



# Craftsman's Corner Commercial Properties

City of Calabasas  
October 21, 2013

# Craftsman's Corner

## Agenda for Today's Meeting:

- Overview of LAC vs. City Research
  - Taxes and Licenses
  - General Regulatory Requirements
  - Development Requirements
  - Development Costs
  - Signage Regulations & Costs
  - Code Enforcement
- Questions and Answers



CITY of CALABASAS



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## Taxes and Licenses

<u>County of LA</u>	<u>City of Calabasas</u>
Property Tax Rate 1%	Same ( <i>State Rate</i> )
No Assessment District	Same
Business License Required	Same ( <i>LAC Req.</i> )
Tobacco Retailer License (\$235)	Same (no cost)
LA Co. Health Permits	Same ( <i>LAC Req.</i> )

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## Taxes and Licenses

County of LA

City of Calabasas

No Business Tax

Same (none)

UUT @ 4.5%

UUT @ 5%

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## General Regulatory Requirements

<u>County of LA</u>	<u>City of Calabasas</u>
Plastic Bag Ban	Same
Building Retrofit Req.	None
Restaurant Health Rating	Same
Styrofoam Ban	Same
None	Mobil Car Wash

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## General Development Requirements

<u>County of LA</u>	<u>City of Calabasas</u>
'Compact' Parking	Not Allowed
1 car/400sf (commercial)	1 Car/250sf*
1 car/250sf (retail)	Same*
35 feet	35 feet
No Setbacks	10' street side

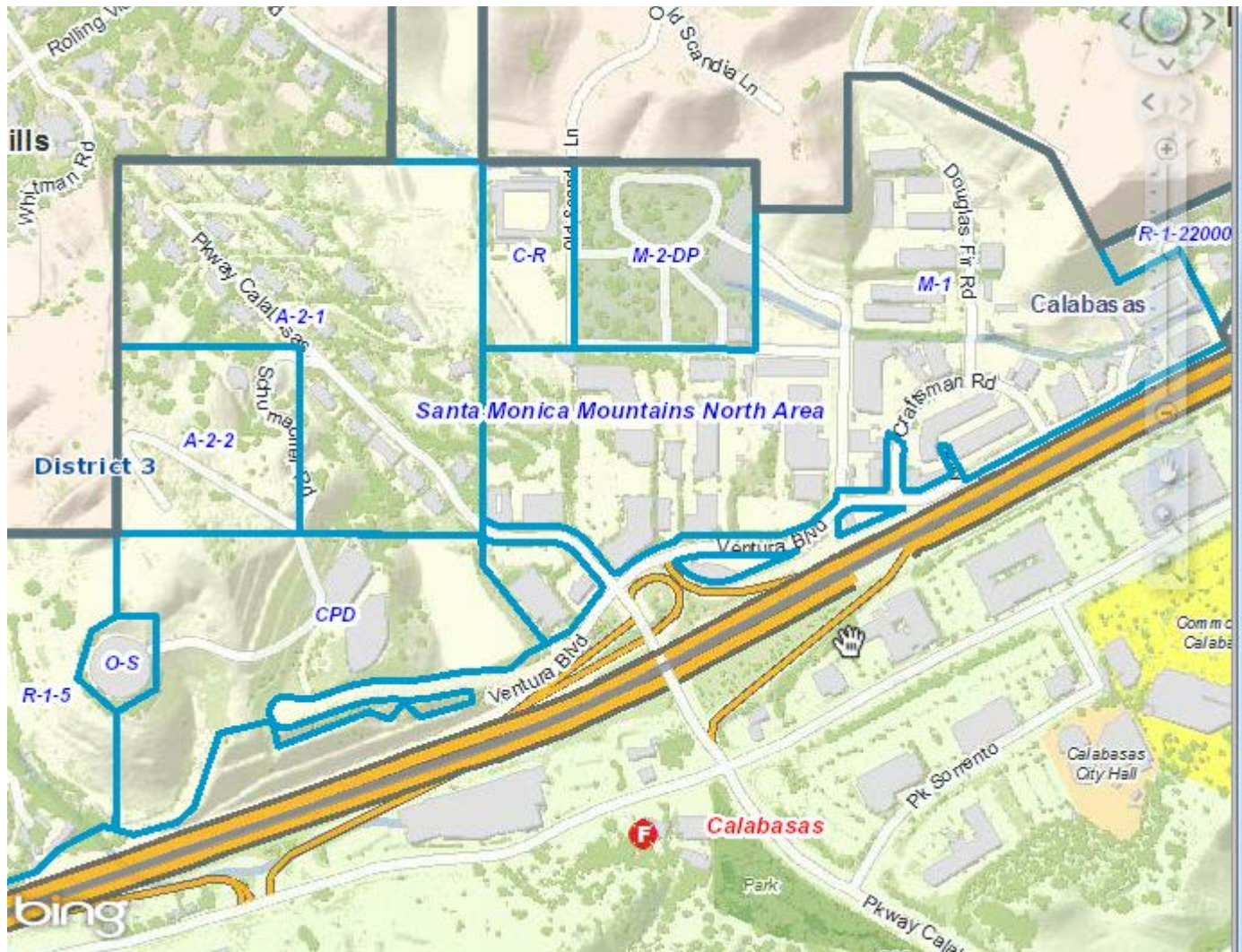
\*Calabasas Code permits up to a 25% reduction in req. parking

