

ITEM 5 ATTACHMENT A

Discussion of Significant Ridgelines



CITY of CALABASAS

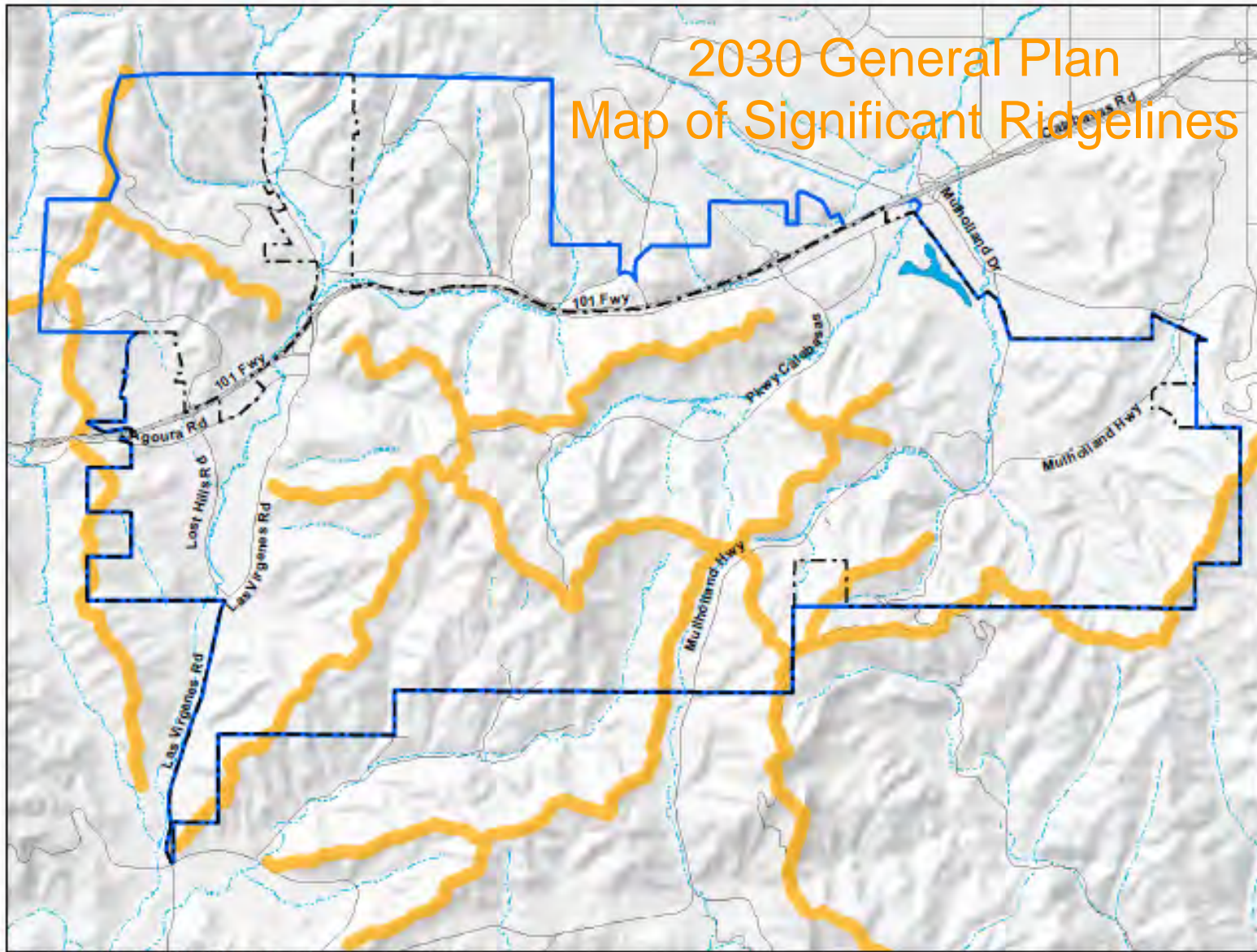
City Council
August 24, 2016

Ridgeline Map History

- CMC 17.90 Definitions:
 - "Ridgeline" means a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.
 - "Ridgeline, significant" means those ridgelines depicted on Figure III-4 of the General Plan Open Space Element.



2030 General Plan Map of Significant Ridgelines



Source: City of Calabasas, 2007; USGS, 2002; and Rhicon Consultants, 2008.



