



CITY *of* CALABASAS

PLANNING COMMISSION AGENDA REPORT
NOVEMBER 17, 2016

TO: Members of the Planning Commission

FROM: Maureen Tamuri AIA, AICP, Community
Development Director
Tom Bartlett, AICP, City Planner

PROPOSAL: Review of Significant Ridgelines and Proposed
Task Approach

RECOMMENDATION: That the Planning Commission review and discuss an
approach for improving the mapping of significant ridgelines
in the City, and for developing corresponding updates to the
policies and regulations pertaining to significant ridgeline
protection.

STAFF RECOMMENDATION:

That the Planning Commission review and discuss an approach for improving the mapping of significant ridgelines in the City, and for developing corresponding updates to the policies and regulations pertaining to significant ridgeline protection.

REVIEW AUTHORITY:

The Planning Commission is engaging in this effort because on August 24, 2016 the City Council requested that the Commission review and evaluate the City's existing policies and regulations pertaining to significant ridgeline protection, and discuss possible approaches for improving the mapping, policies, and regulations affecting ridgeline protection. Furthermore, the City Council requested that the Commission engage the general Public as a component of this endeavor.

BACKGROUND:

On August 24, 2016, the City Council was briefed by staff as to concerns regarding the accuracy of the City's mapped significant ridgelines in many of the developed residential tract areas of the City, as well as difficulties in the applying the current 50-foot horizontal and vertical setback standard to structures located on previously developed lots within residential subdivisions. The Council directed staff to prepare and process a code modification which would add an exemption clause for additions to existing properties located on or near mapped significant ridgelines. Successive public hearings were held by the Planning Commission and the City Council (on Sept. 15, 2016 and Sept. 28, 2016, respectively), for consideration of Ordinance No. 2016-340, which exempts smaller single-family home additions and accessory structures within previously developed residentially zoned areas of the City from the 50-foot significant ridgeline setback standard. On October 26, 2016 the City Council adopted Ordinance No. 2016-340 (a copy of which is attached as Exhibit A), and the adopted ordinance will take effect on November 28, 2016.

Also at the City Council meeting of August 24, 2016, the City Council asked staff to work with the Planning Commission to determine a course to review and update the current mapped significant ridgelines, including code definitions and standards, and to return to the City Council with a recommendation on how to address current anomalies. The Commission meeting tonight is the first of a planned series of meetings during which this effort will be accomplished.

PROPOSED PROCESS:

The process envisioned for this effort will basically carry through three phases:

- I. Review of information, analysis of the issue(s), and generation of ideas;
- II. Presentation to the City Council of findings and options, and obtaining direction from the City Council on a preferred approach;
- III. Development of the City Council directives for consideration and adoption through the public hearing process.

The initial phase entails five steps, which are more fully outlined in the attached Power-Point presentation (Exhibit B):

- 1) Develop a thorough understanding of current conditions;
- 2) Learn about what is being done elsewhere that may prove instructive;
- 3) Work through mapping and view-line issues;
- 4) Secure public input & involvement via a workshop;
- 5) Prepare options for presentation to the City Council

ENVIRONMENTAL REVIEW:

This effort by the Planning Commission is a discussion only, in anticipation of possible future amendments to City land use policies and zoning ordinances. As such, this work does not qualify as a “project” under the California Environmental Quality Act (CEQA), and consequently no environmental impact review is required.

ATTACHMENTS:

- Exhibit A: Ordinance No. 2016-340
- Exhibit B: Staff Power-Point Presentation