

**ORDINANCE NO. 2021-395**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING TITLE 17 OF THE CALABASAS MUNICIPAL CODE BY ADDING NEW SECTIONS 17.18.060 AND 17.22.025, CREATING AN "AFFORDABLE HOUSING OVERLAY ZONE" AND ASSOCIATED DEVELOPMENT STANDARDS FOR QUALIFYING HOUSING DEVELOPMENT PROJECTS; AMENDING OTHER SECTIONS WITHIN TITLE 17 OF THE CALABASAS MUNICIPAL CODE AS NECESSARY TO BE CONSISTENT WITH THE ADDED NEW SECTIONS; AND UPDATING THE OFFICIAL ZONING MAP; ALL AS NECESSARY TO CONFORM WITH THE GENERAL PLAN HOUSING ELEMENT AND RELATED GENERAL PLAN UPDATES.**

**WHEREAS**, the City Council of the City of Calabasas, California ("the City Council") has considered all of the evidence including, but not limited to, the Planning Commission Resolution No. 2021-730, Planning Division staff report and attachments, received correspondence, and public testimony at the public hearing before the City Council on September 28, 2021; and,

**WHEREAS**, the City Council finds that the proposed amendments to the Land Use and Development Code will provide for an incentive-based approach to accommodating the City's designated share of new affordable housing production, as stipulated by the California Department of Housing and Community Development and the Southern California Association of Governments through the Regional Housing Needs Assessment (RHNA) process; and,

**WHEREAS**, the City Council finds that the proposed amendments to the Land Use and Development Code will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and,

**WHEREAS**, the proposed amendments to the Land Use and Development Code are in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report has been prepared and circulated for agency and public notification and review in accordance with CEQA and the CEQA Guidelines; and,

**WHEREAS**, the proposed amendments to the Land Use and Development Code are consistent with the 2021 – 2029 update of the Calabasas General Plan Housing Element, which encourages the development of affordable housing, is adopted in the

public interest, and conforms with California laws pertaining to the sixth cycle of Regional Housing Needs Assessment and is otherwise consistent with federal and state laws; and,

**WHEREAS**, the City Council has considered the entirety of the record, which includes, without limitation, the Calabasas 2030 General Plan, the staff report, public comments, Planning Commission Resolution No. 2021-730, and the record of the public hearing conducted by the Planning Commission on September 13, 2021; and all other associated reports and testimony;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Based upon the foregoing the City Council finds:

1. Notice of the September 28, 2021 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, and at Calabasas City Hall.
2. Notice of the September 28, 2021 City Council public hearing was published in the *Las Virgenes Enterprise* ten (10) days prior to the hearing.
3. Notice of the September 28, 2021 City Council public hearing complied with the public notice requirements set forth in Government Code Section 65009 (b)(2).
4. Following a public hearing held on September 13, 2021, the Planning Commission adopted Resolution No. 2021-730 recommending to the City Council adoption of this ordinance.

**SECTION 2.** Section 17.76.050(B) Calabasas Municipal Code allows the City Council to approve the Development Code Amendment, which follows in Sections 3, 4, and 5 of this ordinance, provided that the following findings are made:

1. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan;*

The proposed amendments to Chapter 17.18 and Chapter 17.22 of the Land Use and Development Code will create a new Affordable Housing Overlay zoning district to apply to certain designated Residential Multi-family (RM) zoned and Commercial Mixed Use (CMU) zoned properties, with these properties identified accordingly on the official Zoning Map. The AHO district will promote the inclusion of a greater number and percentage of affordable housing units within new residential multifamily housing projects and new commercial mixed-use projects through a number of alternative site development standards to accommodate greater overall densities on the designated properties.

As updated by the newly adopted 2021 – 2029 Housing Element, the Calabasas 2030 General Plan includes the following objective statements which support the proposed amendments:

- *Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community; and,*
- *Address and remove governmental constraints that may hinder or discourage housing development in Calabasas.*

The proposed amendments will assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community by increasing the number of potential new and new affordable housing units on certain designated residentially zoned and mixed-use zoned properties in the city and decreasing the per-unit development costs for new housing production. The proposed amendments to the Land Use and Development Code will remove governmental constraints to affordable housing production by providing a number of less restrictive site development standards pertaining to maximum allowable residential density, maximum allowable floor area, maximum allowable building height, and minimum amounts of common and private open space within qualified projects. In addition to being consistent with these General Plan objectives, the proposed amendments specifically implement the following General Plan policies, as articulated in the 2021-2029 Housing Element update:

***Policy V-8:*** Provide site opportunities for development of housing that respond to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost.