Ridgelines Map History

- The first significant ridgeline map dates to the 1995 General Plan
- Map was derived from 1980's topo mapping (USGS Quadrangle Maps)
- Original purpose of the map was to protect or restore *natural* features associated with ridgeline views



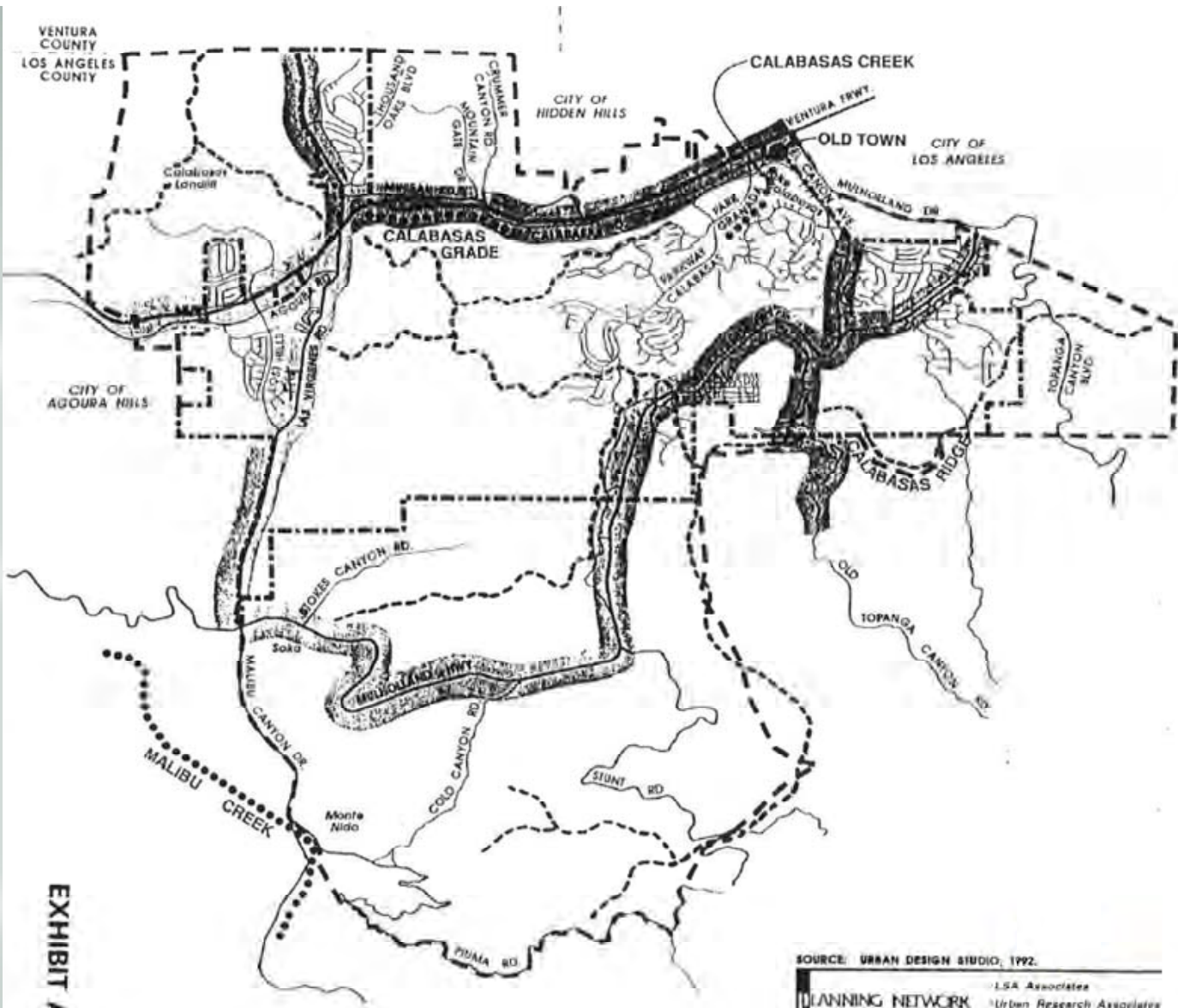


CITY OF CALABASAS GENERAL PLAN

FIGURE II-4 SCENIC FEATURES

LEGEND

-  CITY LIMITS
-  SPHERE OF INFLUENCE
-  SIGNIFICANT RIDGELINES
-  SCENIC CORRIDORS
-  SIGNIFICANT FEATURES



SOURCE: URBAN DESIGN STUDIO, 1992.

