

**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:	517	87%	2,194,080	68%
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:	76	13%	1,047,124	32%
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.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Hidden Hills is served by the North Los Angeles County Regional Center⁵ (NLACRC) in Van Nuys. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. NLACRC reports that it currently serves 149 clients in zip code 91302, however this zip code includes other areas in addition to the City of Hidden Hills. Based on 2010 Census data, the population in zip code 91302 was 25,709 and Hidden Hills (2010 population of 1,887) represents approximately 7% of the total population in this zip code. Therefore, assuming disabled persons are distributed proportionately to total population within this zip code, it is estimated that there are approximately 11 persons with developmental disabilities living in Hidden Hills who are receiving services from NLACRC.

In addition, City housing programs that respond to the needs of this population include 1d (Emergency Shelters and Transitional/Supportive Housing) and 3a (Section 8 Rental Assistance).

⁵ www.nlacrc.org

Table II-14
Persons with Disabilities by Age

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	421	
Sensory disability	2	0.5%
Physical disability	0	--
Mental disability	15	4%
Self-care disability	0	--
Age 16 to 64 - total persons	1,142	
Sensory disability	6	0.5%
Physical disability	32	3%
Mental disability	15	1%
Self-care disability	6	0.5%
Go-outside-the-home disability	21	2%
Employment disability	40	4%
Age 65 and over* - total persons	188	
Sensory disability	3	2%
Physical disability	41	22%
Mental disability	18	10%
Self-care disability	20	11%
Go-outside-the-home disability	24	13%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Totals may exceed 100% due to multiple disabilities per person

2. Elderly

According to recent Census data there were 111 owner households (15%) in Hidden Hills where the householder was 65 or older (Table II-15). There were no elderly renter households. These statistics are significantly different than the population at large due to the unique nature of the community.

Table II-15
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	626	85%	15	100%
65 to 74 years	64	9%	0	0%
75 to 84 years	39	5%	0	0%
85 years and over	8	1%	0	0%
Total Households	737	100%	15	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among owners, 81% all households had four or fewer members. About 20% of owner households had five or six members, while 80% of renter households had five or six members (Table II-16). Considering the nature of the housing stock in Hidden Hills (predominantly larger single-family homes) this data suggests that there is not likely to be a shortage of large homes compared to the number of larger households. This conclusion is supported by the very low incidence of overcrowding (see Table II-7).

Table II-16
Household Size by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	49	7%	0	0%
2 persons	227	31%	3	20%
3 persons	137	19%	0	0%
4 persons	178	24%	0	0%
5 persons	137	19%	3	20%
6 persons	9	1%	9	60%
7 persons or more	0	0%	0	0%
Total Households	737	100%	15	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Of the 737 owner households in the city, about 7% were headed by a female (Table II-17). No female-headed renter households were reported. In many areas, female-headed households have a disproportionately high housing cost burden. However, the availability of lower-priced housing in surrounding communities provides feasible options for this segment of households with modest financial resources.

Table II-17
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	601	82%	15	100%
Male householder, no wife present	23	3%	0	0%
Female householder, no husband present	52	7%	0	0%
Non-family households	61	8%	0	0%
Total Households	737	100%	15	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm worker households are considered a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. Although agriculture produces a total annual value of approximately \$278 million per year in Los Angeles County, no significant agricultural production is found in Hidden Hills or the immediately surrounding communities.⁶ In addition, recent Census estimates did not identify any farm workers residing permanently in the city. Therefore, farm worker housing is not considered to be an issue for this jurisdiction.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁷

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

According to the 2013 Homeless Count Report by the Los Angeles Homeless Services Agency, the estimated homeless population for the entire County of Los Angeles is 53,798 persons on any given day. Of this population, 24% were in shelter facilities, 42% were unsheltered, and 34% were estimated to be “hidden homeless.”

Although the 2013 Homeless Count did not specifically record homeless persons in the City of Hidden Hills, it did count homeless in the San Fernando Valley Service Planning Area (SPA 2), of which Hidden Hills is a part. The 2013 point-in-time homeless estimate for SPA 2 was 7,790 persons.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit), or enter into a multi-party agreement with up to two other jurisdictions to accommodate the need.

⁶ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner

⁷ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

The 2010 Census reported no homeless persons in Hidden Hills. Due to the rural, guard-gated nature of Hidden Hills, it is unlikely that any homeless persons are in the city. While there are no known homeless persons in the city, the Municipal Code has been amended to comply with zoning requirements for emergency shelters under SB 2.

F. Assisted Housing at Risk of Conversion

There are no residential units within the City of Hidden Hills that participate in a federal, state or local program that provide some form of assistance, either through financial subsidy or a control measure. Therefore, there are no units at risk of conversion⁸.

G. Housing Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the period from January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 Hidden Hills Growth Needs

The Southern California Association of Governments (SCAG) determined the RHNA growth needs for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Hidden Hills during the 2014-2021 projection period is 18 units. This total is distributed by income category as shown in Table II-18.

⁸ Sources: SCAG/California Housing Partnership Corp; City of Hidden Hills, 2013

Table II-18
Regional Housing Growth Needs

Very Low*	Low	Moderate	Above Moderate	Total
5	3	3	7	18

Source: SCAG 2012

* The Extremely-Low need is assumed to be 3 units, or 50% of the Very-Low need per state law.

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

A discussion of the city's land resources to accommodate its growth need is provided in the land inventory section of Chapter III.

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III. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared (see Appendix B, Table B-2) and the results of this analysis are summarized in Table III-1 below. This analysis demonstrates that the City’s capacity for new housing can accommodate the RHNA in all income categories.

Table III-1
Land Inventory Summary

	Income Category		
	Lower	Mod	Above
Vacant land	-	-	32
Affordable Housing Overlay	17	-	-
Second units	2	-	-
Total sites	19		32
RHNA	8	3	7
Adequate Capacity?	Yes	Yes*	Yes

Source: City of Hidden Hills, 2013
*Reflects the surplus of lower-income sites

Affordability Assumptions – In 2004 state Housing Element law was amended⁹ to clarify the requirements for the land inventory analysis, and established a “default density” for each jurisdiction. The default density is the density that is assumed to be sufficient to facilitate the production of lower-income housing. If a jurisdiction allows development at the default density, then no further analysis is necessary to demonstrate that those sites are suitable for lower-income housing development. The default density for Hidden Hills is 20 units/acre. During the 4th planning cycle the City adopted the Affordable Housing Overlay (AHO), which provide opportunities for lower-income affordable housing in the Commercial-Restricted zone at a density of 20 units/acre, excluding density bonus. In addition to the AHO, second units can also provide affordable housing. Since existing Hidden Hills Community Association regulations prohibit owners from renting second units, it can be assumed that they will be occupied by family members or household employees with no rent charged, and therefore would qualify as lower-income units.

Infrastructure Capacity – No major problems currently exist due to inadequate water and sewer capacity for day to day needs. However, all infrastructure was planned by the Las Virgenes Municipal Water District to serve only the levels of development contemplated under the existing deed restrictions, and intensification of development beyond that provided under current planning and zoning policies in this area could be a problem.

⁹ HCD memo of June 9, 2005 on AB 2348

Until recently, adequate water pressure could not be provided in some areas of the City due to lack of sufficient water infrastructure in those areas. Some upgrades have been installed, improving flows in deficient areas. However, water systems generally consist of four inch and, in some cases, two inch mains which are not looped, creating a challenge in maintaining adequate fire flows. Thus, new homes are equipped with fire sprinkler systems, where necessary.

B. Financial and Administrative Resources

Due to the rural, single-family nature of Hidden Hills, the City does not participate in any state or federal housing assistance programs and has no local resources for housing assistance.

