

Exhibit B

August 1992: Ordinance 92-30 Permanent
Scenic Corridor

ORDINANCE 92-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS
ADOPTING A PERMANENT SCENIC CORRIDOR ORDINANCE

Whereas, on April 5, 1991, the City of Calabasas was established as a duly organized municipal corporation of the State of California. On said date, the City Council adopted Ordinance No. 1, thereby adopting by reference the Los Angeles County Code as the ordinance of the City of Calabasas, including Title 22 thereof setting forth the applicable planning and zoning regulations for the City of Calabasas. (Hereinafter said Title 22 shall be referred to as the "Zoning Ordinance".)

Whereas, after the incorporation of the City of Calabasas, the City Council examined the existing Los Angeles County General Plan, Zone District Plan and Zoning Ordinance as it pertains to existing and potential development in the City of Calabasas. Such examination revealed that there are pockets of territory within the City which do not provide a stable transition of densities and/or uses and are, as such, incompatible with certain scenic corridors of the City. Additionally, such examination revealed that the development review scheme encompassed within the Zoning Ordinance does not anticipate any review by the City Council prior to approval of certain projects. More specifically, developments within the herein defined scenic corridors could receive full development approval without any such local review. Lacking both a City adopted General Plan, and a consistent local review of development, such a development approval scheme did not contribute to appropriate community development and frustrated effective long-range planning within the City of Calabasas.

Whereas, in recognition of the need for effective long-range planning criteria, the City Council directed staff of the City to study and formulate amendments to the Zoning Ordinance to assure adequate local review of such proposed development pending adoption of the ultimate General Plan.

Whereas, on May 15, 1991, the City Council adopted an interim Scenic Corridor Urgency Ordinance.

Whereas, the Urgency Ordinance expired on May 15, 1992 and the City Council has determined it necessary to have a permanent Scenic Corridor Ordinance.

- (d) Existing properties that are zoned low density residential/agricultural and contain scenic backdrops covered with oak woodland habitat and indigenous vegetation and provide vital wildlife habitat linkage shall be preserved to the maximum extent possible. Existing undeveloped low density agricultural/residentially zoned tracts of land that have significant visual distance effects on the greater community shall be preserved to the maximum extent possible. Beautification of the existing corridor and preservation of dominant ridgelines, rolling hills and oak woodlands are areas of particular focus and concern for preservation.
- (e) All property within the City of Calabasas located within 500' of any right-of-way portion of an identified scenic corridors or the prominent ridge line which defines the viewshed, and those properties which in the opinion of the Director of Community Development may have an impact upon the scenic corridors are subject to this Ordinance unless otherwise exempted in section (i) exemptions.
- (f) Several properties which have a direct impact on the City Scenic Corridors are not within the jurisdictional boundaries of the City of Calabasas. The City of Calabasas should expend all necessary efforts to insure that those properties not within the City's jurisdiction are not developed in a manner which will cause negative aesthetic impacts to the City designated Scenic Corridors.
- (g) The Scenic Corridor Map, provided in Attachment "B" graphically depicts the Scenic Corridors. The Map depicts rural corridors, urban corridors and transition areas. Special care should be given in transition areas to ensure that urban development does not sprawl into rural areas. Development within urban corridors shall be designed to ensure that the proposed project enhances the surrounding environment and development in rural areas shall be designed to insure that the rural nature of the surrounding environment is protected to the maximum extent possible. The map may be changed from time to time by Resolution by the City Council.
- (h) Other than as expressly provided in this Ordinance, all other applications for development or entitlement for use shall be processed and acted upon pursuant to the normal and customary provisions for the City of Calabasas.
- (i) Exemptions

A Conditional Use Permit is not required for the construction of appurtenant

site and,

2. The improvements are sufficiently designed so as to preclude having a detrimental effect upon the surrounding area and,
3. Site Plans are submitted to and approved by the Director of Community Development.