PLANNING NETWORK

- LSA Associates
- Urban Research Associates
- Urban Design Studio



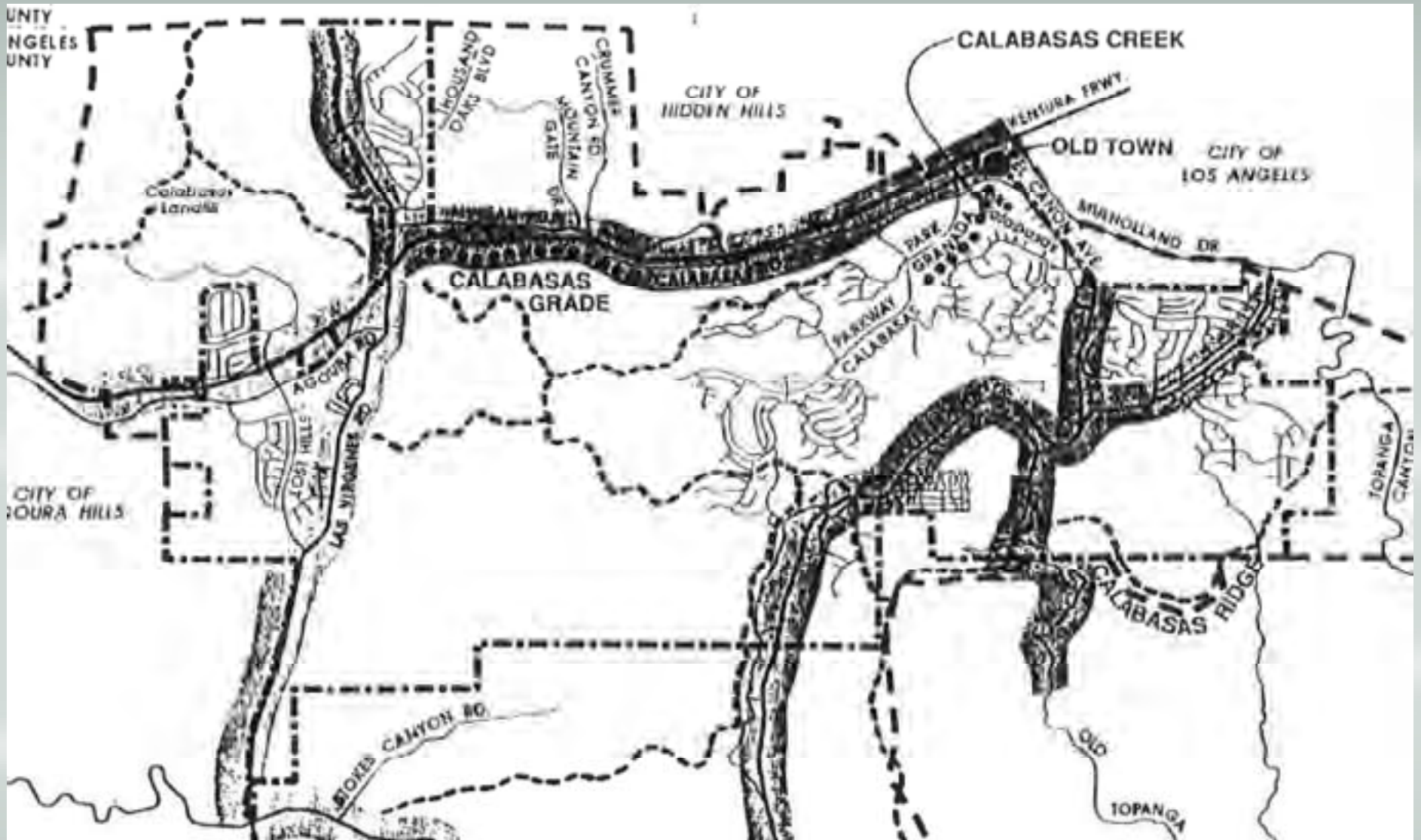
EXHIBIT A



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Discussion of Ridgeline Protection Ordinance & Standards

City Council
August 24, 2016



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Staff Observations

- Recent development activity has raised concerns regarding the accuracy of the current significant ridgeline maps and application of CMC code requirements for additions



