

Review of Calabasas Significant Ridgeline Mapping

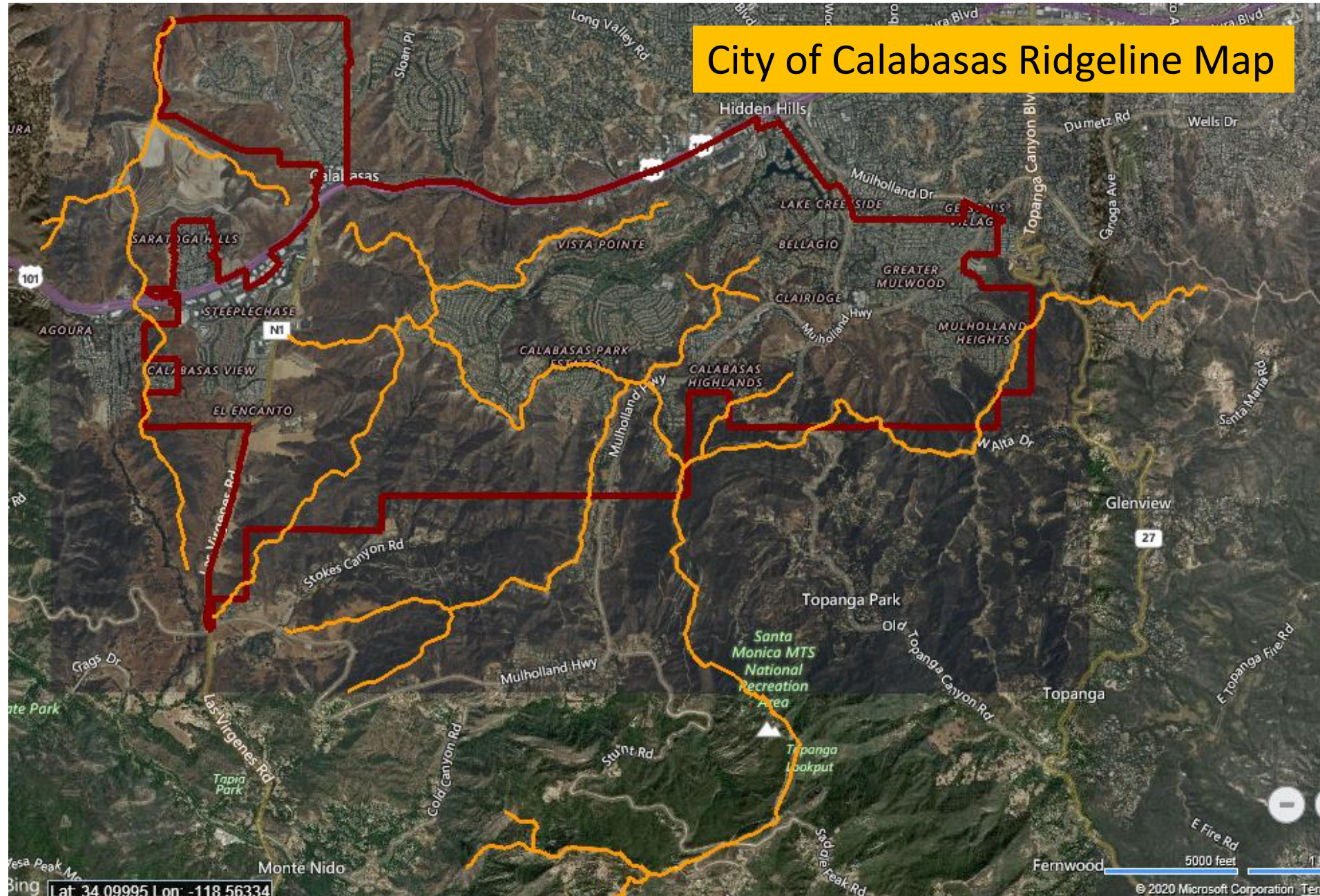
Planning Commission Meeting

June 18, 2020 (Rev. 1)

Ridgeline Mapping

- **Mtg#1: Review of City Documentation**
- Mtg#2: Review of other Agencies Policies and Practices
- **Mtg#3: Mapping and View Line Exercises**
- Mtg#4: Public Workshop
- Mtg#5: Draft Options for Council Consideration

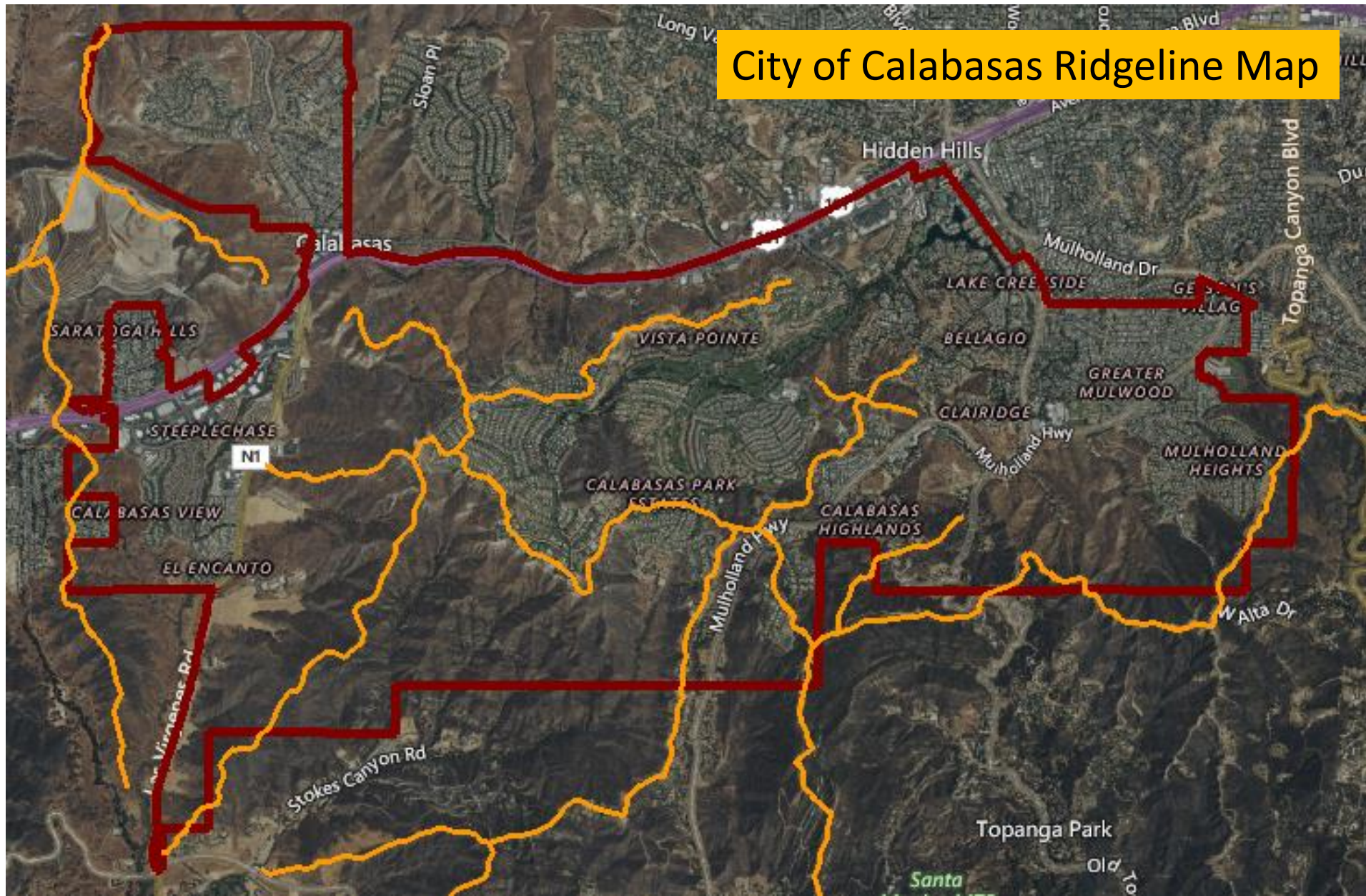
City of Calabasas Ridgeline Map



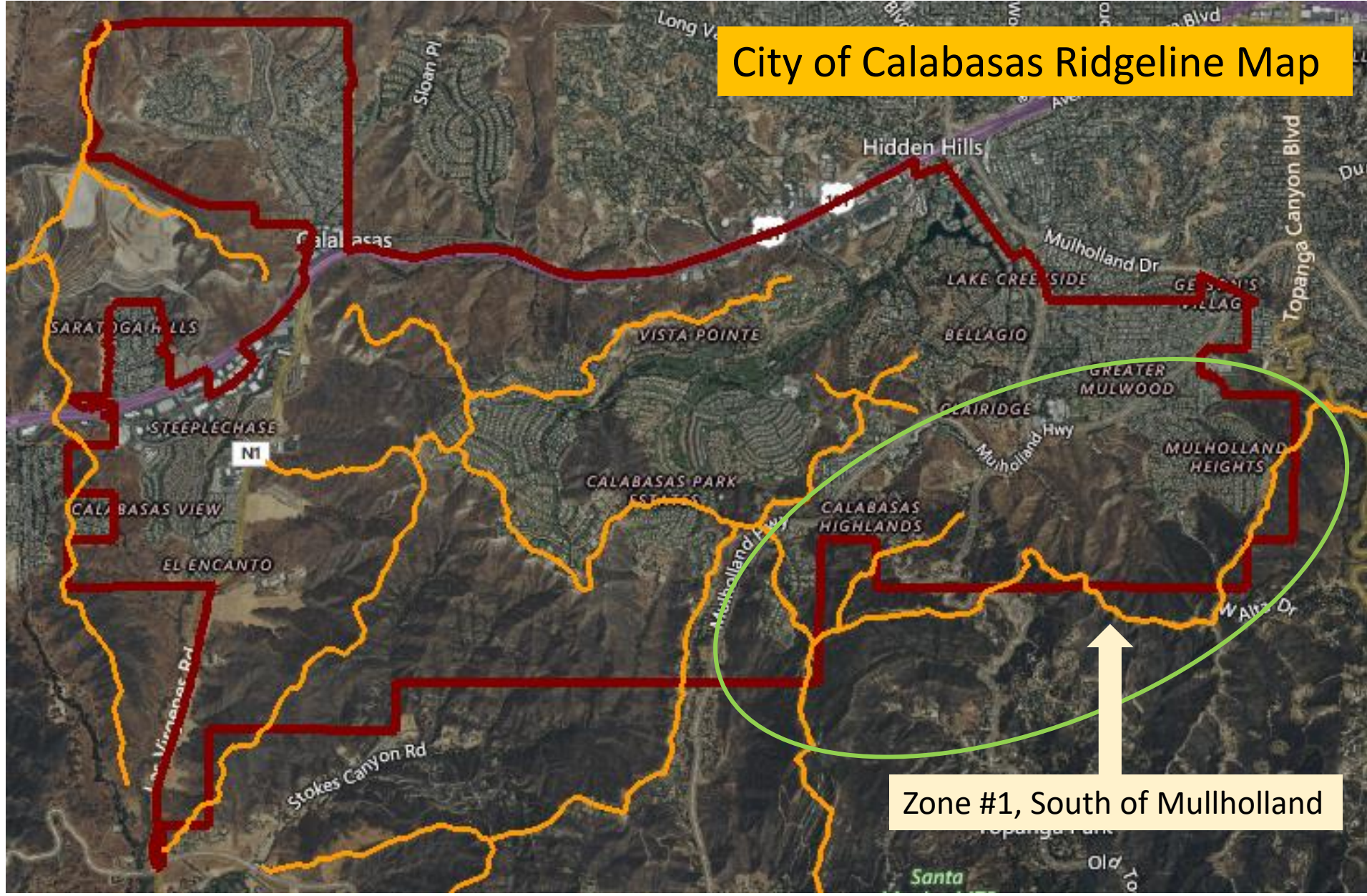
Lat: 34.09995 Lon: -118.56334

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City of Calabasas Ridgeline Map

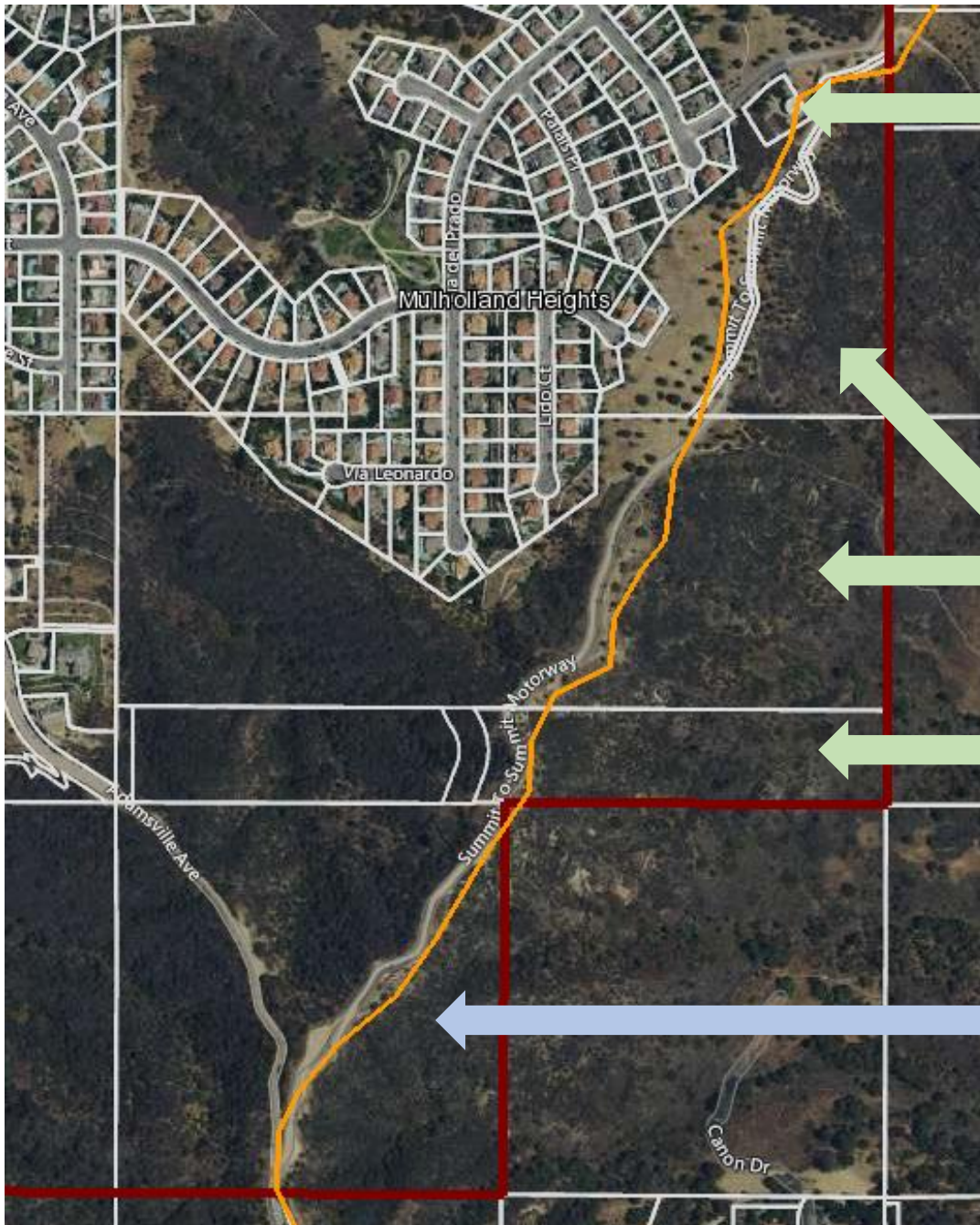


City of Calabasas Ridgeline Map



Zone #1, South of Mullholland

Zone #1 Ridgeline Map:



LVMWD (1 Parcel)
PF Zoning

HOA (2 Parcels)
OS DR Zoning

State of California (1 Parcel)
OS DR Zoning

Private Property (1 Parcel)
HM Zoning, 40.84 Acres

Zone #1 Ridgeline Map:

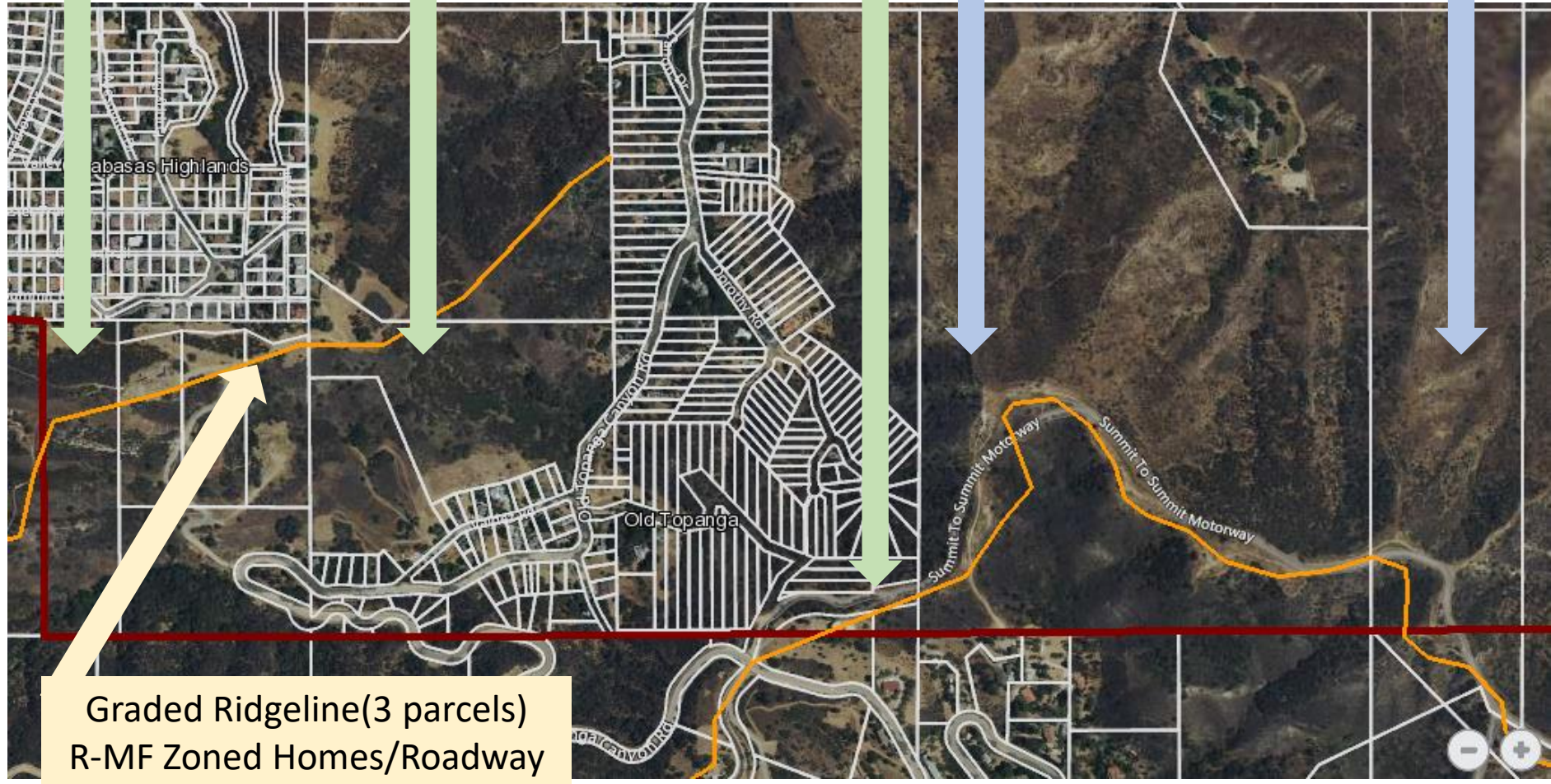
SMMC (1 Parcel)
OS DR Zoning

Private Property (1 Parcel)
HM Zoning, 103 Acres

MRCA (2 Parcels)
HM Zoning

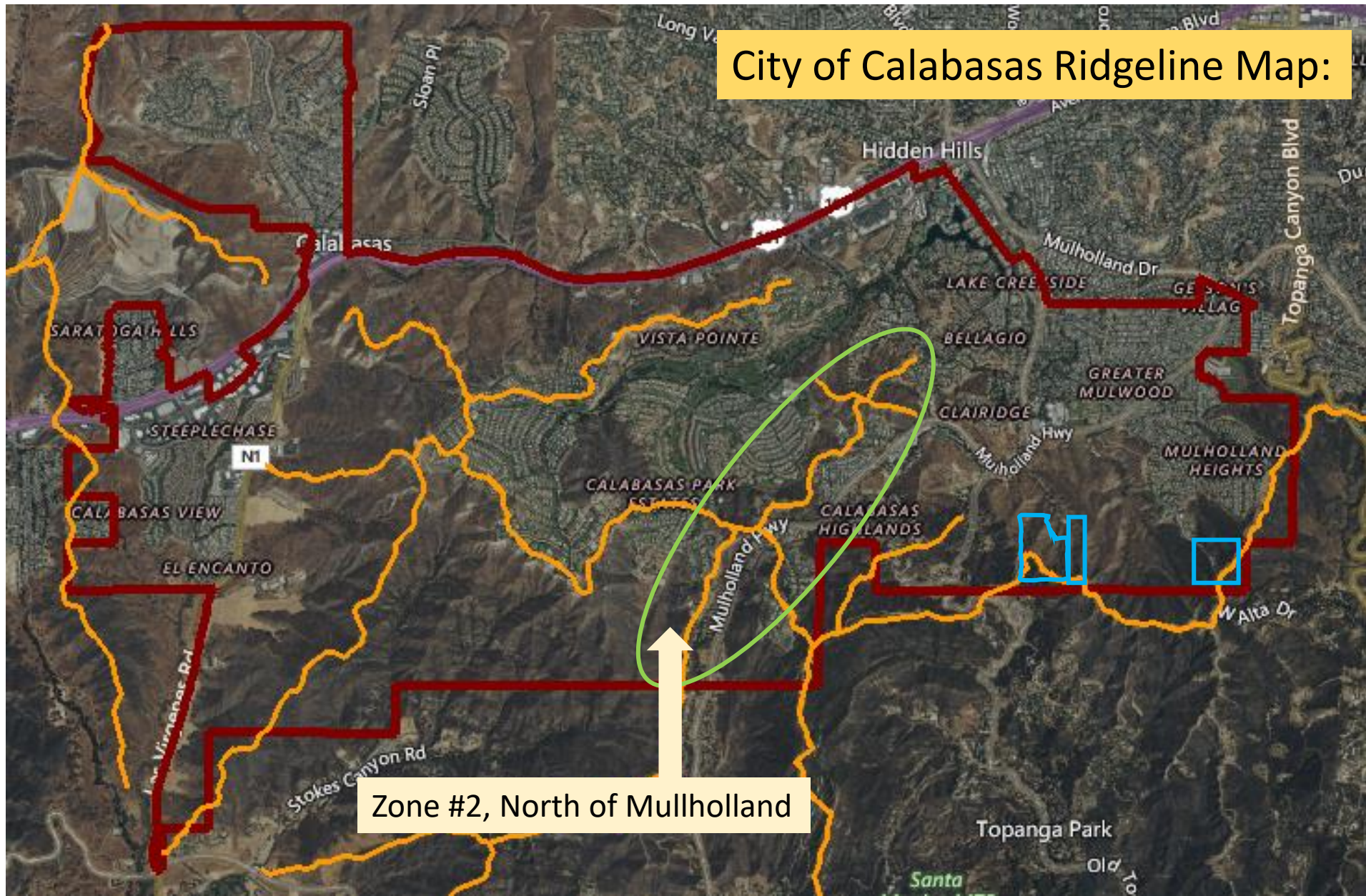
LA County (2 parcels)
HM Zoning

Private Property (1 Parcel)
HM Zoning, 40 Acres



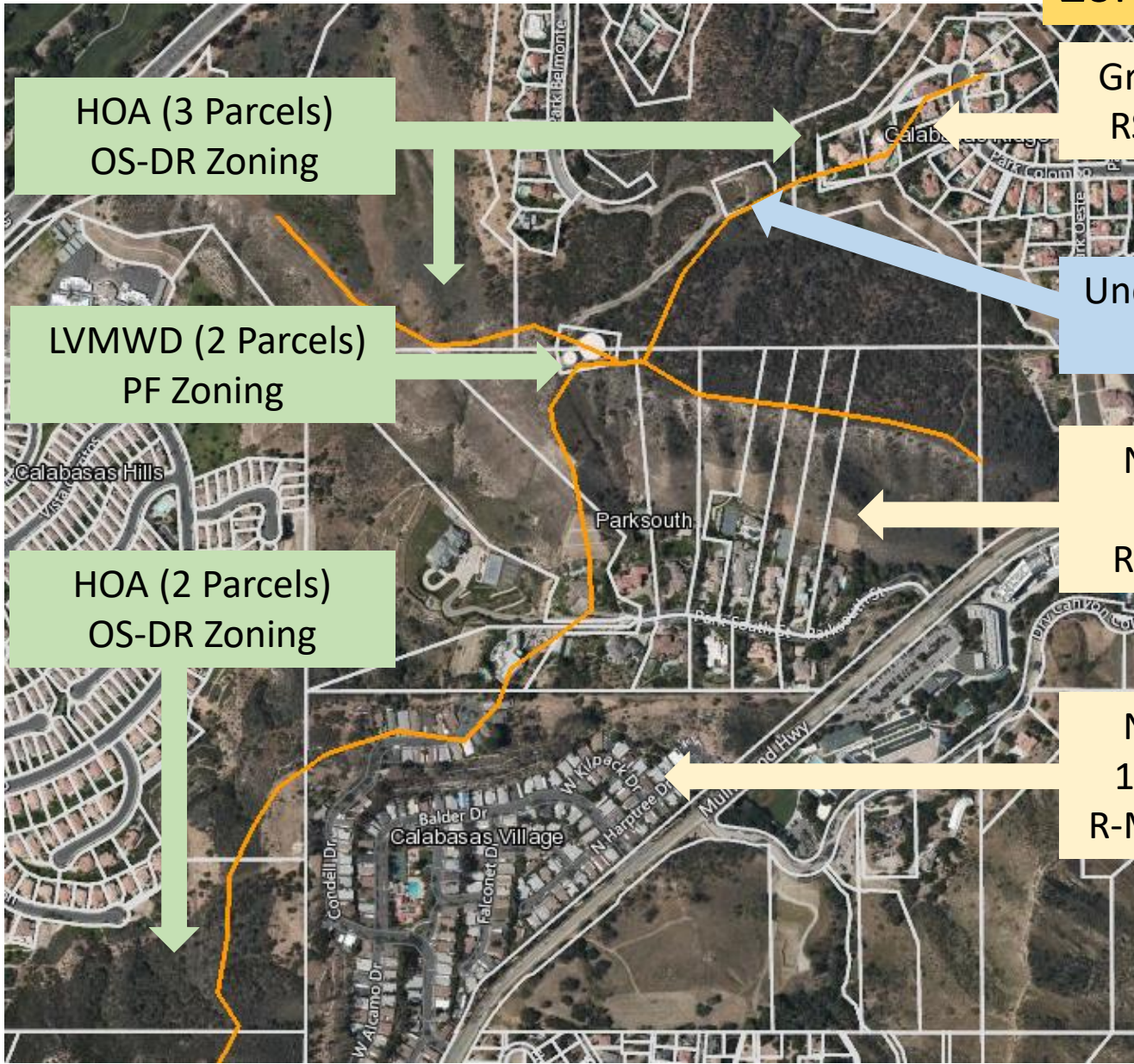
Graded Ridgeline(3 parcels)
R-MF Zoned Homes/Roadway

City of Calabasas Ridgeline Map:



Zone #2, North of Mullholland

Zone #3 Ridgeline Map:



HOA (3 Parcels)
OS-DR Zoning

LVMWD (2 Parcels)
PF Zoning

HOA (2 Parcels)
OS-DR Zoning

Graded Ridgeline (5 parcels)
RS Zoned Homes/Roadway

Undeveloped Private Parcel
OS Zoning, .75 Acres

Natural/Graded Ridgeline
(10 Parcels)
RS Zoned Homes/Roadway

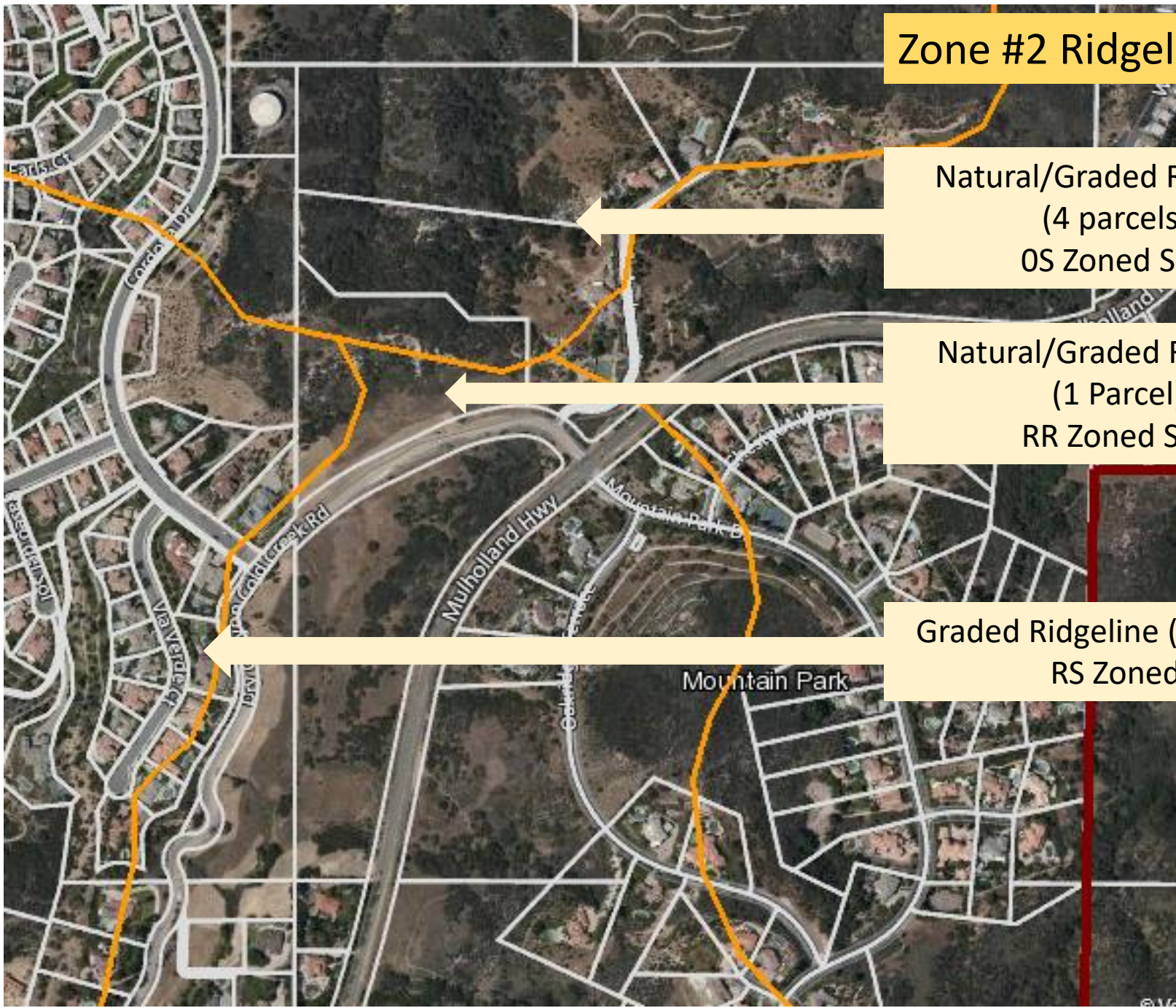
Natural/Graded Ridgeline
1 Parcel/XX Mobile Homes
R-MF Zoned Homes/Roadway

Zone #2 Ridgeline Map:

Natural/Graded Ridgeline
(4 parcels)
OS Zoned SFR

Natural/Graded Ridgeline
(1 Parcel)
RR Zoned SFR

Graded Ridgeline (9 parcels)
RS Zoned



Zone #2 Ridgeline Map:

Graded Ridgeline (3 parcels)
OS Zoned SFR

Graded Ridgeline (1 parcel)
RR Zoned SFR

Private Property (1 Parcel)
RR Zoning, 3.38 Acres

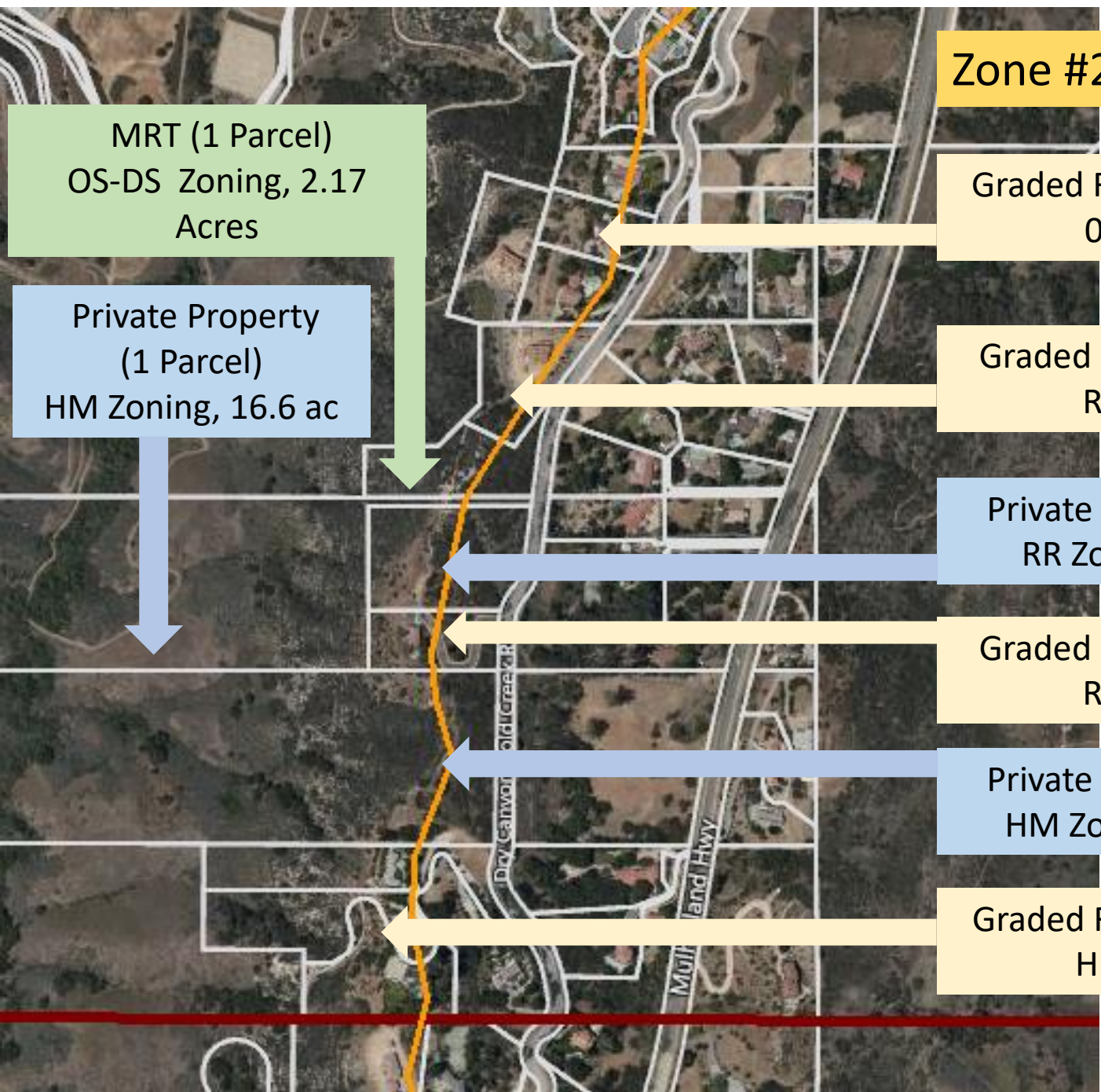
Graded Ridgeline (1 parcel)
RR Zoned SFR

