



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT

June 18, 2009

TO: Members of the Planning Commission

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

PROPOSAL: Workshop discussion of Articles II and III of the Draft Calabasas Development Code Update.

APPLICANT: City of Calabasas

RECOMMENDATION: Conduct a workshop to discuss the Draft Calabasas Development Code Update.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a workshop to discuss and provide direction to staff on Articles II and III of the Draft Calabasas Development Code.

REVIEW AUTHORITY:

Pursuant to Chapter 17.76 of the Calabasas Development Code, the Planning Commission is the recommending body for reviewing the Calabasas Development Code update project, and the City Council is the final approval body.

BACKGROUND:

On June 4, 2009, the Planning Commission held a workshop to discuss Articles I and II of the Draft Development Code. The Commission finished their review of Article I and the first two chapters (Chapters 17.10 and 17.11) in Article II. While the Commission had begun discussing the next chapter (Chapter 17.12 – *Standards for Specific Land Uses*), they were unable to finish and should begin their discussion with Section 17.12.050 – *Antenna/Wireless communication facilities*, which can be found on page 64 of the redline version of the Draft Development Code.

During the June 4th workshop, the Planning Commission provided comments and suggestions to staff for further amendments or modifications on Articles I and II. These items include a request to cite the authority of Director and define the word “agent” as it relates to an applicant. The Commission also discussed residential accessory structures in the scenic corridor, leasing of government owned properties in the Public Facilities zone, findings for the sale of alcohol, separation requirements for adult business, and the definition of exotic animals. Much of the Commission discussion focused on the land uses allowed each zoning district as found in Table 2-2 (Land Use Table).

STAFF ANALYSIS:

The focus of the discussion for this workshop will be on the remaining chapters in Article II and Article III. The key changes in Article II were outlined in the June 4th staff report; therefore, this report will focus on the changes proposed to Article III.

Proposed Changes to Article III, Site Planning and Project Design Standards

The proposed changes to the Article III consist of the same technical changes found in the other Articles such as 1) utilization of consistent capitalization, punctuation and structure, 2) re-phrasing of language to improve consistency of text for legal purposes, 3) elimination of “loopholes” and ambiguity and 4) text changes to ensure internal consistency.

Article III includes the following eleven chapters:

Chapter 17.20 - General Property Development and Use Standards

- Setbacks for accessory structures in residential zones updated and clarified
- Method of height measurement from Old Topanga and Calabasas Highlands Overlay zones incorporated for use throughout City
- New noise ordinance created consistent with General Plan Noise Element Policy VIII-10
- 1995 General Plan Consistency Review performance standards incorporated

Chapter 17.22 - Affordable Housing

- Corrected an error from previous code amendment regarding which projects are subject to affordable housing requirement. This update will change the number of units subject to affordable housing requirements from ten back to five units.

Chapter 17.24 - Art in Public Places

- Technical changes only

Chapter 17.26 - Landscaping

- Incorporated existing code interpretation allowed individual properties to receive credit for surrounding dedicated open space

- Revised pervious surface section to allow utilization of new technology to reduce runoff
- Added water efficient landscape standards consistent with current industry standards

Chapter 17.27 - Lighting

- Technical changes only

Chapter 17.28 - Parking and Loading

- Updated parking requirements for various land uses
- Added standards for parking structures and parking spaces located adjacent to walls

Chapter 17.30 - Signs

- Amortization period for nonconforming signs changed from 15 years to 5 years

Chapter 17.32 - Oak Tree Regulations

- Created separate chapter for oak tree regulations. Oak trees used to be included in Chapter 17.26–Landscaping
- Re-organized to provide clarity on review authority/required permits
- Added new healthy oak tree permit consistent with existing City policy
- Clarified that scrub oak is protected

Chapter 17.34 - Green Development Standards

- Technical changes only

Chapter 17.36 - Historic Preservation Ordinance

- Technical changes only

Chapter 17.38 - Reasonable Accommodation

Note: Please use Attachment A, which is a revised version of Chapter 17.38, when reviewing this chapter. The text in this chapter was changed after further review by the City Attorney.

- New chapter created pursuant to the Americans with Disabilities Act to ensure equal access to residential units and businesses

Summary

Since it is not possible to provide a detailed list of every change in the Draft Development Code, staff has focused on the key changes in this staff report. Staff will be prepared to answer any questions the Commission may have about other technical changes at the workshop. Staff requests that the Commission send any questions they may have (especially any questions that may require research) prior to the meeting so that staff can be prepared to provide the Commission with the requested information at the meeting.

Schedule for Review of Draft Development Code:

The schedule for Planning Commission review of the remaining Articles of the Draft Development Code is as follows:

July 2, 2009 (Workshop)	Article IV Article VI Article VII Article VIII	Subdivisions Land Use and Development Permits Development Code Administration Definitions
July 16, 2009 (Public Hearing)	Adopt Resolution recommending City Council approval the Development Code and Zoning Map	

REQUESTED ACTION:

Staff recommends that the Planning Commission discuss and provide direction to staff on the proposed changes to the Articles I and II of the Draft Development Code.

Attachments:

- A: Revised Chapter 17.38-Reasonable Accommodation
- B: June 4, 2009 Planning Commission Minutes