

Exhibit H


July 1998: City of Calabasas Land Use and
Development Code

City of Calabasas

Land Use and Development Code

Adopted July 1, 1998

Ordinance No. 98-132

 E. Height Limits for Specific Structures—Decks. The walking surface of a deck shall not exceed a maximum height of five feet above natural grade.

F. Final Pad Elevations. Final pad elevations shall be reviewed and approved by the director and city engineer. (Ord. 98-132 § 1 (part), 1998)

17.20.130 Hillside and ridgeline development.

The general requirements of this section apply to development proposed on sites with a natural slope greater than ten percent, or that include a ridgeline.

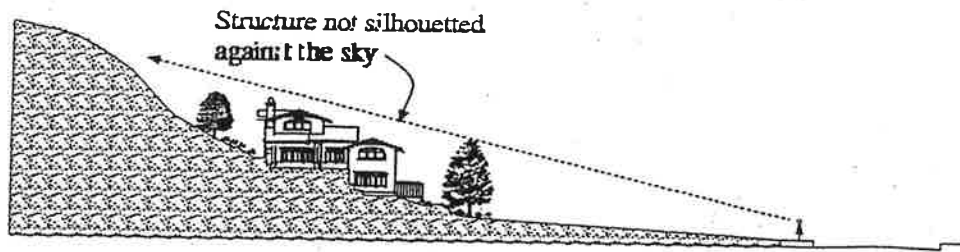
A. Performance Standards. All development proposed on sites determined to be within the preservation, retention and partial retention land management classifications established by the General Plan Consistency Review Program, shall comply with the applicable performance standards of the General Plan Consistency Review Program. These include, but are not limited to the Performance Standards for Hillside Development addressing grading, project site planning, architectural design, landscape treatment and slope maintenance, the Seismic and Geologic Hazards Management Performance Standards, the Fire Hazard Management Performance Standards, the Erosion Control Performance Standards, and the Stormwater Management and Flooding Performance Standards.

B. Guidelines for the Location of Structures. The following provisions express the city's preferences for the placement of proposed structures on sloping sites.

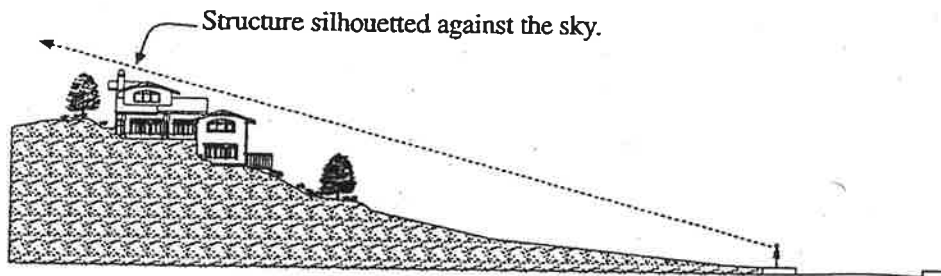
1. General Siting Principles. Buildings should be located in the most accessible, least visually prominent, and most geologically stable portion or portions of the site.

Siting buildings in the least visually prominent locations is especially important on open, grassy hillsides, where the prominence of construction should be minimized by placing buildings so that they will be screened by existing vegetation, rock outcroppings, or depressions in topography. In wooded areas, dispersed buildings may be preferable to save trees and minimize visual impacts. Building site selection should also be guided by the Fire Hazard Prevention Performance Standards of the General Plan Consistency Review Program.

2. Ridgelines. In general, structures should not be placed on or near ridgelines so that they appear silhouetted against the sky when viewed from any point on roadway designated as a scenic corridor by the General Plan (see Figure 3-5). Where possible, buildings should be located so that a vertical separation of twenty-five (25) feet is provided between the top of the building and the top of the ridge or knoll (see Figure 3-6), to maintain the natural appearance of the ridge. Grading should also be avoided within twenty-five (25) vertical feet of the top of a ridge or knoll. If buildings must be placed within these restricted areas because of parcel size or other constraints, the buildings should be in locations that minimize their visual impact from adjacent properties and scenic corridors. Building placement should also take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.



THIS



NOT THIS

Figure 3-5
SILHOUETTED STRUCTURES

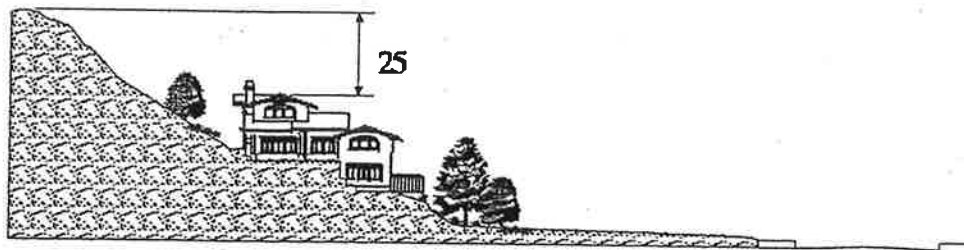


Figure 3-6
LOCATION OF STRUCTURES BELOW RIDGELINES

3. Siting Priorities. Based on the principles in subsections (B)(1) and (2) of this section, the selection of building sites for subdivision design and the development of existing individual lots should occur according to the following priorities:

a. The first priority for building site selection should be areas below the tops of ridgelines, on slopes less than twenty (20) percent.

