. Appropriate procedures for rebuilding in heavily damaged areas is imperative. In the worst-case scenario for Hidden Hills, damage would most likely be confined to reactivated landslides. Because residential owners may wish to rebuild in these areas, appropriate policies must address decision making-processes and pre-selected alternatives for such instances. Hastily made decisions on temporary rebuilding may rule out certain alternatives for reconstruction. Changes in land-use, such as open space, or additional building regulations might be appropriate in some instances.

Plans for rebuilding depend heavily upon surveys and analyses of geologic effects, as well as structural conditions of the damaged residences. While air photo teams can assist in this process, site investigations of moderately to severely damaged areas is a critical prerequisite to land use planning and rebuilding after an earthquake or other disaster. Once damaged areas are identified, this information may be incorporated with existing knowledge of seismic and geologic hazards and post-disaster recovery procedures. Zoning and subdivision and building regulations are key devices for implementing changes during the redevelopment process.

Effective disaster preparedness will require the concerted efforts of City, County and State agencies and residents. Not only must effective plans and procedures be in effect, but those plans should be tested and improved through frequent disaster exercises.

Issues and Opportunities - Emergency Preparedness

- 1) In the aftermath of a large earthquake or other disaster, some areas of the community may be relatively isolated. Designated disaster control groups would improve the effectiveness of short-term emergency response.
- 2) Primary transportation routes and disaster response routes are an integral part of a local emergency response plan.
- 3) Appropriate land use and building regulations alternatives provide the greatest degree of flexibility during the reconstruction and rebuilding in the aftermath of a disaster.
- 4) Existing emergency response plans involving various governmental agencies and private entities should be periodically reviewed to account for new information on seismic or geologic hazards within the community.

- 5) The General Plan update process provides the City an ideal opportunity to prepare its own comprehensive Emergency Preparedness Plan.

GOALS AND POLICIES

The following goals were developed as part of the General Plan Update, and policies provide the framework for reducing the social and economic disruptions caused by the effects of natural hazards.

- GOAL 1:** Protect life and property from geologic and seismic hazards in the City.
- Policy 1.1:** Require that all new buildings in Hidden Hills comply to the current building standards.
- Policy 1.2:** Protect areas of potential slope instability from future residential developments.
- Policy 1.3:** Require a "slope stability assessment" to be conducted prior to taking action on future single family residential subdivisions which are located in areas of potential slope instability.
- GOAL 2:** Protect natural resources, life, and property from fire hazards in the City.
- Policy 2.1:** In all areas, maintain around and adjacent to all structures a cleared firebreak for a distance not less than 100 feet.
- Policy 2.2:** Permit future residential development only within areas of minimal slope.
- Policy 2.3:** Require minimum road standards in all new subdivisions in order that fire equipment will have access to all properties and that there is a safe means for people to evacuate fire areas. This shall include private drives over 100 feet in length.
- Policy 2.4:** Fire hydrants must be within 600 road feet of a given building site.
- Policy 2.5:** Establish and enforce minimum standards of fire protection for new developments.
- Policy 2.6:** Conduct a study on the adequacy of the City's water system for fire protection.

NOISE ELEMENT

City of Hidden Hills
General Plan



NOISE ELEMENT

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NOISE ELEMENT

INTRODUCTION

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Hidden Hills residents will be protected from excessive noise intrusion.

The Noise Element follows the revised State guidelines in the State Government Code Section 65302(f) and Section 46050.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

Purpose of the Element

The purpose of the Noise Element is to outline methods to reduce and control noise, in order to maintain and enhance Hidden Hills as a quiet residential community. Although the primary emphasis is on transportation noise, this element will also consider noise generated from non-transportation sources, including construction and various domestic origins.

This element embodies three major considerations:

- To provide a guide for the development of the Land Use Element by determining noise compatible land uses.
- To identify noise problems and noise sources in the community.
- To mitigate, regulate and propose alternatives to noise problems within the City.

Relationship to Other Elements

The Noise Element is closely related to the Infrastructure, Land Use and Housing Elements. The primary noise sources in the City are roadway corridors, with noise levels varying depending on the

number of vehicles in operation. Roadway location and classification, as defined by the Infrastructure Element, will determine the intensity and location of noise in the City. Inseparable from circulation considerations are the locations and types of land uses throughout the City. The location of circulation routes in relation to different land uses is a major determining factor of noise exposure. The high quality residential environment that the Housing Element seeks to maintain could be significantly impacted by noise, requiring close coordination between these elements.

