

# Woolsey Fire Overlay Zone Progress Report



CITY *of* CALABASAS

Planning Commission  
March 21, 2024

# Woolsey Fire – 2018

In the second week of November, 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.

In the City of Calabasas, nine single-family homes were destroyed, and six other residential and non-residential structures sustained fire damage.



# Woolsey Fire Overlay Zone

The Calabasas City Council adopted on Nov. 28, 2018 Urgency Ordinance No. 2018 – 372U, which created a new overlay zone for the purpose of assisting impacted property owners with rebuilding.

The ordinance established and provided for:

- Streamlined and more expedient project review process;
- Development review fee waivers;
- Parameters for the rebuilding of conforming structures;
- Parameters for rebuilding previously legal non-conforming structures; and,
- Suspended certain Oak Tree Permit requirements that would otherwise have been triggered by site development.



# Woolsey Fire Overlay Zone

On October 12, 2022 the City Council adopted Urgency Ordinance No. 2022 – 399U, which maintained the substantive provisions of the 2018 ordinance, but extended the end of term an additional three years, from December 31, 2022 to December 31, 2025.

In addition, based on progress made by most of the affected properties to that point in time, the new urgency ordinance specified applicability to only five of the original 15 properties.



# Woolsey Fire Overlay Zone

- Allows owners to rebuild up to 20% greater square-footage than existed prior to the fire with a ministerial **Zoning Clearance** (no public hearing), provided that the new structure fully conforms to applicable development standards and does not encroach into setbacks any more than legally existed prior to the fire.
- Provides for an **Administrative Plan Review** (Director decision at a public hearing) for rebuilds involving 20% to 50% greater floor area than existed prior to fire.
- Specifies that a **Site Plan Review** (public hearing before the Planning Commission) is required to rebuild an additional 50% or greater square footage than previously existed.
- A **Site Plan Review and a Variance** for rebuilds failing to meet all development standards or increasing an existing legal nonconformity.





# Woolsey Fire Overlay Zone

The Ordinance makes no distinction regarding renter-occupied versus owner-occupied structures. Similarly, the Ordinance makes no distinction regarding property ownership status.

Accordingly, regardless of whether the November 2018 owner *or a successive owner* submits an application for re-build, the provisions of the overlay zone apply to the property. Also, no renter occupancy limitations may be imposed.



# Status of the Overlay Zone Properties Today

Property Address	Land Use	Re-Build Status
26187 Adamor Road	S F Residential	Completed
26197 Adamor Road	S F Residential	Has Bldg. Permits
27005 Esward 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 Bldg. 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	Zone Clearance pending
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*



# Conclusions

With 21 months still remaining until expiration, the Ordinance has fostered re-building 93% of the damaged and destroyed structures.

As intended by the City Council, the Woolsey Fire Overlay Zoning Ordinance provided:

- A more expeditious process for re-building damaged and destroyed homes and businesses; and,
- Preservation of legally established land use and zoning rights previously enjoyed by the owners.