***Policy V-9:*** Provide opportunities for multi-family housing and mixed-use development consistent with the City’s regional housing needs requirement (RHNA), as mandated by the State.

***Policy V-10:*** Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing.

***Policy V-14:*** Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites.

***Policy V-14:*** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

***Policy V-17:*** Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.

Furthermore, the Calabasas 2030 General Plan, as updated to include the newly adopted 2021 – 2029 Housing Element update, specifically proposes a new Affordable Housing Overlay (AHO) zone for the purpose of incentivizing greater

affordable housing production. The Affordable Housing Overlay zone is discussed on pages V-11 through V-13, pages V-27 and V-28, and page V-43 of the 2021 – 2029 Housing Element. On page V-28 is the following General Plan objective, implemented by this Ordinance:

***2021 - 2029 Objective:*** *Adopt an Affordable Housing Overlay (AHO) Ordinance in conjunction with adoption of the Element, followed by detailed implementing regulations in 2022.*

The 2021 – 2029 Housing Element also includes this objective, which pertains to the housing needs of seniors:

***2021 – 2029 Objective:*** *Continue to actively pursue opportunities to expand housing choice for the growing number of senior citizens in the community.*

Site development standards (incentives) specific to new senior housing projects are included within the AHO to incentivize senior housing production.

Lastly, of the twelve listed future housing sites in the 2021 – 2029 Housing Element, eight sites are identified as subject to AHO zoning in addition to the underlying zoning district, and these eight sites are designated accordingly on the Land Use Plan Map in the updated Land Use Element.

Accordingly, the proposed amendments to the Land Use and Development Code are consistent with the goals, policies, and actions of the General Plan.

*2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.*

The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the amendments update the City's affordable housing requirements to comply with California law; and any future residential or commercial mixed-use development project that would take advantage of the new AHO provisions still must comply fully with all other applicable standards for site development, including but not limited to: Measures D and O [Calabasas Municipal Code section 17.16.030], Hillside Grading Ordinance, Scenic Corridor Overlay Ordinance and Design Guidelines, Dark Skies Ordinance, Landscaping Ordinance, Oak Tree Ordinance, Green Buildings Ordinance, and other health and safety requirements of the CMC and other applicable laws. Any such future project must also comply fully with the provisions of the Building and Fire Codes, and would be subject to project-level environmental review and must mitigate all identified significant environmental impacts, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

*3. The proposed amendment complies with the provisions of the California Environmental Quality Act (CEQA).*

The proposed amendment complies with the provisions of CEQA because, in accordance with CEQA and the CEQA Guidelines, a programmatic Environmental Impact Report (EIR) was prepared for the 2021 – 2029 Housing Element update, which includes the AHO as a specified program. The Draft EIR was published and made available to agencies and the public, comments were received and documented, and responses to the comments were prepared; and all of these were incorporated into a Final EIR, which was certified by the City Council as conforming with CEQA.

*4. The proposed amendment is internally consistent with other applicable provisions of this development code.*

The proposed amendments are internally consistent with other applicable provisions of the Development Code because they not only create two new sections within Title 17 that create the Affordable Housing Overlay (AHO) zone and establish the pertinent site development standards for the AHO, but they also update other sections and subsections of the Land Use and Development Code which either directly or indirectly apply the AHO or refer to the AHO in other ways.

