



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
REGULAR MEETING – WEDNESDAY, APRIL 24, 2019
CITY HALL COUNCIL CHAMBERS
100 CIVIC CENTER WAY, CALABASAS
www.cityofcalabasas.com**

The starting times listed for each agenda item should be considered as a guide only. The City Council reserves the right to alter the order of the agenda to allow for an effective meeting. Attendance at the entire meeting may be necessary to ensure interested parties hear a particular item. The public may speak on a closed session item prior to Council's discussion. To do so, a speaker card must be submitted to the City Clerk at least five minutes prior to the start of closed session. The City values and invites written comments from residents on matters set for Council consideration. **In order to provide councilmembers ample time to review all correspondence, any written communication must be submitted to the City Clerk's office before 5:00 p.m. on the Monday prior to the meeting. Note: Any written materials submitted to the City Council are public record under the Public Records Act.**

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance by Boy Scout Pack 333 – Web II Den 3
Approval of Agenda

7:15 P.M.

- Adjourn in Memory – Karyn Foley

PRESENTATIONS – 7:45 P.M.

- Recognition of Annemarie Flaherty for her years of service on the Agoura Hills/Calabasas Community Center
- Proclamation recognizing May as Better Hearing Month
- Introduction of Deputy Fire Chief, Anthony Marrone

ANNOUNCEMENTS/INTRODUCTIONS – 8:15 P.M.

ORAL COMMUNICATION – PUBLIC COMMENT – 8:25 P.M.

CONSENT ITEMS – 8:35 P.M.

1. Approval of meeting minutes from April 10, 2019
2. Adoption of Resolution No. 2019-1626, initiating proceedings for the levy and collection of assessments in connection with Landscape Maintenance District No. 22 and Landscape Lighting Act District Nos. 22, 24, 27, and 32 and ordering a preliminary Engineer's Report; adoption of Resolution No. 2019-1627 approving a preliminary Engineer's Report with respect to the levy and collection of assessments in connection with Landscape Lighting Act District Nos. 22, 24, 27, and 32 for Fiscal Year 2019-20; adoption of Resolution No. 2019-1628, declaring its intent to levy and collect assessments within Landscape Maintenance District No. 22 and Landscape Lighting Act District Nos. 22, 24, 27, and 32 and setting a time and place for a Public Hearing
3. Recommendation to award a contract to Granicus in the amount not to exceed \$97,620 for video streaming and the development and maintenance of the City's website
4. Approval of a request for a refund of fees paid in the amount of \$2,910 by the property owner, Sharon Dorn for the City's review and approval of a variance application to demolish an existing legal non-conforming two-story residence and construct a new 2,679 square-foot two-story single-family residence with an attached two car garage
5. Adoption of Resolution No. 2019-1625 amending Resolution No. 2018-1596, approving the reduction of a Planner position and addition of an Associate Planner position in the Community Development Department

NEW BUSINESS – 8:50 P.M.

6. Sheriff's crime report
7. Update on outreach efforts regarding plastic straws, stirrers and cutlery ban

PUBLIC HEARING – 9:15 P.M.

8. An appeal of the Planning Commission’s decision to approve a Site Plan Review permit to demolish an existing 4,207 square-foot, legal nonconforming two-story single-family residence with a detached three car garage, and construct a new 6,783 square-foot, two-story single-family residence with an attached three-car garage and appurtenant accessory structures on a 15,431 square-foot lot. The subject site is located at 4389 Park Vicente (APN: 2068-023-003) within the Residential, Single-Family (RS) zoning district. The Planning Commission approved this project at a public hearing held on March 7, 2019

Staff recommends that the City Council adopt City Council Resolution No. 2019-1624, denying the appeal and upholding the Planning Commission’s decision to approve the Site Plan Review permit for File No. 180001497

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)(General Rule Exemption) and 15303 (New Construction or Conversion of Small Structures)(Class 3)(a) of the California CEQA Guidelines

INFORMATIONAL REPORTS – 9:45 P.M.

9. Check Register for the period of March 28-April 10, 2019

TASK FORCE REPORTS – 9:50 P.M.

CITY MANAGER’S REPORT – 10:00 P.M.

FUTURE AGENDA ITEMS – 10:10 P.M.

ADJOURN – 10:15 P.M.

The City Council will adjourn in memory of former Councilmember Karyn Foley to their next regular meeting scheduled on Wednesday, May 8, 2019, at 7: 00 p.m.

**MINUTES OF A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA
HELD WEDNESDAY, APRIL 10, 2019**

Mayor Shapiro called the Closed Session to order at 6:04 p.m. in the Council Conference Room, 100 Civic Center Way, Calabasas, CA.

Present: Mayor Shapiro, Mayor pro Tem Weintraub,
Councilmembers Bozajian and Gaines
Via Teleconference: Councilmember Maurer

1. Conference with Legal Counsel; Initiation of Litigation
(Gov. Code § 54956.9(d)(4))
Number of Potential Cases: 1

The Council convened to Open Session in the Council Chambers at 7:01 p.m.

Mr. Howard announced that there was no definitive direction regarding Closed Session Item No. 1.

ROLL CALL

Present: Mayor Shapiro, Mayor pro Tem Weintraub,
Councilmembers Bozajian and Gaines
Via Teleconference: Councilmember Maurer
Absent: None
Staff: Ahlers, Bingham, Hernandez, Howard, Klein, Lysik, Tamuri
and Yalda

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Girl Scouts Brownie 2296 (3rd)

APPROVAL OF AGENDA

Councilmember Gaines moved, seconded by Mayor pro Tem Weintraub to approve the agenda. **MOTION CARRIED 5/0** as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian,
Gaines and Maurer

ANNOUNCEMENTS/INTRODUCTIONS

Members of the Council made the following announcements:

Councilmember Bozajian:

- Extended an invitation to an Egg Hunt event on April 13 at De Anza Park.
- Extended an invitation in celebration of Earth Day on April 13.

Councilmember Maurer:

- Reminded everyone that April 22 marks the first day of wildfire season, and encouraged the public to visit the web for information on emergency preparedness.

Councilmember Gaines:

- Wished the City a Happy Birthday on April 5, 1991.
- Congratulated the CHS Academic Decathlon team for taking fifth in the State Championships.
- Extended an invitation to the Chambers' Cal Cup Bowling tournament on April 26.
- Extended an invitation to the City's annual Fine Arts festival on May 4-5.
- Wished everyone a Happy Passover and Easter.