INVENTORY OF CURRENT AND FORECAST CONDITIONS

This section of the Noise Element contains a detailed description of the current and projected noise environment within Hidden Hills. This description of the noise environment is based on an identification of noise sources and noise sensitive land uses, a community noise measurement survey and noise contour maps.

To define noise exposure, the major sources of noise in the community must be identified. The sources of noise in Hidden Hills include: roadways, aircraft overflights, and stationary equipment. To completely assess the noise environment in the City, noise sensitive receptors must also be identified. As mandated by the State, noise sensitive receptors include, but are not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use area deemed noise sensitive by the local jurisdiction.

Based upon the identification of the major noise sources and the location of sensitive receptors, a noise measurement survey was conducted. The function of the survey is threefold. The first is to determine the existing noise levels at noise sensitive land uses. The second function is to provide empirical data for the correlation and calibration of the computer modeled noise environment. A third important aspect of the survey is to obtain an accurate description of the ambient noise levels in various areas throughout the City.

Noise contours for all of the major noise sources in Hidden Hills were developed based upon current and future traffic conditions. These contours were determined from the traffic levels for these sources. The contours are expressed in terms of the day-night noise level (Ldn). The existing conditions scenario is derived from traffic levels and environmental conditions. The future conditions scenario is based upon future traffic levels.

Sources of Noise

The most common sources of noise in urban areas are transportation related noise sources. These include automobiles, trucks, motorcycles, and aircraft. Motor vehicle noise is of concern because it is characterized by a high number of individual events which often create a sustained noise level and because of its proximity to areas sensitive to noise exposure. Aircraft operations, though less frequent, may generate high noise levels that can be disruptive to human activity.

The City of Hidden Hills has a very quiet environment with very few sources of noise. Noise sources in Hidden Hills fall into four basic categories. These are: the 101 Freeway, minor arterial and collector roadways; aircraft overflights; and stationary sources. Each of these sources and their impacts on the noise environment of Hidden Hills are summarized in the following paragraphs.

Numerous other noises related to human and animal activity can disrupt the quietness of an area. Stationary noise sources in Hidden Hills include pool equipment, air conditioners, music, leaf blowers, tennis courts, paddle tennis courts and various other types of private recreational and athletic facilities. Noise generated by these facilities, e.g., bouncing balls, tennis ball machines and motor noises, have a more pronounced effect on the audible atmosphere in a city like Hidden Hills with a low ambient noise environment. Another source of nuisance noise in the community stems from the outdoor keeping of animals, such as dogs and horses. Such activities can usually be controlled through municipal noise standards.

Noise Sensitive Receptors

As an entirely residential community, all of Hidden Hills can be considered noise sensitive. The public elementary school located in the southwest corner of the City is a sensitive receptor.

Community Noise Measurement Survey

A community survey measured the existing noise levels in the City of Hidden Hills. Surveyors selected measurement sites in order to determine noise impacts on residential areas. The following measurements define the overall noise environment in the City.