Private Property (1 Parcel)
HM Zoning, 27.73 Acres

Graded Ridgeline (3 Parcels)
HM Zoned SFR

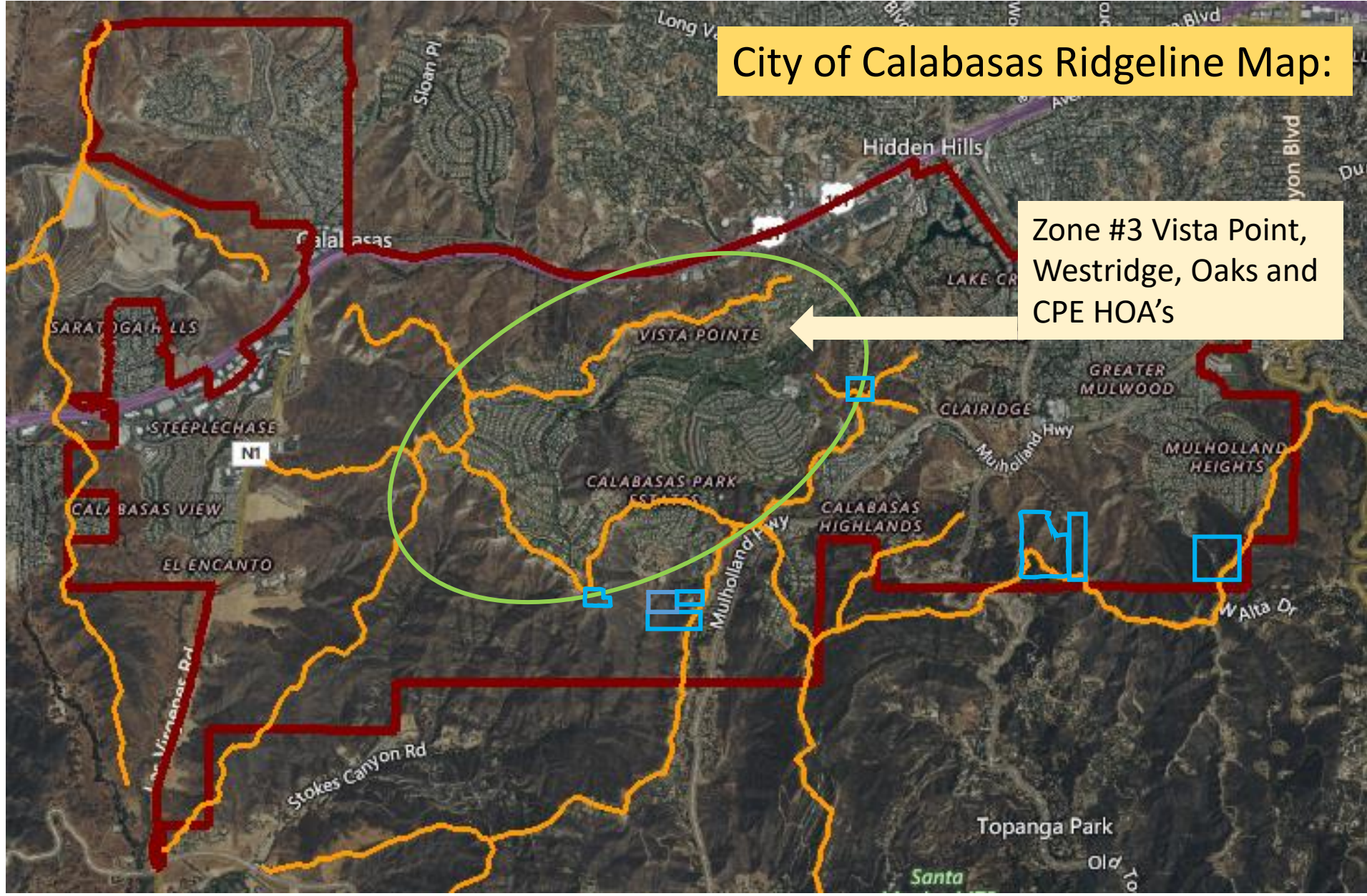
MRT (1 Parcel)
OS-DS Zoning, 2.17
Acres

Private Property
(1 Parcel)
HM Zoning, 16.6 ac



City of Calabasas Ridgeline Map:

Zone #3 Vista Point, Westridge, Oaks and CPE HOA's



Zone #3 Ridgeline Map:

LVMWD (1 Parcel)
PF Zoning

Graded Ridgeline (48 Parcels)
SFR Zoned SFR/ Roadway



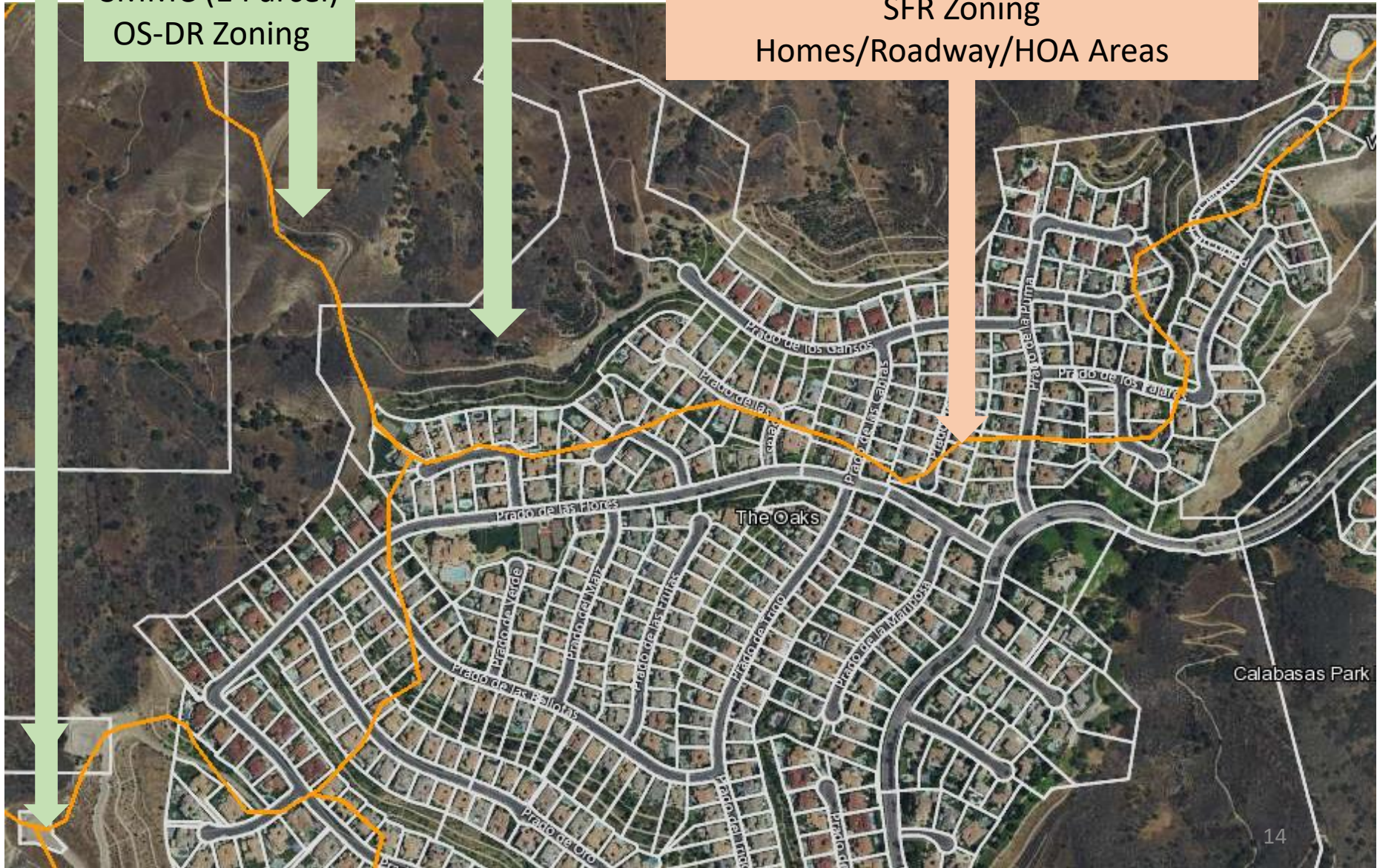
Zone #3 Ridgeline Map:

Natural/Graded Ridgeline (63 Parcels)
SFR Zoning
Homes/Roadway/HOA Areas

HOA (1 Parcel)
OS-DR Zoning

SMMC (1 Parcel)
OS-DR Zoning

LVMWD (2 Parcels)
PF Zoning

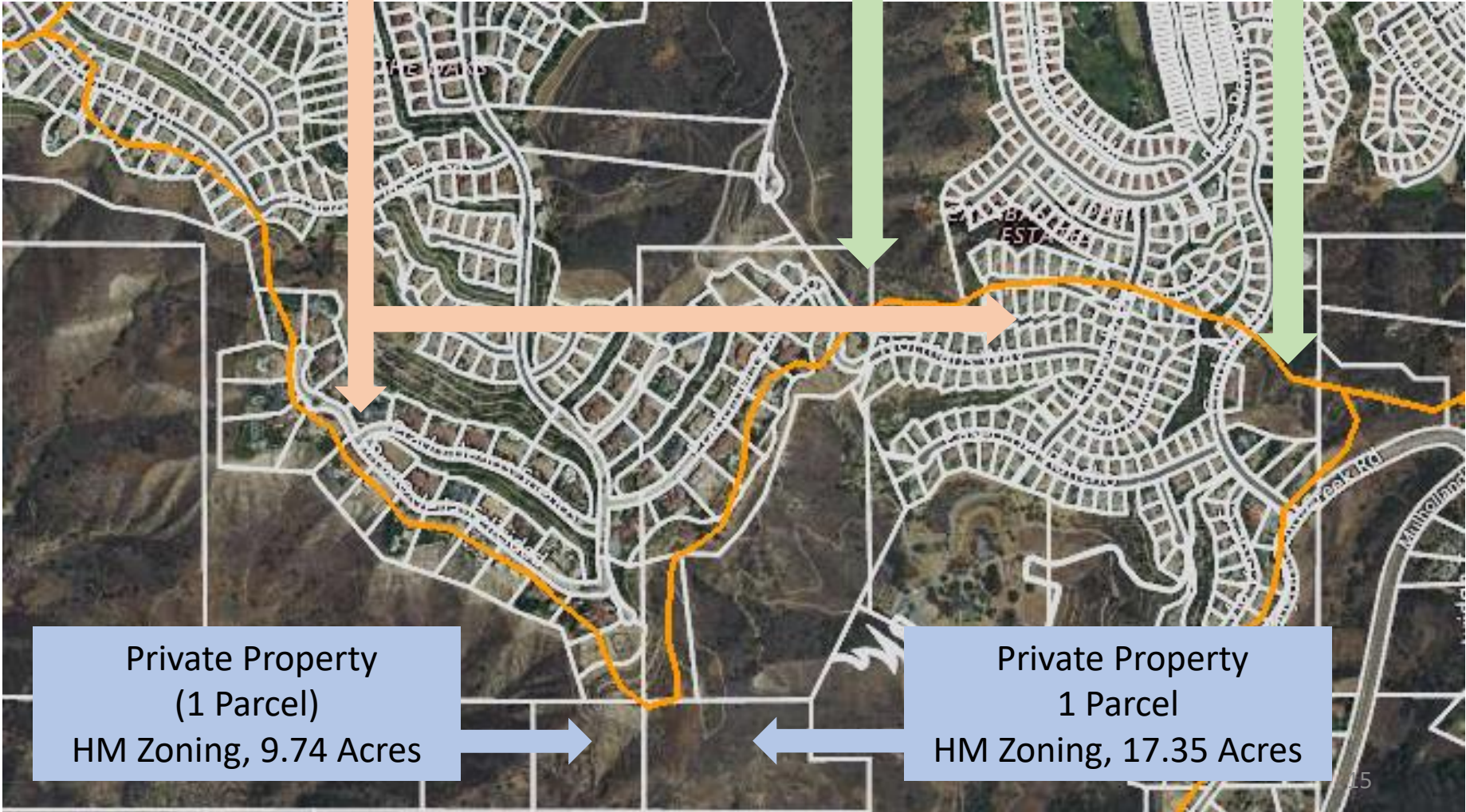


Zone #3 Ridgeline Map:

Graded Ridgeline (67 Parcels)
SFR Zoned
Homes/Roadway/HOA Areas

HOA (3 Parcels)
OS-DR Zoning

HOA (1 Parcel)
OS-DR Zoning

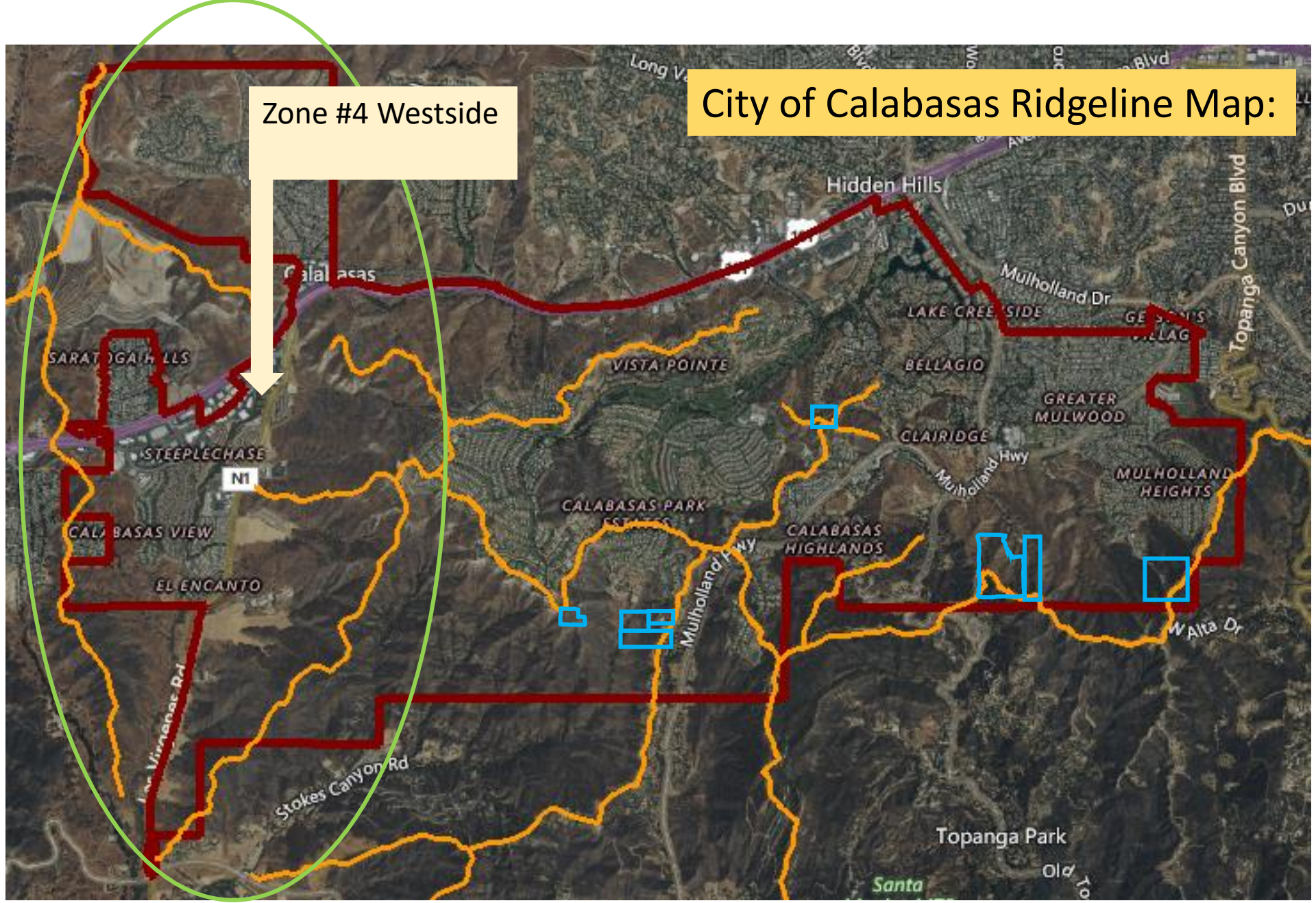


Private Property
(1 Parcel)
HM Zoning, 9.74 Acres

Private Property
1 Parcel
HM Zoning, 17.35 Acres

City of Calabasas Ridgeline Map:

Zone #4 Westside



Zone #4 Ridgeline Map:

SMMC (4 Parcels)
OS-DR Zoning

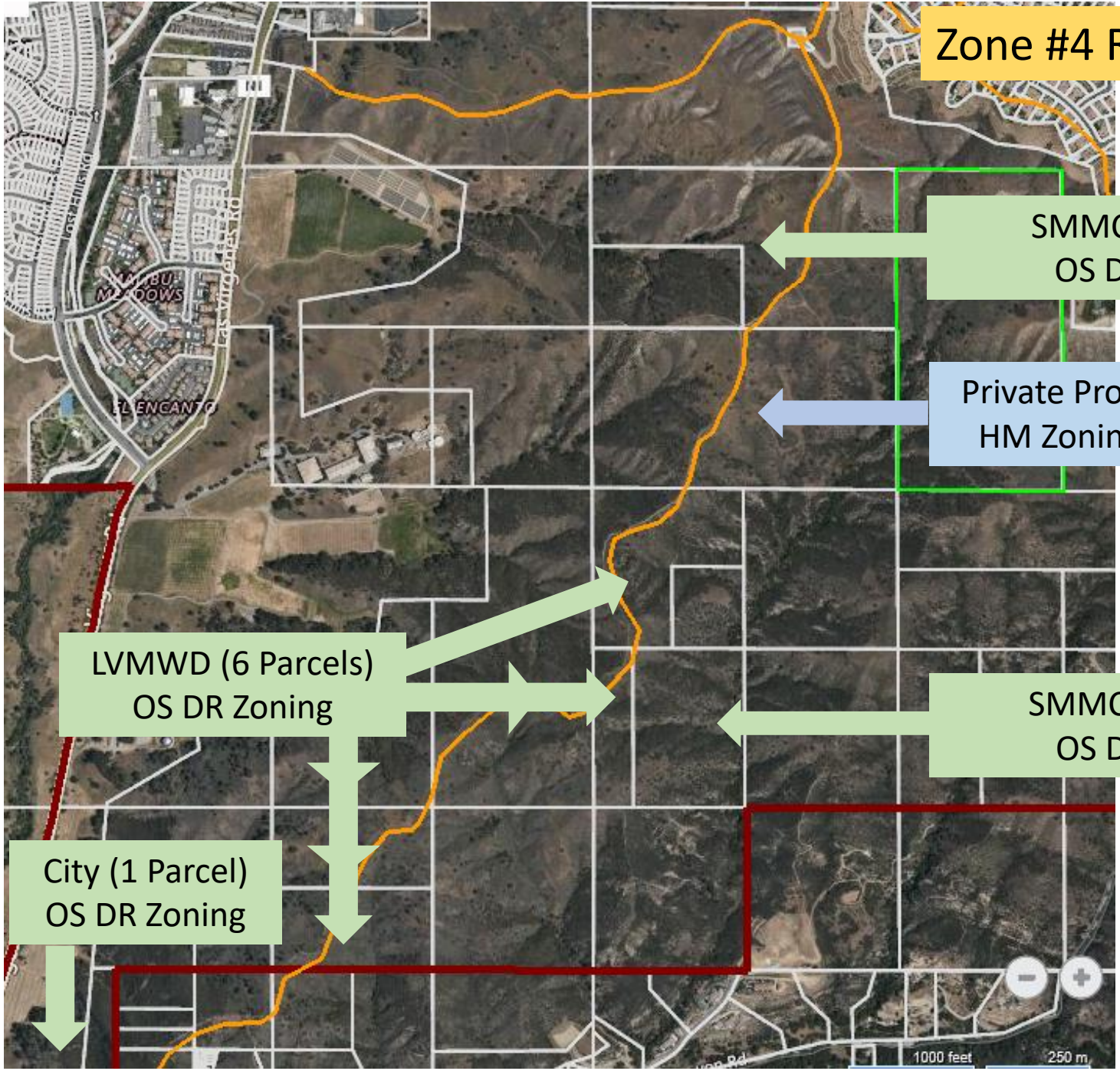
LVMWD (1 Parcel)
OS-DR Zoning

The Colony
Camino de
Camino de

The Oaks

Prado de
600 feet

Zone #4 Ridgeline Map:



SMMC (1 Parcel)
OS DR Zoning

Private Property (1 Parcel)
HM Zoning, 77.09 Acres

LVMWD (6 Parcels)
OS DR Zoning

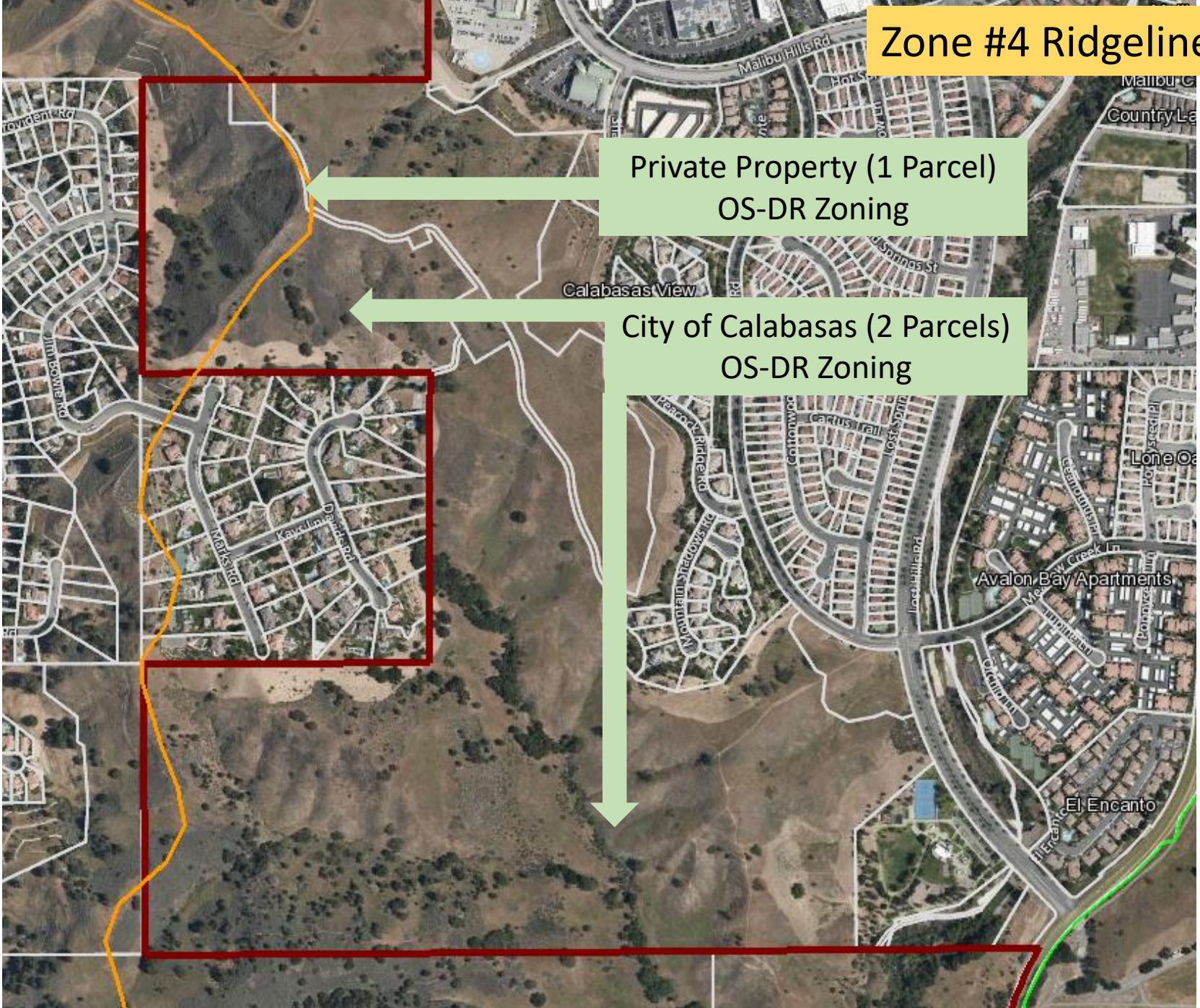
SMMC (1 Parcel)
OS DR Zoning

City (1 Parcel)
OS DR Zoning

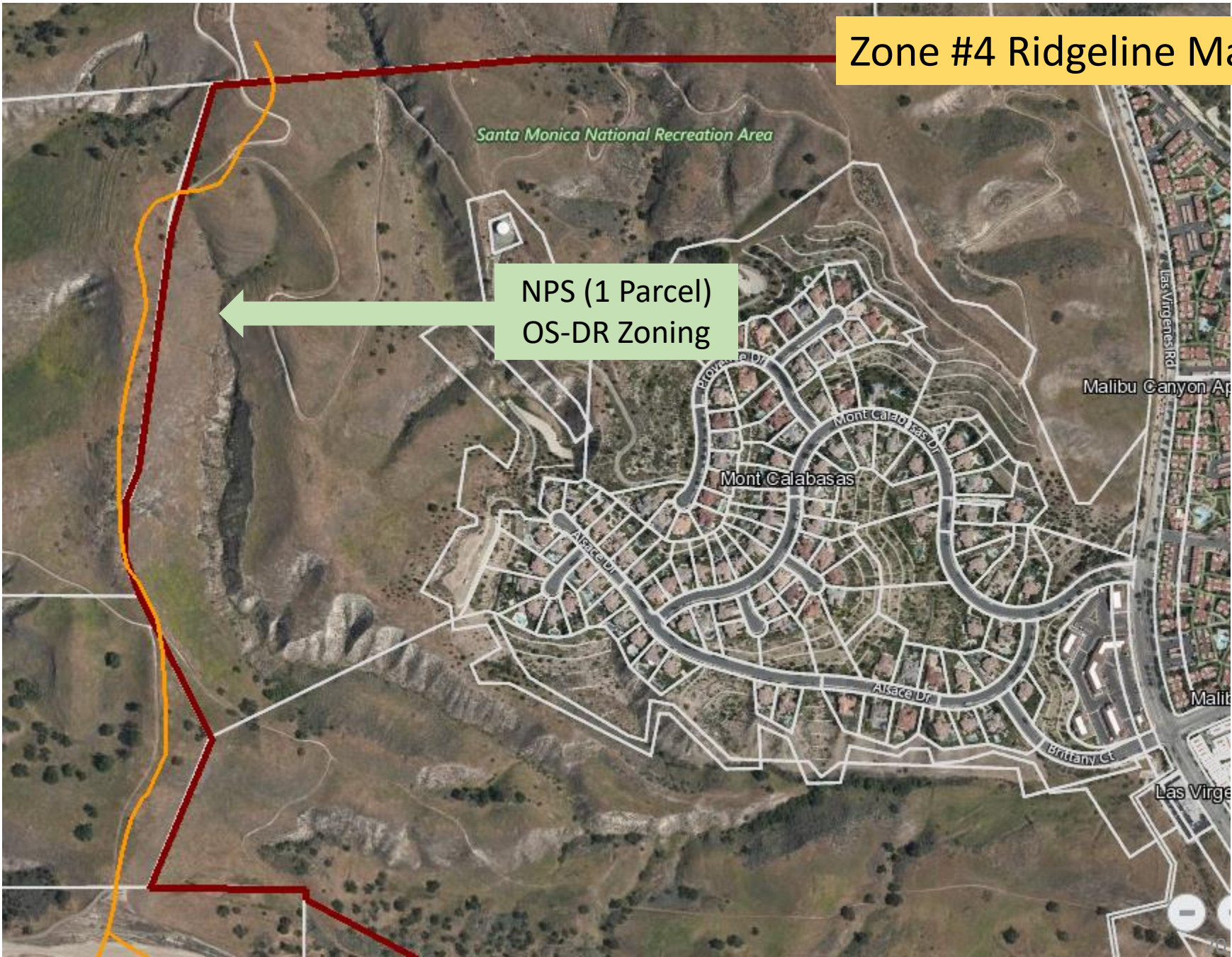
Zone #4 Ridgeline Map:

Private Property (1 Parcel)
OS-DR Zoning

City of Calabasas (2 Parcels)
OS-DR Zoning



Zone #4 Ridgeline Map:



Santa Monica National Recreation Area

NPS (1 Parcel)
OS-DR Zoning

Mont Calabasas

Malibu Canyon Ap

Las Virge

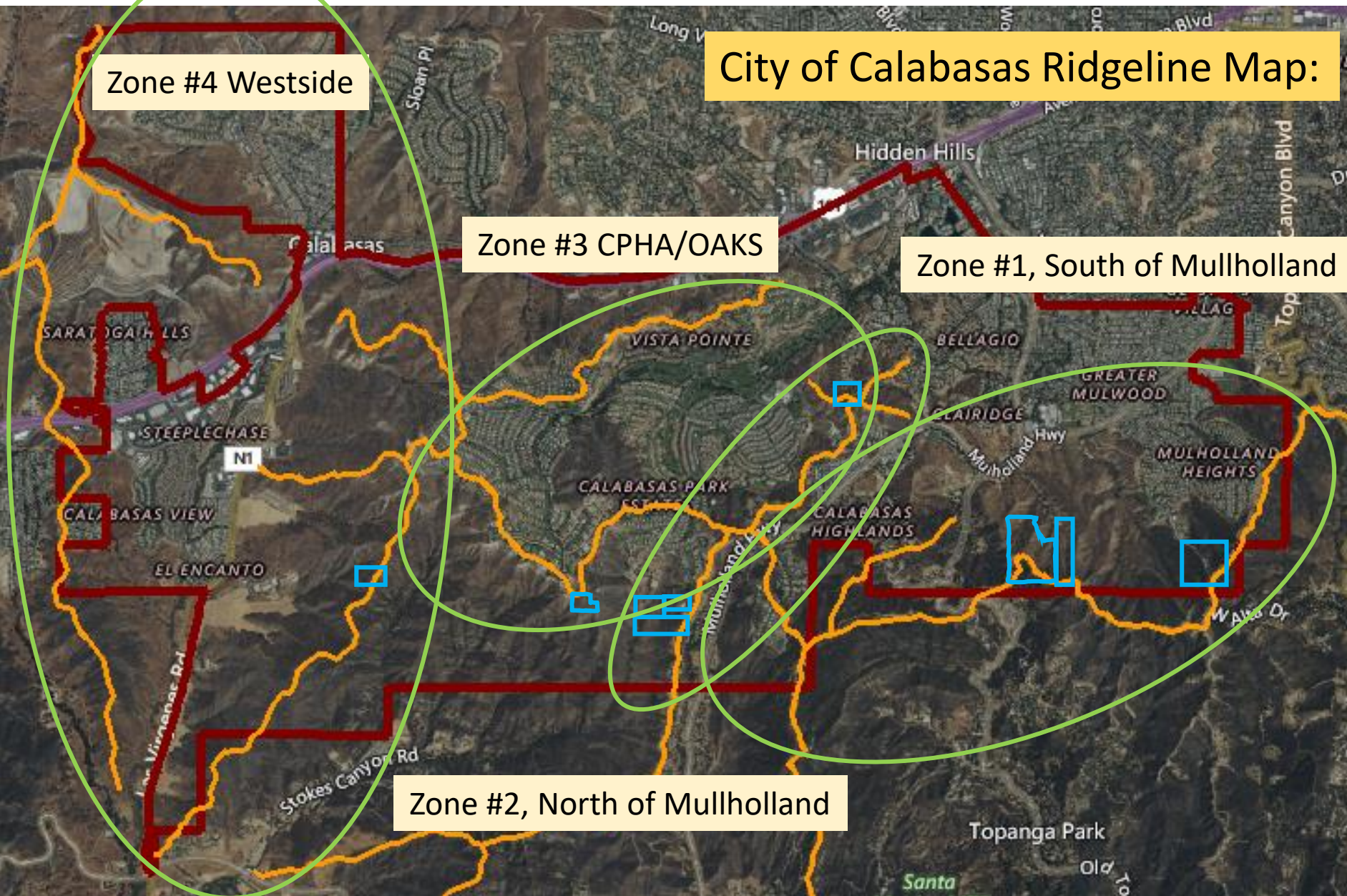
City of Calabasas Ridgeline Map:

Zone #4 Westside

Zone #3 CPHA/OAKS

Zone #1, South of Mullholland

Zone #2, North of Mullholland



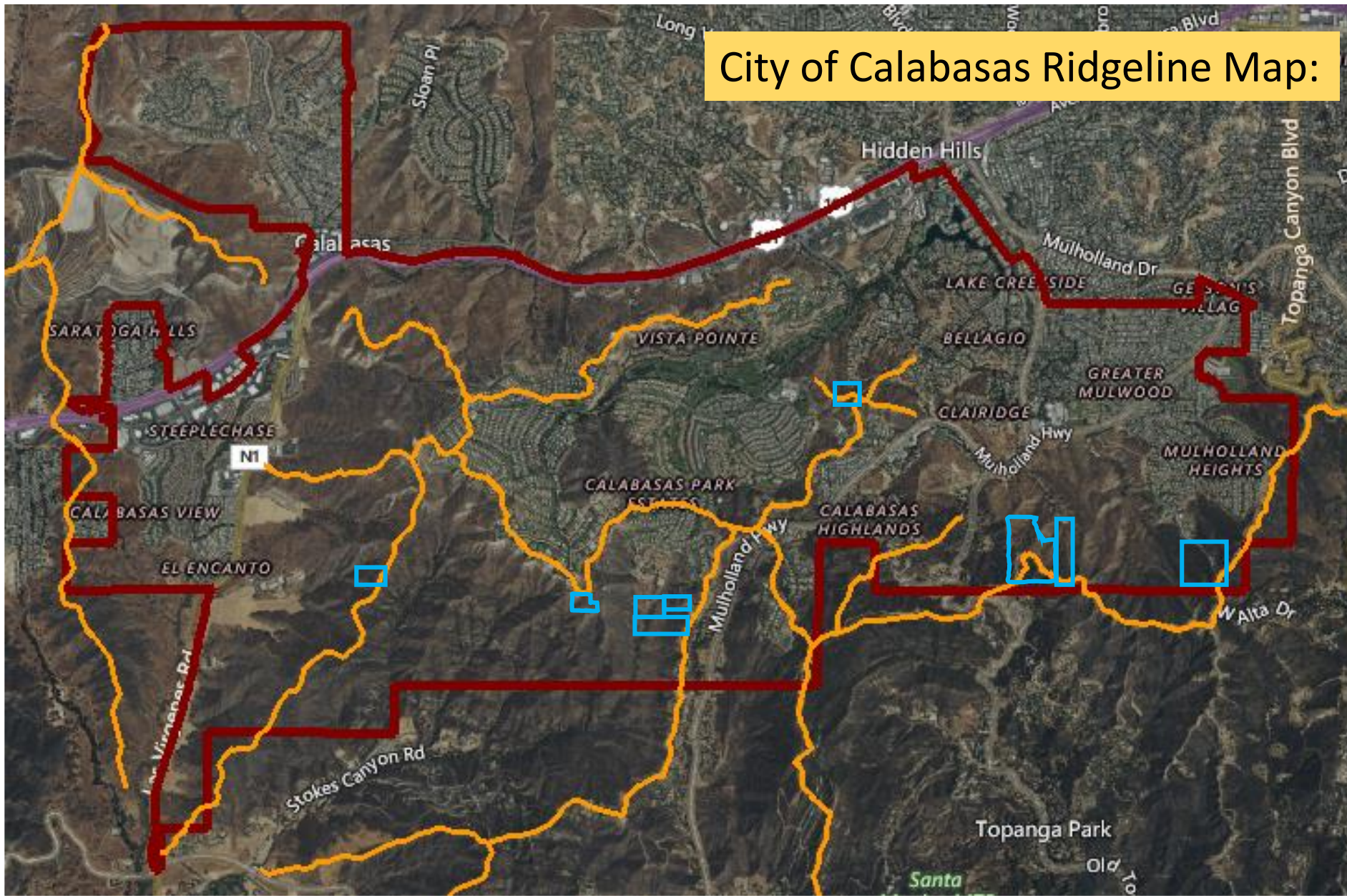
Ridgeline Summary (by parcel)

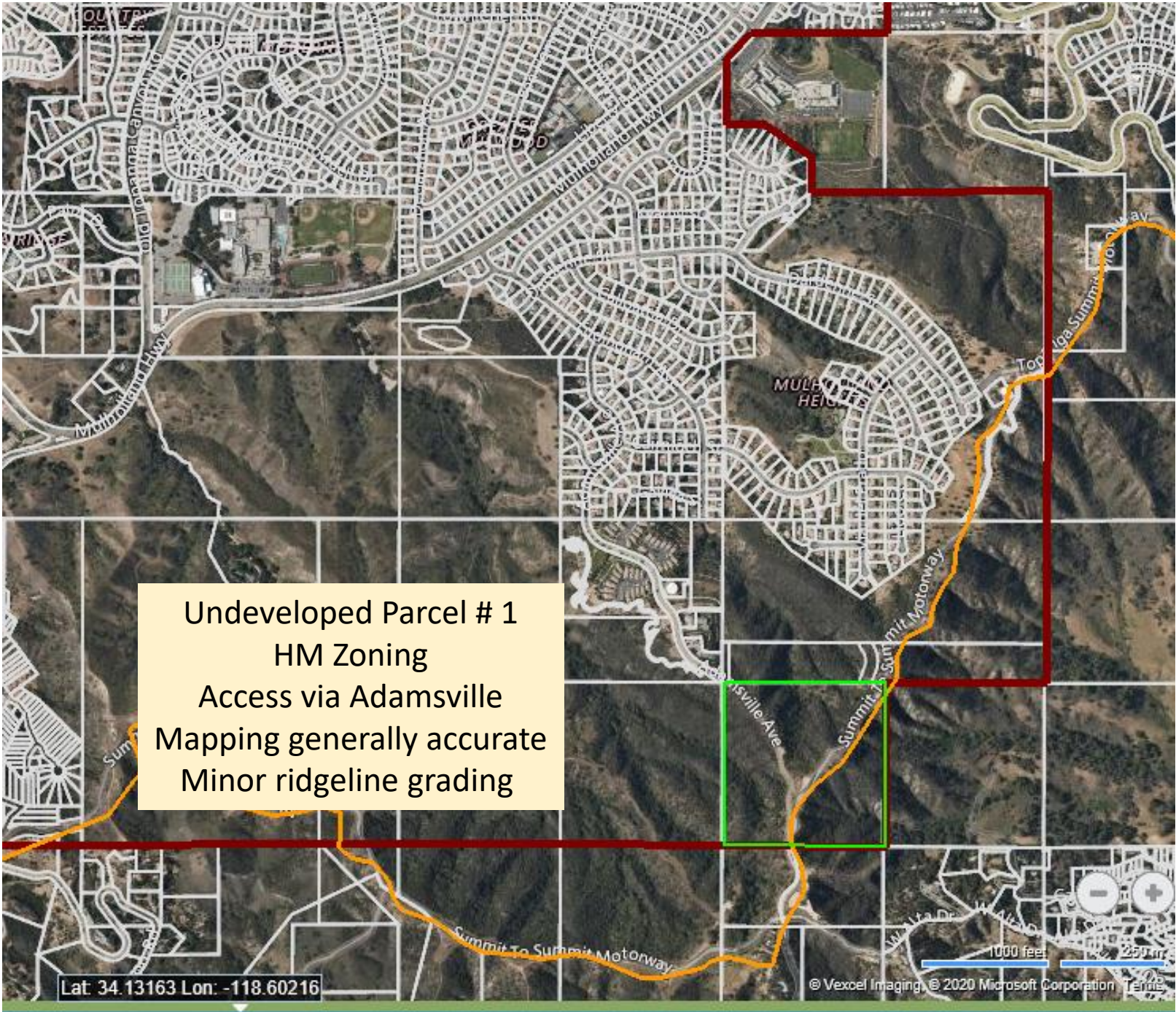
- A total of 271 parcels are on mapped ridgelines;
 - 218 parcels (80%) are developed with homes, roadways or common areas, and the ridgeline has been significantly altered;
 - 43 parcels (16%) are protected through OS-DR Zoning and ownership by a HOA, District, City of Calabasas, LA County, State Parks or National Parks; the ridgelines are mostly undisturbed;
 - 10 parcels (4%) are in private ownership and undeveloped with largely natural ridgelines

Ridgeline Summary (by length)

- The mapped ridgelines total 14.2 miles in length;
 - 6.49 miles (44%) are developed with homes, roadways or common areas, and the ridgeline has been significantly altered;
 - 7.45 miles (51%) are protected through OS-DR Zoning and ownership by a HOA, District, City of Calabasas, LA County, State Parks or National Parks; the ridgelines are mostly undisturbed;
 - 10 parcels (5%) are in private ownership and undeveloped with largely natural ridgelines

City of Calabasas Ridgeline Map:



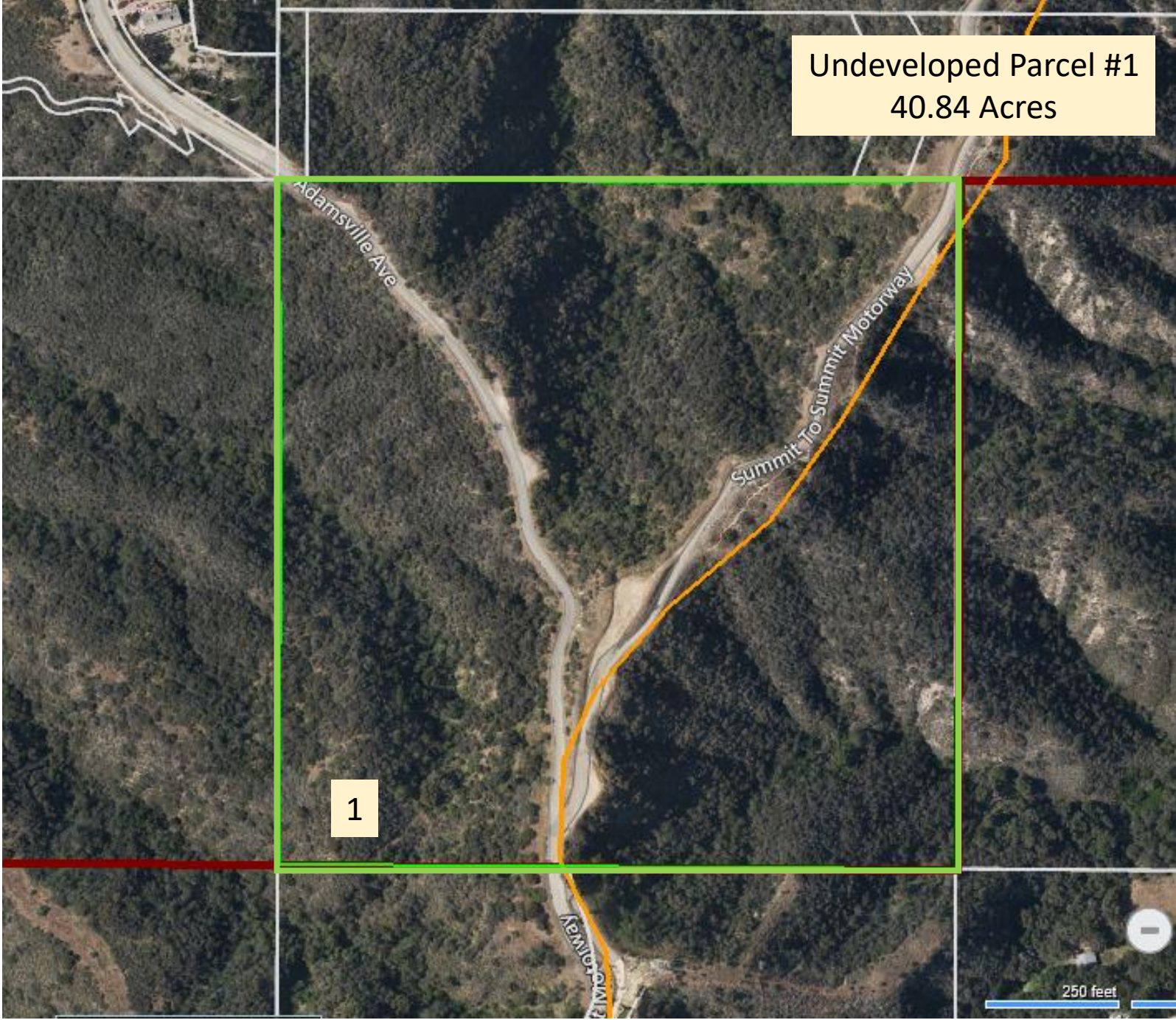


Undeveloped Parcel # 1
HM Zoning
Access via Adamsville
Mapping generally accurate
Minor ridgeline grading

Lat: 34.13163 Lon: -118.60216

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Undeveloped Parcel #1
40.84 Acres

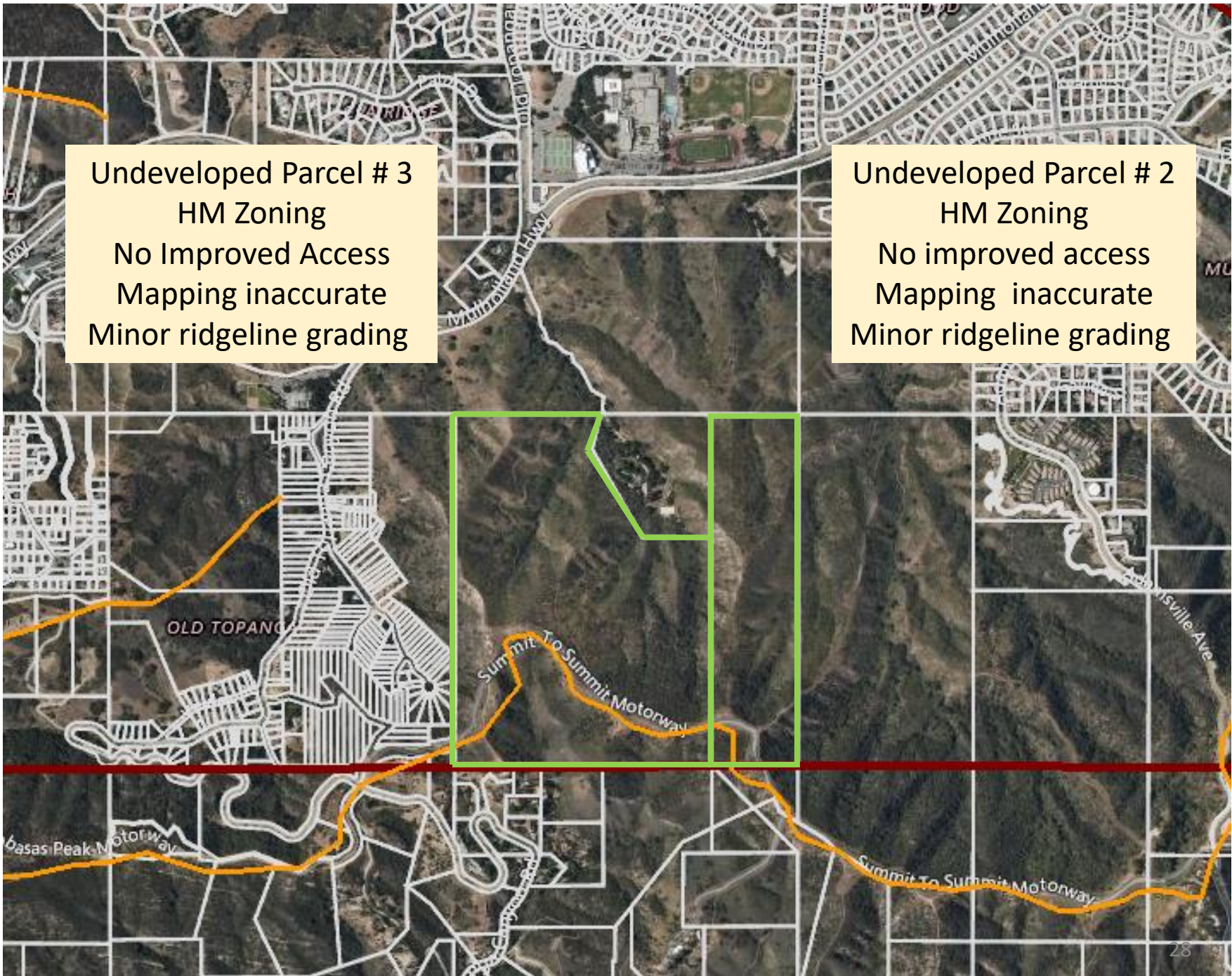


1



Undeveloped Parcel #1
40.84 Acres





Undeveloped Parcel # 3
HM Zoning
No Improved Access
Mapping inaccurate
Minor ridgeline grading

Undeveloped Parcel # 2
HM Zoning
No improved access
Mapping inaccurate
Minor ridgeline grading