Mayor pro Tem Weintraub:

- Extended an invitation to the Chambers' Mayor Luncheon on May 16.
- Reminded residents that vaping is prohibited and enforced in the City.

Mayor Shapiro:

- Reminded residents that the City has passed an Ordinance to ban the single use of straws, stirrers, and cutlery, taking effect on April 30.
- Expressed appreciation to everyone for the well-attended and successful Las Virgenes Creek Restoration project ribbon-cutting ceremony.
- Extended an invitation to the Relay for Life event on May 25 at De Anza Park.
- Extended an invitation to the annual Calabasas Dodger Night on June 14.

PRESENTATIONS

- Recognition of Calabasas resident Mr. Robert Cowen, WWII Veteran commemorating his 100th birthday

Mayor Shapiro congratulated Mr. Robert Cowen on his very special birthday.

- Introduction of new Chief Financial Officer, Ron Ahlers

Mr. Ahlers shared some remarks.

- To Calabasas High School Robotics Team

Mayor Shapiro recognized and presented certificates to the students.

- To Calabasas High School Boys' and Girls' Basketball Teams

Mayor Shapiro recognized and presented certificates to the students.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Mark Levinson, Jeffrey Miller, Dan Beeman, Helene Regen, Kevin Cordasco and Joe Bellissimo spoke during public comment.

CONSENT ITEMS

1. Approval of meeting minutes from March 27, 2019
2. Recommendation to approve Resolution No. 2019-1618 approving the blanket authority to file applications for grant funds from the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs
3. Approval of professional services agreement with Downstream Services, Inc. in the amount of \$111,636 for quarterly maintenance of CDS units and storm drain devices
4. Adoption of Resolution No. 2019-1622, amending Resolution No. 2018-1597, approving the position and salary of a full-time Management Analyst
5. Adoption of Resolution No. 2019-1623, authorizing investment of monies in the Local Agency Investment Fund

Councilmember Bozajian pulled Consent Item No. 4

Councilmember Gaines moved, seconded by Mayor pro Tem Weintraub to approve Consent Item Nos. 1-3 and 5. MOTION CARRIED 5/0 BY ROLL CALL as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian, Gaines and Maurer

After discussion, Councilmember Gaines moved, seconded by Mayor pro Tem Weintraub to approve Consent Item No. 4. MOTION CARRIED 5/0 BY ROLL CALL as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian, Gaines and Maurer

NEW BUSINESS

6. Adoption of Resolution No. 2019-1621, updating the Citywide Fee Schedule to establish fees for Small Wireless Transmission Facility permits for the Planning Division

Mr. Klein and Ms. Tamuri presented the report.

Councilmember Gaines moved, seconded by Mayor pro Tem Weintraub to approve Item No. 6. MOTION CARRIED 5/0 BY ROLL CALL as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian, Gaines and Maurer

The meeting recessed at 8:41 p.m.

The meeting reconvened at 8:51 p.m.

7. Discussion and recommendation on the Wild Walnut Park Master Plan

Mr. Rubin presented the report

B. Sloane, Ed Albrecht and Rosa Besser spoke on Item No. 7

Mayor Shapiro read names of the following residents in favor of Wild Walnut Park.

Mike Sargent, Richard Medvitz, Sharon Linkletter, Art Hershey, Susanne Henning, Susie BeckMcGier, Scott Goldman, Jeanne Friedman, Connie Coffey, Joe Ross, Elaine Miller, S. Sloane, Ted Schwartz and Susan Schwartz

After extensive discussion, Mayor pro Tem Weintraub moved, seconded by Councilmember Maurer to approve Wild Walnut Masterplan option 2. MOTION CARRIED 5/0 BY ROLL CALL as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian, Gaines and Maurer

INFORMATIONAL REPORTS

8. Check Register for the period of March 20-27, 2019

Councilmember Bozajian requested information regarding costs of tickets for

prior Dodger games.

TASK FORCE REPORTS

Councilmember Bozajian reported his attendance to a Contract Cities meeting where he was informed by the Sheriff that a new Captain is expected by the summer, and that the Council would be updated with the selection.

In Addition, Councilmember Bozajian announced that the Executive Director of AHCCC, Annemarie Flaherty submitted her resignation, and requested she be recognized at the next Council meeting.

Mayor pro Tem Weintraub reported that Councilmember Gaines and she met with a representative from LA Family Housing regarding Proposition H.

In addition, Mayor pro Tem Weintraub reported that Mayor Shapiro and she met with staff, the City Manager and Consultant, Jonathan Kramer, as part of the wireless subcommittee.

Mayor pro Tem Weintraub also reported her attendance to a CPA public outreach committee meeting where they discussed Green Business Initiatives.

Lastly, Mayor pro Tem Weintraub reported that Mayor Shapiro, the City manager and she attended an emergency preparedness task force meeting.

Mayor Shapiro reported his attendance to a League of California Cities meeting where the governor's budget was discussed, as well as inception and process of new State Bills.

In addition, Mayor Shapiro reported his attendance to a CHD SCAG committee meeting.

CITY MANAGER'S REPORT

Dr. Lysik announced that information regarding the reopening of City parks is now available and accessible on the City's webpage.

FUTURE AGENDA ITEMS

Councilmember Bozajian announced that the Council will adjourn in memory of Karyn Foley at the next scheduled meeting on April 24. In addition, Councilmember Bozajian requested a future discussion regarding public safety at municipal cities, particularly the Civic Center.

Councilmember Maurer requested an updated EOC chart as well as a schedule regarding training for staff.

Mayor Shapiro reported that the April 27 workshop has been moved to a future date to be determined. In addition, Mayor Shapiro announced that the June 12 Council meeting will start at 7:30 p.m. to allow participation in culmination ceremonies at the middle schools.

