



CITY of CALABASAS

## PLANNING COMMISSION AGENDA REPORT

October 29, 2009

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**TO:** Members of the Planning Commission

**FROM:** Tom Bartlett, AICP, City Planner  
Isidro Figueroa, Planner  
Joyce Parker-Bozylinski, AICP, Project Consultant

**PROPOSAL:** Review and approval of Draft Calabasas Land Use and Development Code, Draft Zoning Map, and Negative Declaration

**APPLICANT:** City of Calabasas

**RECOMMENDATION:** Adopt Resolution No. 09-941 recommending that the City Council approve the Draft Calabasas Land Use and Development Code, Draft Zoning Map, and Negative Declaration.

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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. 09-941 recommending that the City Council approve the Draft Calabasas Land Use and Development Code, Draft Zoning Map, and the Negative Declaration.

### **REVIEW AUTHORITY:**

Pursuant to Chapter 17.76 of the Calabasas Land Use and Development Code, the Planning Commission is the recommending body for reviewing amendments to the Calabasas Land Use and Development Code and Zoning Map, and the City Council is the final approval body.

### **BACKGROUND:**

On October 8, 2009, the Planning Commission held a public hearing on the Draft Development Code Update and continued the hearing to October 29<sup>th</sup> in order to complete their review. A detailed history of the Draft Development Code Update process is provided in the October 8<sup>th</sup> staff report (Attachment B).

## **STAFF ANALYSIS:**

The purpose of this hearing is for the Planning Commission to continue their review of the proposed changes to the Draft Development Code. Attachment A includes revised pages to the Draft Development Code which incorporate the changes requested by the Commission at the October 8<sup>th</sup> hearing as well as the proposed changes outlined in a memorandum distributed to the Commission at the hearing. The changes are highlighted in blue.

As requested by the Commission at the last hearing, staff has reviewed the land uses allowed in the Planned Development (PD) zone in Table 2-2-*Land Use Table* in Chapter 17.11, and eliminated some uses in order to better tailor the allowed use mix to fit the zone. In general, uses that could be inconsistent with residential uses and/or regional serving uses were eliminated. Originally, the list of allowed uses mirrored the Commercial Mixed Use (CMU) zone. However, since that zone applies to larger commercial areas within the City and the PD zone applies to one parcel, that is intended to be a smaller pedestrian oriented village, uses allowed in the CMU zone may not be appropriate in the PD zone. The eliminated uses are shown with a blue "X" in the table. When the table is finalized, the "X" will be removed.

Staff also reviewed the letter submitted by the National Park Service (NPS) at the last hearing and believes that the proposed text for setbacks from ephemeral streams will offer the same level of protection as the language proposed by NPS.

In addition, staff is recommending that the fifty foot setback requirement from significant ridgelines be changed from a guideline to a code requirement. This will provide more protection of the significant ridgelines in the city as specified in the General Plan (Policy III-14). The proposed language specifies that an applicant can apply for a variance from the setback requirements if there is no other viable location to build a home. The proposed language is consistent with the text utilized in the Los Angeles County code.

The Commission will note that in addition to the proposed text changes for cluster development (pages 183 A and B) in Attachment A, staff is recommending a formatting change to move the cluster development standards from the Planned Development (PD) section in Chapter 17.16-*Special Purpose Districts* to Chapter 17.20-*General Property Development and Use Standards*. This change is proposed so that all development standards may be found in the same chapter (Chapter 17.20).

After the Commission completes its review of the proposed Draft Development Code, staff recommends that Resolution 09-941 (Attachment C) be adopted recommending that the City Council approve the Draft Development Code, Draft Zoning Map and Negative Declaration. Any additional changes requested by the Commission at the October 29<sup>th</sup> hearing would be included in the motion to approve the resolution.

## **REQUESTED ACTION:**

Staff recommends that the Planning Commission adopt Resolution No. 09-941 recommending that the City Council approve the Calabasas Land Use and Development Code and Zoning Map Update and the Negative Declaration.

**Attachments:**

- A. Revised Pages for Development Code
- B. October 8, 2009 Staff Report
- C. Planning Commission Resolution 09-941
- D. Draft City Council Ordinance