Undeveloped Parcel #3
103.13 Acres

Undeveloped Parcel #2
40.26 Acres

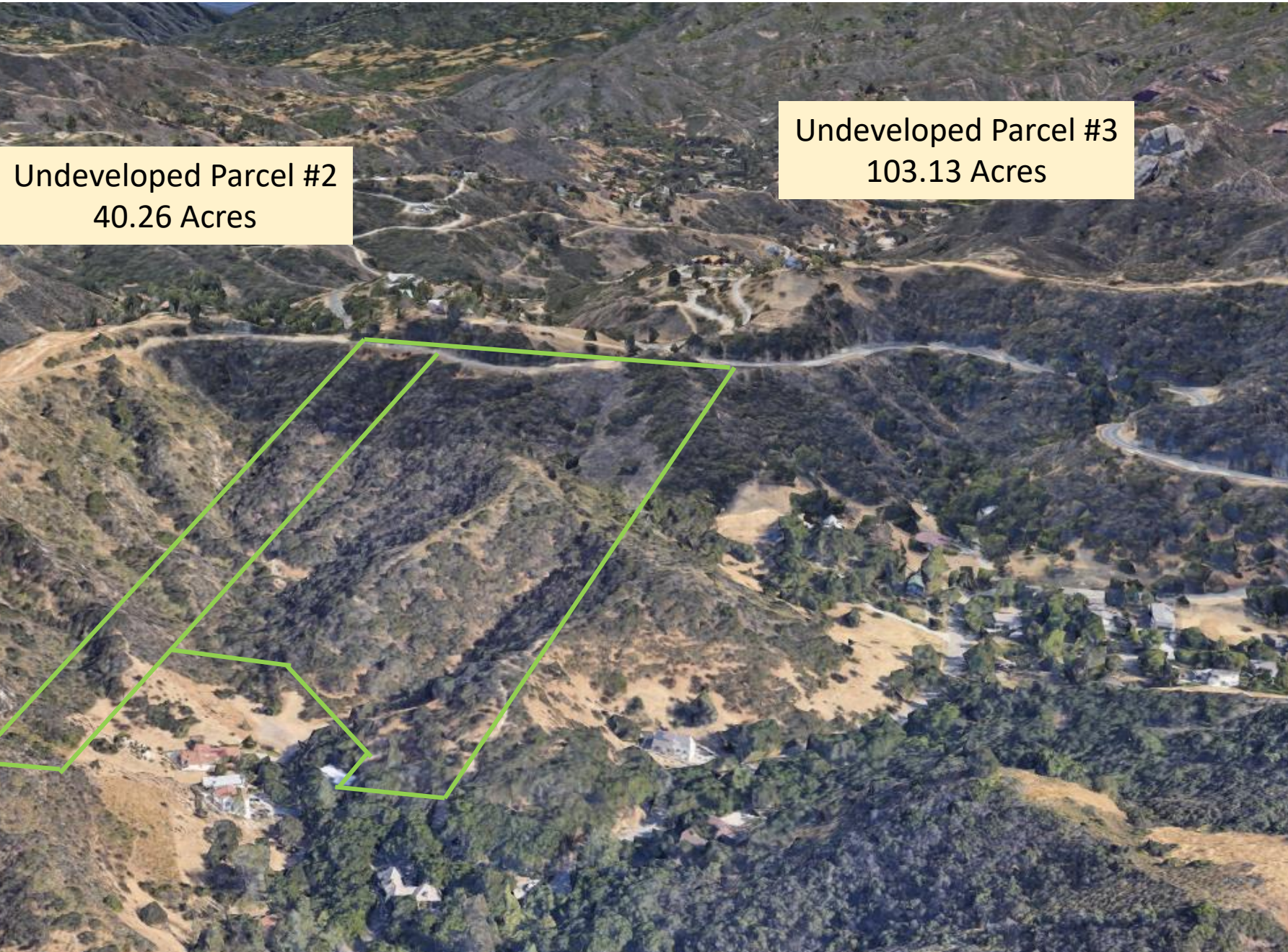
3

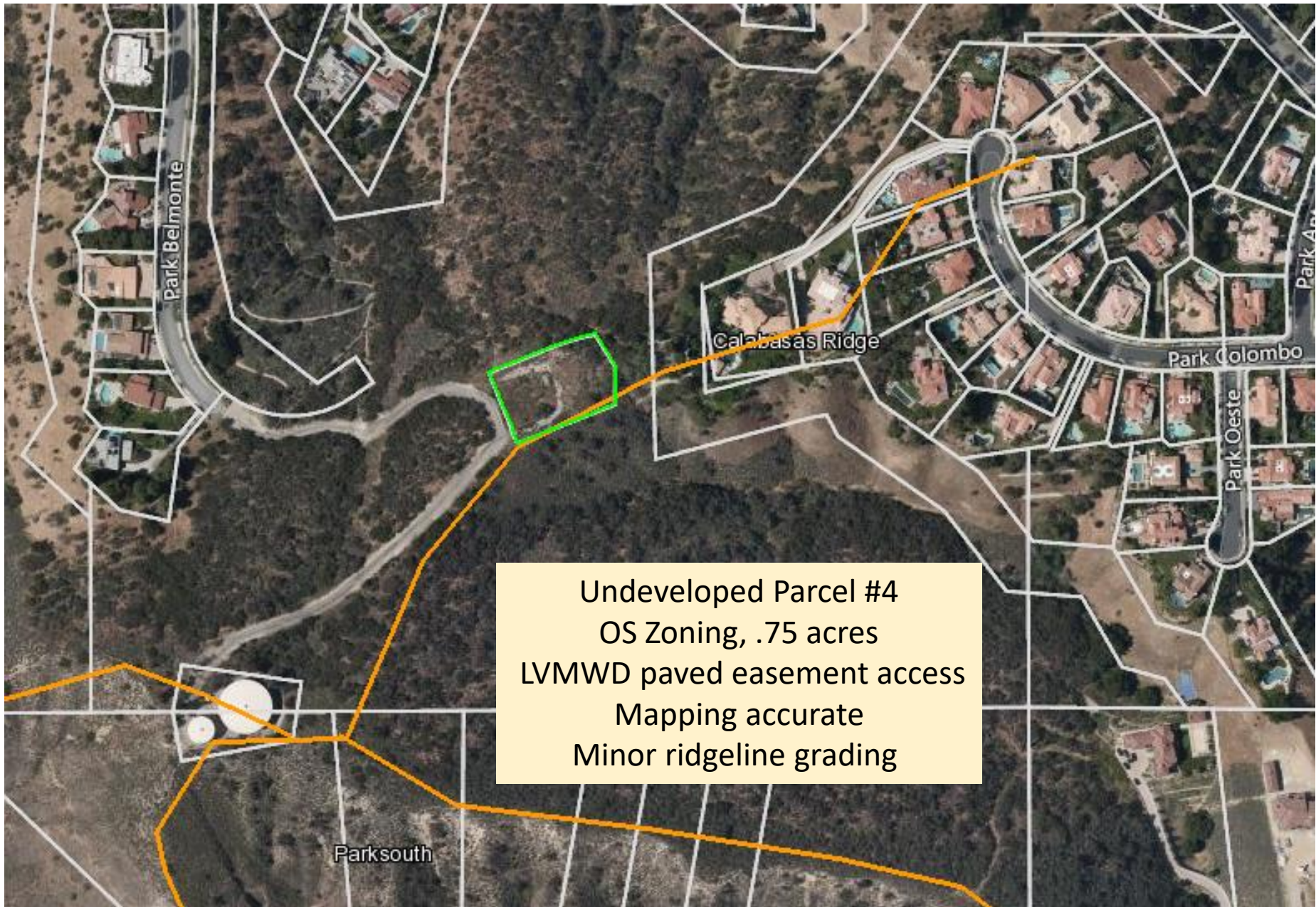
2



Undeveloped Parcel #2
40.26 Acres

Undeveloped Parcel #3
103.13 Acres





Undeveloped Parcel #4
OS Zoning, .75 acres
LVMWD paved easement access
Mapping accurate
Minor ridgeline grading



Clairidge

Calabasas Ridge

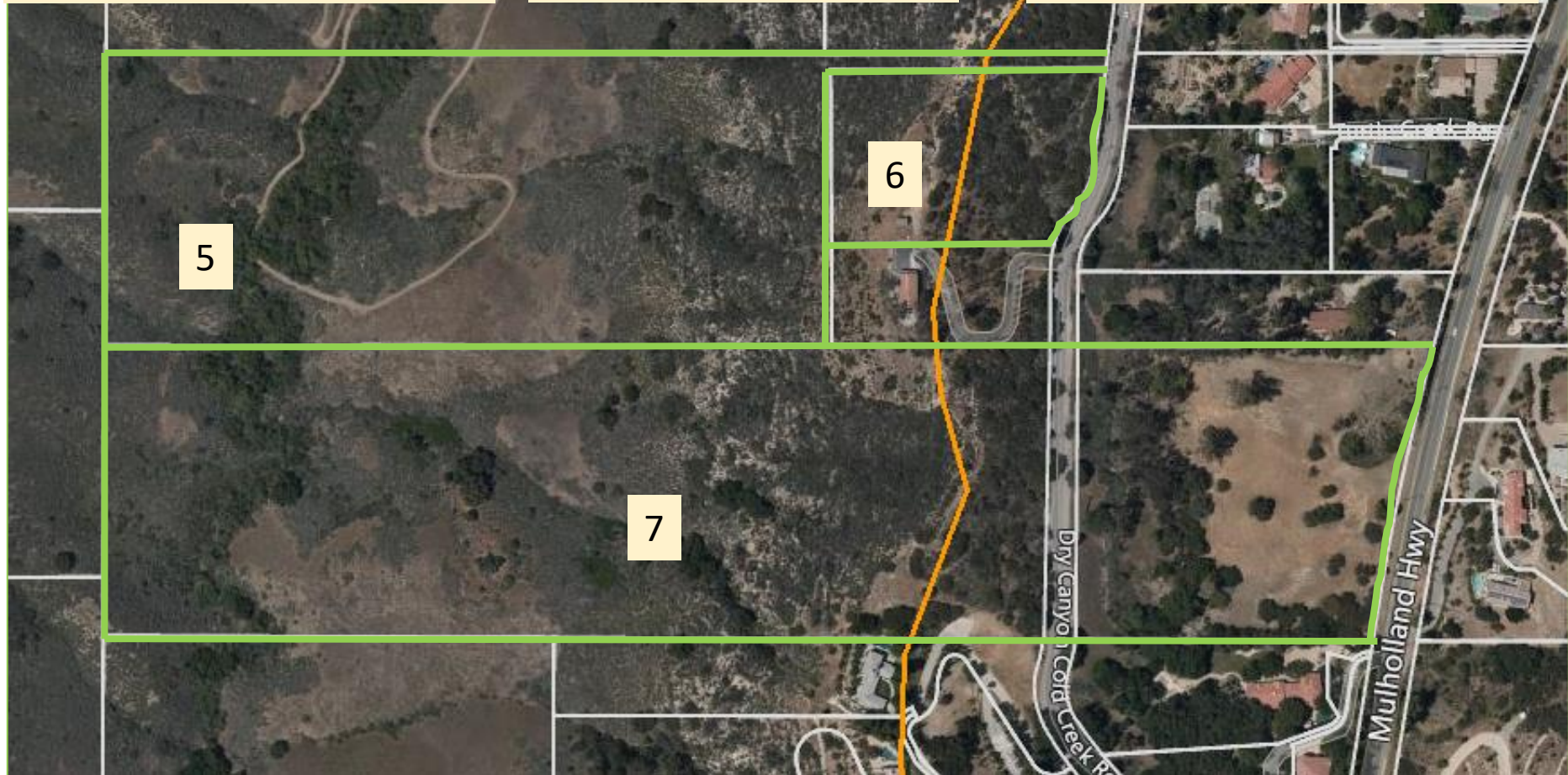
Park Belmonte


Undeveloped Parcel #4
OS Zoning, .75 acres
LVMWD paved easement access
Mapping accurate
Minor ridgeline grading

Undeveloped Parcel #5
HM Zoning, 16.16 acres
Unimproved access to ROW
Mapping accurate
Minor ridgeline grading

Undeveloped Parcel #6
RR Zoning, 3.38 acres
Access to paved ROW
Mapping inaccurate
Ridgeline grading

Undeveloped Parcel #7
HM Zoning, 27.73 acres
Improved Access
Mapping accurate
Very minor ridgeline grading





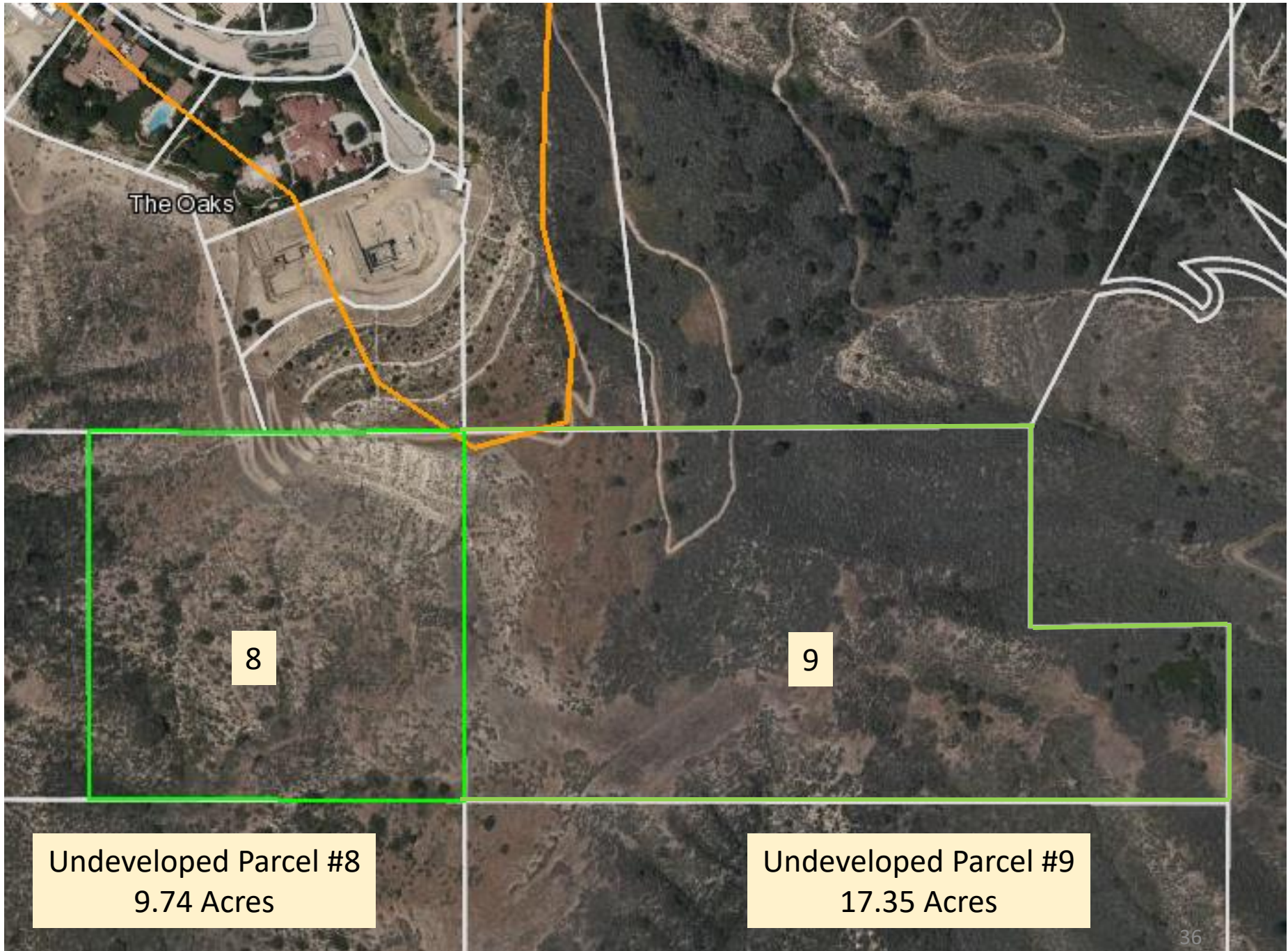
Undeveloped Parcel #7
HM Zoning, 27.73 acres
Improved Access
Mapping accurate
Very minor ridgeline grading

Undeveloped Parcel #5
HM Zoning, 16.16 acres
Unimproved access to ROW
Mapping accurate
Minor ridgeline grading

Undeveloped Parcel #6
RR Zoning, 3.38 acres
Access to paved ROW
Mapping inaccurate
Ridgeline grading

Undeveloped Parcel #9
HM Zoning
No improved access
Mapping accurate
Very minor ridgeline grading

Undeveloped Parcel #8
HM Zoning
No improved access
Mapping accurate
Very minor ridgeline grading