ADJOURN

Councilmember Gaines moved, seconded by Mayor pro Tem Weintraub to adjourn the meeting at 10:15 p.m. to the next regular meeting scheduled on Wednesday, April 24, 2019, at 7:00 p.m. MOTION CARRIED 5/0 as follows:

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Bozajian, Gaines and Maurer

Maricela Hernandez, MMC, CPMC
City Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: APRIL 12, 2019

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM:  ROBERT YALDA, PUBLIC WORKS DIRECTOR / CITY ENGINEER
HEATHER MELTON, LANDSCAPE DISTRICTS MAINTENANCE
MANAGER**

SUBJECT:

ADOPTION OF RESOLUTION NO. 2019-1626, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 22 AND LANDSCAPE LIGHTING ACT DISTRICT NOS. 22, 24, 27 AND 32 AND ORDERING A PRELIMINARY ENGINEER'S REPORT; RESOLUTION NO. 2019-1627, APPROVING A PRELIMINARY ENGINEER'S REPORT WITH RESPECT TO THE LEVY AND COLLECTION OF ASSESSMENTS IN CONNECTION WITH LANDSCAPE LIGHTING ACT DISTRICT NOS. 22, 24, 27 AND 32 FOR FISCAL YEAR 2018-19; RESOLUTION NO. 2019-1628, DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 22 AND LANDSCAPE LIGHTING ACT DISTRICTS NOS. 22, 24, 27 AND 32 AND SETTING A TIME AND PLACE FOR PUBLIC HEARING

MEETING DATE: APRIL 24, 2019

BACKGROUND:

The City of Calabasas administers four (4) landscape assessment districts, pursuant to the Landscape and Lighting Act of 1972:

Landscape Lighting Act District No. 22 - Calabasas Park Area (LLAD 22)

Landscape Lighting Act District No. 24 - Lost Hills Road & The Saratogas (LLAD 24)

Landscape Lighting Act District No. 27 - Las Virgenes Road (LLAD 27)
Landscape Lighting Act District No. 32 – Agoura Road/Lost Hills Road
Commercial District (LLAD 32)

The City also levies one assessment in a District formed pursuant to the Improvement Act of 1911:

Landscape Maintenance District No. 22 - Calabasas Park Area (LMD 22)

The Districts were transferred to the City from Los Angeles County, July 1, 1995, at the request of property owners within the boundaries of the existing districts. In 1997, following the adoption of Proposition 218 by the state electorate, the assessment methodologies of the 1972 Act districts were affirmatively balloted by the property owners within those Districts. Since then, assessments have been increased in several Zones of the districts, with the approval of parcel owners in assessment ballot proceedings.

DISCUSSION/ANALYSIS:

The assessment formula in LLAD 22 for Fiscal Year 2019-2020 will be the same as the previous year, except in Classic Calabasas Park HOA. This Zone has requested the City to ballot for an assessment increase. The City will conduct an assessment ballot proceeding in this Zone only with respect to the proposed increased assessment.

The assessment formula is specific to each Zone and reflects the cost for maintenance of landscaping, pest control, trees, utilities and annual fire break clearance/weed abatement, divided equally amongst those parcel owners. Each Zone will have a 'not to exceed' budget established by the number of parcels times the amount of the assessment. For example, a Zone with 400 parcels at \$621.43 per parcel per year will generate \$248,572.00 in revenue, to be used for the maintenance within that Zone. A reserve fund must be maintained in order to provide for cash flow in the first half of the next fiscal year. A landscape maintenance contract for LMD/LLAD 22 was bid in the first quarter of Fiscal Year 2010-2011. For four of the Zones within LLAD 22 a new landscape maintenance contract was executed in June, 2014.

In addition, this year the City will implement a 3.81% CPI inflation adjustment to Landscape Maintenance District No. 22 for the majority of the Landscape Lighting Act District No. 22 Zones, except for Classic Calabasas Park which requested to go to ballot for an 11.50% increase and Mont Calabasas which requested to go to ballot for a 45% increase for Fiscal Year 2019-2020.

Landscape Lighting Act Districts 24, 27 and 32 will remain the same as last year (aside from implementation of a 3.81% CPI inflation adjustment) and will not be balloted.

The Council will be asked to approve three resolutions initiating the annual assessment district administration process. If the Council approves the resolutions a sequence of events follows which includes a Public Hearing on June 12, 2019. If changes are required due to public input, the Final Engineer's Report and the tax roll will be modified to reflect those changes. The tax roll must be submitted to the Los Angeles County Assessor's Office by August 9, 2019.

FISCAL IMPACT/SOURCE OF FUNDING:

The Landscape Lighting Act Districts are funded by assessments, which are earmarked for use within specific boundaries. The Landscape Maintenance District is funded by ad valorem funds.

REQUESTED ACTION:

Adoption of Resolution No. 2019-1626, initiating proceedings for the levy and collection of assessments within Landscape Lighting Act District Nos. 22, 24, 27 and 32 for Fiscal Year 2019-2020; Resolution No. 2019-1627, approving a Preliminary Engineer's Report with respect to the levy and collection of assessments in connection with Landscape Lighting Act District Nos. 22, 24, 27 and 32 for Fiscal Year 2019-2020; Resolution No. 2019-1628 declaring its intent to levy and collect assessments within Landscape Lighting Act District Nos. 22, 24, 27 and 32 for Fiscal Year 2019-2020.

ATTACHMENTS:

- A Resolution No. 2019-1626 Initiating Proceedings
- B Resolution No. 2019-1627 Approving a Preliminary Engineer's Report
- C Resolution No. 2019-1628, Declaring Intent to Levy
- D Preliminary Engineer's Report

**ITEM 2 ATTACHMENT A
RESOLUTION NO. 2019-1626**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND
COLLECTION OF ASSESSMENTS IN CONNECTION WITH LANDSCAPE
MAINTENANCE DISTRICT NO. 22 AND LANDSCAPING LIGHTING ACT
DISTRICT NOS. 22, 24, 27, AND 32 FOR FISCAL YEAR 2019-20 AND
ORDERING PREPARATION OF A PRELIMINARY ENGINEER'S REPORT.**

WHEREAS, as part the City's Landscape Maintenance Districts Program, the City Council annually levies assessments in connection with four existing assessment districts, Landscape Lighting Act District No. 22, Landscape Lighting Act District No. 24, Landscape Lighting Act District No. 27, and Landscape Lighting Act District No. 32 (collectively the "Districts" and each a "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"); and

WHEREAS, the City also levies annual ad valorem assessments in connection with Landscape Maintenance District No. 22; and

WHEREAS, the City Council desires to initiate proceedings to levy these assessments for Fiscal Year 2019-20.

**THE CITY COUNCIL OF THE CITY OF CALABASAS HEREBY FINDS,
CONCLUDES, AND RESOLVES AS FOLLOWS:**

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby initiates proceedings to levy the Fiscal Year 2019-20 assessment in connection with Landscape Maintenance District No. 22, Landscaping Lighting Act District No. 22, Landscaping Lighting Act District No. 24, Landscaping Lighting Act District No. 27, and Landscaping Lighting Act District No. 32.

Section 3. The general nature of the improvements shall not be changed from prior years. However, the specific improvements to be maintained, installed or serviced in connection with each District shall be modified as determined by the interactive process conducted by the City and homeowner's associations in connection with the bidding process for landscape maintenance services.

