



*CITY of CALABASAS*

**PLANNING COMMISSION AGENDA REPORT**

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**DATE: MARCH 14, 2024**

**TO: MEMBERS OF THE PLANNING COMMISSION**

**FROM: MICHAEL KLEIN, A.I.C.P., COMMUNITY DEVELOPMENT DIRECTOR  
TOM BARTLETT, A.I.C.P., CITY PLANNER**

**SUBJECT: UPDATE AND DISCUSSION OF WOOLSEY FIRE OVERLAY ZONE  
IMPLEMENTATION.**

**MEETING DATE: MARCH 21, 2024**

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**SUMMARY RECOMMENDATION:**

That the Commission discuss the implementation status of the Woolsey Fire Overlay Zone, and provide to Staff suggested future actions (if any) for City Council consideration.

**BACKGROUND:**

The City Council directed Staff to bring the Woolsey Fire ordinance before the Planning Commission for review and discussion.

Between November 8 and November 10, 2018, the Woolsey Fire burned more than 96,000 acres between the Santa Susana Mountains above Simi Valley and the Pacific Coast. The Woolsey Fire destroyed 1,500 structures, damaged an additional 300 structures, threatened another 50,000 structures and caused the mandatory evacuation of more than 250,000 people throughout Ventura and LA County.

The Woolsey Fire was one of the most devastating fire in the City's history. In addition to burning thousands of acres, damaging numerous City facilities and public infrastructure, the Woolsey Fire caused significant damage to private property. Nine single-family homes were destroyed, and six other residential and non-residential structures sustained fire damage.

On November 28, 2018, the City Council adopted an Urgency Ordinance (Ord. No. 2018 – 372U) which created a new overlay zone for the purpose of assisting impacted property owners with rebuilding. The ordinance established a streamlined and more expedient project review process, provided for development review fee waivers, set parameters for the rebuilding of conforming structures, and set parameters for rebuilding previously legal non-conforming structures. Oak Tree Permit requirements that would otherwise have been triggered by site development were suspended for Woolsey Fire rebuilds as well. A copy of Urgency Ordinance No. 2018 – 372U is included as Exhibit A.

Urgency ordinance number 2018 – 372U was succeeded by Ordinance No. 2022 – 399U on October 12, 2022. The new urgency ordinance maintained the substantive provisions of the original ordinance, but extended the time period of applicability by extending the end of term an additional three years, from December 31, 2022 to December 31, 2025. A copy of Urgency Ordinance No. 2022 – 399U is included as Exhibit B. Because most of the properties covered by the overlay zone had already been processed for rebuilding approvals and permits, the 2022 ordinance included only the five remaining properties for which no rebuilding efforts had yet been proposed to the Department by way of an application at that point in time.

#### **DISCUSSION/ANALYSIS:**

The ordinance allows owners to rebuild up to 20% more square-footage than existed prior to the fire with a Zoning Clearance (ministerial permit with no public hearing), provided that the new house either fully conforms to applicable development standards or does not encroach into setbacks any more than legally existed prior to the fire. The ordinance also provides for an Administrative Plan Review (Director decision at a public hearing) for a rebuild involving 20% to 50% greater floor area than existed prior to fire, and a Site Plan Review to rebuild an additional 50% or greater amount of square footage. A Site Plan Review and/or Variance would be required if the proposed rebuild fails to meet current development standards or would increase an existing legal nonconforming aspect (see table below).

<b>Summary of Woolsey Fire Rebuild Permitting Process</b>		
<b>Structure Status</b>	<b>Rebuild Type</b>	<b>Permit Required</b>
<b>Conforming</b>	Same footprint as previous	Zoning Clearance
	Varies from original configuration, but otherwise complies with the CMC development standards and does not increase the building square-footage by more than 20%	Zoning Clearance
	Varies from original configuration, but otherwise complies with the CMC development standards and does not increase the building square-footage by more than 20%-50%	Administrative Plan Review
	Varies from original configuration, but otherwise complies with the CMC development standards but increases the building square-footage by more than 50%	Site Plan Review
	Does not comply with CMC standards	Site Plan Review and Variance
<b>Legal Nonconforming</b>	Same footprint as previous	Zoning Clearance
	Varies from original configuration, but otherwise complies with the CMC development standards	Zoning Clearance
	Varies from original configuration, but otherwise complies with the CMC development standards, except for the previously existing legal nonconforming aspect, and does not increase the building square-footage by more than 20%	Zoning Clearance
	Varies from original configuration, but otherwise complies with the CMC development standards, except for the previously existing legal nonconforming aspect, and does not increase the building square-footage by more than 20%-50%	Administrative Plan Review
	Varies from original configuration, but otherwise complies with the CMC development standards, except for the previously existing legal nonconforming aspect, but increases the building square-footage by more than 50%	Site Plan Review
	Does not comply with CMC standards and increases an existing legal nonconforming aspect	Site Plan Review and Variance

As is the case for all other provisions of the land Use and Development Code (Title 17 of the CMC), the provisions of the Woolsey Fire Overlay Zone under Ordinance Nos. 2018 – 372U and 2022 – 399U make no distinctions regarding property ownership status or occupancy situations (e.g., renter-occupied or owner-occupied). Consequently, a change in ownership for any property included in the overlay zone would not affect the property owner’s rights and responsibilities under the two ordinances.

Status of the Overlay Zone Properties Today

Fifteen properties were included in the original overlay zone. Below is a summary of the status for each property as of the date of this report.

Property Address	Land Use	Re-Build Status
26187 Adamor Road	S F Residential	Completed
26197 Adamor Road	S F Residential	Has Permits
27005 Eward Drive	S F Residential	Completed
5415 Parkmor Road	S F Residential	Completed
5421 Parkmor Road	S F Residential	Approved*
5427 Parkmor Road	S F Residential	Has Permits
5433 Parkmor Road	S F Residential	Completed
5444 Parkmor Road	S F Residential	Completed
5450 Parkmor Road	S F Residential	No Application
5456 Parkmor Road	S F Residential	Completed
5460 Parkmor Road	S F Residential	Pending Zone Clr.
26557 Agoura Road	Comm. (hotel)	Completed
4919 Las Virgenes Road	Comm. (Accessory)	Completed
4929B Las Virgenes Road	Commercial	Completed
5922 Las Virgenes Rd. (#s 555 & 565)	Multi-Fam. Res.	Completed

*\* Zoning approval obtained; construction permits pending*

From the above list, only two properties now remain for which planning entitlements have not been issued to rebuild – 5450 and 5460 Parkmor Road.

**REQUESTED ACTION:**

That the Planning Commission discuss the implementation status of the Woolsey Fire Overlay Zone, and provide to the City Council suggested future actions (if any) for furtherance of the ordinance and its implementation, sunseting of the ordinance, or other possible actions for consideration.

**ATTACHMENTS:**

Exhibit A: Ordinance No. 2018 - 372U

Exhibit B: Ordinance No. 2022 – 399U