B. Outdoor Storage Areas. Where permitted by Article II all outdoor storage areas shall be entirely enclosed and screened by a solid wall or fence at least six feet in height.

17.12.145 Personal services-Massage therapy.

A. Massage therapy or services which are offered at a beauty salon as incidental activities that occupy no more than a maximum of twenty-five (25) percent of the floor area of the facility shall be allowed with zoning clearance. As used herein, a beauty salon means a facility or establishment that offers any services that are regulated by, or subject to, the California Barbering and Cosmetology Act and pertinent sections of the California Code of Regulations. Conditional use permit approval is required for massage therapy as a primary use, or with greater floor area than twenty-five (25) percent of a beauty salon.

All persons who offer incidental massage therapy or services in a beauty salon shall hold a valid and current license from the California Department of Consumer Affairs - Board of Barbering and Cosmetology that authorize the licensee to perform such activities.

B. Massage therapy or services which occupy more than twenty-five percent of the floor area of a day spa shall require a conditional use permit.

C. All businesses offering massage therapy shall maintain on the premises at all times all applicable county and state licenses and permits.

D. All business owners and persons, whether as agents, assistants, employees or independent contractors, who provide massage services to another person in a facility or establishment where a conditional use is required shall, at all times, also be certified by the National Certification Board for Therapeutic Massage and Bodywork, as well as professional members in good standing of the American Massage Therapy Association. An applicant may present certifications and proof of membership in other qualified, established and recognized entities or associations for consideration by the director.
Cluster development standards. Moved from Section 17.18.030 F.

Cluster Development Standards for HM and RR zones. The intent behind cluster development standards for HM and RR zones is to encourage a design that is better suited to the natural features of the land by regulating lots based on lot density standards rather than minimum lot size standards and requiring that part of the subdivision not devoted to lots and roads be set aside as open space. Clustered development shall not be used to maximize development on a site.

Clustered development shall meet the following criteria:

In accordance with General Plan policies, clustered development standards promote superior subdivision design in situations where sensitive or significant natural features warrant preservation or conservation. By adhering to the following standards, clustered development will generally result in the preservation of a greater amount of open space with fewer impacts to the environment, including reduced site grading and a reduced development footprint, fewer oak tree impacts, fewer biological impacts, and minimization of the urban-wildland interface. Accordingly, the following standards apply to all clustered development projects:

1. Clustered development shall require a Tract Map and Development Plan. Clustered development shall be accomplished via a tract map and a development plan, processed in accordance with Chapter 17.62 of this Development Code;

2. Clustered development shall be allowed only if impacts to resources are less than those of an unclustered subdivision. Clustered development shall be allowed only when impacts to resources are determined to be comparatively less severe compared to impacts caused by the non-clustered alternative for the same project, and where such determination is based upon a review of potential project impacts documented in an Environmental Impact Report or as otherwise accomplished under CEQA;

3. Clustered development shall conform to the applicable goals, policies, and requirements of the Development Code and General Plan. Except where lot configuration and sizing modifications may otherwise be accomplished as part of the tract map and development plan, clustered development shall conform to the goals and policies of the General Plan, and all applicable standards of this Development Code;
4. The proposed density of a development (total number of dwelling units or lots) shall not exceed the maximum density allowed under the applicable zoning district. Clustered development shall not cause any increase in the allowable number of dwelling units on the property than would otherwise be allowed. A clustered subdivision shall not include a greater number of lots than could otherwise be accommodated under the applicable zoning and non-clustering subdivision standards and requirements.

5. Minimum lot size for any parcel created in a cluster development in a HM zone shall be one acre and in a RR zone shall be one-half acre.

6. Where an average slope for a project exceeds 20 percent, dwelling units should be clustered together on the more level portions of a site and steeper areas should be preserved in a natural state.

7. At least fifty percent of the land area to be developed subdivision shall be preserved as permanent open space.

8. The following factors, among other relevant factors, shall be balanced to determine the location of lots: topography and efficiency of access, preservation of viable and useable open space, need for secondary access, geologic hazards and constraints, visual impacts, and conservation of natural resources and landscape features.

9. Land within the subdivision site not contained in lots, roads, or utility easements, shall be in one or more parcels dedicated or reserved as permanent open space.

10. The open space shall be generally configured as large, contiguous areas capable of serving the various purposes of such open space, including view preservation of the natural areas, habitat preservation and wildlife corridor preservation.

11. Each dedicated open space parcel shall be shown on all subdivision plans with a notation of its area and its intended open space use.

12. To minimize visual impact of clustered homes from the public rights-of-way buffers consisting of native landscaping shall be utilized.