Section 4. The City Council designates Willdan Financial Services as Assessment Engineer and directs the Assessment Engineer to prepare and file with the City Clerk a preliminary engineers report with respect to the Fiscal Year 2019-20 levy of the assessments in connection with the Districts. Such report shall comply

with all requirements of Assessment Law and Article XIII D of the California Constitution.

Section 5. The City Clerk shall certify as to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 24th day of April 2019.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC, CPMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney

**ITEM 2 ATTACHMENT B
RESOLUTION NO. 2019-1627**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS,
CALIFORNIA, APPROVING A PRELIMINARY ENGINEER'S REPORT
WITH RESPECT TO THE LEVY AND COLLECTION OF ASSESSMENTS
IN CONNECTION WITH LANDSCAPE LIGHTING ACT DISTRICT NOS.
22, 24, 27 AND 32 FOR FISCAL YEAR 2019-2020.**

WHEREAS, by prior resolution, the City Council initiated proceedings to Levy and Collect Assessments for Fiscal Year 2019-20 in connection Landscape Lighting Act District No. 22, Landscape Lighting Act District No. 24, Landscape Lighting Act District No. 27, and Landscape Lighting Act District No. 32 (collectively the "Districts" and each a "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"), as well as in connection with with Landscape Maintenance District No. 22; and

WHEREAS, by prior resolution, the City Council designated Willdan Financial Services to serve as Assessment Engineer with respect to the Districts and directed the Assessment Engineer to prepare and file a report with respect to the Fiscal Year 2019-2020 assessments levied in connection with the Districts; and

WHEREAS, a report of the Assessment Engineer, entitled "Preliminary Engineer's Report for Landscape Lighting Act Districts No. 22, 24, 27 & 32, City of Calabasas" dated April 24th, 2019, (the "Report") is on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, the City Council has carefully examined and reviewed the Report as filed and desires to approve the Report as filed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES
HEREBY RESOLVE AS FOLLOWS:**

Section 1. The foregoing recitals are all true and correct.

Section 2. The City Council finds that the Report meets all requirements of Article 4 of Chapter 1 of the Assessment Law and Article XIII D of the California Constitution.

Section 3. The Report is hereby approved as filed, without modification.

PASSED, APPROVED AND ADOPTED this 24th day of April 2019.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC, CPMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney

**ITEM 2 ATTACHMENT C
RESOLUTION NO. 2019-1628**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 22 AND LANDSCAPE LIGHTING ACT DISTRICT NOS. 22, 24, 27 AND 32 AND SETTING A TIME AND PLACE FOR PUBLIC HEARING.

WHEREAS, by prior resolution, the City Council initiated proceedings to levy and collect assessments for Fiscal Year 2019-20 in connection with Landscape Lighting Act District No. 22, Landscape Lighting Act District No. 24, Landscape Lighting Act District No. 27, and Landscape Lighting Act District No. 32 (collectively the "Districts" and each a "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"), as well as in connection with Landscape Maintenance District No. 22; and

WHEREAS, by prior resolution, the City Council approved the Report of Willdan Financial Services, as Assessment Engineer, entitled "Preliminary Engineer's Report for Landscape Lighting Act Districts No. 22, 24, 27 & 32, City of Calabasas" and dated April 24th, 2019, (the "Report"), which Report is on file in the office of the City Clerk and available for public inspection; and

WHEREAS, the City Council desires to move forward with proceedings to levy the Fiscal Year 2019-20 assessments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are all true and correct.

Section 2. The City Council declares its intention to levy and collect an assessment for Fiscal Year 2019-20 in connection with the Districts.

Section 3. The proposed improvements to be maintained in connection with the Districts are generally described as landscape maintenance, tree trimming and brush clearance. No substantial changes are proposed in the nature of improvements funded through the Districts, though modifications to the precise plan of services are set forth in the Report and documents incorporated therein.

Section 4. The distinctive designations of the Districts are (i) "Landscaping Lighting Act District No. 22", which is generally located in the Calabasas Park Area,

(ii) "Landscaping Lighting Act District No. 24", which is generally located in the Malibu Lost Hills and Saratogas Developments, (iii) "Landscaping Lighting Act District No. 27", which is generally located in the Las Virgenes Canyon Area, and (iv) "Landscaping Lighting Act District No. 32", which is generally located in the Malibu Hills Road, Agoura Road, Lost Hills Road Commercial District. The ad valorem assessment district designated "Landscape Maintenance District No. 22" is generally located in the Calabasas Park area.

Section 5. Reference is made to the Report for a full and detailed description of the public facilities to be maintained in connection with the Districts, of the boundaries of the Districts, and of the proposed assessments upon assessable lots and parcels of land within the Districts.

Section 6. The amount of the assessment is unchanged from Fiscal Year 2018-2019 except a 3.81% CPI inflation adjustment as approved in previous years' proceedings under Article XIID of the California Constitution (Proposition 218).

Section 7. The City Council will hold a hearing (the "Hearing") on the Fiscal Year 2019-20 levy of assessments in connection with the Districts and in connection with Landscape Maintenance District No. 22, on June 12th, 2019, at 7:00 p.m., or as soon thereafter as feasible, in the Council Chambers located at Calabasas City Hall, 100 Civic Center Way, Calabasas California. At the Hearing, all interested persons shall be permitted to present written and/or oral testimony regarding the proposed assessment.

Section 8. The City Clerk is ordered to give notice of the Hearing as required by Section 22626(a) of the Assessment Law.

Section 9. The City Council designates Heather Melton, Landscape Districts Maintenance Manager, who may be contacted at (818) 224-1600, as the person whom interested parties may contact for information.