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## General Development Requirements

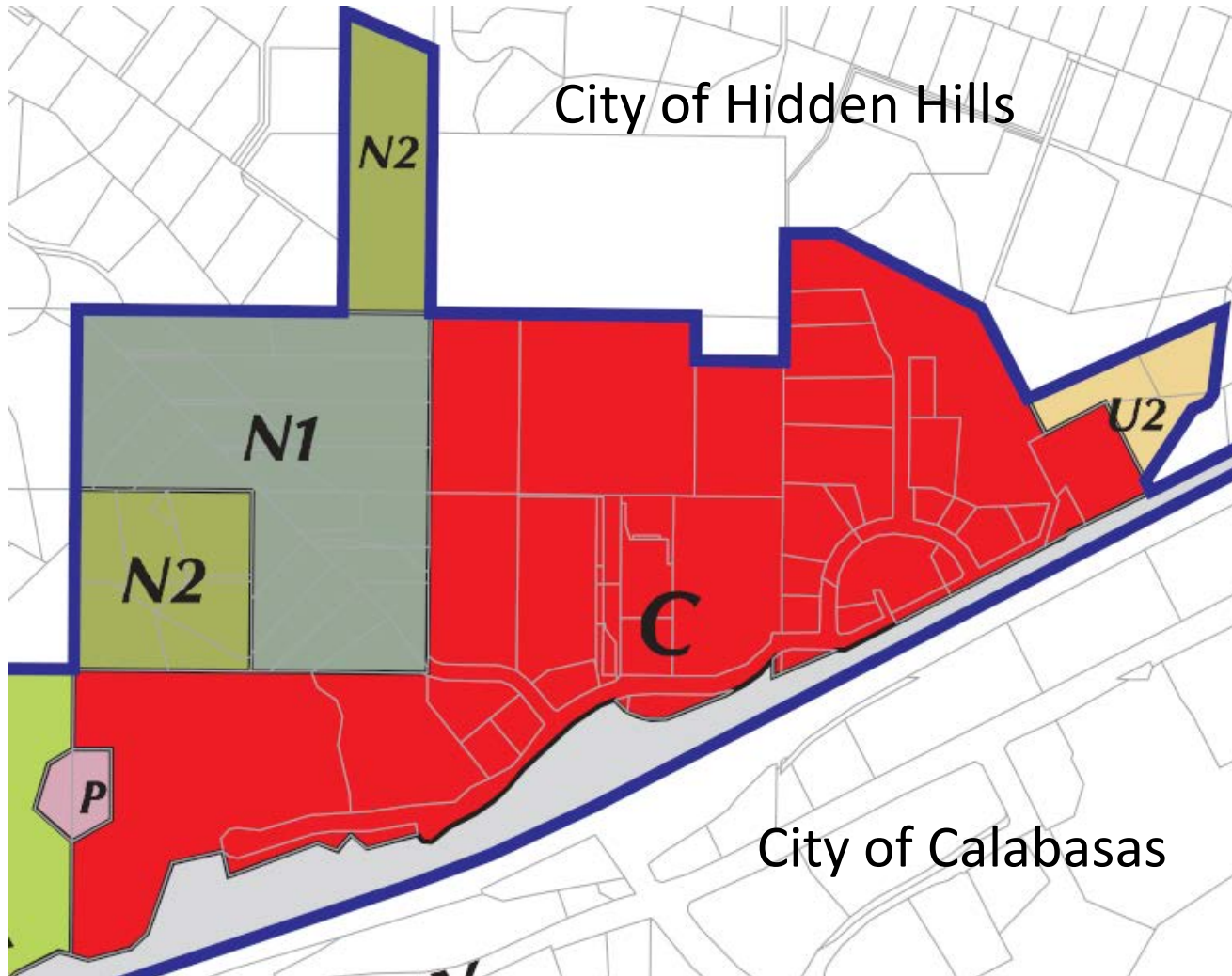
<u>County of LA</u>	<u>City of Calabasas</u>
Healthy Design Ordinance	None
Wireless Facility Policy	Ordinance
Green Building Code	Same
Scenic Corridor Policy	Ordinance
Dark Skies Ordinance	Same

