



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT

July 2, 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 III and IV 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 continue its workshop discussion regarding the Draft Calabasas Development Code and provide direction to staff on Articles III and IV of the Draft document.

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 and June 18, 2009, the Planning Commission completed review and discussion of Articles I and II of the Draft Development Code.

During the June 18th workshop, the Planning Commission provided comments and suggestions to staff for further amendments or modifications to Article II. These items include adding a requirement to study cumulative impacts of placing antennas on utility poles, clarifying the Commission's review of the aesthetic impacts of antennas, providing direction to staff to research allowing drive-through pharmacy's and reworking

the standards for mixed use projects, eliminating a provision allowing occupied RV's in a mobile home park RV storage area, adding requirements for licensing for personal massage therapy businesses, clarifying method of height measurement for second units, adding provisions for eliminating graffiti on temporary storage units, changing minimum lot size for the RR zone from .5 to 1 dwelling unit per acre, reworking the introduction to second story design guidelines, clarifying maximum house size in Calabasas Highlands Overlay zone, adding down slope properties to requirements for hydrological studies in Old Topanga and Calabasas Highlands Overlay zones, and adding a total square footage allowed for the PD zone consistent with the Las Virgenes Gateway Master Plan.

The Commission also initiated some discussion regarding methods of height measurement (found in Article III, Chapter 17.20.140) because it related to the Old Topanga and Calabasas Highlands Overlay Zones (Chapter 17.18). Staff plans to return to the Commission with additional information regarding methods of height measurement at the next meeting.

STAFF ANALYSIS:

The more substantial changes proposed to Articles III and IV are summarized below. The proposed changes 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.

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

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

- New chapter created pursuant to the Americans with Disabilities Act to ensure

equal access to residential units and businesses

- *Note: A revised version of Chapter 17.38 was distributed to the members of the Commission as an attachment to the June 4th staff report. Please refer to that document when reviewing this chapter. The text in this chapter was updated after further review by the City Attorney.*

Proposed Changes to Article IV, Subdivisions

Article IV includes the following seven chapters:

Chapter 17.40 Subdivision Map Approval Requirements

- Technical changes only

Chapter 17.41 Tentative Map Filing and Processing

- Final review authority for tentative maps changed from City Council to Planning Commission, consistent with standard planning practice

Chapter 17.42 Parcel Maps and Final Maps

- Technical changes only

Chapter 17.44 Adjustments, Mergers, Certificates of Compliance and Condominiums

- Created new lot merger in compliance with state law

Chapter 17.46 Subdivision Design and Improvement

- Technical changes only

Chapter 17.48 Improvement Plans and Agreements

- Technical changes only

Chapter 17.50 Dedications and Exactions

- Created category to allow Quimby credit for dedicating slopes between 20.1 to 30% to recognize value of passive open space
- Updated review authority consistent with tentative maps in Chapter 17.41

Summary

It is not possible to provide a detailed list of every change in the Draft Development Code; therefore, 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.

Updated Schedule for Review of Draft Development Code:

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

July 2, 2009 (Workshop)	Article III, Site Planning and Project Design Standards Article IV, Subdivisions
July 16, 2009 (Workshop)	Article VI, Land Use and Development Permits Article VII, Development Code Administration Article VIII, Definitions
August 6, 2009	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 III and IV of the Draft Development Code.

Attachments:

A: June 18, 2009 Planning Commission Minutes