PASSED, APPROVED AND ADOPTED this 24th day of April, 2019.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC, CPMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney



CITY of CALABASAS

City of Calabasas

Landscaping Lighting Act District Nos. 22, 24, 27 & 32 (1972 Act Districts)

FISCAL YEAR 2019/2020 ENGINEER'S REPORT

Intent Meeting: April 24, 2019
Public Hearing: June 12, 2019
Extended Public Hearing: June 26, 2019

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ENGINEER'S REPORT AFFIDAVIT

***Landscaping Lighting Act District Nos. 22, 24, 27 & 32
(1972 Act Districts)***

City of Calabasas
Los Angeles County, State of California

This Report describes the Landscaping Lighting Act District Nos. 22, 24, 27 & 32 therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2019/2020, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2019.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Calabasas

By: _____
Stacey Reynolds, Senior Project Manager
District Administration Services

By: _____
Richard Kopecky
R. C. E. # 16742

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I. Introduction

The City of Calabasas under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”), and the provisions of the California Constitution Article XIII D (the “Constitution”), annually levies and collects special assessments for the City’s maintenance assessment districts designated as:

Landscaping Lighting Act District Nos. 22, 24, 27 & 32 (1972 Act Districts)

The County of Los Angeles formed the Districts pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code Section 22500et seq.), prior to the incorporation of the City of Calabasas. In July 1995, the County of Los Angeles transferred the following four Districts to the City of Calabasas:

Landscaping Lighting Act District No. 22 (Calabasas Park Area) (Formed in 1979)

Landscaping Lighting Act District No. 24 (Lost Hills Road and The Saratogas) (Formed in 1984)

Landscaping Lighting Act District No. 27 (Las Virgenes Road) (Formed in 1984)

***Landscaping Lighting Act District No. 32 (Agoura Road/Lost Hills Road Commercial District)
(Formed in 1989)***

This report presents the engineering analysis for the annual administration of the four Districts. Through the levy and collection of benefit assessments, the four Districts fund maintenance and operation of landscape improvements. For Fiscal Year 2019-20, Landscape Lighting Act District Nos. 22, 24, 27 and 32 assessments will be levied based on the previously approved methodology, at the same rate as was in effect in Fiscal Year 2018-19, plus a CPI inflation adjustment as recommended by the City of Calabasas’ Chief Financial Officer. As the assessments are levied on the basis of benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the Constitution of the State of California. The assessments are governed by Articles XIII D of the Constitution.

In accordance with the 1972 Act, the Districts utilize benefit zones (“Zones”) to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the Districts. Within the boundaries of the Districts, parcels are assigned to various Zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

These 1972 Act Districts fund landscape maintenance services and are funded by annual benefit assessments levied against each parcel in each District. The word “lighting” was apparently included in their names as a reference to the Landscaping and Lighting Act of 1972.

HISTORICAL INFORMATION

In Fiscal Year 1997-98, assessment ballot proceedings were conducted pursuant to Proposition 218 (Articles XIII C and XIII D of the California Constitution) for each of the four Districts. There was not a majority protest against any of the assessments, and the assessment methodology was approved by the City Council. The approved methodology reserved to the City Council the right each year to implement an inflation adjustment in these Districts. Implementation of the annual inflation adjustment, which is based on the Consumer Price Index (CPI), does not constitute an assessment increase for purposes of Proposition 218, because landowners in the Fiscal Year 1997-98 assessment ballot and subsequent balloting’s authorized these adjustments.

Landscape Lighting Act District No. 22

In fiscal year 2002-03, fifteen (15) parcels located in the City of Calabasas were annexed into the Commercial Area, Calabasas Road. The Assessor Parcel Numbers are as follows:

Annexed Assessor Parcel Numbers		
2068-002-023	2069-009-021	2069-009-900
2068-002-035	2069-009-027	2069-032-025
2069-009-008	2069-009-029	2069-032-027
2069-009-012	2069-009-030	2069-032-900
2069-009-020	2069-009-031	2069-032-901

In Fiscal year 2009-10, Zone 15, Park Sorrento Condominium HOA was detached from LLAD 22.

In Fiscal year 2011-12, Zone 18, Calabasas Ridge HOA was detached from LLAD 22.

In Fiscal Year 2018-19, the District attempted to increase the assessment rate for Classic Calabasas Park. In compliance with Proposition 218, the proposed rate was submitted to the property owners via mailed ballots. The ballots were tabulated on June 18, 2018, where majority protest denied the increase in assessment.

Landscape Lighting Act District No. 24

In fiscal year 2000-01, Mira Monte (Tract No. 52150) (Assessor’s Parcel No. 2064-004-91 and its successor parcels) was annexed into LLAD 24, and Calabasas View HOA, was detached from LLAD 24.

In fiscal year 2002-03, two hundred seventy (270) parcels in Saratoga Ranch and Saratoga Hills HOAs were annexed into LLAD 24.

Landscape Lighting Act District No. 27

In Fiscal Year 2016-17, the City of Calabasas, at the request of Mont Calabasas member homeowner association (HOA) Board of Directors, proposed annexing Mont Calabasas HOA Zone into Landscaping Lighting District No. 27 (LLAD27). In compliance with Proposition 218, the proposed annexation into the District and assessment was submitted to the property owners via mailed ballots. The ballots were tabulated at the June 22, 2016 Council Meeting and 77.78% of the ballots returned were in favor of annexation. By Resolution No. 2016-1504, the Council adopted Mont Calabasas annexation into District No. 27

Landscape Lighting Act District No. 32

In Fiscal Year 2000-01 Mira Monte (Tract No. 52150) (Assessor’s Parcel No. 2064-004-91 and its successor parcels) was detached from LLAD 32 and annexed into LLAD 24.

DISTRICT CHANGES FOR FISCAL YEAR 2019/2020

Landscape Lighting Act District No. 22

In fiscal Year 2019/2020 there will be balloting procedures held for the Landscape and Lighting Act District No. 22, for the Classic Calabasas Park zone. The Fiscal Year 2018/2019 rate will be increased by 11.50% for Fiscal Year 2019/2020 if approved by property owners. The new rate and total assessment are reflected in the Budget and Rate Tables for the District/Zone. If majority protest exists, the District will revert to the previously approved rate for Fiscal Year 2018/2019 plus an inflationary increase of 3.81%.

Landscape Lighting Act District No. 27

In fiscal Year 2019/2020 there will be balloting procedures held for the Landscape and Lighting Act District No. 27, for the Mont Calabasas zone. The Fiscal Year 2018/2019 rate will be increased by 41.23% for Fiscal Year 2019/2020,

2020/2021 and 2021/2022 if approved by property owners. In Fiscal Year 2022/2023 the rate will revert back to the previously approved maximum rate including any inflationary adjustments. The new rate and total assessment are reflected in the Budget and Rate Tables for the District/Zone. If majority protest exists, the District will revert to the previously approved rate for Fiscal Year 2018/2019 plus an inflationary increase of 3.81%.

ANNUAL CONSUMER PRICE INDEX ADJUSTMENT

The maximum assessment rate may increase each fiscal year based on the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the Los Angeles-Long Beach-Anaheim areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued).