C. Energy Conservation Opportunities

California *Government Code* §65583(a)(7) requires an analysis of opportunities for energy conservation with respect to residential development. As in most of Southern California, weather in Hidden Hills is generally mild and sunny, a characteristic which is conducive to use of solar power. Income tax credits are offered for use of solar energy and other energy conservation devices. Due to the generally affluent demographic of Hidden Hills, it might be anticipated that a significant number of households could benefit from this tax credit. In addition, the Southern California Gas Company, which serves the area, maintains home weatherization programs to conserve energy, including insulation and use of double paned or other high energy rated windows. Also, passive measures such as home orientation and use of vegetation for shade and shelter may also save energy. The City of Hidden Hills has made information on energy conservation measures available at City Hall.

State law requires all new construction to comply with “energy budget” standards that establish maximum allowable energy use from depletable sources (Title 24 of the California *Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents including audits of home energy use to reduce electricity consumption, refrigerator rebates, solar energy equipment rebates, appliance repair and weatherization assistance to qualified low-income households, buyer’s guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE’s energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company’s Energy

Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

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IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city’s zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The City of Hidden Hills General Plan Land Use Element provides for three residential land use designations, as shown in Table IV-1.

Table IV-1
Residential Land Use Categories –
Hidden Hills General Plan

Designation	Maximum Density ¹	Description	Acreage ²
Residential Agricultural, Suburban (RA-1)	1 du/ac	Single-family detached homes on minimum 1-acre lots; second unit permitted without kitchen facilities.	821.46
Residential Agricultural, Suburban (RA-2)	1 du/ac	Single-family detached homes on minimum 1-acre lots; second unit permitted with kitchen facilities.	88.45
Single Family Residential (R-SF)	2.2 du/ac	Single-family detached homes on minimum 20,000 SF lots	1.97
Total			

Source: City of Hidden Hills General Plan

1 Density expressed in dwelling units per gross acre

2 Total acreage including developed and vacant land

It should be noted that the minimum lot sizes required by the General Plan are reflective of, and in some areas, less restrictive than, lot sizes required under the Hidden Hills Protective Restrictions included in the Hidden Hills Community Association Covenants, Conditions and Restrictions (CC&Rs) which preceded the establishment of the City of Hidden Hills. Additional information on the CC&Rs can be found in Section IV.B. *Non-Governmental Constraints*.

The City of Hidden Hills General Plan is not considered a constraint to the goals and policies of the Housing Element as the City’s zoning is consistent with the General Plan and sufficient capacity for new housing has been identified to accommodate the 2014-2021 RHNA.

b. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect

and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. For example, the City adopted an ordinance amending the standards regarding development on ridgelines. The Municipal Code sets forth residential development standards for each zone district.

The zones that allow residential subdivisions, single-family houses, or second units as a permitted use are as follows:

- R-A-S** Residential Agricultural Suburban
(one acre minimum lot area)
- R-A-S-2** Residential Agricultural Suburban-2
(one acre minimum lot area)
- R-1** Residential
(20,000 square feet minimum lot area)

A summary of the development standards for the three zones permitting residential development is provided in Table IV-2. For single-family homes, the smallest allowable lot size is 20,000 square feet (in the R-1 zone); however, there are only five parcels in the R-1 district and most parcels in the city are a minimum of one acre in size. While the lots are large by current urban standards in Southern California, it should be recognized that Hidden Hills was planned as a rural single-family residential community in the 1950s with CC&Rs to protect its equestrian character. Further, the city was mostly developed more than 30 years ago when land costs were much lower and the pressures for higher density did not exist. As a result, the potential for new residential development is extremely limited. The City’s development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life as envisioned by the CC&Rs, and are not considered to be unreasonable constraints on the development of housing.

Table IV-2
Residential Zones

Development Standard	Zoning Designations		
	R-A-S	R-A-S-2	R-1
Maximum Density (DU) ¹	1 du/ac	1 du/ac	2.2 du/ac.
Maximum Bldg. Coverage (% of lot)	30%	30%	30%
Minimum Front Yard (ft.)	50	50	35
Minimum Side Yard (ft.)	25	25	5 ²
Minimum Rear Yard (ft.)	50	50	15 ³
Maximum Building Envelope Height (ft.)	26 ⁴	30 ⁴	26 ⁴

Source: Hidden Hills Zoning Code

Notes:

1. Density expressed in dwelling units per net acre.
2. Minimum yard setback is 25 feet if adjacent to R-A-S zone.
3. Rear yard may be reduced to 5 feet when abutting the C-R zone.
4. Four additional feet allowed for building height cap.

The R-A-S Zone differs from the R-A-S-2 Zone primarily in that the R-A-S-2 Zone allows additional building height and additional accessory units, including provision of a kitchen in a second unit. Building height is regulated through the building height envelope and building height cap.

The *building height envelope* is defined as: The vertical dimension of the building as measured from each point in the pre-existing grade to the directly vertical point of the finished roof (excluding chimneys).

The *building height cap* is defined as: The greatest vertical dimension of a building as measured from the lowest point where the foundation adjoins the finished exterior grade to the top of the highest portion of the finished roof (excluding chimneys).

All height, lot coverage, and setback requirements are consistent with Hidden Hills Community Association requirements. The overall intent of the City’s residential zoning standards is to preserve the community’s rural equestrian character and privacy through large lots, low maximum coverage requirements and ample setbacks. Relaxation of the standards by the City would have little or no effect on development due to the separate Association requirements that apply to all parcels in the city, but for a few.

Table IV-3
Permitted Residential Development by Zone

Housing Type Permitted	R-A-S	R-A-S 2	R-1
Single-Family Detached	P	P	P
Single-Family Attached			
Multi-Family			
Transitional & Supportive Housing	P	P	P
Res. Care Facilities (6 or fewer clients)	C	C	C
Manufactured Housing*	P	P	P
Mobile Home*	P	P	P
Second Units	P	P	

Source: Hidden Hills Zoning Code
 P – permitted use C – conditional use
 *On a permanent foundation

In addition to the permitted residential uses shown in Table IV-3, lower-income multi-family housing is permitted by-right in the Commercial Restricted (CR) zone subject to the Affordable Housing Overlay (AHO) regulations.

c. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. The City’s provisions for these housing types are discussed below.

Extremely Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income, or up to \$25,600 per year for a 4-person household in Los Angeles County as of 2013. As discussed in Chapter II, the 2000 Census reported that 4 renters (50%) and 10 owners (71%) in this income range were overpaying for housing. Given the demographics and housing conditions in Hidden Hills, the accuracy of these statistics may be questionable, however. There are no multi-family units in the city, and single-family homes are clearly not affordable to extremely-low-income households. It is possible that households shown as overpaying lived in second units, although CC&Rs prohibit the renting of second units.

As discussed in the land inventory analysis (Appendix B), the needs of extremely-low-income households are addressed through AHO sites and second units.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are currently allowed by conditional use permit in all residential zones. Facilities serving more than six persons are not currently permitted within the city. State law requires that licensed group homes serving six or fewer persons be treated the same as single-family residential uses, and the Municipal Code is in conformance with this requirement of state law.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Hidden Hills incorporate accessibility standards contained in Title 24 of the California Administrative Code.

In addition, cities can adopt “reasonable accommodation” procedures to streamline the approval process for adjustments to regulations and standards where necessary to improve accessibility for persons with disabilities. In 2012 the City Council adopted a reasonable accommodation ordinance in conformance with state law. The ordinance allows the Planning Director to approve reasonable accommodation requests administratively (i.e., without a public hearing). There is no fee for filing a reasonable accommodation request, and if the request is associated with a discretionary permit the applications are processed concurrently. This simplified reasonable accommodation process helps to address the needs of persons with all types of disabilities, including developmental disabilities.