(j) Required Findings

Prior to approval of a Conditional Use Permit for any project within the Scenic Corridors the following findings shall be made in addition to any required in the City Zoning Ordinance:

1. The proposed project complies with all applicable requirements of the City of Calabasas Site Plan Review Ordinance;
2. The proposed project design has considered and complies with the Development Guidelines contained within Attachment "A";
3. The proposed project incorporates design measures to insure maximum compatibility with and enhancement of the Scenic Corridor;
4. The proposed project has been designed to insure no adverse impact to the Scenic Corridor;
5. For development proposals within urban areas, the proposed project includes adequate design and landscaping which enhances the aesthetics of the Scenic Corridor;
6. For development proposals in rural areas, the proposed project is designed to ensure continued preservation of the rural nature of the surrounding area;
7. The proposed project does not contribute towards urban sprawl; and
8. The proposed project complies with the intent and requirements of this Scenic Corridor Ordinance.

SECTION 3 The City Council hereby approves Ordinance 92-30 implementing a permanent Scenic Corridor Ordinance.

ATTACHMENT "A"

SCENIC CORRIDOR STATEMENT OF PURPOSE AND DEVELOPMENT GUIDELINES

The function of this document is to designate and define Scenic Corridors within the City of Calabasas, and to provide objectives and implementation measures designed to preserve and enhance the unique character of the City's natural scenery and environment. The city enjoys some of the most varied and beautiful natural features to be found in the Santa Monica mountains: broad, rolling hills and valleys, many dotted by grasslands and heritage oak woodlands; dramatic ridgelines, precipitous canyon walls and sandstone outcrops; streams with lush riparian habitats and vigorous oak canopies; scenic vistas that extend (on a clear day in the Valley) easterly to Mount Baldy and beyond and northwesterly to the Los Padres National Forest. The area serves as home to a broad range of wildlife, including coyote, deer, bobcat, hawk, and myriad other native fauna. This rich natural environment distinguishes Calabasas, giving the City a rural character that is rapidly disappearing in our own and adjacent communities.

Designation and description of Scenic Corridors will identify the most publicly visible and accessible of these scenic regions an aid in preserving them for future generations. Each Scenic Corridor within the City has a section which is rural in nature, as well as a higher-density urban section. The Scenic Corridor designation recognizes that there are significant differences between the genuinely rural section of a corridor, and its adjacent urban counterpart and special attention should be given in transition areas to ensure that urban development does not sprawl into rural areas.

Rural Area goals include maintaining the natural physical environment and topography, especially features such as ridgelines, hilltops and hillsides, streams and surrounding riparian areas, wildlife habitat and linkages.

Urban Area goals include preserving all remaining rolling oak woodland within a corridor's viewshed extending to a dominant ridgeline, and developing a pro-active beautification program to improve and maintain landscape aesthetics in high-density commercial areas.

By establishing Scenic Corridors, the City of Calabasas will enhance the image of the City as a well-planned community whose commitment to the natural environment and quality of life increases its value and desirability. Through discerning architectural design, careful site planning, innovative landscaping, and vigorous environmental enforcement, the City of Calabasas will ensure that it maintains its unique character as one of Los Angeles County's most scenic communities.

and a year round watershed foster a rich riparian setting and a vigorous oak canopy.

PARK ORA TO MULHOLLAND HIGHWAY - Beginning at the crest of the road approximately 100 yards south of park Ora, Valmar Road becomes Old Topanga Canyon Road. This is a high-density residential area on both sides of the right of way, with several secondary streets into adjacent residential tracts, including Vicasa Drive, Wren Crest Drive, Bluebird Drive and Crest Drive. Despite the high-density development, numerous heritage oaks appear to be thriving on either side of the road. Calabasas Creek, although channeled underground through much of the urban sprawl, runs roughly parallel to Old Topanga Canyon Road.

MULHOLLAND/OLD TOPANGA INTERSECTION (North Side) - Adjacent to and including the corner section of Calabasas High School on the east, and lower density residential on the west; this is a transitional area for both the Mulholland as well as the Old Topanga Scenic Corridors.