# LAC Zoning Map





# LAC North Area Plan



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## North Area Plan Development Requirements

### County of LA

Max. FAR: .5

No Residential Allowed

Hotels Allowed

Retail Allowed

Light Industrial Allowed

### City of Calabasas

Max. FAR: .95

Allowed w/CUP

Allowed w/CUP

Same

No ("Grandfathered")

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## **“Grandfathered” Status**

- Legally permitted uses and structures can remain for their useful life
- Upon modification, use would need to conform to city standard(s)
- Approximately 80% of the Calabasas consists of “grandfathered” uses &/or structures
- Calabasas Code contains provisions to accommodate “grandfathered” structures

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## Other Development Requirements

<u>County of LA</u>	<u>City of Calabasas</u>
Accessory Structures - OK	OK
Tents, awnings, containers (?)	Only by TUP
Barbed-wire Fencing (?)	Prohibited
Refuse & recycling - Enclosure	Enclosure
Underground Utilities - No	Yes*
Max wall height - 6 feet	6 feet

\* For major new development projects.

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## Cost of Development – Planning Entitlements

<u>County of LA</u>		<u>City of Calabasas</u>
Site Plan Review	\$1,364	\$2,101
Cond. Use Permit	\$8,625	\$3,430
CEQA Neg. Dec.	\$3,022	\$1,184
Variance	\$8,625	\$2,255
Lot Line (2 lots)	\$1,552	\$1,495
Zone Change	\$12,848	\$3,825
Oak Tree Permit	\$8,625	\$2,856

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## Cost Of Development – Building Permits

<u>County of LA</u>		<u>City of Calabasas</u>
Water Heater	\$48.50*	\$19.50
600 Amp Elec.	\$106.00	\$193.00
Basic Permit	\$66.80	\$77.50
\$100K valuation	\$2,813	\$2,830
\$1M valuation	\$16,030	\$15,651

\* Includes required permit issuance fee

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## Signage Requirements

<u>County of LA</u>	<u>City of Calabasas</u>
Billboards Prohibited*	Prohibited*
3 s.f. per LF of frontage	.5 s.f. per LF
Roof Mounted Signs OK	Prohibited
Internal Illumination OK	Halo or Shielded
Window Signs - 25%	Same
Prohibited Outdoor Displays	Same
Sign Permit fee - \$840	\$312

\* Phase-out of existing non-conforming billboards

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## Code Enforcement Overview

- 9 out of 10 CE efforts involve residential properties
- Most commercial CE efforts consist of retail sign violations or unpermitted storage
- No current or recent past cases in the City's commercial - business zones



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## Questions & Answers

Tony Coroalles, City Manager

Tom Bartlett, City Planner



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