Significant Ridgeline Status

- Some mapped ridgelines have been significantly *altered* by tract development
 - As a result, the code is effectively protecting an “unnatural” feature
 - The Oaks, Vista Point, Westridge, Calabasas Park Estates, Calabasas Ridge, and Parksouth contain most ridgeline homes





Significant Ridgeline Status

- Current mapping is inaccurate in developed tracts, and does not always reflect the current “ridgelines” or high points of the current development



The Oaks Ridgelines



Significant Ridgeline Status

- Ridgelines are mapped continuously, and the dips (valleys) sometimes fall below adjacent hillside areas



Significant Ridgeline Status



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13

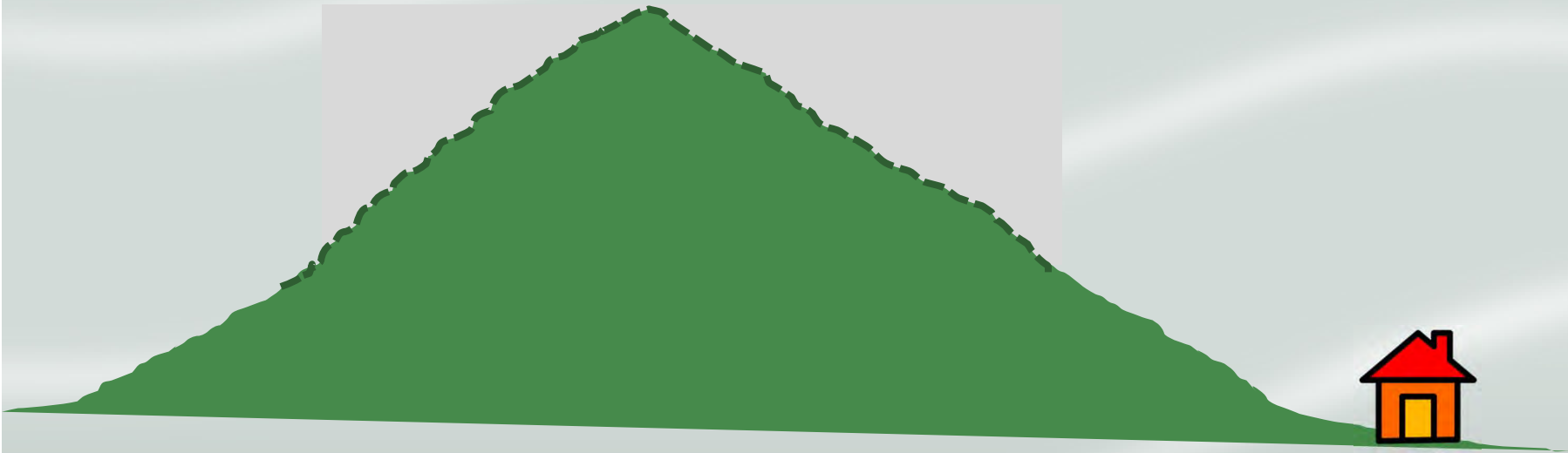
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Significant Ridgeline Status