**SECTION 3.** Development Code Amendment: Chapter 17.18 of the Land Use and Development Code is hereby amended by adding a new section, Section 17.18.060, to read as follows:

**17.18.060 - Affordable Housing Overlay Zone.**

- A. Purpose. The purpose of the Affordable Housing Overlay (AHO) zone is to encourage production of a greater number of affordable housing units than would otherwise be accomplished under section 17.22.020.A of this Title through a number of less restrictive site development standards, including maximum allowable building height, maximum residential density, maximum allowable floor area ratio, and minimum amount of required on-site open space.
- B. Applicability. The AHO applies to new and redevelopment multi-family housing development projects on Residential Multi-family (RM) zoned properties and new and redevelopment mixed-use development projects on Commercial Mixed-Use (CMU) zoned properties, which are identified within the Housing Element of the Calabasas General Plan as being eligible for the affordable housing overlay, and which are identified on the official zoning map with the “AHO” notation.
- C. Any proposed new or redevelopment multi-family housing project on a property located within the Affordable Housing Overlay zone shall qualify for application of the site development limits described in section 17.22.025 of chapter 17.22,

but only if the number of new affordable housing units within the project is not less than twenty-five percent (25%) of the total number of residential housing units in the project and the new affordable housing units comply with the affordability requirements specified in Section 17.22.025.

**SECTION 4.** Development Code Amendment: Chapter 17.22 of the Land Use and Development Code is hereby amended by adding a new section, Section 17.22.025, to read as follows:

**17.22.025 – AHO Site Development Limits for Qualifying Projects.**

A. Processing of Projects Seeking Entitlement under AHO.

1. Permits Required. Any project located within the AHO which includes affordable housing units and which qualifies for review and consideration in accordance with the provisions of the AHO, shall be reviewed and considered in accordance with the standards and procedures for the underlying zone and any other applicable overlay zone. Any such project shall require approval of a Site Plan Review (per 17.62.020 of this Title), and all other permits applicable to the project as required under Titles 15 and 17 of this code.

2. Criteria for AHO project reviews. In reviewing and analyzing any project for which one or more AHO site development limits are requested in lieu of the corresponding standards specified for the underlying zoning district, staff and reviewing bodies shall confirm that the applicant has agreed to construct the project such that it meets the requirements of this section.

B. Applicable Development Standards. For a qualifying project on a property located in the AHO, the applicant may submit to the city a proposal which includes affordable housing units at a percentage consistent with the minimum required affordable housing percentages or ratios as specified by the AHO. The applicant may request review and approval of a qualifying project such that the project would benefit from any combination of the following more permissive site development limits: maximum allowable density, maximum allowable building height, maximum allowable floor area ratio, and minimum on-site open space (inclusive of private and community spaces). These AHO site development limits are specified in Table 3-8. The allowable development limits for qualifying AHO projects supersede the corresponding development standards established for the applicable underlying zoning district, with the exception of any requirement imposed by Section 17.16.030. Except as required by Section 17.16.030, in no case may the city apply any other development standard that would have the effect of precluding construction of a qualifying development project meeting the AHO criteria and the AHO site development limits permitted by this chapter, and

consistent with the development standards applicable to the underlying zoning district.

**Table 3 – 8: Multi-family and Mixed-use Affordable Housing Projects  
Site Development Limits**

The site development limits below apply to multi-family housing projects and commercial mixed-use projects providing affordable housing units consistent with either the Inclusionary Housing requirements specified in CMC 17.22.020.A, or the Affordable Housing Overlay (AHO) zone, as articulated in CMC sections 17.18.060 and 17.22.025 for properties within the AHO zone and where the owner/developer elects to apply the AHO. For projects in either category, the standards herein supersede the corresponding standards for the respective underlying zoning district (reference Table 2-5 and Table 2-6).

	Zoning District(s)	Affordability Level	Min. % Affordable Units	Min - Max Allowable Density	Min. Open Space		Max. Allowable F.A.R.	Max. Allowable Height
					Common	Private		
Inclusionary Housing	RM	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'
	RM	Low, or	10%					
	RM	Moderate	15%					
	CMU	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'
	CMU	Low, or	10%					
	CMU	Moderate	15%					
Affordable Housing Overlay (AHO)	RM - AHO (Rental)	Very Low ----- and Low	6.25 % ----- 18.75 %	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'
	RM - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'
	RM - AHO (Senior)	Very Low ----- and Low	50% ----- 50%	20 - 50 d.u./ac	75 s.f. (combined average) per unit		1.4	50'
		Very Low	6.25 %	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'