b. In cases where a lot has no building site of at least four thousand (4,000) square feet that satisfies subdivision (B)(3)(a) of this section, the second priority for building sites should be areas below the tops of ridgelines, on slopes between twenty (20) and thirty (30) percent, where development can occur with careful attention to minimizing grading through building designs that employ stepped foundations.

c. Where a lot has no potential building sites that satisfy subdivision (3)(b) above, the third priority for site selection should be areas on ridge tops with slopes less than twenty (20) percent. Proposed buildings should be set back as far as possible from the edge of the ridge (where downhill slopes begin to exceed twenty (20) percent) and landscaped, to minimize visibility.

C. Watercourse Setbacks. Structures, paving and grading (other than grading determined by the director to be necessary for slope stabilization) shall be set back from the centerline of watercourses shown as blue lines on a U.S.G.S. topographic quadrangle map by a minimum of one hundred (100) feet, or other distance determined by a qualified biologist approved by the city to be adequate for the preservation of existing riparian vegetation and habitat. Provided that no development shall be:

1. Placed in an area identified by a Flood Insurance Rate Map (FIRM) as being subject to flooding, except in compliance with applicable federal regulations; or

2. Located within an intermittent drainage channel known to be subject to dangerous storm water flows during heavy rains.

D. Fire Safety. Proposed development shall comply with applicable provisions of the Uniform Fire Code, 1994 edition or later edition adopted in the Municipal Code, the requirements of the Los Angeles County fire department, and the Fire Hazard Prevention Performance Standards of the General Plan Consistency Review Program. These requirements may include building separation, and the establishment of fuel modification areas.

E. Access. Access to the lot shall be from a paved, city-maintained roadway, or a private road/driveway in compliance with the following standards, to ensure adequate all-weather access for emergency vehicles and any necessary evacuations.



1. Width. The minimum width of a proposed driveway shall be sixteen (16) feet, or twenty (20) feet if the driveway slope exceeds ten percent.

2. Slope and Surface. The average slope of a driveway shall not exceed seventeen (17) percent, with no portion of the driveway exceeding a slope of twenty (20) percent. Driveways shall be paved with asphalt, concrete, or other surfacing approved by the city engineer, and shall include proper drainage facilities, as approved by the city engineer.

3. Fuel Modification Area. A fuel modification area shall be provided at the time of driveway construction, and permanently maintained.

F. **Parking.** The development of lots along city streets or private roads with pavement less than thirty-two (32) feet wide shall be required to provide two off-street parking spaces for guests, in addition to the parking normally required for a residence by Chapter 17.32.

G. **Improvements to Paper Streets.** Where residential construction is proposed on a site adjacent to a paper street (a recorded, but unimproved road right-of-way), project review by the department shall include a determination of the adequacy of proposed access, and project approval may include requirements to improve a paper street right-of-way proposed to serve a site, to ensure adequate, all-weather emergency vehicle access, and safe evacuation routes. Standards for improvements (e.g., the location of pavement within the right-of-way, horizontal and vertical alignments, drainage measures, the structural section of pavement and base materials, etc.), and requirements for right-of-way dedication shall be determined by the city engineer, and shall at a minimum comply with subsection (E) of this section. (Ord. 98-132 § 1 (part), 1998)

17.20.150 Noise.

The Noise Management Performance Standards of the General Plan Consistency Review Program shall apply to all proposed development, except for the construction of one single-family home on an existing lot, the expansion of existing commercial, office and business park projects, and the addition of housing units to an existing multifamily residential project. (Ord. 98-132 § 1 (part), 1998)

17.20.160 Screening.

A. **Screening Between Uses.** Wherever a site within a commercial zoning district abuts a residential zoning district, a six-foot high

solid decorative masonry wall shall be constructed along the property line abutting the residential zoning district. The wall shall be architecturally treated on both sides, subject to the approval of the director.

B. **Screening of Equipment.** In the RM and all nonresidential zoning districts, any equipment, whether on the roof, side of structure, or ground, shall be properly screened from public view. The method of screening shall be architecturally compatible with other site development in terms of materials, colors, shape and size. The screening design/construction shall be subject to the approval of the director and shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground. (Ord. 98-132 § 1 (part), 1998)

17.20.170 Setback requirements and exceptions.

A. **Purpose.** The following standards for the use and minimum size of setbacks provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and recreation.

B. **Setback Requirements.** All structures shall comply with the setback requirements of each zoning district (see Article II), and with any special setbacks established for specific uses by this article, except as otherwise provided by this section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or street right-of-way, without first securing an encroachment permit.

1. **Infill Development Within Previously Approved Projects.** Any setback requirement