Farm Worker Housing

As discussed in Chapter 2, (Needs Assessment), the City of Hidden Hills is not located within or near a major agricultural area and has no need for farm worker housing. However, in conformance with

state law¹⁰, a Municipal Code amendment was approved in 2013 to allow agricultural employee housing for up to six persons as a single-family residential use in residential zones.

Emergency Shelters and Transitional Housing

As discussed in Chapter II, no homeless persons have been observed in Hidden Hills, and there is no demand for a shelter in the city. However, in conformance with state law (SB 2 of 2007) the Municipal Code allows emergency shelters by-right in the Commercial-Restricted (C-R) zone subject to appropriate development standards. The C-R zone encompasses 1.5 acres and can accommodate an emergency shelter. Standards for emergency shelters include the following:

- Submittal of a Management and Operations plan;
- Maximum of 6 beds;
- Minimum distance of 300 feet between emergency shelters;
- Maximum length of stay of 180 days in any 365-day period;
- Minimum of one employee, in addition to security personnel, on duty during operational hours;
- Security personnel shall be provided during operational hours;
- Exterior lighting;
- Minimum parking of one space per 4 beds plus one for each employee or volunteer on duty, plus a bicycle rack.

To ensure that the current standards do not pose an unreasonable constraint to emergency shelters, the City will consult with shelter operators and consider their recommendations in 2014 (Program 7b in the Housing Plan).

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code Sec 65582[h]).

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *“Target population”* means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional or supportive housing facilities are permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone in compliance with state law.

¹⁰ *Health and Safety Code* Section 17021.5

Single Room Occupancy

Single room occupancy facilities are small studio-type multi-family units, typically reserved for lower-income residents or senior citizens. The City's Zoning Code currently does not permit any type of multi-family housing (including SROs) due to the established single-family residential character and the provisions contained in existing CC&Rs that cover all of the city except for a few lots (see Non-Governmental Constraints.)

d. Off-Street Parking Requirements

The Zoning Code requires a minimum of two parking spaces in a fully enclosed garage for every home, regardless of the number of bedrooms. Since the City does not have multi-family or mixed-use zoning, there are no parking requirements for those uses. The City's minimum parking requirements are modest compared to other suburban Southern California cities and should have no significant impact on the cost of housing.

e. Accessory Units

The City adopted second unit regulations in 2003 to implement changes made to state law as part of AB 1866. The regulations allow second dwelling units of up to 1,200 square feet in the R-A-S zone and up to 1,500 square feet in the R-A-S-2 zone subject only to non-discretionary plan check. Either the primary unit or the second unit must be occupied by the property owner, and second units may be rented but not sold separately from the main residence. One parking space per bedroom is required, which may be in a garage or uncovered in the rear yard setback. Second units must comply with the development standards that apply to the zone.

Hidden Hills Community Association restrictions imposed by the CC&Rs do not allow the rental of second dwelling units. However, based on U.S. Census data, Hidden Hills appears to have some dwelling units that are being rented at affordable rates. It is likely that these units are guest units provided to household employees that serve the occupants of the main residence.

Given that domestic service is a significant source of employment within Hidden Hills, the accessory units directly address jobs-housing balance, as well as provide affordable housing for low-income residents. Accessory units also serve to augment resources for senior housing, or other segments of the population. The Housing Plan (Chapter V) contains Program 5b to continue to encourage the development of additional second units as a key component of the City's strategy for meeting its share of regional housing needs for lower-income persons.

f. Density Bonus

SB 1818 was adopted in 2004 to encourage and provide incentives to developers to include low- and moderate-income housing units in their developments. SB 1818 is known as the "Density Bonus Law" and it provides density bonuses up to 35% based on the percentage of affordable units in a development. The Municipal Code includes provisions for density bonus in conformance with state law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. The City's Zoning Code currently allows mobile homes or manufactured housing on a permanent foundation in all residential zones.

h. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions. Further, state law requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, Fire and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare.

In only minor cases do City standards differ from the state Building Code. City amendments have been adopted in the areas of soil and erosion, pool barriers, fire, architectural, and structural requirements. While some of these may add to building costs, they are deemed reasonable and necessary to protect public health and safety.

2. Development Processing Procedures**a. Residential Permit Processing**

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects meet applicable requirements. It should be noted that nearly all projects require approval of the Hidden Hills Association's Architectural Committee, which adds to project review time. However, projects that obtain Association approval are exempt from City site plan review. If required, the City's site plan review process focuses on the physical design of buildings to ensure that they are compatible with adjacent properties in terms of building height, scale, and privacy (e.g., building separation and placement of windows, decks and balconies), and that topographic features are preserved to the extent feasible. Site plan review applications are reviewed by the Planning Commission at a public hearing.

Plan check for processing of building permits is generally one to two weeks, which is less time than in most communities.

For discretionary permits such as conditional uses permits or variances for project not meeting basic standards, processing takes 90 days from the time an application is determined to be complete, including mandated public review and noticing periods.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Hidden Hills are either Categorical Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorical Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table IV-4 shows the development fees the City charges for new, single-family residential development. Development fees are estimated at approximately \$20,000 to \$80,000 per unit which is modest in comparison to property values. Unlike many urban and suburban jurisdictions, Hidden Hills has no traffic impact fee.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

Roadways in Hidden Hills are typically narrow and winding. The Circulation Element identifies three collector streets (Long Valley Road, Round Meadow Road, and Spring Valley Road) and no arterials. Long Valley Road, the major collector for the City is 26 feet wide, including 3-foot concrete swales. The remaining roadways are all local streets. All streets are owned and maintained by the Community Association except outside the security gates. The General Plan requires new private roads to have a minimum right-of-way width of 60 feet. Another policy requires that all streets be designed to keep the rural, equestrian character of the community. Typically, local streets are minimally improved with paving, rolled gutters and equestrian trails. These policies preclude excessive improvement standards that could act as an unreasonable constraint to housing development in Hidden Hills.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project.

Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Table IV-4
Development Fee Summary

Fee Category	Fee or Deposit Amount
Planning and Application Fees	
Conditional Use Permit	\$5,309
Minor Accommodation	\$499
Variance	\$2,426
Tentative Tract Map	\$9,982 + \$361/lot
Site Plan Review	\$499
Minor Site Plan Review	\$138
Lot Line Adjustment	\$859
Environmental	
Environmental Review/Initial Study	\$950 + Actual cost of document preparation
Public Works	
Curb and Gutter	Actual cost
Sidewalks	Actual cost
Curb Drains	Actual cost
Residential Driveways	Actual cost
City Engineering	
Grading Plan Check & Permit	Dependent on quantities. 50 cu.yd.: \$268 plan check + \$653 permit 500,000 cu.yd.: \$16,000 plan check + \$22,000 permit
Plan Check	\$998 + 7.20% of first \$50,000 of improvement cost + 5.75% of next \$100,000 of improvement cost + 4.30% of improvement cost thereafter
Construction Permit	\$104 Issuance fee + 11.50% of first \$1000,000 of improvement cost + 10% of next \$100,000 of improvement cost + 8.6% of improvement cost thereafter
Residential Inspection (where no other fee exists)	\$114.00/hr.
Las Virgenes Municipal Water District Fees	
Water Hookup	\$8,820
Sewer Hookup	\$7000
Typical Cost for One Single-Family Unit	\$20,000 – 80,000

Source: City of Hidden Hills Planning Department and Public Works Department, 2013

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements and maintain community standards. Compared to most other jurisdictions in the region, development fees in Hidden Hills are very low in relation to property values.

B. Non-Governmental Constraints

1. Codes, Covenants, and Restrictions (CC&Rs)

All residential land in the City, except for a few lots, is subject to the Hidden Hills Community Association CC&Rs, which were adopted at the time of the original subdivisions forming the bulk of the city. Eighteen separate sets of deed restrictions were recorded between 1950 and the present. The CC&Rs are comprehensive and apply to everything from land use to architectural review.