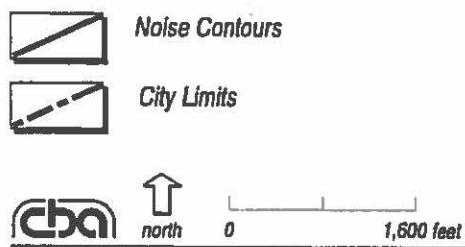
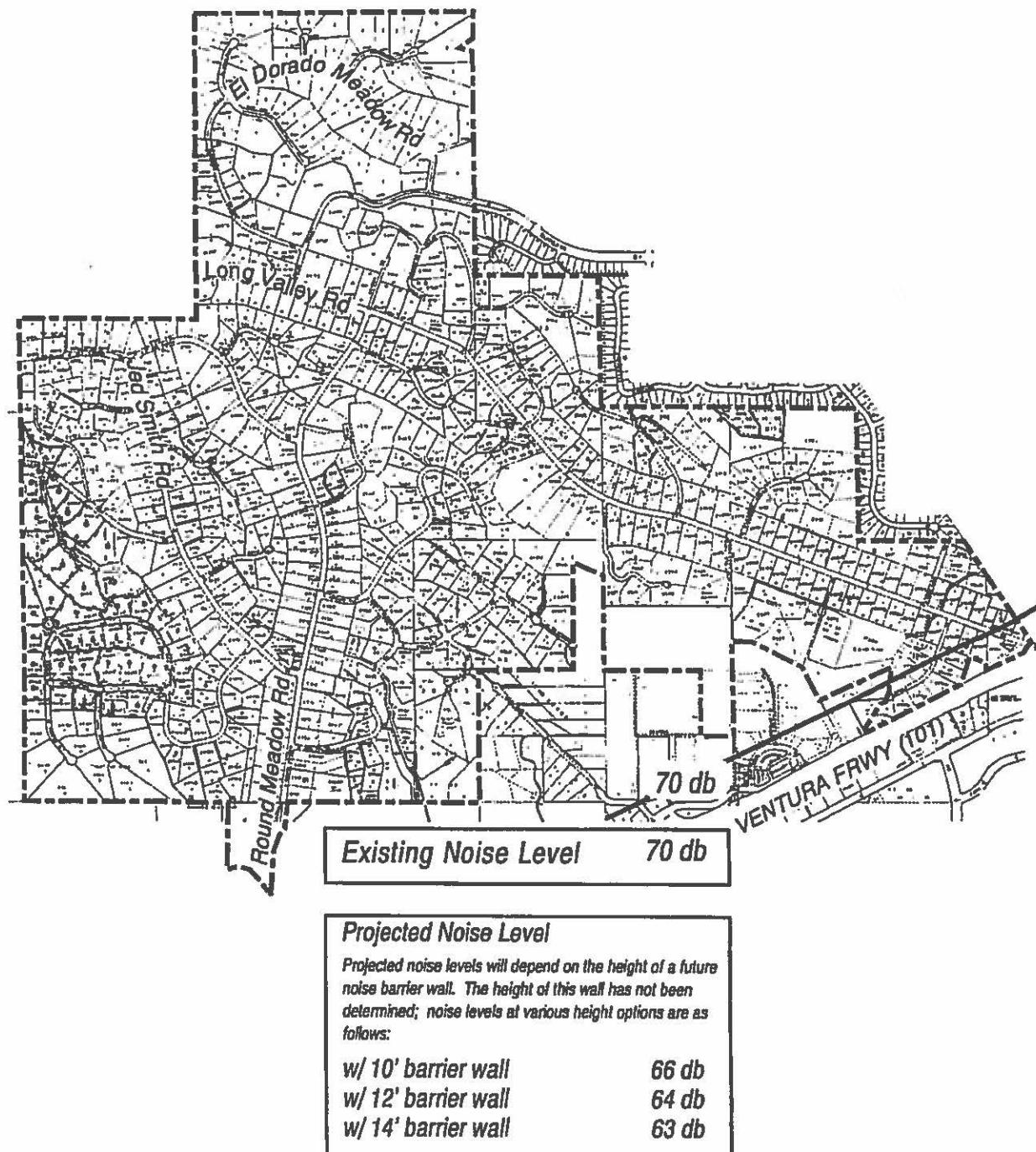


TABLE NO-1
NOISE MEASUREMENTS IN THE CITY OF HIDDEN HILLS

NOISE SOURCE	RANGE OF NOISE LEVELS
Light Aircraft Fly Over	50-75 dB (A)
Trash Pick-up at 100 feet	75-95 dB (A)
Motorcycles at 50 feet	65-90 dB (A)
Sports Cars at 50 feet	65-85 dB (A)
Traffic on Main Streets at 50 feet	65-75 dB (A)
Traffic on Freeway	80-85 dB (A)

Note: Because these noise sources were measured at various locations throughout the City, they are not indicative of any specific point within the City.

A major source of noise impacting the City is from traffic on the adjacent Ventura Freeway (U.S. 101). The noise impacts the southeastern portion of the City most significantly.

Community Noise Contours

The day-night sound level (Ldn) is the measurement of noise exposure preferred by government agencies responsible for establishing noise standards and criteria. The Ldn represents an average of the A-weighted noise levels occurring in a 24-hour period, weighting noise that occurs at night (10 p.m. to 7 a.m.) to account for the greater sensitivity that people have to noise at night.