Assessments for the Districts are subject to an increase each year equal to the 12-month average percent change in the annual Consumer Price Index, All Urban Consumers, for the Los Angeles-Long Beach-Anaheim areas ("CPI"), from January 1st through December 31st of the fiscal year prior to the subject fiscal year. Future annual budgets within this limit may be approved by the City Council without additional property owner ratification. A CPI increase may be exceeded only by a majority parcel owner approval. For Fiscal Year 2019-20, Landscape Lighting Act District Nos. 22, 24, 27, and 32 assessments will be increased by 3.81% annual CPI inflation adjustment per the City of Calabasas' Chief Financial Officer.

REPORT CONTENT AND ANNUAL PROCEEDINGS

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for fiscal year 2019/2020. If any section, subsection, sentence, clause, phrase, portion, or zone, of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, or zone, thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, or zones, might subsequently be declared invalid or unconstitutional.

This Report outlines the Districts Zone structures, the improvements, and the proposed assessments to be levied in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for fiscal year 2019/2020. The annual assessments to be levied on properties within the Districts provide a funding source for the continued operation and maintenance of landscaping improvements within various zones of benefit ("Zones") that provide special benefits to the properties within the Districts and each respective Zone. Each fiscal year, the City establishes the assessments for the Districts based on an estimate of the costs to maintain, operate and service the improvements and based upon available revenues including fund balances, general benefit contributions and additional City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the Districts may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves or for periodic maintenance and improvement rehabilitation projects as authorized by the 1972 Act. Each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

Each District outlined in this Report is a reflection of the various improvements and the types of improvements and services to be provided by the Districts for the properties that are directly associated with and benefit from those improvements. The net annual cost to provide the improvements for each District are allocated to the benefiting properties within that District using a weighted method of apportionment (refer to Assessment Methodology, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the improvements in the Districts and services.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments the Council will, by Resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessments as approved will be submitted to the Los Angeles County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer’s Report describes the improvements to be provided, maintained and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2019/2020.

While the budgets outlined in this Report reflect the estimated costs necessary to fully and adequately provide for the maintenance and operation of the improvements within the District, many of these estimated costs and associated services cannot be funded by the current special benefit assessment revenues and the City contribution for those improvements or portions thereof determined to be general benefits. Therefore, in addition to the City’s contribution for general benefit costs, in some Districts, at the discretion of the City Council, the City may also provide additional funding to support the improvements and/or implement service reductions. To fully fund the improvements that are considered special benefits, it may be necessary in the future to increase assessment revenues which would require the support of the property owners for new or increased assessments through a ballot proceeding conducted under the provisions of the California Constitution Article XIII D.

II. Plans and Specifications

The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the year when this Report is prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Plans and specifications showing each District's exterior boundaries; and indicating the general nature, location and extent of improvements.

Several items related to the Districts are on file and available for review at the City of Calabasas Public Works Department, Landscape Maintenance Division office.

For Landscape Lighting Act District No. 22, each member HOA has an individual maintenance contract. The member HOAs have been designated as "Zones"; each Zone has been given a number. The City has on file for each Zone a maintenance contract listing the work contracted and a diagram(s) detailing maintenance service work areas.

IMPROVEMENT AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to the Districts, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

DESCRIPTION OF IMPROVEMENTS

As authorized by the 1972 Act, the improvements provided by the Districts and associated with each Zone incorporate various improvements that are maintained and serviced for the benefit of real property within the Districts. The maintenance of the improvements may also include various appurtenances that may include but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone. The improvements provided within the District and for which parcels receive special benefits are generally described in the following

Note: The four Districts do not necessarily provide every service authorized under the 1972 Act. For example, while these Districts provide electrical current to power irrigation systems, fountains, landscape lighting, Calabasas Lake aeration systems, and Association Park lake sidewalk lighting, they do not fund LLAD residential or commercial district street lighting.

IMPROVEMENTS AND SERVICES WITHIN THE DISTRICTS

The purpose of the District is to fund the maintenance and servicing of parkway landscape improvements installed in connection with development of properties within the District. The landscape improvements maintained by each District are generally described as follows:

Landscape Lighting Act District No. 22

LLAD 22 provides for the maintenance of landscape of the common areas and open space areas located within member homeowner associations (HOA) referred to as “Zones”. The HOA common areas are either owned in common or privately owned, with easements granted to the District for landscape maintenance purposes. The maintenance of landscape also includes greenbelt and slope areas as well as annual weed abatement/brush clearance for fuel reduction/fire safety.

Landscape Lighting Act District No. 24

LLAD 24 provides maintenance of landscape within street right-of-way and open space areas. The open space areas include slopes and creek banks. Maintenance of landscape on streets within right-of-way includes parkways, center medians, adjacent turf areas, trees, and annual weed abatement/brush clearance for fuel reduction/fire safety.

Roadways with landscape in the public right-of-way includes landscaped center medians, trees, and adjacent turf areas that are conditions of development and are maintained by the District to soften and mitigate the impacts of traffic on the residential tracts within the District. The landscape improvements are located on the residential roadway serving the Malibu Lost Hills community, including Lost Hills Road south of Malibu Hills Road to Las Virgenes Road, Calabasas Hills Road, Meadow Creek Lane, portions of Las Virgenes Road, and designated slope areas along Las Virgenes Creek.

Landscape Lighting Act District No. 27

LLAD 27 provides maintenance of landscape within street right-of-way. Maintenance of landscape on streets within right-of-way includes parkways, center medians, and street trees.

The area of landscape improvements generally referred to as Las Virgenes Road are: On Las Virgenes Road, the east sidewalk and center medians beginning at 3560 Las Virgenes Road and continuing north to Thousand Oaks Blvd.; on Las Virgenes Road north of Thousand Oaks Blvd., the east sidewalk area north to the end of Las Virgenes Rd.; at the northwest corner of Thousand Oaks Blvd. and Ruthwood Drive the public right-of-way area located immediately behind the sidewalk; on the south side of Thousand Oaks Blvd., the sidewalk area from Las Virgenes Road to the flood control channel; and the sidewalk area on the north side of Thousand Oaks Blvd. from Las Virgenes Road to Ruthwood Drive.

For the Mont Calabasas HOA Zone, the improvements include the maintenance of Las Virgenes Road as described above and in addition, provides for the maintenance of landscape of common areas and open space areas located within the Zone. The HOA common areas are either owned in common or privately owned, with easements granted to the District for landscape maintenance purposes. The maintenance of landscape may also include greenbelt and slope areas, as well as annual weed abatement/brush clearance for fuel reduction/fire safety.

Landscape Lighting Act District No. 32

LLAD 32 provides maintenance of landscape within street right-of-way. Maintenance of landscape on streets within right-of-way includes center medians and street trees.