The Hidden Hills Community Association, a private homeowner's association, currently oversees compliance with the CC&Rs. The Association has an independently elected board, outside the control of the City of Hidden Hills. The City has no authority to modify or remove the restrictions. Amendment of the CC&Rs requires an affirmative vote of two-thirds of the membership of the Association as well as approval of their lenders.

The CC&Rs are reflected in the City's General Plan and Zoning Code, which establish the basic land uses, densities, and development requirements for the city. However, new housing within the Association is subject to the Association's Architectural Standards and requires approval of the Association's Architectural Commission. Any subdivision of property also requires the Association's approval. The timeframe for Architectural Review can vary considerably and is not under City control.

Additionally, all City residents must pay an annual assessment for maintenance, improvements and other Association expenses. These assessments are typically several thousand dollars per year, adding to the cost of home ownership in the city.

2. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, agricultural lands, and areas located within very high fire hazard zones. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, the state Fish and Game Code, and the Alquist-Priolo Act).

The City of Hidden Hills is characterized by rolling to rugged terrain which presents significant constraints to the development of the remaining vacant land.

Hidden Hills is located in County Fire Zone 3, a high brush fire hazard area. The City's building code requires fire retardant roofs for all residential structures.

Significant geologic constraints are also imposed by active landslides and potentially active landslides within the city. Geologic risks are addressed by Public Safety Element policies, and through the building permit review process.

The City's land use plans have been designed to protect sensitive areas from development, and protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies and promote public safety.

3. Infrastructure Constraints

Wastewater Treatment. The Las Virgenes Municipal Water District (LVMWD) provides sanitary sewer service for the city through local collector sewers operated by the Los Angeles County Consolidated Sewer Maintenance District. Sewage collected in 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. City staff has confirmed that the wastewater treatment system has the capacity to serve all present and projected future water needs, and therefore is not a constraint to housing production.

Water Supply. Water for City residents is supplied by LVMWD. The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), part of the State Water Project. 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. While the County has not indicated a need to upgrade the older lines, new development must meet the 1,250 gallon standard. City staff has confirmed with LVMWD that domestic water supply is not expected to limit development during the planning period.

Storm Water Drainage. Storm water runoff is handled by a flood control system owned maintained Los Angeles County Department of Public Works. According to Federal Emergency Management Agency maps, the City of Hidden Hills has a low potential for flooding, and therefore storm water drainage is not expected to act as a constraint to housing development.

4. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and have been steadily increasing since 2000. The recent downturn in the housing market is expected to affect land values negatively, however. Changes in land prices reflect the cyclical nature of the residential real estate market. It appears as though we are in a downturn similar to the early 1980s and early 1990s, which was characterized by relatively sharp declines in property values and extended periods of minimal appreciation before prices recovered.

In Hidden Hills land costs represent a relatively high proportion of total housing costs, due in part to large minimum lot sizes. As the remaining developable land has become scarcer, the price of land in the City has risen. In addition, the land which has not yet been developed tends to have more environmental constraints, such as topographical features that require extensive grading, and is thus more costly to develop. Typical 2013 land cost is \$2 million for a one-acre parcel in the residential zones.¹¹

5. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Hidden Hills are not substantially different than most other cities in Los Angeles County and the state of California. However, difficult site topography, high land costs,

¹¹ City of Hidden Hills Planning Department, October 2013

restrictive CC&Rs, and the lack of large sites suitable for subdivision, all favor individually built, custom homes. As a result, these homes are associated with much higher per-square-foot construction costs than tract-type production housing.

6. Cost and Availability of Financing

Hidden Hills is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. One of the most significant changes has been a tightening of mortgage underwriting standards, which has had greater impacts on low-income families than other segments of the community. For those with good credit ratings, interest rates have been at historic lows, resulting in increased affordability.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Fair housing issues are addressed in Hidden Hills through the Fair Housing Foundation, a nonprofit corporation formed to promote the enforcement of fair housing laws and to encourage an atmosphere of open housing. The Planning Department distributes information at City Hall and makes referrals to the Fair Housing Foundation as needed.

V. HOUSING PLAN

The primary focus of the Housing Element is to meet existing and anticipated housing needs and to protect existing residential neighborhoods in Hidden Hills. The policies and implementation measures of the Housing Element are aimed at preserving the quality of the living environment, protecting the lower density character of the area, conserving the existing housing stock, addressing local and regional housing needs, providing for the City's share of housing for all economic groups, providing housing assistance to residents, and ensuring fair housing practices.

A. Goals, Policies and Implementation Programs

GOAL I. Preserve the quality of existing neighborhoods to provide a safe and healthful living environment for all residents.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Program 1. Zoning and Development Standards. Continue to enforce the Zoning Code, which regulates height, lot coverage, setbacks, open space, etc.

Funding source: General Fund; plan check/permit fees

Implementation schedule: Continuous

Responsibility: Planning staff

Policy 2. Encourage the maintenance of existing dwellings in order to maintain public health and safety.

Program 2. Property Maintenance. Pursue pro-active code enforcement and work cooperatively with the Hidden Hills Community Association to encourage property maintenance, including sharing information regarding problem properties to the extent permitted consistent with preservation of privacy of the homeowner.

Funding source: General Fund

Implementation schedule: Continuous

Responsibility: Planning and Building staff

GOAL II. Provide housing opportunities for all segments of the community, including various economic segments and special needs groups.

Policy 3. Provide adequate sites for new housing consistent with the capacity of infrastructure to handle increased growth.

Program 3. Infill Residential Development. Encourage development of existing vacant residential infill sites and second units (see also Program 5b).

Funding source: General Fund and permit revenue

Implementation schedule: Continuous

Responsibility: Planning and Building staff

Policy 4. Preserve existing affordable housing stock.

Program 4a. Reverse Mortgages. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives by posting information in City Hall and on the City's website.

Funding source: General Fund

Implementation schedule: Post information on reverse mortgages throughout the planning period

Responsibility: Planning staff

Program 4b. Reduced Association Fees. Continue to work cooperatively with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households.

Funding source: General Fund

Implementation schedule: Throughout the planning period.

Responsibility: Planning staff

Policy 5. Facilitate the development of additional extremely-low-, very-low-, low- and moderate-income housing, as well as housing for persons with developmental disabilities.

Program 5a. Development Streamlining. Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible for projects that include extremely-low-income units and supportive housing for persons with developmental disabilities. Provide concurrent processing of all discretionary applications for a project. Maintain current plan check efficiencies.

Funding source: General Fund and development fee revenues

Implementation schedule: Continuous

Responsibility: Planning, Engineering and Building staff

Program 5b. Second Units. Provide incentives for development of additional second units as a component of the City's strategy to facilitate production of low- and moderate-income housing, including extremely-low-income units and supportive housing for persons with developmental disabilities. These incentives will include the following:

- Modification of development standards (e.g., setbacks), if necessary to accommodate second units
- Fast-track plan review and permit processing for second units
- Marketing and promotion of second units to applicants for new construction or substantial remodels when applications are received

- Provide direct mail flyers to all households in the city promoting second units
- Pursue discussions with the Hidden Hills Community Association regarding the potential for relaxation of private second unit deed restrictions
- Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. If the program’s incentives are found not to be effective in facilitating additional second unit development, revised program actions will be initiated.

Funding source: General Fund

Implementation schedule: Provide fast track processing for second units throughout the planning period;
 Offer modified development standards for second units, if necessary, throughout the planning period;
 Make second unit information materials available throughout the planning period;
 Biannual discussions with the Community Association.

Responsibility: Planning staff

Program 5c. Density Bonus Ordinance. The City will continue to implement the Density Bonus Ordinance consistent with current state law.