<u>CMU - AHO (Rental)</u>	<u>and Low</u>	<u>18.75 %</u>				
<u>CMU - AHO (Owner)</u>	<u>Moderate</u>	<u>25%</u>	<u>20 - 40 d.u./ac</u>	<u>75 s.f. (combined average) per unit</u>	<u>1.5</u>	<u>50'</u>
<u>CMU - AHO (Senior)</u>	<u>Very Low and Low</u>	<u>50% 50%</u>	<u>20 - 50 d.u./ac</u>	<u>75 s.f. (combined average) per unit</u>	<u>1.5</u>	<u>50'</u>
<u>Income Categories:</u>		<u>Very Low = 31% - 50% of Area Median Income</u>				
		<u>Low = 51% - 80% of Area Median Income</u>				
		<u>Moderate = 81% - 120% of Area Median Income</u>				

Findings for Approval. In addition to the project approval findings required by the underlying zoning district, any other applicable overlay zoning district, and all other applicable chapter or section of this development code, approval of a qualifying project for which any AHO site development limits have been requested shall require the following additional findings:

1. The development project would not be a hazard or public nuisance or establish a use or development inconsistent with the goals and policies of the General Plan; and,
  2. The units will remain subject to a recorded affordability restriction for at least 55 years, as required by Government Code section 65915.
- C. Continued Availability and Affordability. Before issuance of a building permit for any dwelling unit in a development benefitting from any AHO site development limit, as specified within Section 17.22.025.B, above:
1. The land use permit application for the qualifying AHO project shall include procedures for maintaining continued affordability of all lower income units and any other restricted occupancy units;
  2. The land use permit application shall identify the affordable (income restricted) housing units within the project; and,
  3. The applicant shall enter into a written agreement or covenant with the City to guarantee the continued affordability of all such lower income and restricted occupancy AHO units, consistent with the requirements of California Government Code section 65915, which requires units to be subject to a recorded affordability restriction of 55 years.

- D. Recordation of Agreement. The terms and conditions of the covenant set forth in subsection D.3, above, shall run with the land which is to be developed, shall be binding upon the successor(s)-in-interest of the permit applicant, shall be recorded in the county recorder's office, shall last for 55 years from the date of the certificate of occupancy for each unit, and shall be approved as to form by the City Attorney as compliance with applicable state and local law.
- E. Qualifying projects under this section, and consistent with section 17.18.060, shall be given the highest priority for application processing.

**SECTION 5.** Development Code Amendment: The following sections of the Land Use and Development Code are hereby amended as indicated below, with deletions indicated by ~~strikethrough text~~, and new or revised text indicated by underlined text:

- A. Section 17.10.020 (Table 2-1) is hereby amended by adding the "Affordable Housing Overlay" zone (AHO) as a new overlay zone under the "Overlay Zones" heading, and with "AHO" as the indicated zoning map symbol and General Plan land use category.
- B. Subsection 17.12.130.B.1 is hereby amended by adding at the end of the subsection: "... and the Affordable Housing Overlay zone where applicable."
- C. Subsection 17.12.130 B.5.b is hereby amended by adding at the end of the subsection: "... , except for a property carrying the Affordable Housing Overlay zone and when development of a qualifying affordable housing project is under consideration, in which case the minimum required community space is established by the Affordable Housing Overlay zone under section 17.22.025 of this Title.
- D. Section 17.12.145, Multi-family Housing, is hereby amended to read as follows:

17.12.145 - Multi-family housing.

Multi-family housing projects shall comply with the following requirements, in addition to all other applicable provisions of this development code. The requirements of this section may be modified through the development plan approval process as set forth in Section 17.62.070, or for a qualifying affordable housing project on a property located within the Affordable Housing Overlay zone, as provided in sections 17.18.060 and 17.22.025.

- A. Setbacks. A proposed building shall be separated from any other building on the site by a minimum of twenty (20) feet. Proposed buildings shall be set back from internal roads and driveways a minimum of ten (10) feet.

