

# CITY *of* CALABASAS

## 2030 General Plan

GPAC Meeting #16  
May 15, 2008, 7:00 pm





# *Development Code Update*

## **General Goals of the Update**

- **Make the Code more user friendly with graphics and reorganization**
- **Incorporate Code clean-up items/code interpretations**
- **Make Code consistent with updated General Plan**
- **Incorporate General Plan Consistency Review Program**



# *Development Code Update*

## **TASK #1**

**Make the Code more user friendly  
with graphics and reorganization**



# *Rules for Easy-to-Use Code*

- Put numbers in tables, not text
- Keep tables small and easy to use
- Put related provisions together
- Cross Reference
- Avoid repetition
- Keep paragraphs short
- Include an index



## *Rules for Easy-to-Use Code*

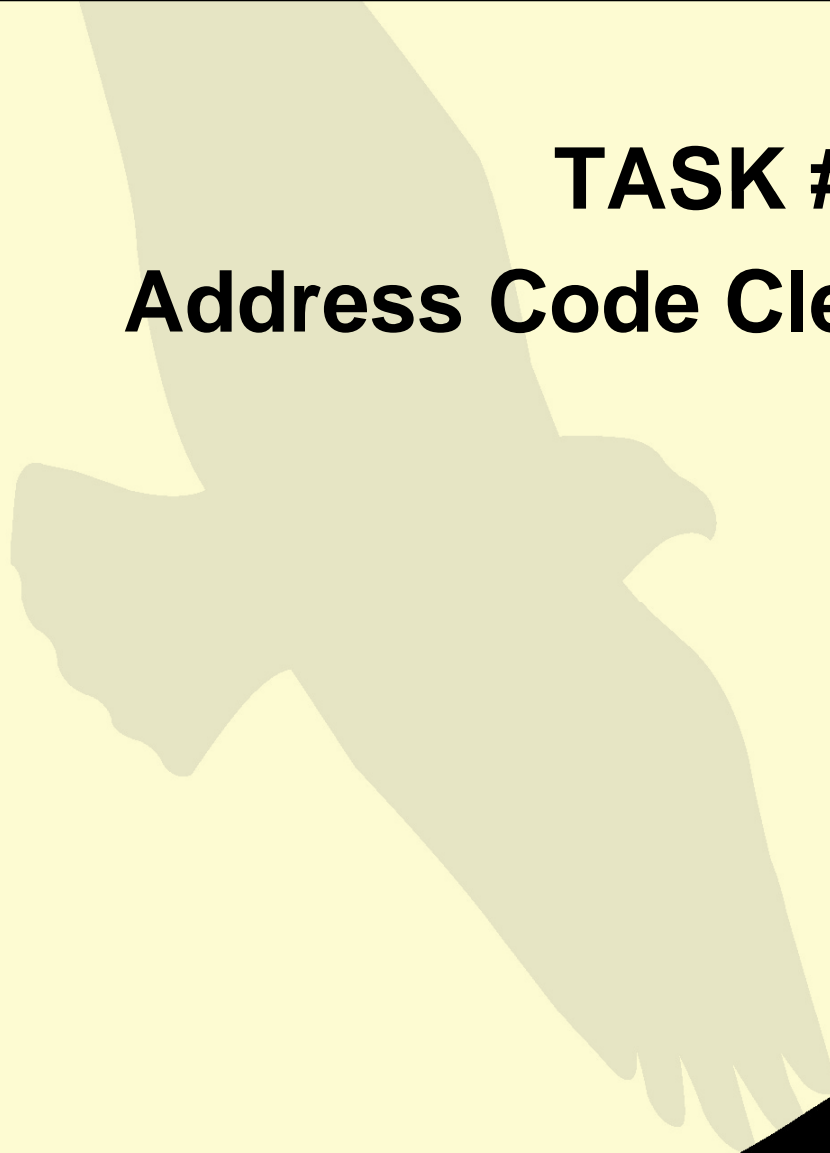
- Put section locators at top of page
- Simplify the regulations themselves
- Simply language
- Use white space for easier reading
- Use graphics
- Use subheads
- Vary type fonts and sizes



# *Development Code Update*

## **TASK #2**

### **Address Code Clean-up Items**





# *Development Code Table of Contents*

## **Title 17 LAND USE AND DEVELOPMENT**

### **User's Guide**

### **Article I - PURPOSE AND EFFECT OF DEVELOPMENT CODE**

### **Chapter 17.01 ENACTMENT AND APPLICABILITY**

**1701.030 – Authority – Relationship to General Plan**

### **Chapter 17.02 LAND USE PERMIT REQUIREMENTS**

### **Chapter 17.03 INTERPRETATION OF CODE PROVISIONS**



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## **Article II - ZONING DISTRICTS AND ALLOWABLE LAND USES**

**Chapter 17.10 ESTABLISHMENT OF ZONING DISTRICTS & ZONING MAP**

**Chapter 17.12 RESIDENTIAL DISTRICTS**

**Chapter 17.14 COMMERCIAL DISTRICTS**

**Chapter 17.16 SPECIAL PURPOSE DISTRICTS**

**Chapter 17.18 OVERLAY ZONES**



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## **Article III - SITE PLANNING AND PROJECT DESIGN STANDARDS**