The noise environment for Hidden Hills can be described using noise contours developed for the major noise sources in the City. The Ventura Freeway is the only major noise source impacting Hidden Hills. Locally generated traffic is not great enough to cause potentially adverse noise conditions or require the preparation of noise contours. The freeway noise contours are presented in Figure NO-1. Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation. The contours shown on the map are the 55 Ldn noise level. The noise contours presented should be used as guide for land use planning. The 55 Ldn contour defines the Noise Referral Zone. This is the noise level for which noise considerations should be included when making land use policy decisions.

The contours presented in this report are a graphic representation of the noise environment. Topography and intervening buildings or barriers have a very complex effect on the propagation of noise. To present a worst case estimate, the topographic effect is not included in these contours.

SUMMARY OF FINDINGS

The sound levels in Hidden Hills are generally low, indicative of the rural environment. The predominate sources of noise in Hidden Hills, as in most other communities, come from mobile noise sources including motor vehicles. The major vehicular noise source to the City is the Ventura Freeway. Minor arterial roadways adjacent to the City and collector roadways within the City expose portions of the City to traffic noise levels. General aviation aircraft operations from Burbank and Los Angeles Airports also contribute to the noise environment. The noise impact due to aircraft are considered minimal but do result in occasional single event disturbance. Other sources of noise within the City are from non-transportation sources including mechanical equipment or construction noise. The primary source of equipment noise is from pool pumps/filters, air conditioners, music and leaf blowers. The noise environment in Hidden Hills is typical of a rural setting, except at locations directly affected by these transportation and non-transportation noise sources. In most locations around the City, noise is limited to the sounds of nature.

Noise affects all types of land uses and activities, although some are more sensitive to high noise levels than others. Land uses identified as noise sensitive include residences of all types, hospitals, rest homes, convalescent hospitals, places of worship and schools. As an almost entirely residential community, all of Hidden Hills can be considered noise sensitive.

The sources of noise in Hidden Hills can be divided into two basic categories: transportation sources and non-transportation sources. A local government has little direct control of transportation noise at the source. State and Federal agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels. The most effective method the City has to mitigate transportation noise is through noise barriers and building design controls and through reducing the level of traffic or speeds wherever possible.

The most effective method to limit noise from non-transportation noise sources is through application of a Community Noise Ordinance.

ISSUES SUMMARY

The following issues have been identified as part of the General Plan Update and will be addressed in the Noise Element goals and policies.

Transportation Noise Control - The noise environment in Hidden Hills is indicative of a quiet residential environment without any significant noise sources. Within and adjacent to the City of Hidden Hills are some transportation related noise sources including the 101 Freeway (adjacent to the City), Valley Circle Boulevard, collector roadways within the City, and occasional aircraft overflights. These sources are contributors of noise in Hidden Hills. Strategies to reduce their influence on the community noise environment are part of the Noise Element.

Noise and Land Use Planning Integration - Information relative to the existing and forecast noise environment within Hidden Hills should be integrated into future land use planning decisions. The Element presents the noise environment in order that the City may include noise considerations in development programs. The control of the noise in the commercial area is important to the overall noise environment in the City.

The Ventura Freeway (State Route 101) represents the primary transportation noise source in Hidden Hills, exposing properties near the freeway to noise levels in excess of 65 dB(A) Leq. The California Department of Transportation (Caltrans) has established a sound wall program to address noise/land use compatibility concerns throughout the State. Caltrans' program provides for a 14- to 16-foot sound wall to be constructed along Route 101 adjacent to Hidden Hills, with completion scheduled for 1995. The wall will extend westward from Long Valley Road. Although at one time Caltrans considered extending the wall farther east, to begin at just west of the Valley Circle Drive interchange, Caltrans determined that ambient noise levels at nearby residences in Hidden Hills were below Caltrans' 67 dB(A) Leq standard for noise mitigation. Also, the extended wall would obstruct adjacent commercial uses, contrary to Caltrans policy.

Community Noise Control for Non-Transportation Noise Sources - Residential land uses and areas identified as noise sensitive must be protected from excessive noise from non-transportation sources including mechanical equipment and construction. These impacts are most effectively controlled through the application of a City Noise Ordinance.