Funding source: General Fund

Implementation schedule: Throughout the planning period

Responsibility: Planning staff

Program 5d. Affordable Housing Overlay. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. The AHO regulations include the following provisions:

- Qualifying projects shall have a minimum density of 20 units/acre, excluding density bonus.
- Qualifying projects shall restrict all units in the development, except for a manager’s unit, for occupancy by lower-income households for a period of not less than 30 years.
- Qualifying projects shall have a minimum of 16 units per site
- Qualifying projects shall be permitted by-right (i.e., limited to non-discretionary design review).

- Development other than a qualifying affordable housing project within the AHO shall require approval of a conditional use permit, with the exception of the continuation, modification or change of an existing use in an existing structure provided the modification or change of use does not require a discretionary planning permit. Approval of a CUP shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period.
- To address the housing needs of extremely-low-income households and persons with special needs, including developmental disabilities, the City will:
 - Biennially contact developers, including non-profit, to assist with seeking or supporting State and Federal monies, as funding becomes available for support of housing construction and/or rehabilitation;
 - Provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals (see Programs 4.b and 5.a); and
 - The City shall work with the North Los Angeles County Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Funding source: General Fund

Implementation schedule: Throughout the planning period

Responsibility: Planning staff

Policy 6. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Program 6. Fair Housing. The City will continue to promote fair housing policies through the following actions:

- Post State regulations regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems at City Hall.
- Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing

Council of San Fernando Valley. The City will publicize fair housing information on the City's website and in the City's newsletter.

Funding source: General Fund
 Implementation schedule: Publicize fair housing information throughout the planning period
 Responsibility: Planning staff

Policy 7. Accommodate the housing needs of special population groups.

Program 7a. Accessible Housing. The City will continue to enforce the current Zoning Code and the state provisions (Title 24) for handicapped access, and allow residential care facilities consistent with state law. Through the continued implementation of the Reasonable Accommodation Ordinance, the City will facilitate the streamlined approval of modifications to zoning and building regulations needed to accommodate the needs of persons with disabilities, including developmental disabilities.

Funding source: General Fund
 Implementation schedule: Throughout the planning period
 Responsibility: Planning staff

Program 7b. Emergency Shelters. Emergency shelters shall be permitted by-right in the C-R zone subject to appropriate development standards consistent with SB 2. The C-R zone contains approximately 1.5 acres, has the capacity for at least one shelter, and is within walking distance of public transit. To ensure that the current standards do not pose an unreasonable constraint to emergency shelters, the City will consult with shelter operators and consider their recommendations in 2014.

Funding source: General Fund
 Implementation schedule: Consult with shelter operators in 2014.
 Responsibility: Planning staff

Program 7c. Transitional and Supportive Housing. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. The City will continue to enforce the Code in conformance with this requirement.

Funding source: General Fund
 Implementation schedule: Throughout the planning period.
 Responsibility: Planning staff

Program 7d. Agricultural Employee Housing. The City will continue to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Section 17021.5.

Funding source: General Fund
 Implementation schedule: Throughout the planning period.
 Responsibility: Planning staff

GOAL III. Encourage the conservation of energy in housing.

Policy 8. Reduce energy loss due to inferior construction techniques.

Program 8. Residential Energy Conservation. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code. Title 24 contains specific requirements for energy conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. In addition, local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.

Funding source: General Fund
 Implementation schedule: Ongoing throughout the planning period
 Responsibility: Planning staff

B. Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1. Since the City has no source of housing funds, no rehabilitation or conservation objectives are established.

Table V-1
Quantified Objectives (2014-2021)

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New construction*	3	2	3	3	7	18
Rehabilitation	0	0	0	0	0	0
Conservation	0	0	0	0	0	0

*Quantified objective for new construction is for the period 2014 - 2021 per the RHNA.

Appendix A

Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. This analysis also concluded that the goals and policies of the prior element continue to be appropriate. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes residential development in the city during 2006-2013.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Evaluation (2008-2013)
City of Hidden Hills**

Policy/Program	Implementation	Accomplishments	Future Policies and Actions
Policy 1. Preserve the scale of development in existing residential neighborhoods.			
Program 1. <u>Zoning and Development Standards</u> . Continue to enforce the Zoning Code, which regulates height, lot coverage, setbacks, open space, etc.	Continuous. Planning personnel, funded through General Fund and permit fees.	The City continued to enforce zoning regulations.	Continue program
Policy 2. Encourage the maintenance of existing dwellings in order to maintain public health and safety.			
Program 2. <u>Property Maintenance</u> . Pursue pro-active code enforcement and work cooperatively with the Hidden Hills Community Association to encourage property maintenance, including sharing information regarding problem properties to the extent permitted consistent with preservation of privacy of the homeowner.	Continuous. Planning and Building personnel, funded through the General Fund.	The City continued code enforcement activities.	Continue program
Policy 3. Provide adequate sites for new housing consistent with the capacity of infrastructure to handle increased growth.			
Program 3. <u>Infill Residential Development</u> . Encourage development of existing vacant residential infill sites and second units (see also Program 5b).	Continuous. Planning and Building personnel, funded through the General Fund and permit revenue.	The City encouraged infill development by making information regarding second units available to homeowners.	Continue program
Policy 4. Preserve existing affordable housing stock.			
Program 4a: <u>Reverse Mortgages</u> . Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives by posting information in City Hall and on the City’s website.	Post information on reverse mortgages by January 2010	Reverse mortgage information was posted in City Hall and on the City website.	Continue program.
Program 4b. <u>Reduced Association Fees</u> . Work with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households.	Initiate discussions with the Community Association immediately upon Housing Element certification.	City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households.	Continue program.
Policy 5. Facilitate the development of additional very-low-, low- and moderate-income housing.			
Program 5a. <u>Development Streamlining</u> . Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible. Provide concurrent processing of all discretionary applications for a project. Maintain current plan check efficiencies.	Continuous. Planning and Building personnel, funded through the General Fund.	The City continued to process permit applications in an efficient manner.	Continue program.

Policy/Program	Implementation	Accomplishments	Future Policies and Actions
<p>Program 5b. Second Units. Create incentives for development of additional second units commensurate with the City’s RHNA for low- and moderate-income housing. These incentives will include the following:</p> <ul style="list-style-type: none"> • Modification of development standards (e.g., setbacks), if necessary to accommodate second units • Fast-track plan review and permit processing for second units • Marketing and promotion of second units to applicants for new construction or substantial remodels when applications are received • Provide direct mail flyers to all households in the city promoting second units • Initiate discussions with the Hidden Hills Community Association regarding the potential for relaxation of private second unit deed restrictions • Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. If the program’s incentives are found not to be effective in facilitating additional second unit development, revised program actions will be initiated. 	<p>City staff funded through General Fund revenue.</p>	<p>Fast-track permit processing for second units was initiated.</p> <p>Modified development standards were made available for second units deed-restricted for lower-income households.</p> <p>A flyer promoting second units and incentives was posted at City Hall and on the City website, and mailed to all households in the city.</p> <p>The City initiated discussions with the Community Association regarding regulations for second units.</p>	<p>Continue program.</p>
<p>Program 5c. <u>Density Bonus Ordinance</u>. The City will study implementation of state density bonus law and consider adoption of a Density Bonus Ordinance consistent with current state law.</p>	<p>City staff funded by General Fund revenue.</p>	<p>A Density Bonus Ordinance consistent with state law was adopted in June 2013.</p>	<p>Revise program to monitor state density bonus law and initiate amendments as necessary.</p>