- B. Common Outdoor Space. Common outdoor space shall be provided at a ratio of four hundred (400) square feet per housing unit. Common outdoor space does not include (i) required front or street side setback areas, and (ii) areas usable for passive or active recreation.
  - C. Private Outdoor Space. Each multifamily housing unit shall be provided with private outdoor open space in the form of patios, decks, fenced yard areas, and other similar amenities, with the following minimum areas:
    1. Studio and one-bedroom units: seventy-five (75) square feet.
    2. Two bedroom units: one hundred fifty (150) square feet.
    3. Three bedroom and larger units: two hundred twenty-five (225) square feet.
  - D. Fencing. The development of more than two multifamily housing units shall include the installation of solid wood or masonry fencing along the site perimeter side and rear property lines, in compliance with Section 17.20.100, to the maximum height allowed.
- E. Section 17.12.180.A and subsection 17.12.180.C.1 are hereby deleted entirely, with all other sections and subsections to be renumbered accordingly.
- F. 17.13.020.A (Table 2-5, Residential District General Development Standards) is hereby amended so that the residential density standard for properties in a Residential Multi-family (RM) zone reads as follows:
- ~~2 dwellings per acre minimum,~~ 20 dwellings per acre minimum~~maximum,~~ and 24 dwellings per acre maximum except for qualifying projects on properties within an Affordable Housing Overlay zone (see CMC sections 17.18.060 and 17.22.025).~~where a suffix to the Zoning Map symbol applies, and Section 17.12.020B allows a higher maximum density. (4) (5)~~
- G. To correct an error, Section 17.13.020.A (Table 2-5, Residential District General Development Standards) is further amended so that the height limits for properties located in the Rural Residential (RR) zoning district is specified at 35 feet maximum, and height limits for properties located in the Rural Community (RC) zoning district is specified at 27 feet maximum.
- H. 17.13.020.A (Table 2-5, Residential District General Development Standards) is further amended by deleting entirely footnote number 5, with the subsequent footnotes (note number 6, which relates to setback measurements, and note number 7, which relates to height measurements) to be renumbered accordingly; and the corresponding references within the table to the setback measurement note and the height measurement note also renumbered to maintain the correct relationships.

I. 17.13.020.B.2 is hereby amended to read as follows:

~~2. Maximum Density for Residential Development. When determined by this section, the maximum allowable residential density (dwellings per net acre) allowed for residential development of an existing lot and the maximum number of dwellings allowed in a new subdivision shall be as established by a numerical suffix to the residential zoning map symbol. The form of the suffix shall consist of a number specifying the maximum allowable number of dwelling units per acre of site area, followed by the letter "D." For example, "RS 0.6D" means the subject site in the RS (residential, single family) zoning district may be allowed a maximum of 0.6 dwellings per acre or RM-12D means that the subject site in the RM (residential, multi family) zoning district may be allowed~~ is established by the standards for the applicable residential zoning district, as provided in Chapter 17.13, and the standards for the Commercial Mixed Use (CMU) zone, as provided in chapter 17.14. However, in some instances the residential zoning designation for a particular area on the official zoning map may include a density suffix to the residential zoning map symbol, which, if extant, establishes the maximum allowable net density (in units per acre) for the designated area. For example, RM-12D includes the suffix "12D", which means that the subject site (in the Residential, Multi-family or RM zoning district) may be allowed to develop at a maximum of twelve (12) dwellings per acre.

J. To correct an error, Section 17.14.020.A (Table 2-6, Commercial District General Development Standards) is hereby amended by deleting entirely "20 dwelling per acre" as the maximum residential density for properties located within the Commercial Retail (CR) zoning district.

K. Section 17.14.020.A (Table 2-6, Commercial District General Development Standards) is further amended by revising the allowable residential density for properties located in the Commercial Mixed Use (CMU) zoning district to read as follows: "20 dwellings per acre minimum; 24 dwellings per acre maximum (2)".