GOALS AND POLICIES

The following goals and policies were prepared to ensure noise abatement in Hidden Hills.

- GOAL 1:** The City will consider planning guidelines which include noise control for the interior and exterior living spaces of all new residential developments within noise impacted areas.
- Policy 1.1:** The City will adopt guidelines which consider noise as an important factor in planning future residential developments.
- GOAL 2:** The City will enforce planning guidelines which buffer existing residences from noise associated with new commercial development.
- Policy 2.1:** Developers of new commercial uses shall be required to install noise attenuation devices adjacent to existing residential homesites and such commercial uses shall be subject to operating controls which help prevent excessive or unauthorized noise events.
- GOAL 3:** The City will implement a review process concerning its policies and regulations affecting noise.
- Policy 3.1:** A review of ongoing policies and ordinances will be developed every five years or as new technological developments warrant.

**CITY OF
HIDDEN HILLS**

**2013-2021
HOUSING ELEMENT**

January 27, 2014

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I. INTRODUCTION

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

Guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

As mandated by state law, the planning period for this Housing Element extends from 2013 to 2021¹. This Element identifies strategies and programs that focus on: 1) providing diversity in housing opportunities and 2) maintenance and preservation of the housing stock.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and

¹ As discussed elsewhere in this Housing Element, the planning timeframe for the Regional Housing Needs Assessment process is from January 2014 through October 2021.

- A Housing Plan for the 2013-2021 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element (Appendix A).

B. Public Participation

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. All meeting notices were posted at four locations within the City, and meeting agendas were posted on the City’s website and cable channel in advance of the meetings. In addition, meeting notices were sent by direct mail to the list of interested parties (see Appendix C). Copies of the draft element were made available for review at City Hall and were posted on the City’s website. Please refer to Appendix C for a complete listing of opportunities for public involvement in the preparation of this Housing Element update, as well as a summary of comments received and how those comments have been addressed.

C. Consistency with Other Elements of the General Plan

The City’s General Plan sets forth broad policy guidance in the areas of land use, housing, transportation, conservation, open space and recreation, noise and public safety. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Conservation, Public Safety, and Noise Elements are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), and other relevant sources. Supplemental data were also obtained through field surveys or private sources.

Note regarding data consistency: Census data used in this Housing Element come from two sources, the 2010 Decennial Census, which is a 100% count, and the American Community Survey (ACS), which is an ongoing sample survey. Because this chapter cites data from both sources, there may be some inconsistencies in population or housing unit totals. The Census Bureau does not attempt to reconcile inconsistencies in these sources.

A. Population Characteristics

1. Population Growth Trends

The City of Hidden Hills grew by only 146 residents in the 1990s and the population has been stable between 2000 and 2013 (Table II-1). This contrasts dramatically with Los Angeles County, which grew by over 7% between 1990 and 2000, and nearly 5% between 2000 and 2013. As a nearly built-out city, there have been few opportunities for growth in Hidden Hills in recent years.

Table II-1
Population Trends, 1990-2012

Jurisdiction	1990	2000	2013	Growth 1990-2000	Growth 2000-2013
Hidden Hills	1,729	1,875	1,887	8.4%	0.6%
Los Angeles County	8,863,164	9,519,330	9,958,091	7.4%	4.6%

Source: U.S. Census, California Dept. of Finance Table E-5 (2013)

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is significantly older than Los Angeles County as a whole with a median age of 45.8 years compared to 34.8 years for the county as a whole.

Table II-2
Age Distribution

Age Group	Hidden Hills		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	57	3%	645,793	7%
5 to 9 years	139	7%	633,690	6%
10 to 14 years	205	11%	678,845	7%
15 to 19 years	183	10%	753,630	8%
20 to 24 years	72	4%	752,788	8%
25 to 29 years	36	2%	759,602	8%
30 to 34 years	27	1%	716,129	7%
35 to 39 years	49	3%	715,635	7%
40 to 44 years	133	7%	714,691	7%
45 to 49 years	187	10%	706,742	7%
50 to 54 years	195	11%	662,205	7%
55 to 59 years	156	8%	560,920	6%
60 to 64 years	122	7%	452,236	5%
65 to 69 years	102	5%	323,287	3%
70 to 74 years	77	4%	245,183	2%
75 to 79 years	46	2%	192,881	2%
80 to 84 years	36	2%	152,722	2%
85 years and over	34	2%	151,626	2%
Total	1,856	100%	9,818,605	100%
Median age	45.8		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs significantly from the county in that a much lower proportion of city residents are Hispanic/Latino or other minorities. Approximately 87% of city residents are non-Hispanic white, contrasted with about 28% for the county as a whole (Table II-3).

