

Discussion Items for Planning Commission Jun. 18, 2020

D/Malibu Canyon Homeowners/Ridgelines

Item #2 - STORY POLES

I heartily endorse the suggestion that story poles be augmented with webbing between the poles. This webbing should be highly visible in order to achieve its purpose: namely to emphasize the bulk and mass of the proposed structure or structures. Different structures would have different colors. The current requirement for only small flags between the tip of the poles just don't convey the message.

With my aerodynamics hat on, the webbing will impose increased loads on the poles due to winds that will occur. Therefore, input from several pole installers should be solicited. These air loads will vary with the mesh density and cross-hatching spacing and additional support may be required at an additional cost to the developer(s).

However, this is a necessary evil but one which will pay off over the years regarding the information passed on to the local citizenry.

Again, I strongly support this proposed update to the Story Pole Procedures.

Item #3 - RIDGELINES

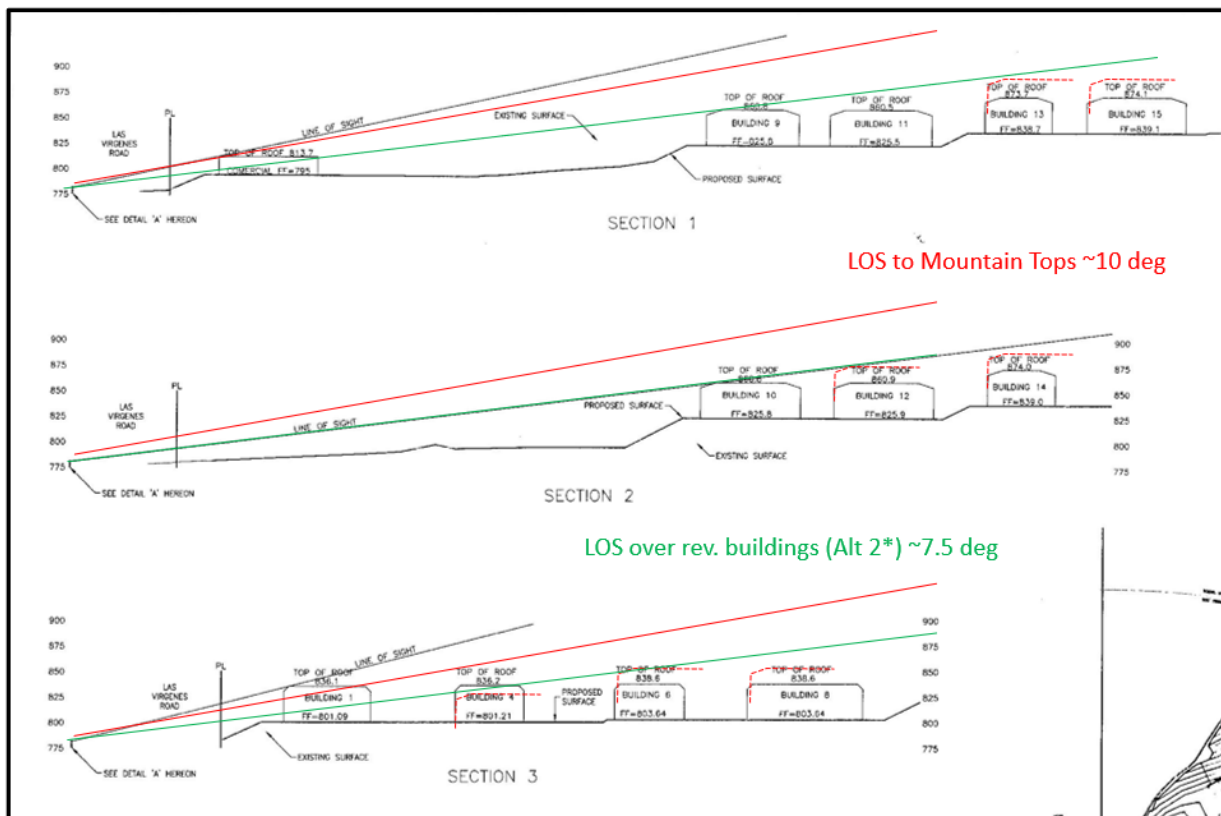
The present definition of ridgelines within the City seem to be merely carry-overs from a bygone day. They seem to have been ignored in City planning until recent years. The developers, again in years gone by, seem to have taken a bunch of bulldozers and, starting at the East end of the City worked their way west without regard to those ridgelines. The only impact seems to be if an owner of a house that happens to sit on one of those ridgelines wants to modify his property, even though the physical ridgeline no longer exists. All this seems to have been the status quo forever.