The landscape improvements maintained by the District are located on the major streets serving the Lost Hills Commercial Area, including Agoura Road from the west side of Malibu Hills Road to the eastern boundary of 26750 Agoura Road, Malibu Hills Road, Shadow Hills Road, and the portion of Lost Hills Road from Interstate 101 to the south side of Malibu Hills Road.

District Updates

In November of 2018, The Woolsey Fire severely damaged and affected many of the improvement areas within the Landscape Lighting Act Districts, including significant damages to medians within District No. 24 and significant loss of trees within District No. 27, due to removal of burned trees, for safety reasons.

III. METHOD OF APPORTIONMENT

Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Articles provide that only special benefits are assessable. The City must separate the general benefits from the special benefits conferred on a parcel; a special benefit being a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district.

In Fiscal Year 1997-98, the four Districts conducted an assessment ballot proceeding pursuant to Proposition 218; the assessment methodology was approved by a majority of District parcel owners and the City Council. The City reserves the right to implement the previously approved inflation adjustment in these Districts. Implementation of the annual inflation adjustment, which is based on the annual Consumer Price Index (CPI), does not constitute an assessment increase for purposes of Proposition 218, because parcel owners in the Fiscal Year 1997-98 assessment ballot and subsequent balloting's authorized these adjustments.

Each District will be discussed in terms of background, special benefit, general benefit, and assessment formula. Certain terms used throughout the Method of Assessment are defined below.

DEFINITIONS

Special Benefit: Articles XIII C and XIII D of the California Constitution define special benefit as "a particular and distinct benefit over and above the general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute 'special benefit.'" The following Method of Apportionment of Assessment for each District analyzes the special benefit each parcel receives from the improvements funded in each District. The cost of landscape maintenance is distributed to parcels in each District based on the special benefit each parcel receives by an assessment formula. Within the Districts, zones of benefit may be designated based on spreading the cost of the improvements associated with each Zone over the parcels within that Zone.

Each assessed parcel within each District receives a particular and distinct Special Benefit from the improvements. The operation and maintenance of the landscape improvements provides a Special Benefit to the parcels within each District even though there may not be landscaping immediately adjacent to a particular parcel. Special Benefits associated with landscaped improvements are:

- The proper maintenance of landscape along streets provides noise abatement and visual barriers to reduce the negative impact of the streets upon nearby parcels within the District.
- Landscape improvements provide environmental enhancement to nearby parcels through erosion control, dust and debris control, and weed abatement for fire safety.
- The aesthetic desirability of parcels within the District is specifically enhanced by the presence of well-maintained open space, greenbelts, street medians, and frontage landscape.
- Having properly maintained landscape readily accessible to properties within the District means the owners of the assessed parcels may enjoy the benefits of having such improvements available for use while avoiding the effort and expense of individually installing and maintaining similar improvements.
- Where the District is providing maintenance along easements on privately held property, it is providing landscape services that otherwise would be direct expenses of the owners of such property.
- State and City laws generally hold property owners individually responsible for the safe and proper maintenance of their frontages.

Zones: Landscape Lighting Act District No. 22 (1972 Act District) Calabasas Park Area has been divided into “Zones” of benefit by individual communities or neighborhoods that receive distinct Special Benefit. In most cases, Zones are defined by the boundaries of a homeowners’ association. In a few cases, the Zone is based on master plan boundaries (Old Town Master Plan) or street boundaries. The landscape maintenance activities that provide a Special Benefit are separately identified by the City for each Zone. Based on an assessment formula, the cost of these landscape maintenance activities is then spread to the parcels within that Zone.

Assessment Units: The assessment units assigned to each parcel are used in the assessment formula to compute the assessment amount. If the zone has one single land use, then each parcel is assigned one assessment unit. Where more than one land use exists within a zone, traffic generation factors are used as a means to define the benefit a single-family residence receives as compared to an apartment or a commercial property. The following traffic generation factors for the City of Calabasas and resulting Assessment Units are incorporated in this Report. Per Parcel

Land Use	Traffic Generator Factor	Assessment Unit
Single Family Residential (Houses and Condominiums)	10 trips per day	1.0 (10 trips/10 trips) per parcel
Multi-Family Residential (Apartments)	6 trips per day	0.6 (6 trips/10 trips) per unit
Commercial Parcel	40 trips per day	4.00 (40 trips/10 trips) per acre

Note: Traffic Generation Factor is based on information provided by the City of Calabasas in 1997-98. Due to minor changes in development in the area since this time, these results continue to be representative of the traffic generated in the assessment district.

ASSESSMENT METHODOLOGY

Proposition 218 requires the City to ballot property owners to obtain consent for the increased assessment exceeding the anticipated maximum permissible increase per assessment formula, for example CPI (Consumer Price Index) increase.

ASSESSMENT RANGE FORMULA

Section 22573 of the 1972 Act states that “The net amount to be assessed upon lands within an assessment district may be proportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

Section 22547 of the 1972 Act permits the designation of benefit zones within any individual assessment district if “... by reasons or variations in the nature, location, and extent of improvements, the various areas will receive different degrees of benefit from the improvements.” Thus, the 1972 Act requires the levy of true “assessment” rather than a “special tax”.

Within each District, it is determined that each parcel benefits equally from the services provided. Therefore, costs of providing services (as well as a proportional share of incidental expenses) are spread evenly across each parcel in that District but not exceeding the maximum permissible assessment rates as approved by the property owners.

Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Articles provide that only special benefits are assessable. The City must separate the general benefits from the special benefits conferred on a parcel; a special benefit being a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district.

In Fiscal Year 1997-98, the four Districts conducted an assessment ballot proceeding pursuant to Proposition 218; the assessment methodology was approved by a majority of District parcel owners and the City Council. The City reserves the right to implement the previously approved inflation adjustment in these Districts. Implementation of the annual inflation adjustment, which is based on the annual Consumer Price Index (CPI), does not constitute an assessment

increase for purposes of Proposition 218, because parcel owners in the Fiscal Year 1997-98 assessment ballot and subsequent balloting's authorized these adjustments.

The Method of Assessment for each District is provided in the following pages below.

METHODOLOGY LANDSCAPE LIGHTING ACT DISTRICT NO. 22

The following methodology described pertains to Landscape Lighting Act District No. 22 (1972 Act). The landscape services provided to all properties within the district boundary have been reviewed to identify the General Benefit and Special Benefit conferred to each parcel.