**Table II-3
Race/Ethnicity**

Racial/Ethnic Group	Hidden Hills		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	1,733	93.4%	5,130,716	52.3%
-White	1,622	87.4%	2,728,321	27.8%
-Black or African American	36	1.9%	815,086	8.3%
-American Indian/Alaska Native	3	0.2%	18,886	0.2%
-Asian	39	2.1%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	1	0.1%	22,464	0.2%
-Other races or 2+ races	32	1.7%	220,288	2.2%
Hispanic or Latino (any race)	123	6.6%	4,687,889	47.7%
Total	1,856	100.0%	9,818,605	100.0%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

According to recent Census data, Hidden Hills had 593 households. Table II-4 provides a comparison of households by type for the city and Los Angeles County as a whole. Family households in 2010 comprised approximately 87% of all households in the city, 19 percentage points higher than the county. The city’s average household size is higher than Los Angeles County as a whole (3.13 persons per household city vs. 2.98 persons per household county).

Table II-4
Household Composition

Household Type	Hidden Hills		LA County	
	Households	%	Households	%
Family households:				
Husband-wife family	453	76%	1,480,665	46%
With own children under 18 years	223	38%	721,804	22%
Male householder, no wife present	24	4%	216,368	7%
With own children under 18 years	9	2%	92,161	3%
Female householder, no husband present	40	7%	497,047	15%
With own children under 18 years	24	4%	239,012	7%
Non-family households:				
Householder living alone	61	10%	784,928	24%
Households with individuals under 18 years	269	45%	1,220,021	38%
Households with individuals 65 years and over	200	34%	790,386	24%
Total households	593	100%	3,241,204	100%
Average household size	3.13		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Generally, communities should have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. However, in some jurisdictions like Hidden Hills, housing tenure is significantly different than in most areas. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a far higher level of homeownership in the city, almost double the county's proportion of homeownership. This is due to the rural nature of the community that was established when the community was first developed. The vacancy rate for homeowner units was reported to be 1.4% while the rental vacancy rate was 4.7%.

**Table II-5
Household Tenure**

Housing Type	Hidden Hills		LA County	
	Units	%	Units	%
Occupied housing units	593	94.7%	3,241,204	94.1%
Owner-occupied housing units	552	88.2%	1,544,749	44.8%
Average household size of owner-occupied units	3.16		3.16	
Renter-occupied housing units	41	6.5%	1,696,455	49.2%
Average household size of renter-occupied units	2.76		2.81	
Vacant housing units	33	5.3%	203,872	5.9%
For rent	2	0.3%	104,960	3.0%
Rented, not occupied	0	0.0%	4,994	0.1%
For sale only	8	1.3%	26,808	0.8%
Sold, not occupied	2	0.3%	6,726	0.2%
For seasonal, recreational, or occasional use	5	0.8%	19,099	0.6%
All other vacants	16	2.6%	41,285	1.2%
Homeowner vacancy rate (%)	1.4		1.7	
Rental vacancy rate (%)	4.7		5.8	
Total housing units	626	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 summarizes overcrowding for Hidden Hills according to recent Census data.

**Table II-6
Overcrowding**

Occupants per Room	Hidden Hills		LA County	
	Units	%	Units	%
Owner occupied units	737	100%	1,552,091	100%
1.01 to 1.50	5	0.7%	71,920	4.6%
1.51 to 2.00	0	0.0%	17,241	1.1%
2.01 or more	0	0.0%	4,877	0.3%
Renter occupied units	15	100%	1,665,798	100%
1.01 to 1.50	0	0.0%	163,166	9.8%
1.51 to 2.00	0	0.0%	86,760	5.2%
2.01 or more	0	0.0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

Based on U.S. Census standards, Hidden Hills residents live in significantly less crowded housing conditions than the rest of Los Angeles County. According to recent Census data, less than 1% of all occupied units in the city were considered overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Hidden Hills was reported to be over \$250,000 compared to \$55,476 for Los Angeles County as a whole.

