

Calabasas Development Code Update Project  
Presentation and Discussion  
PL0901346



*CITY of* CALABASAS

May 21, 2009  
Planning Commission

# TONIGHT'S AGENDA

- Summary of Key Changes
- Road Map to Understanding Changes
- Next Steps
- Questions and Answers



# Goals of Calabasas Development Code Update

- To make a better code
- Ensure consistency with newly adopted General Plan
- Comply with Federal and State law
- Incorporate 1995 General Plan Consistency Review Program
- Incorporate existing code interpretations
- Improve code organization and usability
- Close loopholes and correct unclear language



# Colors Used in Document

- New text
- ~~Deleted text~~
- ~~Text that was moved~~
- Text that was moved
- Text from the 1995 General Plan Consistency Review Program



# Major Categories of Key Changes

- **Technical:**
  - Utilized consistent capitalization, punctuation and structure
  - Re-phrased language to improve consistency of text for legal purposes
  - Eliminated “loopholes” and ambiguity
  - Reorganization of document, new table structure and texting formatting
- **Consistency:**
  - Made text changes to ensure internal consistency
  - Updated for consistency to Federal and State Law
  - New development standards
- **Policy Implementation:**
  - New Chapters or sections



## **User's Guide**

**Chapter 17.01 – Enactment and Applicability**

**Chapter 17.02 – Land Use Permit Requirements**

**Chapter 17.03 – Interpretation of Code  
Provisions**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



## Chapter 17.10 – Establishment of Zoning District and Allowable Uses

- 1) **Technical Changes:** Yes
- 2) **Consistency Changes:**
  - New zoning districts were established to provide consistency with new General Plan land use designations:
    - (R-MH)- Residential Mobile Home
    - (PD) - Planned Development
  - Renamed Existing Overlay Zone:
    - (DP)- Development Plan Overlay
- 3) **Policy Implementation:** None



# Chapter 17.10- Zoning Map

**1) Technical Changes:** None

**2) Consistency Changes:**

- Updated to be consistent with newly adopted General Plan Land Use Map, to include:
  - Planned Development (PD) site
  - Residential, Mobile Home Park (R-MH) site
  - Mixed use and multi-family zone provisions
  - Pre-zone site

**3) Policy Implementation:** None



# Chapter 17.11 – Allowable Land Uses

## 1) Technical Changes:

- Type of permit required for each land use (which was found in a key at the end of each table) was moved to Chapter 17.62

## 2) Consistency Changes:

- New chapter added to consolidate residential, commercial & special purpose land use tables into one table (Table 2-2 – Land Use Table)
- North American Industry Classification System (NAICS) utilized to organize Table 2-2

## 3) Policy Implementation:

- Land uses added as allowed (either conditionally or by right) to certain zones to ensure uses with similar or fewer impacts are treated consistently



# Chapter 17.12 – Standards for Specific Land Uses

## 1) Technical Changes:

- “Standards for Specific Land Uses” (Chapter 17.32) moved from Article III to Article II which addresses land uses

## 2) Consistency Changes:

- Wireless antenna section updated consistent with state law

## 3) Policy Implementation:

- New sections for alcohol sales, medical marijuana dispensary, mixed use projects, and temporary portable containers added to provided standards for new land uses



# Chapter 17.13 – Residential Districts

## 1) Technical Changes:

- Land Use Table moved to Chapter 17.11

## 2) Consistency Changes:

- Created new Residential, Mobile Home Zone (R –MH) consistent with General Plan
- Development standards (density) updated consistent with General Plan

## 3) Policy Implementation:

- Added new section providing design guidelines for second stories (General Plan Community Design Element Policy IX-10 and IX-32)



# Chapter 17.14 – Commercial Districts

## 1) Technical Changes:

- Land Use Table moved to Chapter 17.11

## 2) Consistency Changes:

- Development standards (FAR) updated consistent with General Plan

## 3) Policy Implementation: None



## Chapter 17.16 – Special Purpose Districts

### 1) Technical Changes:

- Land Use Table moved to Chapter 17.11

### 2) Consistency Changes: None

### 3) Policy Implementation:

- Created new Planned Development (PD) Zone and established maximum floor area ratio and dwelling units consistent with the General Plan land use designation



# Chapter 17.18 – Overlay Zones

## 1) Technical Changes:

- Method of measuring height in Old Topanga (OT) and Calabasas Highlands (CH) Overlay applied to Chapter 17.20

## 2) Consistency Changes:

- Updated noticing requirements in OT and CH Overlays to provide consistency with other land use noticing requirements
- Renamed existing Planned Development Overlay zone to Development Plan Overlay Zone

## 3) Policy Implementation:

- Created cluster development standards for Hillside Mountainous (HM) and Rural Residential (RR) zones (General Plan Land Use Element Policy II-17)



# Chapter 17.20 – General Property Development and Use Standards

1) **Technical Changes:** Yes

2) **Consistency Changes:**

- 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

3) **Policy Implementation:**

- 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

## 1) **Technical Changes:** Yes

- 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.