L. Section 17.20.060.A.4 is hereby amended to read as follows:

~~4. To ensure the availability of adequate municipal services and facilities the following standards shall apply: that there is ample access to high quality spaces for leisure and active recreation, new development shall comply with the following standards;~~

~~a. Applications for discretionary development permits, which also include a proposed General Plan Amendment, may be approved only after the city's reviewing authority has first determined that the~~

~~services, infrastructure, and facilities necessary to serve such development are in place and are adequate to serve the additional service demands created by the project, or that the project will contribute its fair share toward any infrastructure improvements or service expansion as deemed necessary to serve the project.~~ Except in cases where mitigation fees or facilities to mitigate impacts have already been provided, all new residential development, including single family and multi-family projects shall be required to dedicate land or to pay such development impacts fees as the city may establish in accordance with California law for the provision of parks and recreational facilities.

- b. Unless otherwise required to comply with the City’s General Plan, including the Housing Element, or applicable state law, in ~~the~~ the event that General Plan objectives for services, infrastructure, and facilities are not being met due to existing development, then only the minimum development intensity defined in the zoning map will be permitted for new development. In addition, new development shall be required to provide such facilities as are necessary to ensure that performance objectives are met for the services, infrastructure, and facilities provided to the new development.
- c. The use of interim facilities by new development shall be permitted only when it is found that development of such interim facilities will not impair the financing or development of master planned facilities.

To correct an error, section 17.20.070.A.5, first sentence, is hereby amended to read as follows:

5. New multi-family, commercial, office, and business park developments shall emphasize pedestrian level activities by utilizing the following techniques in addition to those discussed as part of air quality performance standards set forth in Section 17.290.030 of this development code:

M. To correct an error, section 17.20.120, first sentence, is hereby amended to read as follows:

“The Urban Design - Freeway Corridor Design Guidelines of section 17.20.0870 shall apply to all proposed development within the Ventura Freeway Corridor, including the expansion or remodeling of existing commercial, office and business park developments, where the proposed project: “

**SECTION 6.** Adoption of Updated Zoning Map. The City Council hereby adopts an updated City of Calabasas zoning map, attached hereto as Exhibit A, under the provisions of Calabasas Municipal Code section 17.10.030.

**SECTION 7.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Calabasas hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

**SECTION 8.** Effective Date: This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Calabasas ordinance.

**SECTION 9.** Certification: The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

**PASSED, APPROVED AND ADOPTED this 13<sup>th</sup> day of October 2021.**

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

\_\_\_\_\_  
Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*

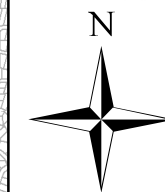
APPROVED AS TO FORM:

\_\_\_\_\_  
Matthew T. Summers  
Colantuono, Highsmith Whatley, PC  
City Attorney