Policy/Program	Implementation	Accomplishments	Future Policies and Actions
<p>Program 5d. <u>Affordable Housing Overlay</u>. An amendment to the Municipal Code and Zoning Map will be processed to establish Affordable Housing Overlay (AHO) zoning regulations that permit qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. The Zoning Map revision will apply the AHO to a parcel or parcels selected from Appendix B, Table B-3 having sufficient developable acreage to accommodate the City’s unmet lower-income need as identified in the Regional Housing Needs Assessment and the Housing Element for the current planning period. The AHO regulations will include the following provisions:</p> <ul style="list-style-type: none"> • Qualifying projects shall have a minimum density of 20 units/acre, excluding density bonus. • Qualifying projects shall restrict all units in the development, except for a manager’s unit, for occupancy by lower-income households for a period of not less than 30 years. • Qualifying projects shall have a minimum of 16 units per site • Qualifying projects shall be permitted by-right (i.e., limited to non-discretionary design review). • Development other than a qualifying affordable housing project within the AHO shall require approval of a conditional use permit, with the exception of the continuation, modification or change of an existing use in an existing structure provided the modification or change of use does not require a discretionary planning permit. Approval of a CUP shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period. 	<p>Ordinance processed by City staff with General Fund revenue.</p>	<p>The Affordable Housing Overlay ordinance was approved in June 2013.</p>	<p>This program was accomplished and has been revised to continue implementation of the AHO ordinance. The City continues to encourage the production of affordable housing when feasible.</p>
	A-4		January 27, 2014

Policy/Program	Implementation	Accomplishments	Future Policies and Actions
Policy 6. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.			
<p>Program 6. <u>Fair Housing</u>. The City will continue to promote fair housing policies through the following actions:</p> <ul style="list-style-type: none"> • Post State regulations regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems at City Hall. • Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. The City will publicize fair housing information on the City’s website and in the City’s newsletter. 	<p>City staff with General Fund revenues.</p>	<p>Fair housing information was posted in City Hall. No fair housing complaints were filed during the planning period.</p>	<p>Continue program</p>
Policy 7. Accommodate the housing needs of special population groups.			
<p>Program 7a. <u>Accessible Housing</u>. The City will continue to enforce the current Zoning Code and the state provisions (Title 24) for handicapped access. In addition, the City will amend the Code to allow residential care facilities consistent with state law.</p>	<p>City staff supported by General Fund revenue.</p>	<p>A Code amendment was approved in June 2013 allowing residential care facilities consistent with state law.</p>	<p>Continue to monitor state law and implement requirements regarding accessibility.</p>
<p>Program 7b. <u>Emergency Shelters</u>. An amendment to the Municipal Code will be processed to permit emergency shelters as required by Senate Bill 2 of 2007. Emergency shelters shall be permitted by-right in the C-R zone subject to appropriate development standards consistent with SB 2. The C-R zone contains approximately 1.5 acres, has the capacity for at least one shelter, and is within walking distance of public transit.</p>	<p>City staff supported by General Fund revenue.</p>	<p>A Code amendment was approved in June 2013 allowing emergency shelters by-right consistent with state law.</p>	<p>This program was completed and has been revised to continue implementation of the ordinance.</p>

Policy/Program	Implementation	Accomplishments	Future Policies and Actions
<p><u>Program 7c.</u> Transitional and Supportive Housing. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. The City will amend the Code within one year of Housing Element adoption to clarify the Code’s conformance with this requirement.</p>	<p>City staff supported by General Fund revenue.</p>	<p>A Code amendment was approved in June 2013 allowing transitional and supportive housing consistent with state law.</p>	<p>This program was completed and has been revised to continue implementation of the ordinance.</p>
<p><u>Program 7d.</u> <u>Agricultural Employee Housing.</u> The City will process an amendment to the Code to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Section 17021.5.</p>	<p>City staff supported by General Fund revenue.</p>	<p>A Code amendment was approved in June 2013 allowing agricultural employee housing consistent with state law.</p>	<p>This program was completed and has been revised to continue implementation of the ordinance.</p>
<p>Policy 8. Reduce energy loss due to inferior construction techniques.</p>			
<p><u>Program 8a.</u> <u>Residential Energy Conservation.</u> Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code. Title 24 contains specific requirements for energy conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. In addition, local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.</p>	<p>City staff supported by General Fund revenue.</p>	<p>The City continued to require new developments to conform to energy conservation requirements and publicized energy conservation information.</p>	<p>Continue program</p>

**Table A-2
Residential Development by Income Category (2006-2013)**

Unit Type	Income Category				Total
	VL	Low	Mod	Above	
SFD homes				23	23
Second units*	2				2
Guest houses**					(7)
Totals	2	-	-	23	25
<p>Note: Reflects the 4th cycle RHNA period of 1/1/2006 – 10/15/2013 *Second units include separate kitchen and bathroom facilities. **Guest houses do not have kitchen facilities and therefore are not counted as dwelling units. Source: City of Hidden Hills, 10/2013</p>					

Table A-3
Progress in Achieving Quantified Objectives (2008-2013)

Program Category	Quantified Objectives	Progress
New Construction*		
Very Low	9	2
Low	6	-
Moderate	6	-
Above Moderate	13	23
Total	34	25
Rehabilitation		
Very Low	0	0
Low	0	0
Moderate	0	0
Above Moderate	0	0
Total	0	0
Conservation		
Very Low	0	0
Low	0	0
Moderate	0	0
Above Moderate	0	0
Total	0	0

*New construction covers the period 2006-2013 consistent with the RHNA.

Appendix B

Residential Land Inventory

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “*inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.*” A detailed analysis of residential development opportunities is provided below while the results are summarized in Tables B-1 and B-2.

Vacant Sites

The land inventory (Table B-2 and Figure B-1) shows that there are currently vacant sites for 32 single-family residential units in the city. Based on real estate market trends, all new single-family homes would be expected to be in the above-moderate income category. This inventory of 32 lots exceeds the City’s identified need of 7 units in the Above Moderate category.

Second Units

Due to the rural character of Hidden Hills, second units represent the most realistic opportunity for new affordable housing. As noted in the constraints analysis (Chapter IV), the City’s regulations regarding second units are consistent with state law. However, private CC&Rs limit occupancy of second units to domestic employees or guests, and also preclude kitchen facilities in the R-A-S zone (kitchens are permitted in the R-A-S-2 zone). While this private deed restriction limits the range of lower-income households who are eligible to occupy second units, it must be recognized that domestic employees represent a very large portion of the lower-income persons working in the city. As such, targeting second units to these employees squarely addresses the need for lower-income housing in Hidden Hills.

State law¹² provides that “... a city or county [may] identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department.” The following analysis addresses each of these criteria that are to be used by the City and HCD in determining the potential number of second units during this planning period.

- Second units developed in the prior planning period. City records indicate that there have been two complete second units (i.e., with kitchen facilities) built during the prior planning period. If the same pace were to continue, approximately two new second units would be anticipated during the 2013-2021 period.
- Need for second units in the community. In communities such as Hidden Hills many residents employ full-time household cooks, maids, groundskeepers or child care workers. Since there is very little commercial development in the City, these household employees represent the vast majority of all residents employed in low-wage jobs. Additional second units would be the best option for addressing the housing needs of these low-wage workers and their families.

¹² California Government Code §65583.1

- Resources or incentives for second units. Due to the importance of second units in the overall strategy for addressing its RHNA allocation, the City is committed to a program of actions to encourage and facilitate the development of second units commensurate with the need for low- and moderate-income housing in the current planning period (see Program 5b in the Housing Plan). This program contains these key components:
 - Modification of development standards (e.g., setbacks), if necessary to accommodate second units
 - Fast-track plan review and permit processing
 - Marketing and promotion of second units to applicants for new construction or substantial remodels when applications are received
 - Direct mail flyer to all households in the city promoting second units
 - Outreach to the Hidden Hills Community Association regarding the relaxation of second unit deed restrictions

In consideration of these factors a potential for two new second units has been identified for the new planning period, consistent with the recent rate of second unit development.