MULHOLLAND/OLD TOPANGA INTERSECTION (South Side) - Contiguous with a designated Rural area of the Mulholland Highway Scenic Corridor, this section of the Old Topanga Scenic Corridor includes all undeveloped canyons and ridgelines south of Mulholland Highway, to the southbound intersection of Old Topanga Canyon Road. The area is distinguished by thriving oak woodland and riparian habitat, it is also a primary wildlife linkage along the habitat, it is also a primary wildlife linkage along the crest of the Santa Monica Mountains. Sightings of Coyote, deer, bobcat are not uncommon from the highway.

OLD TOPANGA CANYON (South of Mulholland) TO CITY LIMIT - Perhaps the most rural area within the City, the steep canyon ascent of the Calabasas Ridge, the right-of-way follows the winding path of the year round creekbed and watershed that fosters a rich riparian habitat and vigorous oak canopy. The area is characterized by numerous small unpaved (and often unmarked) side-streets, no curbs, sidewalks streetlights or sewers. Subdivided over 50 years ago as resort property, the area has many sub-standard lots. The area is a classic north facing front range ecosystem characterized by dramatic earth movement, precipitous sandstone and sedimentary outcroppings and oak tree woodlands.

CITY LIMIT TO 1/4 MILE OVER RIDGELINE - While not located within the jurisdiction of the City, this area is one major concern due to the potential impacts associated with Los Angeles County approving developments in this area known as Calabasas Ridge (also known as Summit to Summit).

4. Ventura Freeway

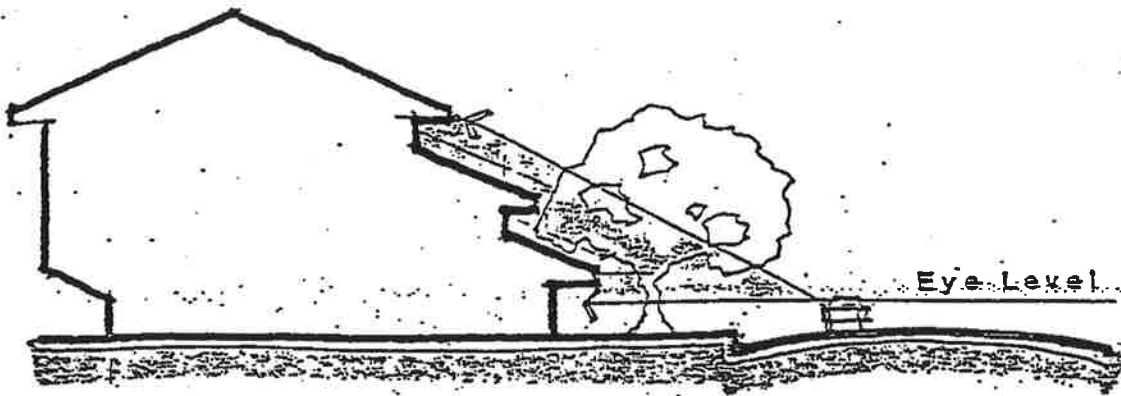
- All of the standards outlined for Urban Zones.
- Provide maximum preservation and protection of natural terrain, flora and fauna.
- Subdivision location and design shall be regulated to protect and preserve the natural terrain and scenic resources.
- Minimize the alteration of natural terrain by locating development to avoid areas subject to hazards or, where the hazard is pervasive such as fire hazard from native brush, development is to be clustered so as to minimize the area impacted by mitigation measures.
- Street lighting shall be kept at a minimum to level required.