13. To avoid a crowded appearance, clustered homes shall be setback from scenic roadways and screened from view with extensive landscaping.
a. First and second story plate heights should be consistent with the other homes in the neighborhood.

b. Long, uninterrupted side walls should be avoided. Second stories should be setback further from the side property line than the first floor.

c. If it would safeguard the privacy of an adjacent neighbor’s backyard or the interior of his or her home, second story should include one or more of the following: (i) stagger or alternate windows, (ii) utilize clerestory windows, and (iii) on side elevations fix or obscure windows to a height of six feet above the second floor, (iv) permanent exterior louvers to a height of six feet above the second floor or (v) incorporate a sill height of five feet or greater.

d. Colors and materials should be consistent with the colors and materials utilized for the existing house.

B. Old Town Calabasas. Proposed development and new land uses within the CT zoning district shall comply with the Old Town Master Plan and Design Guidelines.

C. Scenic Corridor Areas. Proposed development and new land uses within a scenic corridor designated by the -SC overlay zoning district shall comply with the city’s Scenic Corridor Development Guidelines.

D. Specific Design Guidelines Areas. Proposed development and new land uses within any area for which the city has adopted specific design guidelines shall comply with those design guidelines.

17.20.080 Disaster Response.

The following Disaster Response Performance Standards shall apply to all new proposed discretionary development projects.

A. Discretionary development projects will be required to provide a minimum of two points of ingress and egress, or more to include emergency access for police and fire vehicles, as required by the Los Angeles County Consolidated Fire Districts.
25. **Plantings** along the slope side of a development shall be designed to allow controlled views from the development. At the same, these planting shall partially screen and soften the architecture of the development. No less than fifty percent of screening should consist of plant materials.

26. **Trees** shall be randomly spaced and massed together, and they shall be used to reduce the scale of long, steep slopes.

27. **Shrubs** are to be randomly spaced and massed together.

28. **To act as a backdrop** for structures, landscaping shall be used along any recontoured ridge or hillside located behind and at a higher elevation than structures in order to recreate the linear line of the recontoured ridge or hillside. Trees shall be planted to create a continuous linear silhouette to avoid gaps in the planting.

29. **Trees** of sufficient height or height capacity shall be planted between structures to eliminate any open gap and blend the roof lines into one continuous silhouette.

30. **New subdivisions, commercial and multi-family development** within hillside areas shall meet the following requirements:

   a. **Recordation of a declaration of covenants, conditions and restrictions** requiring the maintenance of manufactured slopes;

   b. **Developer shall prepare a program for preventive maintenance of major manufactured slope areas.** This preventive maintenance program shall include homeowner slope maintenance requirements and guidelines declaration of covenants, conditions, and restrictions which shall be recorded against each parcel within the development. Developer shall submit its preventive maintenance program to the department for its review and approval prior to final map approval.

   c. **Developer shall prepare and submit to the department for its review and approval a minimum five year revegetation monitoring and maintenance program.** Program inspections shall be performed by a qualified botanist.
3. Siting Priorities. Based on the principles in subsections (CB)(1) and (2) of this section, the selection of building sites for subdivision design and the development of existing individual lots should occur according to the following priorities:

a. The first priority for building site selection should be areas below the tops of ridgelines, on slopes less than twenty (20)-percent.

b. In cases where a lot has no building site of at least four thousand (4,000) square feet that satisfies subsection (CB)(3)(a) of this section, the second priority for building sites should be areas below the tops of ridgelines, on slopes between twenty (20)- and thirty (30)-percent, where development can occur with careful attention to minimizing grading through building designs that employ stepped foundations.

c. Where a lot has no potential building sites that satisfy subsection (C)(3)(b) of this section, the third priority for site selection should be areas on ridge tops with slopes less than twenty (20)-percent. Proposed buildings should be set back as far as possible from the edge of the ridge (where downhill slopes begin to exceed twenty (20)-percent) and landscaped, to minimize visibility.

D. Watercourse Setbacks. Structures, paving and grading (other than grading determined by the director review authority to be necessary for slope stabilization) shall be set back from the centerline from the outer edge of the riparian vegetation canopy of a perennial or intermittent stream watercourses shown as blue lines on a U.S.G.S. topographic quadrangle map by a minimum of one hundred (100) feet, or other distance determined by a qualified biologist approved by the city to be adequate for the preservation of existing riparian vegetation and habitat. Where riparian vegetation is not present, the one hundred foot buffer shall be measured from the outer edge of the bank of the subject stream. A one hundred foot setback or other distance determined by a qualified biologist approved by the city shall also be maintained from ephemeral streams which contain riparian vegetation as determined by the City qualified biologist. Provided that no development shall be:

1. Placed in an area identified by a Flood Insurance Rate Map (FIRM) as being subject to flooding, except in compliance with applicable federal regulations; or
Fig 3-9  Examples of Allowed Projections into Side Setbacks

Fig 3-10  Infinity Pool Setback
C. Parking Required by Development Agreements and Specific Plans. Parking requirements established by development agreements or specific plans supersede the provisions of this section.