Table B-1
Land Inventory Summary

	Income Category		
	Lower	Mod	Above
Vacant land (Table B-2)	-	-	32
Affordable Housing Overlay (Table B-3)	17	-	-
Second units	2	-	
Total sites	19		32
RHNA	8	3	7
Adequate Capacity?	Yes	Yes*	Yes

Source: City of Hidden Hills, 2013

*Reflects the surplus of lower-income sites

Affordable Housing Overlay

In order to provide additional capacity for affordable housing, in the prior planning period the Municipal Code was amended to establish an Affordable Housing Overlay (AHO) Zone on parcels within the Commercial-Restricted (C-R) zone (see Table B-3 and Figure B-2). These parcels represent the best opportunities for multi-family development since they are located outside the gated community association and are close to major transportation routes. Other vacant parcels are either within the association or not readily accessible to public transportation. This AHO Zone and opportunities for second units as described above provide adequate capacity to accommodate the City’s assigned share of regional housing need during the planning period.

**Table B-2
Vacant Residential Sites Inventory**

Site	Zoning	Description	Acres	Potential Units	Lower	Mod	Above Mod
South of Lasher Road, adjacent to the City's southerly boundary*	R-A-S	Steeply sloped, access taken via a narrow private drive.	20	1 du/acre			10
5349 Lasher Road*	R-A-S		1.44	1 du/acre			1
APN 2049-022-029***	R-A-S	Slopes steeply upward from Lasher Road	2.22	1 du/acre			1
24227 Bridle Trail	R-A-S	Flat in front to steep slope in rear.	2.2	1 du/acre			1
24247 Bridle Trail	R-A-S	Flat in front to steep slope in rear.	2.1	1 du/acre			1
24251 Bridle Trail	R-A-S	Flat in front to gentle slope in rear and side.	2.0	1 du/acre			1
24255 Bridle Trail	R-A-S	Flat pad at front with down slope in rear.	2.8	1 du/acre			1
24261 Bridle Trail	R-A-S	Steep slope up to potential pad area, 6,000 to 8,000 s.f., brush and trees.	1.10	1 du/acre			1
5480 Dixon Trail	R-A-S	Gradual slope upward to top of hill.	2.12	1 du/acre			1
5485 Dixon Trail	R-A-S	Gradual slope upward to top of hill.	2.57	1 du/acre			1
25176 Eldorado Meadow	R-A-S	Steep slope from Eldorado, access only from John Muir, front of lot relatively flat with gentle slope, rear 20% more steeply sloped.	0.95	1 du/acre			1
25210 Jim Bridger	R-A-S-2	Flat to gently sloped on front third of lot, steep slope at rear.	2.60	1 du/acre			1
25211 Jim Bridger	R-A-S-2	Triangular lot, with point at street, widening at rear, flat on front fifty feet of lot, then steeply sloped.	2.25	1 du/acre			1
25212 Jim Bridger	R-A-S-2	Flat lot with steep hill at rear.	7.88	1 du/acre			1
24936 John Fremont	R-A-S	Almost straight vertical up from road, brushy.	1.00	1 du/acre			1
5521 Paradise Valley	R-A-S	Slopes up to a hill approx. 60' high with building pad on top.	7.07	1 du/acre			1
5200 Saddle Creek	R-A-S	Large flag lot, slopes downward.	3.76	1 du/acre			1
5202 Scott Robertson	R-A-S	Gently slopes up to a large hill.	2.98	1 du/acre			1
5206 Scott Robertson	R-A-S	Gently slopes up to a large hill.	3.15	1 du/acre			1
6097 Spring Valley	R-A-S	Slopes steeply down from road and then steeply up, no flat or gently sloped areas.	3.70	1 du/acre			1
5320 Whitman	R-A-S	Steeply slopes from street, difficult access, brushy.	1.50	1 du/acre			1
5330 Whitman	R-A-S	Steeply slopes from street, difficult access, brushy.	2.75	1 du/acre			1
5340 Whitman	R-A-S	Small flat triangle, about 2,000-3,000 sf remainder steeply sloped.	2.60	1 du/acre			1
TOTALS					0	0	32

*These two parcels are part of a proposed subdivision (Vesting Tentative Map 54063) and will be combined with a total of 11 homes to be built on the two properties. 5349 Lasher Road will contain the new access road and a portion of a building pad.