IMPLEMENTATION

General Requirements for Development:

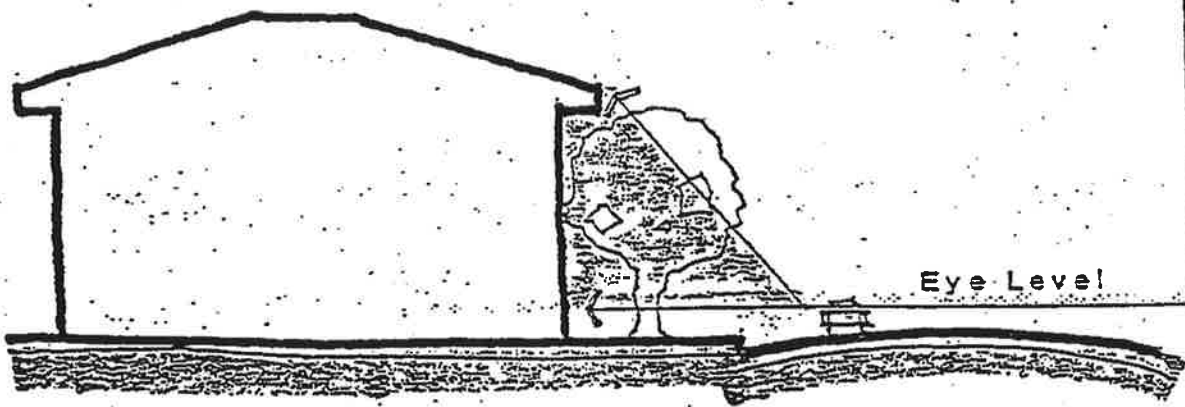
- All structures within Scenic Corridors shall avoid large straight, blank facades. Upper floor levels on multi-story buildings should be stepped-back from their base, thus opening up the view corridor both vertically and horizontally.
- The advisory agency, shall require that all utilities installed in new subdivisions be placed underground.
- All roofs visible from Scenic Corridors shall be surfaced with medium dark colored fire-retardant, non-glare materials, and no obtrusive equipment shall be placed thereon. This provision shall not apply to solar energy devices, if they are deemed visually compatible with adjacent surfaces.
- The roofs of buildings constructed on land sloping terra shall be parallel to the natural topography in order to protect the line-of-sight within the view corridor. Projecting elements above roof lines shall be minimized and shall be integrated into the structure's overall design.
- Developers shall be required to submit water conservation and landscaping plans in advance of building and/or grading permits for projects within, and adjacent to, Urban Scenic Corridors.
- Vines and/or other clinging plant material shall be used to visually accent walls where space may preclude the use of other larger plants.
- Color of fences and walls shall blend with the natural environment.