### **Chapter 17.20 GENERAL PROPERTY DEVELOPMENT & USE STANDARDS**

### **Chapter 17.22 AFFORDABLE HOUSING**

### **Chapter 17.24 ART IN PUBLIC PLACES**

### **Chapter 17.26 LANDSCAPING**

### **Chapter 17.27 LIGHTING**

### **Chapter 17.28 PARKING AND LOADING**

### **Chapter 17.30 SIGNS**

### **Chapter 17.32 STANDARDS FOR SPECIFIC LAND USES**

### **Chapter 17.34 GREEN DEVELOPMENT STANDARDS**



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## **Article IV - SUBDIVISIONS**

**Chapter 17.40 SUBDIVISION MAP APPROVAL REQUIREMENTS**

**Chapter 17.41 TENTATIVE MAP FILING AND PROCESSING**

**Chapter 17.42 PARCEL MAPS AND FINAL MAPS**

**Chapter 17.44 ADJUSTMENTS, CERTIFICATES OF COMPLIANCE &  
CONDOMINIUMS**

**Chapter 17.46 SUBDIVISION DESIGN AND IMPROVEMENT**

**Chapter 17.48 IMPROVEMENT PLANS AND AGREEMENTS**

**Chapter 17.50 DEDICATIONS AND EXACTIONS**



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## **Article V - GRADING AND SITE DEVELOPMENT STANDARDS**

### **Chapter 17.52 GRADING PERMIT REQUIREMENTS AND PROCEDURES**

### **Chapter 17.54 GRADING, EROSION AND SEDIMENT CONTROL STANDARDS**

### **Chapter 17.56 URBAN RUNOFF POLLUTION CONTROL**



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## **Article VI - LAND USE AND DEVELOPMENT PERMITS**

### **Chapter 17.60 APPLICATION FILING AND PROCESSING**

### **Chapter 17.62 PERMIT APPROVAL OR DISAPPROVAL**

### **Chapter 17.64 PERMIT IMPLEMENTATION, TIME LIMITS AND EXTENSIONS**

### **Chapter 17.66 SPECIFIC PLANS**

### **Chapter 17.68 DEVELOPMENT AGREEMENTS**



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## **Article VII - DEVELOPMENT CODE ADMINISTRATION**

### **Chapter 17.70 ADMINISTRATIVE RESPONSIBILITY**

### **Chapter 17.72 NONCONFORMING STRUCTURES, USES AND LOTS**

### **Chapter 17.74 APPEALS**

### **Chapter 17.76 GENERAL PLAN AND DEVELOPMENT CODE AMENDMENTS**

### **Chapter 17.78 PUBLIC HEARINGS**

### **Chapter 17.80 ENFORCEMENT OF DEVELOPMENT CODE PROVISIONS**

## **Article VIII - DEFINITIONS**

### **Chapter 17.90 DEFINITIONS**



# *Development Code Update*

## **TASK #3**

**Make Code Consistent with Updated  
General Plan**



# *Development Code Update*

- Provisions for the Planned Development (PD) designation,
- Provisions for a revised/expanded Mixed Use (MU) designation,
- Noise Element calls for the creation of a noise ordinance that, in addition to general standards, specifically has standards for construction activity and mixed use development
- Update of Zoning Map
- Housing Element recommendations -identifying transitional and supportive housing and emergency shelters as permitted uses



# *Development Code Update*

## **TASK #4**

### **Incorporate General Plan Consistency Review Program**



# *Development Code Update*

- Transfer items that function as development standards into the appropriate chapters of the Development Code
- Guidelines will be modified to function as standards and incorporated into the Development Code
- Create Architectural Design Guidelines
- Utilize existing Master Plans and Specific Plans



# *Development Code Update*

- Examples of Development Standards
  - Land form grading
  - 2:1 Slopes
  - Screening of roof equipment
  - Water efficient landscaping
  - Location and design of trash enclosures
  - Usable open space in multi-family projects



# *Development Code Update*

- Examples of Guidelines
  - Hillside and Ridgeline Development in Code
    - Performance Standards - Reference to GP Consistency Review Program
    - Section entitled “Guidelines for Hillside and Ridgeline Development”
    - Provision for “Siting priorities”
  - Mitigate impacts to habitat linkages/wildlife corridors (Code -100 foot setback from watercourses & sensitive habitat areas)



# *Development Code Update*

- Examples of Architectural Design Guidelines
  - Utilize a variety of design techniques
  - Consistent use of colors and materials
  - Incorporate architectural features in design



# *Development Code Update*

- Miscellaneous Items
  - Number and location of bus stops
  - Sufficient number of telephone lines & phone jacks
  - Funding for impacts to school district



# *Development Code Update*

- Incorporation of Table 3 – Maximum Acceptable Impacts from General Plan Consistency Review Program
  - Project applicability
  - Mitigation Measures
  - Development Projects Exceeding Maximum Acceptable Impacts