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays estimates for overpayment in 1999 by lower-income households in Hidden Hills (more recent data was not available). According to SCAG, there were only 53 lower-income households in the city in 2000. Among owners, 83% of lower-income households were reported to be overpaying for housing while 67% of renters reported overpayment.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table II-7
Overpayment by Income Category

Income Category ¹	Renters		Owners	
	Households	Percent	Households	Percent
Extremely low households ²	8	--	14	--
Households overpaying	4	50%	10	71%
Very low households ³	0	--	0	--
Households overpaying	0	--	0	--
Low households ⁴	4	--	27	--
Households overpaying	4	100%	24	89%
All lower-income households	12	--	41	--
Households overpaying	8	67%	34	83%
Moderate households ⁵	4	--	8	--
Households overpaying	4	100%	4	50%
Above-moderate households ⁶	8	--	511	--
Households overpaying	4	50%	200	39%

Source: SCAG 2006 based on 2000 Census

1 See Table II-13 for detailed description of these categories

2 Extremely Low: Up to 30% of the Los Angeles County median household income

3 Very Low: 30% to 50% of the Los Angeles County median household income

4 Low: 50% to 80% of the Los Angeles County median household income

5 Moderate: 80% to 95% of the Los Angeles County median household income

6 Above Moderate: Over 95% of the Los Angeles County median household income

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low-income is defined as households with income less than 30% of area median income. The 2013 area median income for Los Angeles County was \$64,800 (see Table II-13). For extremely low-income households, this results in an income of \$25,600 or less for a four-person household according to HCD. Households with extremely-low-income have a variety of housing situations and needs, such as overpayment and overcrowding.

In 2000, approximately 22 extremely-low-income households (8 renters and 14 owners) were reported in Hidden Hills, representing less than 4% of the total households. Of these, 14 were found to be overpaying and 2 were reported as overcrowded².

The projected housing need for extremely low income households is assumed to be 50% of the very-low-income regional housing need of nine units. As a result, the City has a projected need for three extremely-low-income units (see Table II-18, page II-19). The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, and particularly Chapter V, Housing Plan. The needs of extremely-low-income households overlap extensively with other special needs groups, and further analysis and discussion of resources and programs for extremely-low-income households can also be found in Chapter IV, Constraints, Section A.1.c. Special Needs Housing.

C. Employment

Employment is an important factor affecting housing needs within a community. Jobs available in each employment sector and the wages for these jobs affect the type of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-8 shows that the city had a workforce of 1,013 persons, or 53% of the working-age population, according to recent Census data.

Table II-8
Labor Force Status

Labor Force Status	Hidden Hills		LA County	
	Persons	%	Persons	%
Population 16 years and over	1,906	100%	7,602,252	100%
In labor force	1,013	53.1%	4,959,167	65.2%
Civilian labor force	1,013	53.1%	4,953,791	65.2%
Employed	989	51.9%	4,522,917	59.5%
Unemployed	24	1.3%	430,874	5.7%
Armed Forces	0	0.0%	5,376	0.1%
Not in labor force	893	46.9%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

² 2000 Census, Table H20

According to recent Census data, approximately 66% of the city's working residents were employed in management and professional occupations, while 25% were in sales or related fields (Table II-9). A relatively low percentage of workers (5.2%) were employed in sales and office-related occupations such as waiters, waitresses, and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted only 4 percent of the work force.

**Table II-9
Employment by Occupation**

Occupation	Hidden Hills	
	Persons	%
Civilian employed population 16 years and over	989	100%
Management, business, science, and arts occupations	651	65.8%
Service occupations	51	5.2%
Sales and office occupations	247	25.0%
Natural resources, construction, and maintenance occupations	4	0.4%
Production, transportation, and material moving occupations	36	3.6%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Table II-10 shows projected employment growth by industry for Los Angeles County for the period 2010-2020. The greatest number of new jobs projected to be produced in Los Angeles County over this 10-year period is expected to be in Trade, Transportation and Utilities, Educational Services, Health Care and Social Assistance, and Professional and Business Services.