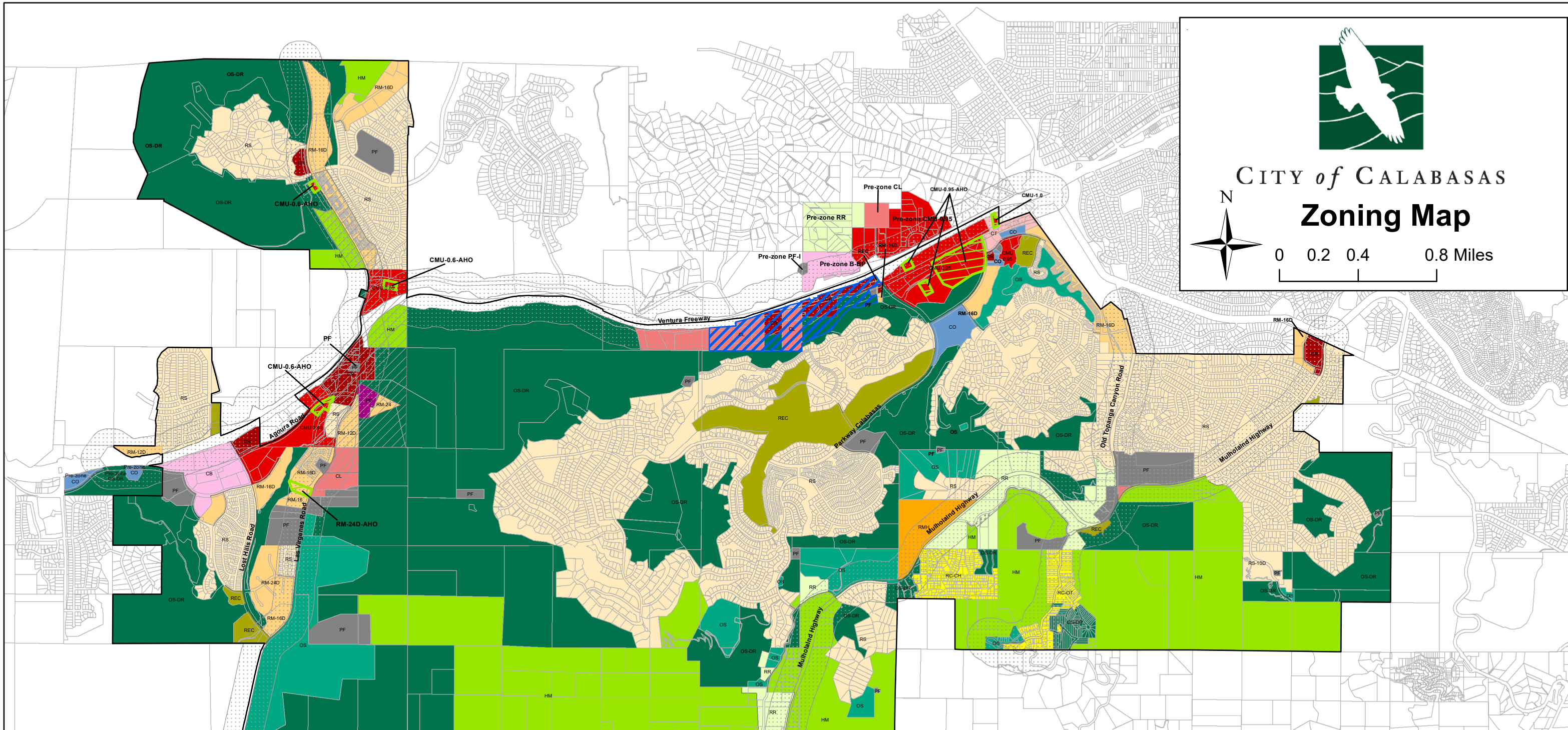


CITY of CALABASAS

# Zoning Map



0 0.2 0.4 0.8 Miles



On January 27, 2010, City Council adopted Ordinance 2010-265 approving this zoning map.

Map printed on September 1, 2021.

Please verify with the Planning Department for accuracy of map/info. Map printed

\*This map does not include all Pre-zoned areas

Updates:	Ord. No.	Date
Mont Calabasas Annexation	8-11-11	
Ord No. 2012-297	5-23-12	
Ord No. 2015-329	10-28-15	
Ord. No. 2016-331	1-13-16	
Ord. No. 2017-351	3-8-17	
Ord. No. 2018-360	2-28-18	
Draft Ord 2021-395	TBD	

Residential Zones	Commercial Zones	Special Purpose Zones	Overlay Zones
<b>PD</b> Planned Development	<b>CB</b> Commercial, Business Park	<b>HM</b> Hillside/Mountainous	<b>-CH</b> Calabasas Highlands
<b>RS</b> Residential, Single-Family	<b>CL</b> Commercial, Limited	<b>OS</b> Open Space	<b>-OT</b> Old Topanga
<b>RM</b> Residential, Multi-Family <sup>a</sup>	<b>CMU</b> Commercial, Mixed Use <sup>b</sup>	<b>REC</b> Recreation	<b>DP</b> Development Plan
<b>RMH</b> Residential, Mobile Home	<b>CO</b> Commercial, Office	<b>PF</b> Public Facility	Commercial Auto Retailer
<b>RC</b> Rural Community	<b>CR</b> Commercial, Retail	<b>OS-DR</b> Open Space - Development Restricted	Affordable Housing Overlay
<b>RR</b> Rural Residential	<b>CT</b> Commercial, Old Town		Las Virgenes Gateway
			Scenic Corridor

<sup>a</sup> The number following the RM label indicates the maximum density for the area; D is for density

<sup>b</sup> The number following the CMU label indicates the maximum FAR for the area.

<sup>c</sup> The shaded area indicates properties within 500 feet of the designated Scenic Corridor. Properties visible from the Scenic Corridor shall be determined by the City.