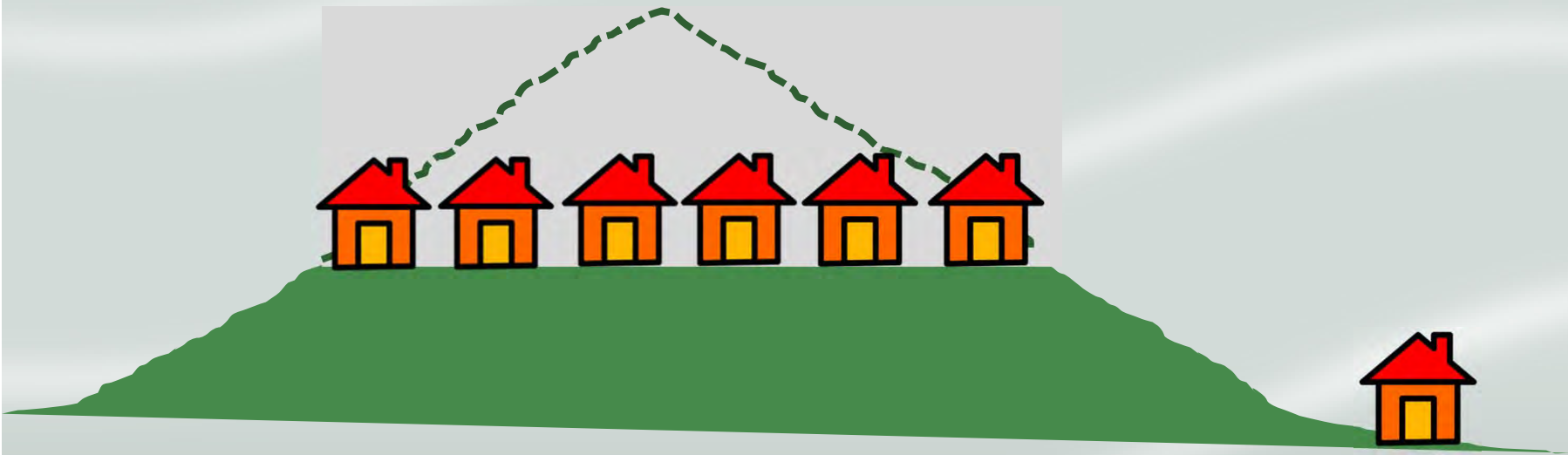
Significant Ridgeline Status

- Some tract ridgelines have been so altered as to no longer exist



Significant Ridgeline Status

- Some tract ridgelines have been so altered as to no longer exist



Significant Ridgeline Status

- Some ridgelines have been so altered as to no longer exist



Significant Ridgeline Status



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Significant Ridgeline Status

- The view considerations to evaluate ridgeline development are not defined in the code
- The majority of ridgeline properties are within gated communities without public views or access



Significant Ridgeline Status



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Current Ridgeline Status



Significant Ridgeline Status

- Most lots are too small to meet the CMC requirement to build 50ft. away from, and 50ft. below the ridgeline
- The setback requirement was drawn from the LAC ridgeline code in 2009; the exemption for an addition of up to 1,200sf did not carry over



Significant Ridgeline Status



Significant Ridgeline Status

- Additions for 172 of 180 homes cannot meet the 50ft setback as the lot is too small, too flat, or located on a ridgeline
- Home additions must obtain a variance from the Planning Commission
- The additional cost is \$1,027 (plus mailing labels)
- Additional time is 10-12 weeks



Story Pole Requirements

- The Story Pole Policy adopted in June 2015 require story poles be placed for all applications on significant ridgelines, and left in place for 30 days prior to the PC hearing



Story Pole Requirements

- Only the PC can determine if story poles can be eliminated
- A petition to wave requirements takes 4 weeks to process and be heard, saving no time for the applicant
- Story pole costs for additions can run from \$100 to \$1,000.



Hillside and Ridgeline Development Standards

- CMC 17.20.150 standards do not distinguish between:
 - Existing vs New Homes
 - Types of Structures (e.g. trellis vs. house)
 - Subdivisions vs Undeveloped Parcels
 - Gated vs. Ungated Communities
 - Scenic Corridors vs City Street



Affected Properties

A total of 247 parcels are directly on mapped significant ridgelines

- 180 contain existing homes
- 18 are private, undeveloped lots
- 49 are undeveloped, zoned open space, and held by public agencies, HOA's or conservation groups



Application Overview

- Since January 2011, we have entitled:
 - 9 Additions
 - 1 Trellis
 - 1 New Home
- Current applications in process:
 - 3 Additions



Council Ridgeline Options

- Do nothing – retain the status quo
- Re-map the significant ridgelines
 - Determine if you wish to distinguish between those with natural features, and those without (developed sites)
- CMC updates (developed vs undeveloped, type of structure)



Council Options

- Revisit the ‘50 foot rule”
 - Determine if you wish to adopt an exemption as LAC does
- Revisit the Story Pole Policy for additions to existing homes
 - Determine if you wish to exempt additions in RS (tract) zones



Council Options

- Council can consider immediate actions for additions;
 - Suspending the “50 ft” code requirement for additions
 - Suspending the requirement for story poles



Hillside & Ridgeline Protection Council Discussion and Comments



Summary of Council Options

- No Action
- Re-mapping of ridgelines
- Update the CMC requirements
- Adopt “50 ft” rule addition exemption
- Suspensions during study
 - “50 ft” rule for additions
 - Story poles for additions