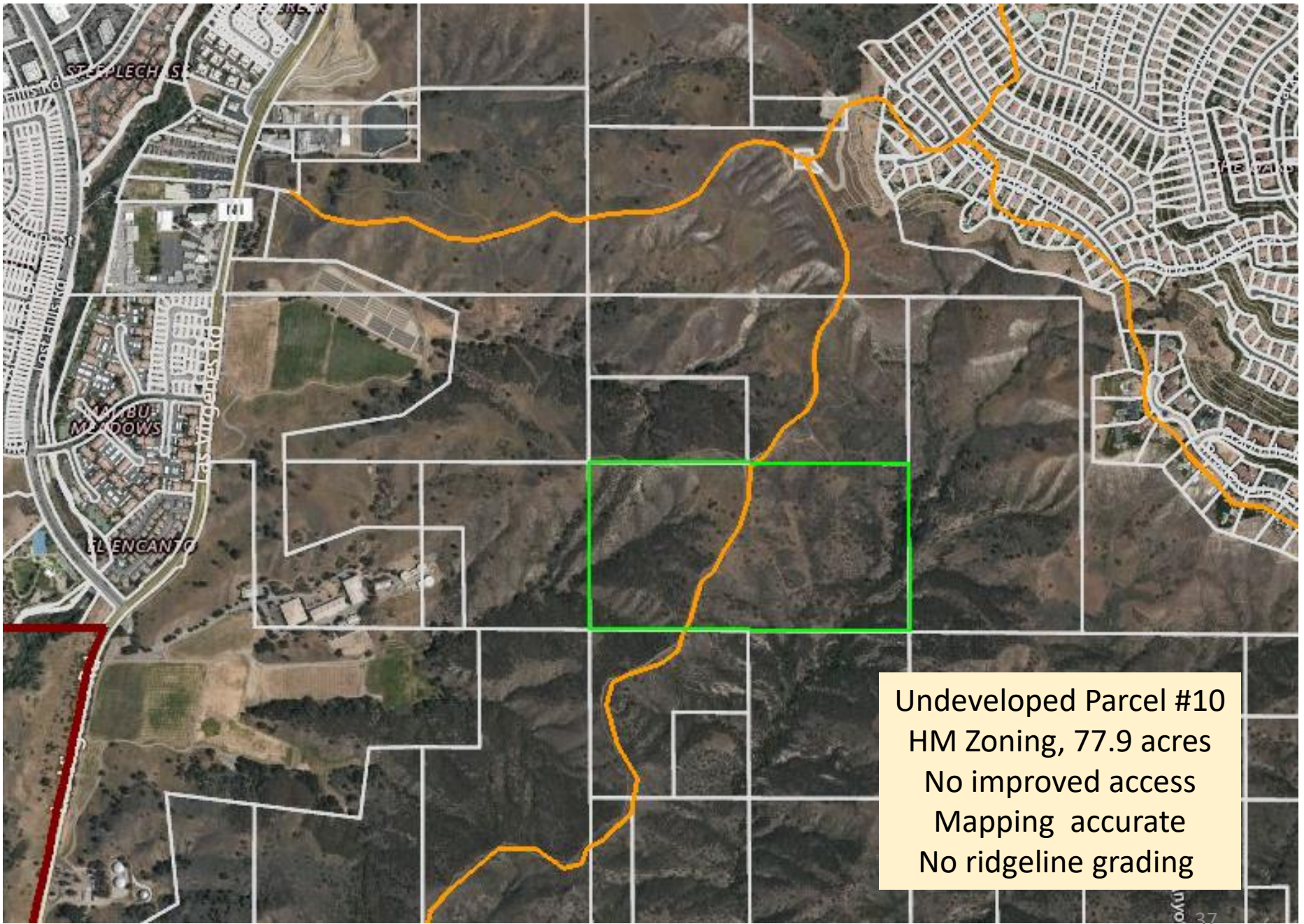
The Oaks

8

9

Undeveloped Parcel #8
9.74 Acres

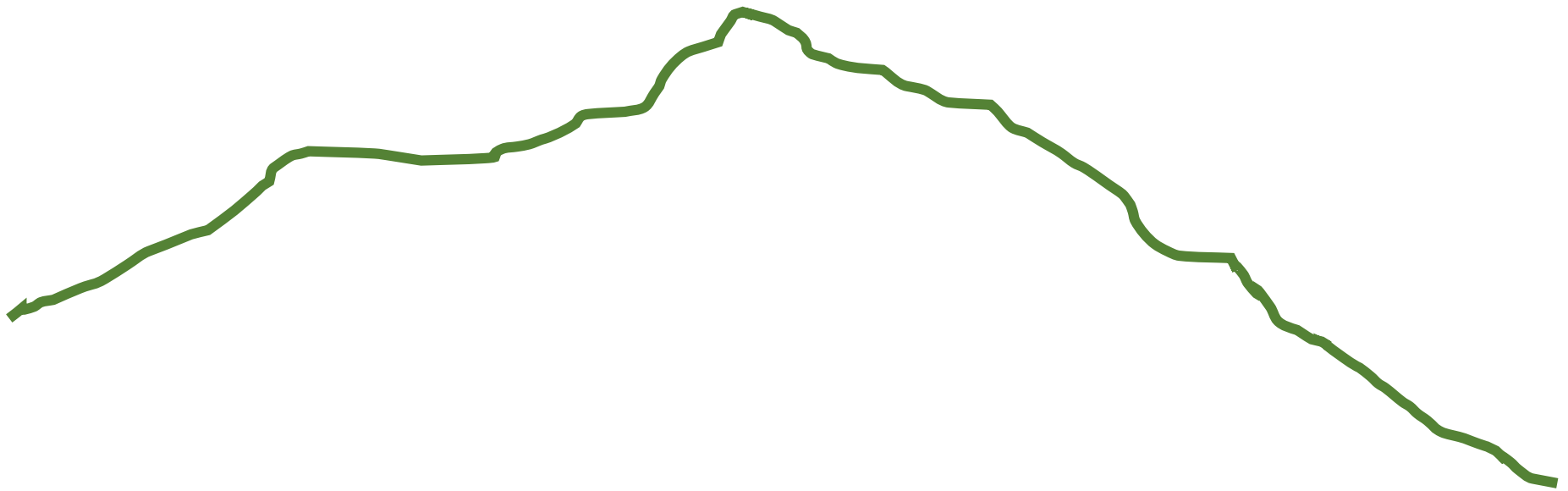
Undeveloped Parcel #9
17.35 Acres



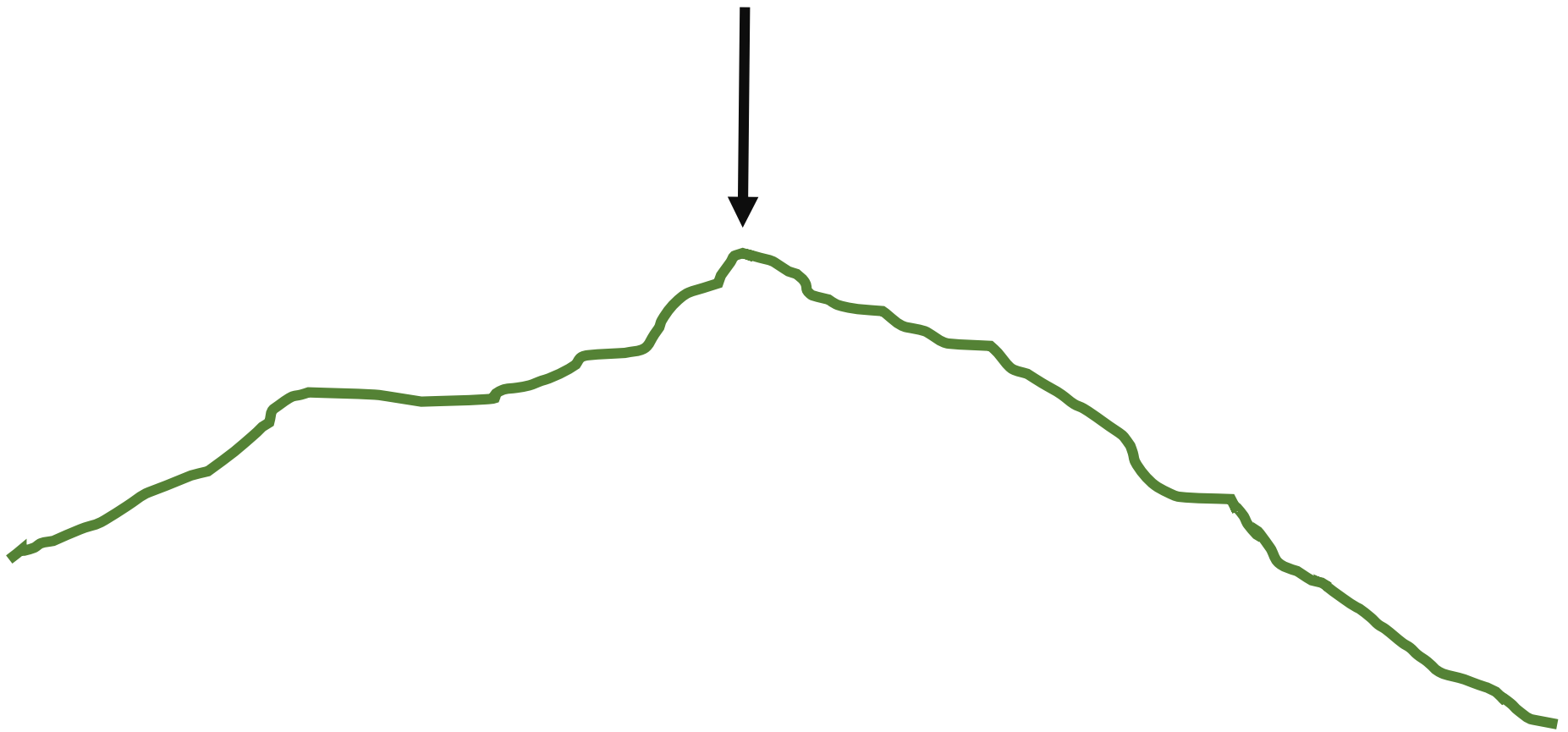
Undeveloped Parcel #10
HM Zoning, 77.9 acres
No improved access
Mapping accurate
No ridgeline grading

Undeveloped Parcel Summary

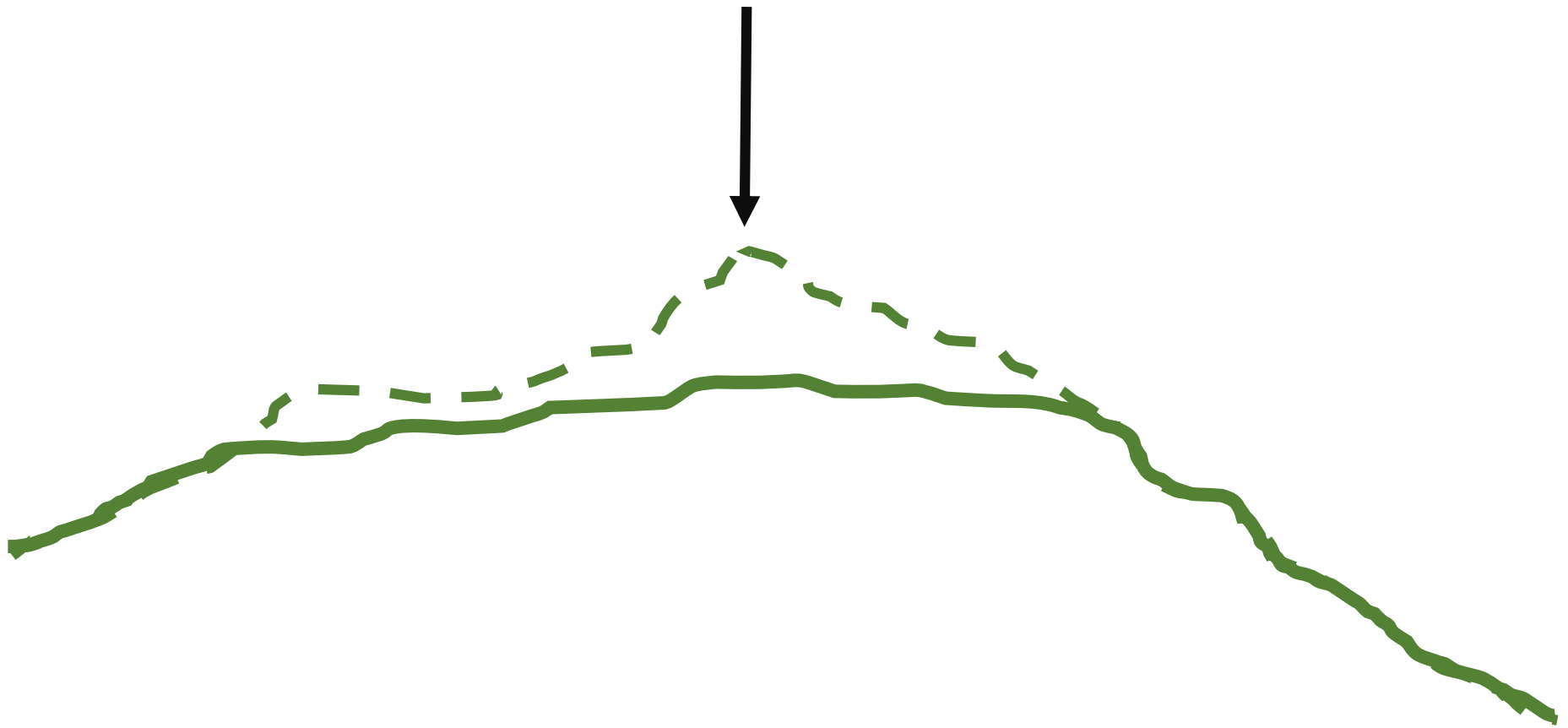
Parcel	Zoning	Acreage	Access	Ridgeline
1	HM	40.84	Yes. Improved, paved	Graded, fire road
2	HM	40.26	Unimproved, fire road.	Graded, fire road
3	HM	103.13	Unimproved, fire road.	Graded fire road
4	OS	.75	Yes, off LVMWD paved easement	Minor grading
5	HM	16.16	Unimproved access to public ROW	Minor grading
6	RR	3.38	Yes. Adjacent to public ROW	Graded, altered
7	HM	27.73	Yes. Adjacent to public ROW	Minor grading
8	HM	9.74	No access	Intact
9	HM	17.35	No access	Intact
10	HM	77.90	No access	Intact