Angle of Visual Impact

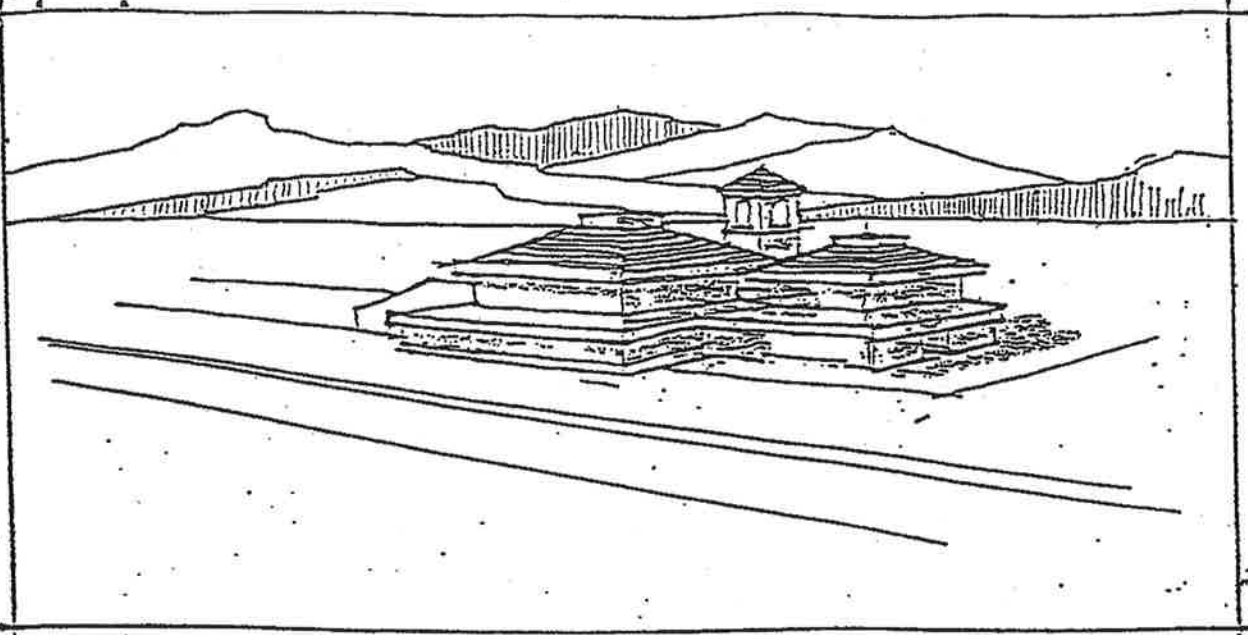


ACCEPTABLE

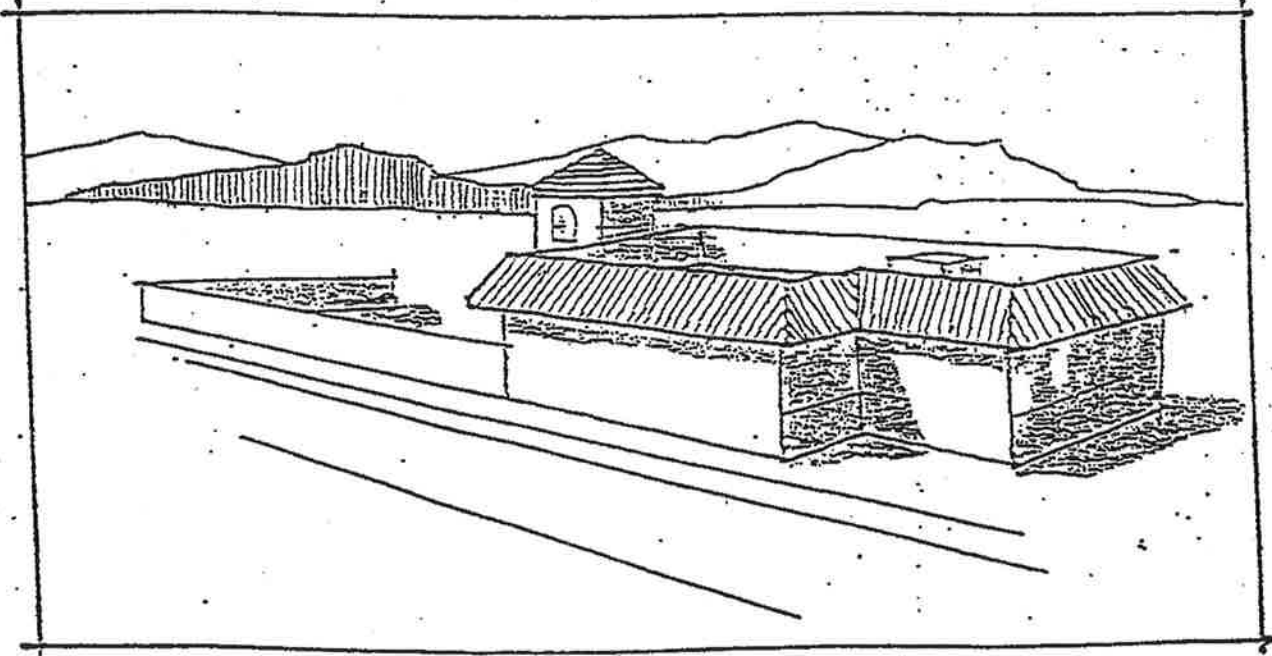
Angle of Visual Impact



UNACCEPTABLE



ACCEPTABLE



UNACCEPTABLE