**Outside Hidden Hills Community Association

**Figure B-1
Vacant Residential Sites Map**

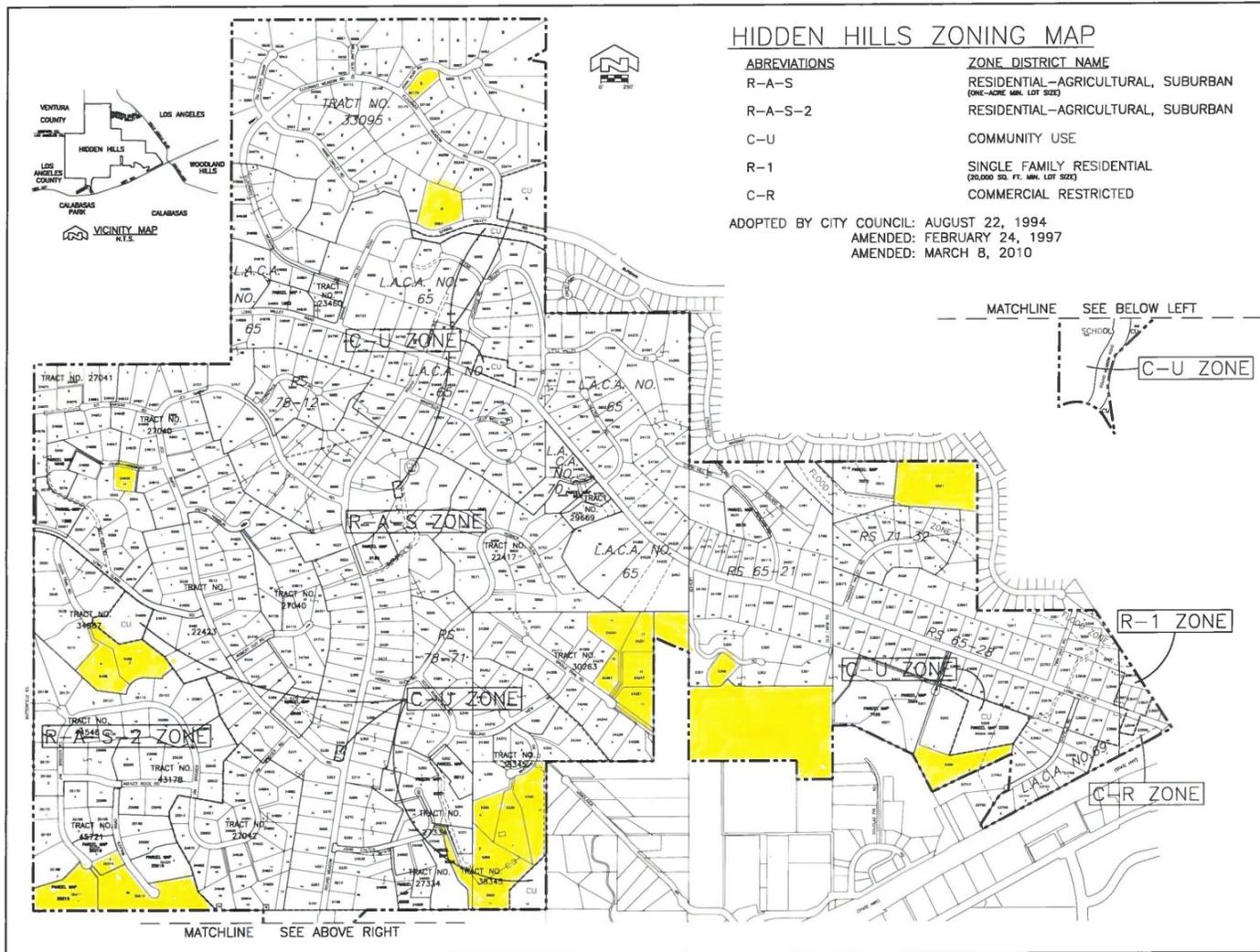
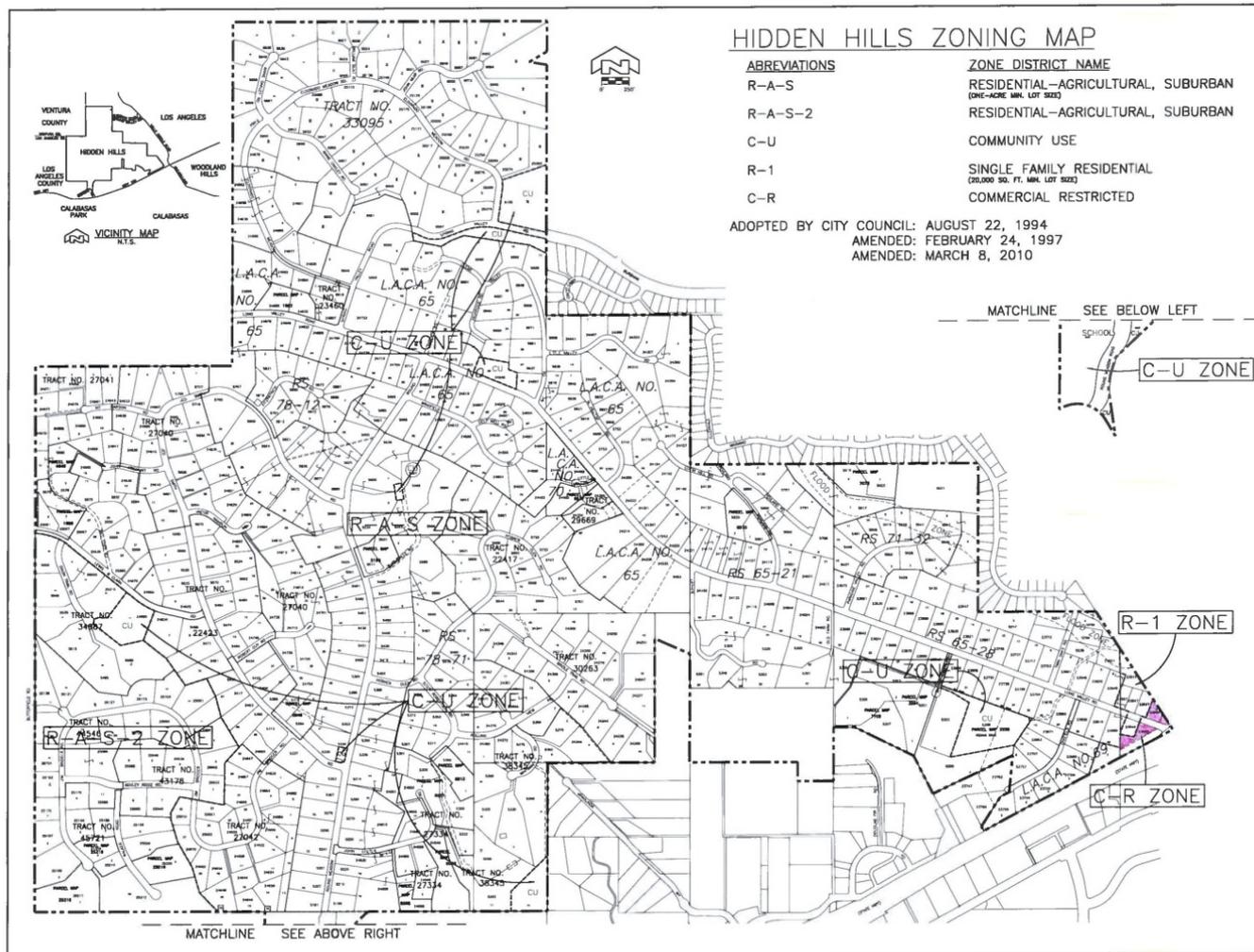


Table B-3
Affordable Housing Overlay Sites

Site	Parcel Size	Existing Zoning	Existing Use
23501 Long Valley Road APN 2049-018-045	0.52 ac	CR (AHO)	Vacant
APN 2049-018-046	0.12 ac	CR (AHO)	Vacant
23500 Long Valley Road APN 2049-018-049	0.85 ac	CR (AHO)	Real estate office (approx. ½ of site is vacant)

**Figure B-2
C-R Zone Sites Map**



Appendix C

Public Participation Summary

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 and interested persons had several opportunities to recommend strategies, review, and comment on the draft Housing Element during its preparation and adoption. An initial public study session was held by the City on November 4, 2013, which was attended by two residents. The draft Housing Element was submitted to HCD for review on November 5, 2013.

After receiving comments from HCD on January 6, 2014, a revised draft element was prepared and made available for public review. The City Council held a noticed public hearing on January 27, 2014 to review the draft element, which was adopted and submitted to HCD for review. Public notice for all meetings was distributed to the interested parties listed in Table C-1. Table C-2 summarizes public comments that were received on the draft Housing Element.

Table C-1
Public Notice Interest List

Hasan Ikhata, Exec. Director
SCAG
818 W Seventh St, 12th Floor
Los Angeles, CA 90017

County of Los Angeles
Regional Planning Dept.
320 West Temple Street
Los Angeles, CA 90012

Hidden Hills Community Assoc.
24549 Long Valley Road
Hidden Hills, CA 91302

City of Malibu
Joyce Parker-Bozylinski, AICP
Planning Director
23825 Stuart Ranch Road
Malibu, CA 90265

City of Calabasas
Maureen Tamuri, AICP
100 Civic Center Way
Calabasas, CA 91302

City of Westlake Village
Scott Wolfe, Planning Director
31200 Oak Crest Drive
Westlake Village, CA 91361

City of Agoura Hills
Planning Dept.
30001 Ladyface Court
Agoura Hills, CA 91301

City of Los Angeles
Department of City Planning
200 N. Spring Street Rm. 525
Los Angeles, CA 90012

So Cal Association of Non-Profit
Housing
3345 Wilshire Blvd, Suite 1005
Los Angeles, CA 90010

AMCAL Multi-Housing, Inc.
30141 Agoura Rd, Suite 100
Agoura Hills, CA 91301

LINC Housing
110 Pine Ave, Suite 500
Long Beach, CA 90802

So Cal Housing Dev. Corp
9065 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730

Habitat for Humanity
32904 Denver Springs Dr
Westlake Village, CA 91361

Area Housing Authority
1400 W Hillcrest Dr
Thousand Oaks, CA 91362

Jamboree Housing Corp.
17701 Cowan Ave, Suite 270
Irvine, CA 92614

Many Mansions
1459 Thousand Oaks Blvd #D
Thousand Oaks, CA 91362

Las Virgenes Unified School Dist.
4111 N. Las Virgenes Road
Calabasas, CA 91302

Las Virgenes MWD
Attn: Development Review
4232 Las Virgenes Road
Calabasas, CA 91302

Meta Housing
1640 S Sepulveda Blvd, Suite 425
Los Angeles, CA 90025

Table C-2
Summary of Public Comments

Comment	Response
Why is the City updating the Housing Element again?	State law requires cities in the SCAG region to prepare an update for the 2013-2021 planning period. The Housing Element that was adopted in June 2013 covered the 2008-2013 planning period.
Are there any policy changes in the new Housing Element?	The Housing Element has been extensively revised to reflect new demographic data regarding housing needs, as well as the City's accomplishments in the previous planning period. No changes to land use policy or regulations are proposed in the new Housing Element.
Are any changes to the affordable housing overlay proposed?	No changes are proposed in the affordable housing overlay regulations.

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