Table II-10
2010-2020 Industry Employment Projections –
Los Angeles County

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes:

- (A) Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
- (C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
- (D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

D. Housing Stock Characteristics

This section reviews the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The housing stock in Hidden Hills is comprised entirely of single-family detached homes and second units. Table II-11 provides a breakdown of the housing stock by type along with growth trends for the

city compared to the county as a whole for the period 2000-2013. Between 2000 and 2013, there were only 39 new housing units built in the City compared to 192,476 units in the county as a whole.

**Table II-11
Housing by Type**

Structure Type	2000		2013		Growth	
	Units	%	Units	%	Units	%
Hidden Hills						
Single-family	592	100%	631	100%	39	100.0%
Multi-family	0	0%	0	0%	0	0.0%
Mobile homes	0	0.0%	0	0.0%	0	0.0%
Total units	592	100%	631	100%	39	100%
Los Angeles County						
Single-family	1,835,024	56%	1,948,879	56%	113,855	59.2%
Multi-family	1,379,277	42%	1,456,213	42%	76,936	40.0%
Mobile homes	56,605	2%	58,290	2%	1,685	0.9%
Total units	3,270,906	100%	3,463,382	100%	192,476	100%

Source Cal Dept. of Finance, Tables E-5 & E-8, 2013

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is scraped off by windows and doors opening and closing. Table II-12 shows the age distribution of the housing stock in Hidden Hills compared to Los Angeles County as a whole according to recent Census data.

Table II-12
Age of Housing Stock by Tenure

Year Built	Hidden Hills		LA County	
	Units	%	Units	%
Built 2005 or later	12	2%	54,241	2%
Built 2000 to 2004	35	4%	109,255	3%
Built 1990 to 1999	150	19%	208,791	6%
Built 1980 to 1989	125	16%	403,248	12%
Built 1970 to 1979	73	9%	496,376	14%
Built 1960 to 1969	124	16%	518,500	15%
Built 1950 to 1959	239	31%	722,473	21%
Built 1940 to 1949	7	1%	396,035	12%
Built 1939 or earlier	13	2%	516,817	15%
Total units	778	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

This table shows that 50% of the housing units in Hidden Hills were constructed prior to 1970. Statistics indicating that a significant portion of the housing stock is more than 30 years old would often indicate a growing need for maintenance and rehabilitation. However, the high housing values and household incomes in Hidden Hills results in few properties actually falling into disrepair, and therefore the need for public assistance with maintenance and rehabilitation is considered to be very low.

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development³, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-13 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County in 2013 by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

³ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-13 have been estimated based on typical conditions.

**Table II-13
Income Categories and Affordable Housing Costs –
Los Angeles County**

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$140,000
Low (51-80%)	\$68,300	\$1,708	\$235,000
Moderate (81-120%)	\$77,750	\$1,944	\$280,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$280,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Due to the unusual nature of Hidden Hills, real estate market data is not readily available. DQ News, one of the most frequently-cited sources of sales data in California, reported no sales in the city for the entire calendar year 2012. A recent review of Zillow.com found a number of sales listings ranging in price from \$1.8 million to \$20 million. Clearly Hidden Hills is a high-end luxury market with no for-sale housing available in the affordable price categories.

c. Rental Housing

As noted previously (Table II-11, page II-10), there are no multi-family units in Hidden Hills. Only a small number of single-family homes are rented, and few are expected to be available for rent at any given time. An Internet search⁴ for rental units found no listings in Hidden Hills. Given the rural, single-family nature of the community it is clear that lower- and moderate-income households have a difficult time finding housing without overpaying. The only option for lower-income households wishing to rent in Hidden Hills would be second units; however, in most areas of the city private CC&Rs prohibit renting of second units and guest houses and restrict their occupancy to up to two household employees or guests.

Notwithstanding, second units do provide housing in the City for those extremely-low-, very-low- and low-income households. In the last planning period, two second units with kitchens were built.

⁴ Rent.com, 10/27/2013

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In 2000, approximately 40 people between 16 and 64 years of age, or 4% of the working age population, reported a work-related disability (see Table II-14). Of those aged 65 and over, reported disabilities include hindered ability to go outside the home (13%) and various physical disabilities (22%). (More recent data is not available.) Housing opportunities for the handicapped can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.