The original purpose of those was apparently to preserve the views of our beautiful hills in and around the City. Similarly, certain roadways have been designated as "Scenic Corridors." Again, this was to preserve the views in and around the City

of our beautiful hills. But these are very narrow and has been applied to a limited set of roads within the City.

I'd like to propose an entirely different conceptual approach to preserving our views. Abandon the present definitions concepts of ridgelines and scenic corridors. Replace those concepts with a much more visual approach. Namely, along any road within the City, including those in already developed areas, measure the sightlines to the tops of any hills in sight. Then limit any new construction to have heights well below those sightlines.

For example, if the sightline to the top of a hill in the background of a proposed structure is measured at, say, 10 degrees above horizontal, then limit the top of any new construction along that sightline to no more than, say, 7.5 degrees, as in the illustration below. These measurements would be made from any public ROW in the vicinity. This implies that the nearer buildings would be lower and the farther-away buildings could be taller. Note, these are arbitrary values used to illustrate this new concept.



As a matter of fact, this is just about the way that New York's Empire State Building was designed in the early 1930s.

This suggested process would be applied City-wide, with "grandfathering" applied to structures that exist at the time of adoption.

From: Joanne Suwara <joasuw42@yahoo.com>
Sent: Wednesday, June 17, 2020 12:52 PM
To: info <info@cityofcalabasas.com>; Maureen Tamuri <mtamuri@cityofcalabasas.com>
Subject: Letter to Planning Commission re Story Poles

Below please find a copy of my letter sent to the Planning Commission for their February 20, 2020 meeting. As the item was continued to the June 18, 2020 meeting I decided to check whether my email was included in the current packet. It is not! Please forward to the entire Commission for their attention ASAP.

Additionally, I attempted to access the archived agenda to look at Correspondence Received For the February 20th meeting. I was not able to get it. Quite frankly the new website is confusing with two versions of the same agenda in different locations. It makes it difficult to get information. I realize that new website formats take time to get used to but without noticing the public and perhaps having tutorials, or the like, getting information is going to be more difficult, making things look less transparent.

Joanne Suwara

From: Joanne Suwara <joasuw42@yahoo.com>
Date: February 17, 2020 at 12:41:33 PM PST
To: Cityofcalabasas Info <info@cityofcalabasas.com>
Subject: Please forward to all Planning Commissioners

Dear Commissioners:

Due to prior commitments I am not able to attend this week's Planning Commission meeting, however I would like to comment on item #2 under New Business regarding possible amendment(s) to the Story Pole Policy.

I totally support Michael Harrison's suggestion to discontinue the use of colored flags or ribbons to detail roof lines, and rather use a plastic orange mesh material so that the roof lines and building outlines are more visible. The use of this kind of material has become much more common in the 4+ years since the City adopted the Story Pole Policy. It is a vast improvement over flags or ribbons and gives the public a more realistic depiction of the impact a proposed development will have on views, mass, density and the environment.

I would also like to respectfully ask that when you discuss amending the Story Pole Policy you keep in mind the many meetings that were held in 2015 regarding strengthening the old policy. The Council Chambers were packed with residents wanting transparency in the process....wanting to know what was being built BEFORE the first shovel went into the ground. Please do not water down anything in the existing policy. Keep it strong and make it

even better by recommending Mr. Harrison's suggestion to the City Council for their consideration.

Thank you.

Joanne Suwara

[Sent from Yahoo Mail for iPad](#)

Sent from my iPad