## 2) **Consistency Changes:** None

## 3) **Policy Implementation:** None



**Chapter 17.24 - Art in Public Places**  
**Chapter 17.27 - Lighting**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



# Chapter 17.26 - Landscaping

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- 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

**3) Policy Implementation: None**



# Chapter 17.28 - Parking and Loading

**1) Technical Changes: Yes**

**2) Consistency Changes:**

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

**3) Policy Implementation: None**



# Chapter 17.30 - Signs

**1) Technical Changes: Yes**

**2) Consistency Changes:**

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

**3) Policy Implementation: None**



# Chapter 17.32 - Oak Trees

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- 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

**3) Policy Implementation: None**



**Chapter 17.34 – Green Development Standards**  
**Chapter 17.36 – Historic Preservation Ordinance**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



# Chapter 17.38 – Reasonable Accommodation

**1) Technical Changes: Yes**

**2) Consistency Changes:**

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

**3) Policy Implementation: None**



# **Chapter 17.40 - Subdivision Map Approval Requirements**

# **Chapter 17.42 - Parcel Maps and Final Maps**

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- Updated with consistent with state law and court rulings

**3) Policy Implementation: None**



# Chapter 17.41 – Tentative Map Filing and Processing

**1) Technical Changes: Yes**

**2) Consistency Changes:**

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

**3) Policy Implementation: None**



# Chapter 17.44 – Adjustments, Mergers, Certificates of Compliance and Condominiums

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- Created new lot merger procedure consistent with state law

**3) Policy Implementation: None**



**Chapter 17.46 – Subdivision Design  
and Improvements**  
**Chapter 17.48 – Improvement Plans  
and Agreements**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



# Chapter 17.50 – Dedications and Exactions

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- 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

**3) Policy Implementation: None**



## **Chapter 17.52 – Grading Permit Requirements and Procedures**

## **Chapter 17.54 – Grading, Erosion and Sediment Control Standards**

### **1) Technical Changes:**

- Moved to Building Code -Title 15 as these chapters are administered by Public Works Department after receiving approval from Planning Department

### **2) Consistency Changes: None**

### **3) Policy Implementation: None**



# Chapter 17.56 – Urban Runoff Pollution Control

## 1) Technical Changes:

- Chapter eliminated- already exists in Chapter 8.26 of the Municipal Code

## 2) Consistency Changes: None

## 3) Policy Implementation: None



# Chapter 17.60 – Application Filing and Processing

**1) Technical Changes: Yes**

**2) Consistency Changes: None**

**3) Policy Implementation:**

- Added and updated Table 6-2 – Maximum Development Impacts from 1995 General Plan Consistency Review Program



# Chapter 17.62 – Permit Approval or Disapproval

## 1) Technical Changes: Yes

## 2) Consistency Changes:

- Chapter reorganized to add more permit types
- Permits types separated by new construction versus new land uses (e.g. Site Plan Review for construction and Conditional Use Permit for land uses)

## 3) Policy Implementation:

- Review authority changed on some permits to more closely match review authority with level of land use impacts- subject to Council approval



# **Chapter 17.64 – Permit Implementation, Time Limits and Extensions**

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- Permit expiration date changed from 1 year to 2 years to accommodate project design and financing timeframes in advance of construction, and consistent with subdivision time lines

**3) Policy Implementation: None**



**Chapter 17.66 – Specific Plans**  
**Chapter 17.68 – Development**  
**Agreements**  
**Chapter 17.70 – Administrative**  
**Responsibility**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



# Chapter 17.72 – Nonconforming Structures, Uses and Lots

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- Changed setback provisions for additions to single family homes to limit continuation of existing nonconforming setbacks to reasonable maximum

**3) Policy Implementation: None**



# Chapter 17.74 – Appeals and Calls for Review

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- New “call for review” provisions added that would allow City Council to call-up Planning Commission decisions for review (in lieu of filing an appeal) consistent with direction from City Council

**3) Policy Implementation: None**



**Chapter 17.76 – General Plan and  
Development Code  
Amendments**

**Chapter 17.78 – Public Hearings**

- 1) Technical Changes: Yes**
- 2) Consistency Changes: None**
- 3) Policy Implementation: None**



## **Chapter 17.80-**

# **Enforcement of Development Code Provisions**

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- Updated enforcement mechanisms to give code enforcement additional tools

**3) Policy Implementation: None**



# Chapter 17.90 – Definitions

**1) Technical Changes: Yes**

**2) Consistency Changes:**

- New definitions added and existing definitions improved

**3) Policy Implementation: None**



# Next Steps



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May 21, 2009

# Proposed Review Schedule

<b>June 4<sup>th</sup></b>	<b>Article I</b>	<b>Purpose and Effect of Development Code</b>
	<b>Article II</b>	<b>Zoning Districts and Allowable Land Uses</b>
<b>June 18<sup>th</sup></b>	<b>Article III</b>	<b>Site Planning and Project Design Standards</b>
	<b>Article IV</b>	<b>Subdivisions</b>
<b>July 2<sup>nd</sup></b>	<b>Article VI</b>	<b>Land Use and Development Permits</b>
	<b>Article VII</b>	<b>Development Code Administration</b>
	<b>Article VIII</b>	<b>Definitions</b>
<b>July 16<sup>th</sup></b>		<b>Public Hearing and Planning Commission Consideration</b>
<b>August 2009</b>		<b>City Council public hearings</b>



# Questions and Answers



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