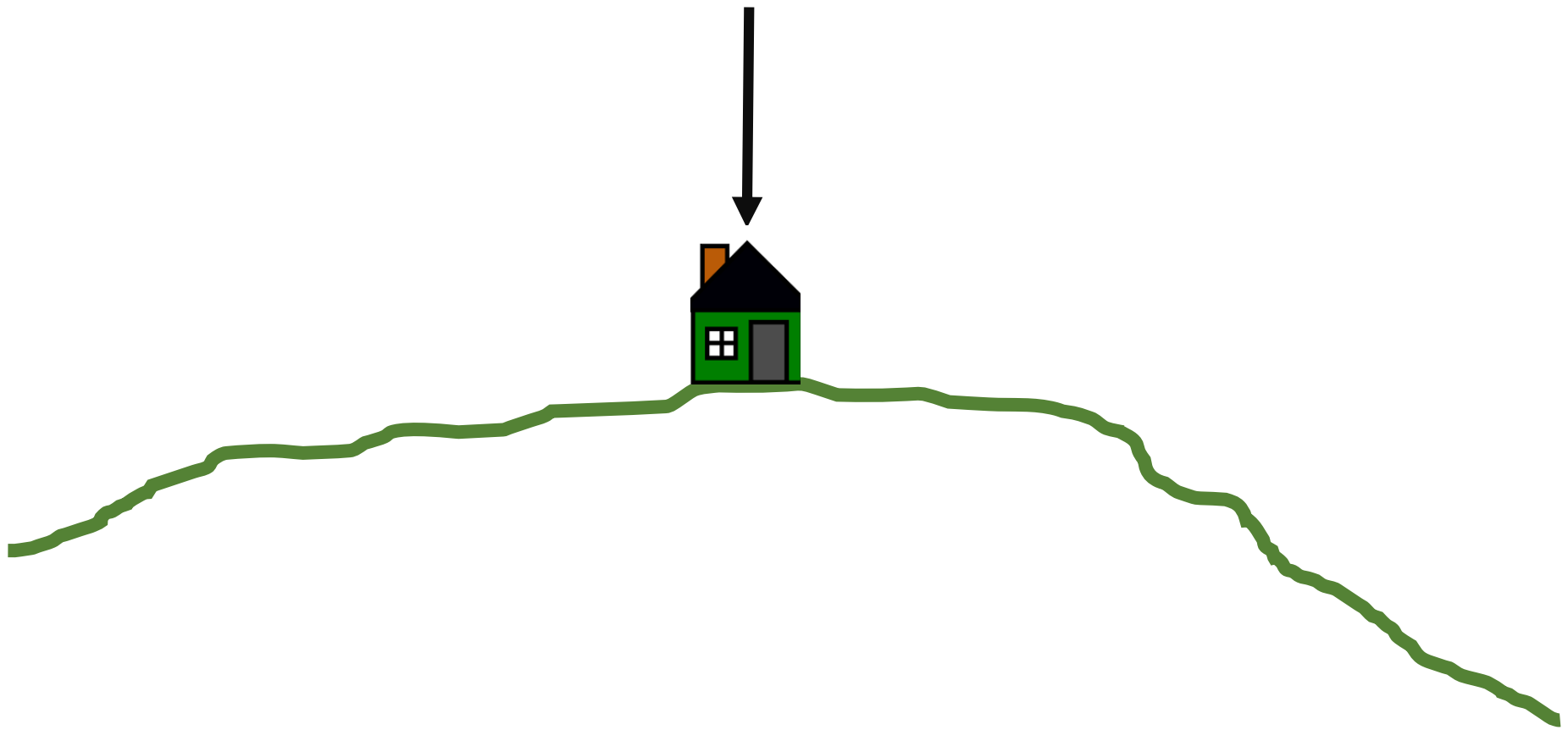
Code Complications



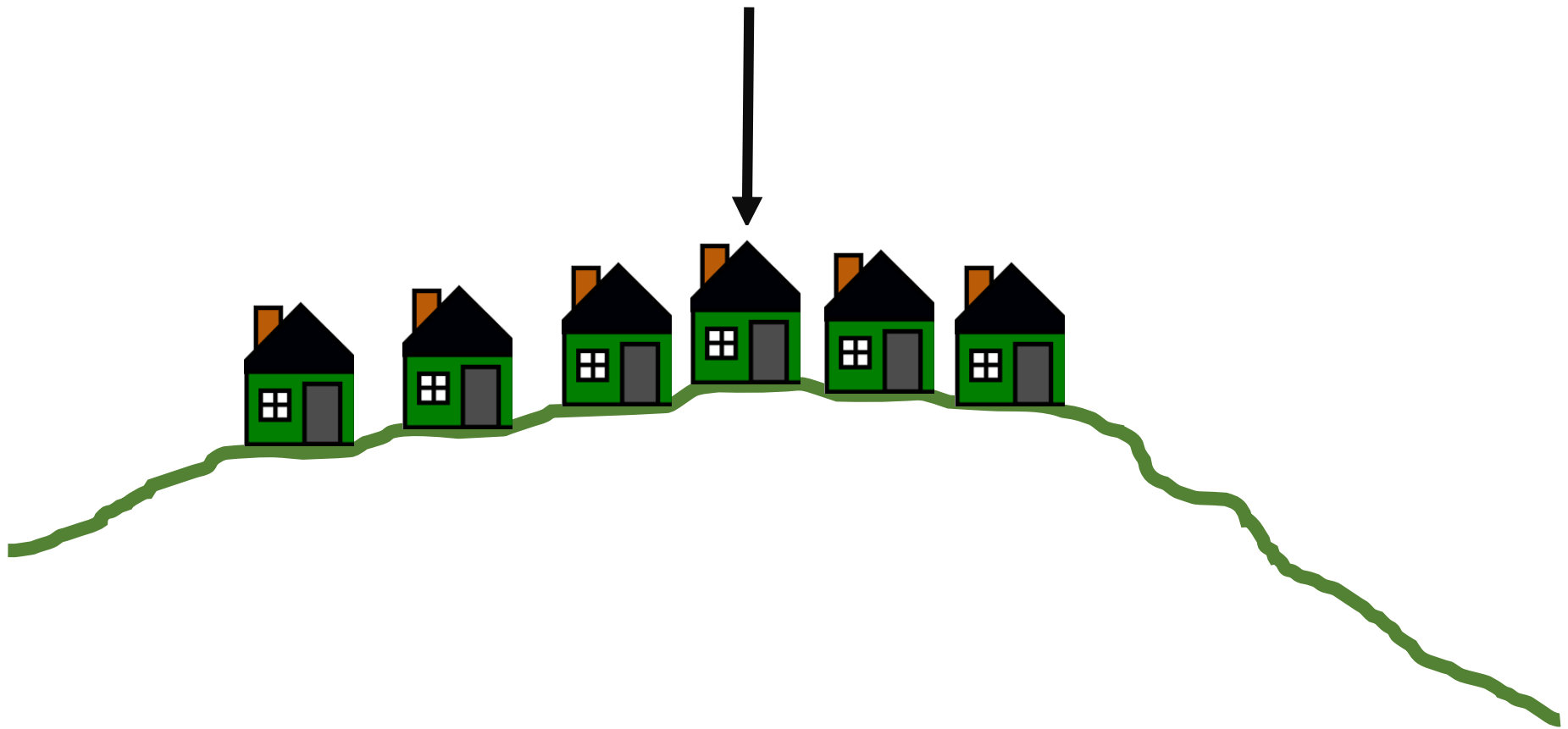
Code Complications



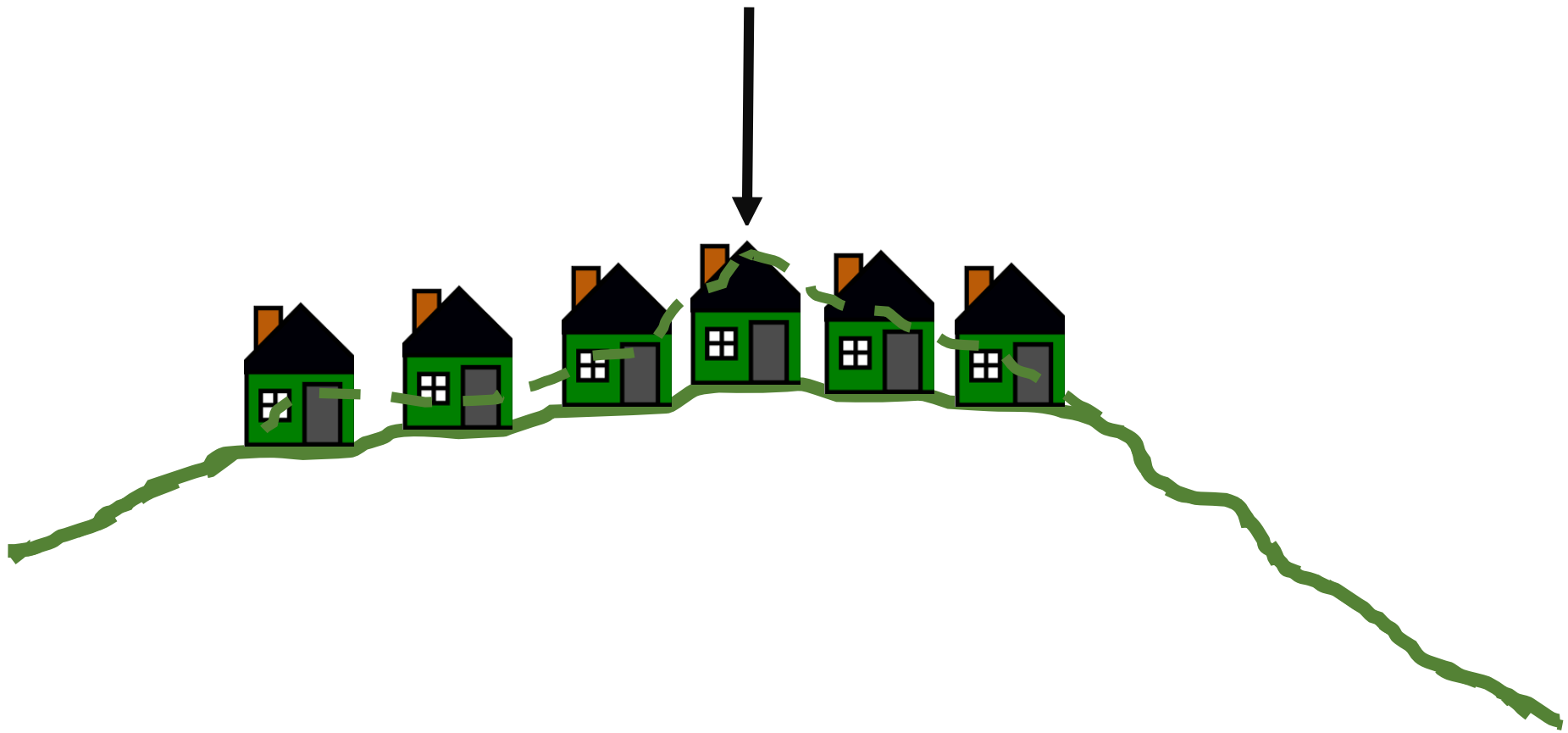
Code Complications



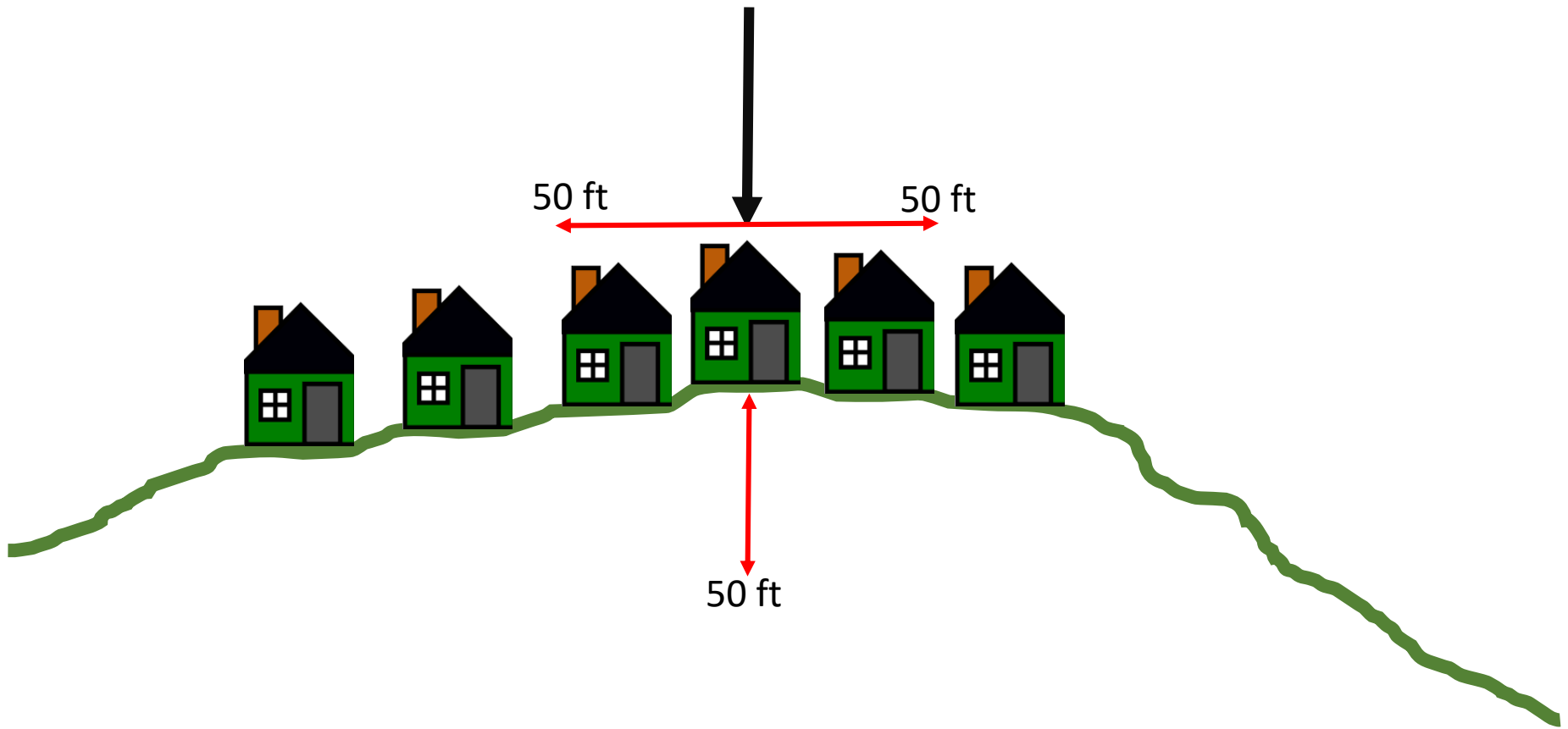
Code Complications



Code Complications



Code Complications



Code Complications

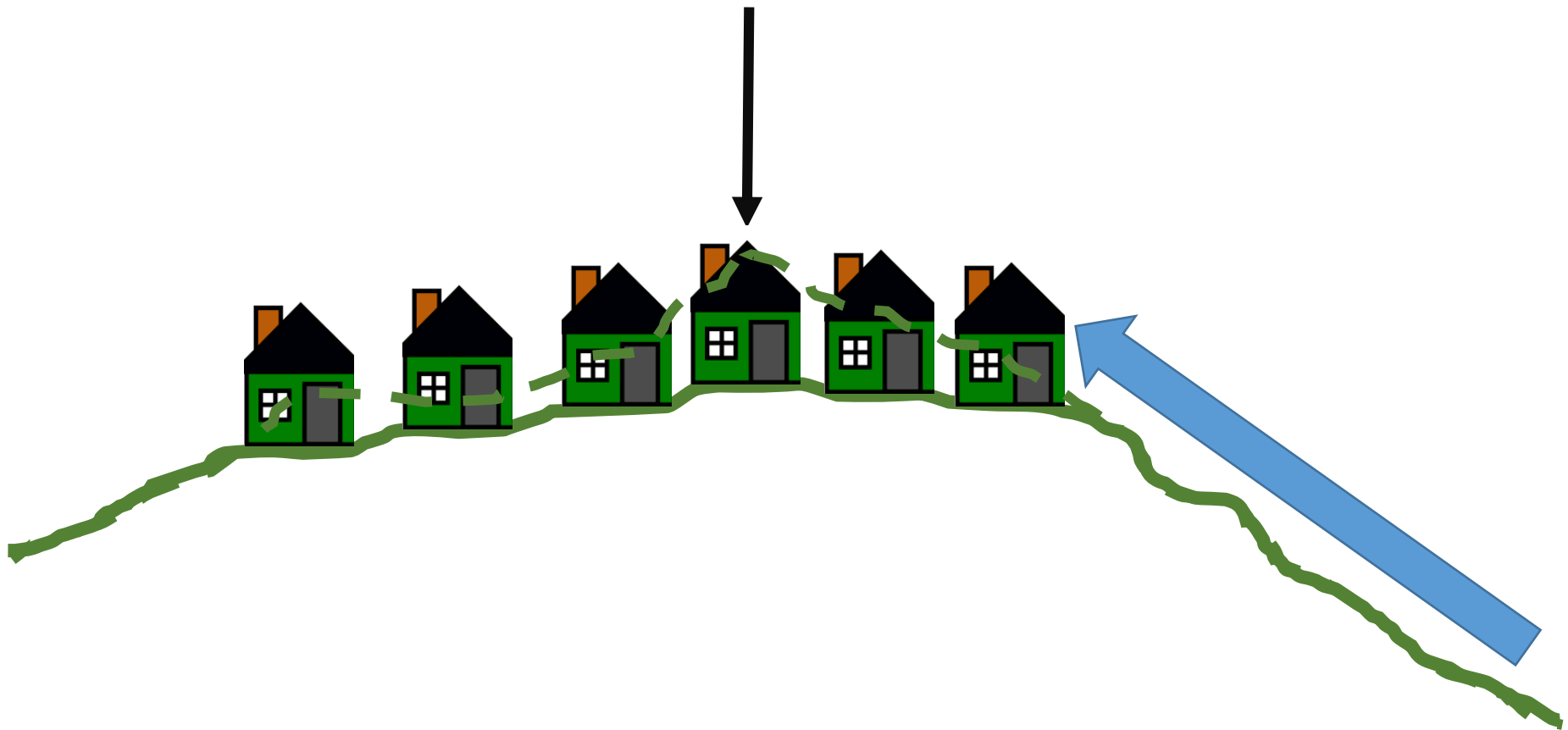
Zone #3 Ridgeline Map Westridge and Vista Point





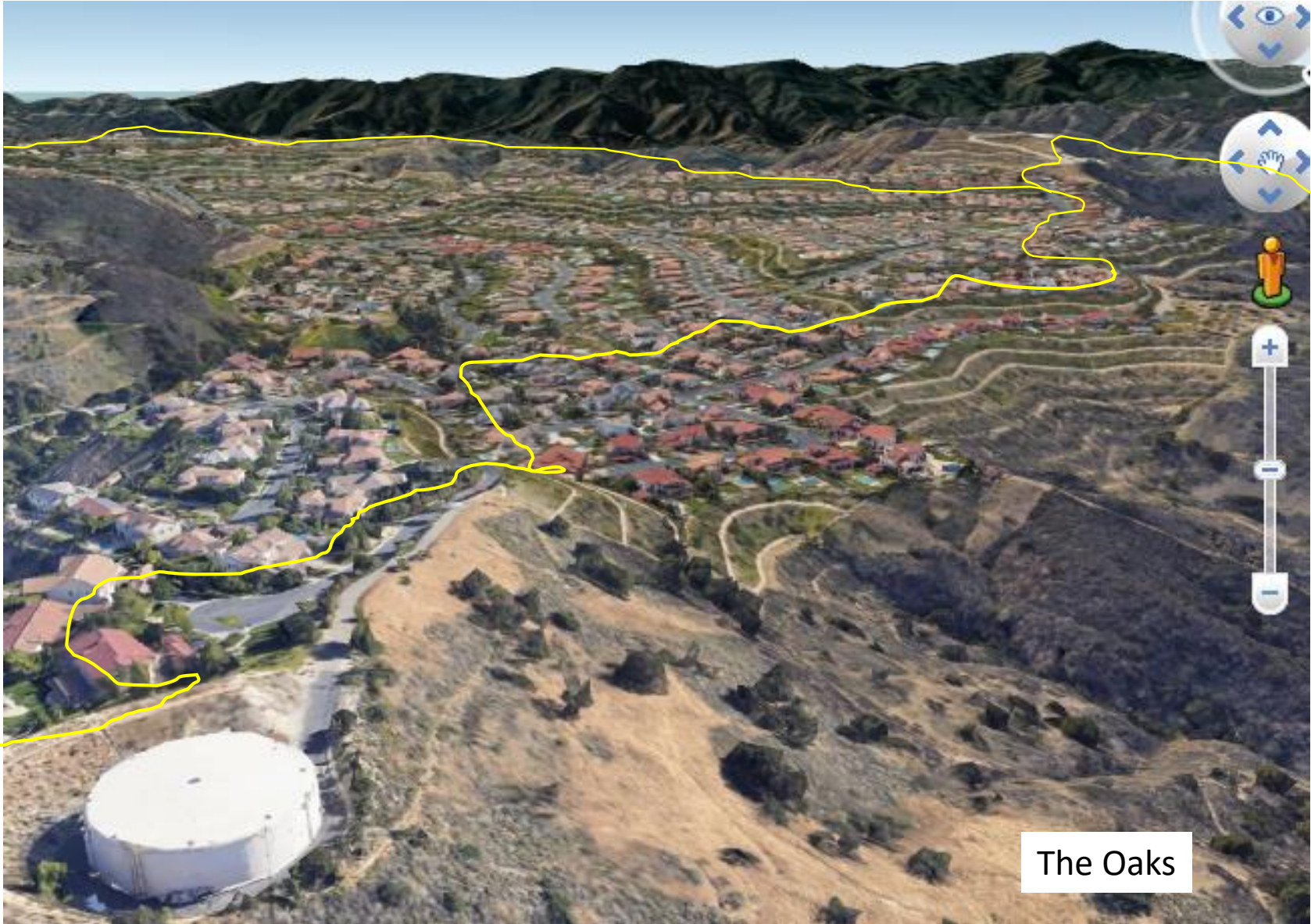
Vista Point





Views of ridgeline homes
unavailable from
the scenic corridors

Code Complications



The Oaks



Mapping Complications

Staff Summary

- 218 parcels (80% of all ridgeline parcels) or 44% of the length of the ridgeline, has been developed with homes, roadways and graded slopes, with little to no chance of restoration
- 43 parcels (16% of all ridgeline parcels) or 51% of the length of the ridgeline, is protected from future development, with tail and minor roadway alterations to the ridgeline, and water towers.
- 10 parcels (4% of all ridgeline parcels) or 5% of the length of the ridgeline, is undeveloped, with most parcels having no access to a public ROW.