

From: Kim Lamorie <kimlamorie1@gmail.com>
Sent: Friday, July 3, 2020 12:32 PM
To: Raymond Taylor <rtaylor@cityofcalabasas.com>
Cc: Alicia Weintraub <aweintraub@cityofcalabasas.com>; Mary Hubbard <maryahubbard@gmail.com>
Subject: LVHF - INFO AND CLARIFICATION NEEDED REQUESTED RE: SPECIAL ;PLANNING COMMISSION MEETING JULY 9 - RIDGELINES



Good Afternoon Mr. Taylor:

We have several questions about the upcoming Planning Commission "Special Meeting" that has been scheduled by Ms. Tamuri for this Thursday, July 9. Your assistance in clarification would be greatly appreciated.

1. Planning Commission Noticing Via Connect With Calabasas Is Confusing

Tue, Jun 23, 3:09 PM - Cancellation of July 2 Planning Commission Meeting

Wed, Jul 1, 3:37 PM (2 days ago) - Housing Element Notice for Planning Commission Meeting for July 16

Thu, Jul 2, 4:07 PM (18 hours ago) - A Special Meeting Date: for July 9

So, the upcoming Planning Commission "Special Meeting" now scheduled for this Thursday that is focused on, "Ridgeline Overview: Review of other agency policies and practices", was noticed yesterday July 2 -- just prior to the July 4th weekend where everyone is distracted?

And, the Planning Commission Meeting for the Housing Element discussion on July 16 was noticed first on July 1 -- more than two weeks in advance.

2. Staff Report Inconsistencies

In reference to this Special Meeting the staff report, "provides a brief overview of best and unique practices from other communities which the Commissioners may desire to explore in any future revision to the City's ridgeline efforts. The materials in this report derive from the County of Santa Clara, City of Thousand Oaks, Town of Moraga, and the Town of Los Gatos."

First of all, the staff report states that the reason this is being agendaized stems from a 2016 directive from City Council? Perhaps better noticing and timing would have been preferable, particularly in Covid-19 time? Or, could it be related in any way to the city's rezoning effort to build housing?

Secondly, ridgeline protection has always been important and a focus of the citizenry as evidenced by GPAC. It is a citywide interest item.

Most significantly -- it doesn't seem to make any sense that the city would be considering the policies of the County of Santa Clara, the towns of Moraga and Los Gatos?? -- when in fact, the city is in the County of Los Angeles, in the same Santa Monica Mountains, and adjacent to the County's North Area Plan and LCP -- and therefore the County's Significant Ridgeline and Grading Ordinance! Shouldn't this qualify as of interest and comparison? The staff justification for looking elsewhere minus here, doesn't appear to make much sense, unless it is to focus on less protective ridgeline measures than the county of Los Angeles has or even an adjacent COG city like Agoura Hills?

Furthermore, those ridgelines that the staff report identifies as "even continuing outside the city", continue into the North Area Plan, etc.

3. Where Is The Staff Power Point?

As you can ascertain from the Staff Report below, Exhibit A Power-Point Presentation, was not included yesterday and it is still not posted or accessible today. This is something that should be posted, I'm sure you will agree, with all due haste since the meeting date is five days away.

2. (6:30 PM). Ridgeline Overview: Review of other agency policies and practices

Item 2 - Staff Report

Exhibit A - Ridgeline Review of Other Agencies and Policies and Practices - Power Point Presentation dated July 9, 2020

Exhibit B - City of Calabasas Municipal Code Section 17.20.150 – Hillside and Ridgeline Development

Exhibit C - City of Calabasas Municipal Code Section 17.16.050- Scenic Corridor Permits

Exhibit D - County of Santa Clara Guidelines for Grading and Hillside Development, February 2013

Exhibit E - City of Thousand Oaks Municipal Code, Article 35. Protected Ridgeline Overlay Zone Regulations

Exhibit F - Circulation Element of the General Plan Map

Exhibit G - Town of Moraga, California Municipal Code, Chapter 8.128 Ridgeline Protection

Exhibit H - Town of Moraga, Chapter 8.136 Hillside Development Standards

Exhibit I - Town of Moraga Zoning Map

Exhibit J - Town of Los Gatos, California Hillside Development Standards and Guidelines, 2004

Exhibit K - Los Gatos Hillside Area Map

Exhibit L - Los Gatos Viewing Area Map

Thank you in advance for your assistance. Calabasas is an important gateway into the Santa Monica Mountains. The spectacular ridgelines and hillside mountainous land designations define the City.....

Sincerely,

Kim Lamorie
President
LVHF