D. Parking Requirements by Land Use. The minimum number of parking spaces shown in the following tables within this chapter shall be provided for each use.

1. Additional Requirements. Additional spaces may be required by the review authority through conditional use permit or development plan conditions of approval, where applicable.

2. Uses not Listed. Land uses not specifically listed in the following tables shall provide parking as required by the director. In determining appropriate off-street parking requirements, the director shall use the requirements of the following tables as a general guide in determining the minimum number of off-street parking spaces necessary to avoid undue interference with the public's use of the streets.

3. Rounding of Quantities. Where the number of required parking spaces results in a fraction of 0.50 or higher, the requirements shall be rounded up to the next whole space.

4. When a parking study is utilized, as allowed in Table 3-11, to determine the required number of parking spaces, the parking study shall be prepared by a licensed traffic engineer and shall be subject to review and approval by the director and city engineer.
campaign sign shall be allowed for each political candidate or issue on each street frontage per lot. All campaign signs shall be removed within ten (10) days after the election for which they are intended. Each sign shall not exceed six square feet in sign area with a maximum height of four feet. Such signs are in addition to all other signage allowed in this chapter.

2. Such signs shall not be illuminated or posted on trees, fence posts or public utility poles, or located within any public right-of-way or on any publicly owned property and shall not be within the traffic safety visibility area required by Section 17.20.120.(F).

HI. Historical Site Plaques. Plaques or signs not exceeding six square feet designating a building or site as a historical structure or site may be displayed without a permit.

J. Construction Trade Signs. One on-site non-illuminated sign per street frontage advertising the various construction trades participating in the project is permitted on construction sites with a valid building permit. Such signs shall not exceed a maximum of thirty-two (32) square feet in sign area and shall be removed prior to an issuance of a certificate of occupancy. No construction trade sign shall exceed six (6) feet in height.

IK. Temporary Real Estate Signs.

1. For developed property, non-illuminated real estate signs are allowed in compliance with California Civil Code Section 713 as provided by the following:

a. In all residential and special purpose zones except OS-DR, a temporary real estate sign shall be permitted subject to the following conditions:

i. A maximum of one six (6) square foot sign either wall or pole mounted per dwelling on a single-family or duplex property. A pole mounted sign may have two faces. One on-site sign shall be permitted for each street frontage. Maximum sign height is six (6) feet for pole mounted signs.

ii. A maximum of one twelve (12) square foot sign either wall or pole mounted per lot on a multi-family property. Pole mounted signs may have two faces. One on-site sign shall be permitted for each street frontage. Maximum sign height is six (6) feet for pole mounted signs.
HI. Roof-mounted signs;

IJ. Signs on public property or in a public right-of-way, except as provided in Section 17.30.030(A) and (C);

JK. Signs tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles (including utility and street name), stakes, electrical transformers or other accessory structures. Whenever a sign is so posted, the sign itself shall constitute prima facie evidence that the person or business identified on the sign benefits by the sign placed and authorized its placement of the sign;

KL. Signs painted on fences or roofs;

LM. Signs that simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in a manner to interfere with, mislead or confuse pedestrian or vehicular traffic;

MN. Temporary signs, including but not limited to pedestal signs, “A” frame signs and sandwich boards (except as allowed by this chapter and the Old Town Master Plan in the Old Town Calabasas area when permitted in compliance with the Old Town Master Plan); and

NO. Temporary vehicle mounted or trailer-mounted signs. Signs on vehicles are allowed on vehicles, without sign permits, only when the copy or message (i) relates only to the business or establishment of which the vehicle itself is a part; (ii) pertains to the sale, rent, lease or hiring of such vehicle; or (iii) is a noncommercial message. Vehicles displaying signs may not be parked for in such a manner that they function the primary purpose of primarily as commercial advertising devices. Vehicles may not be used as mounting or holding devices for commercial signs. This provision shall not apply to public transportation vehicles; and

P. Service station ancillary advertising signs located on the exterior of any structure or equipment. Such ancillary advertising signs shall include business card kiosks and other displays that advertise businesses, services, or products not located on the site.