GENERAL BENEFIT

Articles XIII C and XIII D of the California Constitution require that the benefit to the public at large be identified for any improvements being funded through an assessment district. This so-called "general" benefit may not be assessed to the parcels through an assessment district. The following Method of Apportionment of Assessment for the District analyzes the benefit to the public at large from the landscape improvements provided by the City for the District.

In LLAD 22, certain portions of improvements are identified as providing general benefit. The costs associated with these improvements are not included in the LLAD 22 budget assessed to parcels in the District. Instead, these costs are funded through Landscape Maintenance District No. 22 (LMD 22), via an existing ad valorem tax levy. Proposition 218 does not govern the ad valorem levy, and the proceeds of this ad valorem levy may be used toward any landscape improvements providing general benefit within the LMD 22/LLAD 22 boundary.

The following landscape improvements provide general benefit and are funded solely by LMD 22, via the existing ad valorem tax levy and are not funded by LLAD 22. Maintenance of landscape on major thoroughfare roadways, including portions of Calabasas Road, Civic Center Way, Park Capri, Park Entrada, Park Granada, median islands on Park Helena and Park Sienna, Park Ora, certain parkway areas on Park Sorrento, Parkway Calabasas, Association Park, Calabasas Lake, and natural areas such as McCoy Creek, and open space areas within the district boundary.

The roadways are thoroughfares for the community, providing access to schools, shops, freeways, and recreational facilities, and therefore, confer a General Benefit to the community. The landscape along these streets includes parkway landscape that serves to improve the stabilization of slopes adjacent to these roadway sections within the District.

SPECIAL BENEFIT

With the exception of the major public thoroughfare roadways located within the boundaries of District LLAD 22 as described above in General Benefit, all of the areas maintained by LLAD 22 are either owned in common or are privately owned and are solely accessible to (or primarily accessible to) owners of the assessed properties, their tenants, and/or guests. These areas have easements granted to LLAD 22 for landscape maintenance purposes.

The local landscape improvements associated within member homeowner associations, provide special benefits to the properties within those developments, and have no benefit to the public at large, to individuals rather than property, or to properties located outside of the district. The landscape improvements of the common areas located within member homeowner associations are of direct and special benefit to the assessed properties. Consequently, 100% of these costs are allocated to special benefit.

In order for the methodology to be in compliance with Articles XIII C and XIII D of the California Constitution, a thorough study of the landscape funded by the District was performed in 1997-98. The District was divided by tracts into member homeowner associations and a commercial district that are called "Zones". These Zones receive distinct special benefit. In a few cases, the Zone is based on master plan boundaries (Old Town Master Plan) or street boundaries. Each Zone's specific usage and landscape maintenance activities were identified to determine the level of special benefit each property receives within that Zone.

The landscape maintenance activities that provide a Special Benefit have been determined for each Zone. The LLAD 22 Zones are as follows:

LLAD 22 Zones			
Bellagio	Calabasas Country Estates	Calabasas Hills	Calabasas Park Estates
Calabasas Rd. Commercial*	Clairidge	Classic Calabasas Park	Las Villas
Oak Creek	Oak Park	The Oaks of Calabasas **	Palatino
Westridge	Vista Pointe		

* Calabasas Rd. Commercial includes Old Town

**The Oaks of Calabasas Zone is comprised of The Oaks of Calabasas and The Estates of The Oaks of Calabasas HOAs.

A complete landscape maintenance service level was developed for each Zone to determine the Zone’s aggregate LLAD 22 assessment levy and detail the Special Benefit each Zone receives from the District.

The aggregate LLAD 22 assessment levy for each Zone includes costs associated with maintaining improvements that specially benefit the given Zone. Many of the costs are for local landscape improvements that can be accessed only by member homeowner association parcel owners, their tenants, or guests. In virtually all cases, the improvements were part of a condition of development and the assessed properties are responsible for the ongoing landscape maintenance.

PARCEL CLASSIFICATION

These costs are apportioned to each parcel within each Zone based on the Special Benefit associated with the type of land use. The benefit relationship between land uses is based on the assignment of vehicle trip generation factors. Trip rates are used as a measure of benefit because they are a representative land use comparison factor for the type of improvements being funded, namely street landscape, slopes, common areas, parks, and open space. From the traffic generation factors Assessment Units are calculated. The Assessment Unit for each land use is computed based on its traffic generation compared to the traffic generated by a single-family residence.

Single Family Residence parcels in the City of Calabasas generate an average of 10 trips per day. A parcel is classified as a Single-Family Residential use upon recordation of a subdivision map for houses or condominiums. The Single-Family Residences are assigned the base Assessment Unit of 1 and are used as the basis of comparison for all other land uses in the District.

Multiple Family Residential parcels the City of Calabasas generate an average of 6 trips per day, or 0.6 Assessment Unit per unit. Therefore, the Assessment Units assigned to a multiple family parcel would be the product of the number of dwelling units on a parcel and 0.6 Assessment Units per unit. For instance, a 20-unit apartment house would be assigned $20 \times 0.6 = 12$ Assessment Units.

Residential Vacant (un-subdivided but buildable) property receives a Special Benefit from the improvements as a result of the increased desirability of a parcel that is located in an area with landscape and park amenities. In addition, vacant parcels specially benefit from the availability of a landscape program and access to the City’s landscape manager.

Commercial property within the City of Calabasas generates on average 40 trips per day. Therefore, the Assessment Units assigned to a commercial property is 4.0 Assessment Units per acre. At this time, all commercial properties in the District are within the Calabasas Road/ Old Town Commercial Zone, which also encompasses the Old Town Master Plan area. The commercial properties in the Calabasas Road/ Old Town Commercial Zone receive benefit from Calabasas Road maintenance. The cost for these specific improvements will be distributed to the properties within the Zone based on each parcel's land area (acreage).

Public Agency parcels within the District that have people working on the premises and have parkway landscape maintained by the District, benefit from the landscape improvements to their parkway maintenance, as do other similar parcels. The only Public Agency parcels subject to the assessment are the Civic Center and the Tennis and Swim Center. For purposes of the assessment, these parcels are considered part of the Calabasas Road Commercial/Old Town Master Plan Zone. Therefore, the Civic Center and the Tennis and Swim center will receive the same per acre charge as the Commercial properties in the Calabasas Road Commercial/Old Town Master Plan Zone.

Homeowner's Association and Common Area parcels within the District are not assessed. These parcels include large park parcels, small sliver parcels, and parking lot parcels that cannot be developed. These 'unbuildable' properties do not receive a special benefit from the District's improvements and are not assessed. In many cases, the common area parcels provide the same use and function that the District funded improvements provide. In addition, the property owners paying the Homeowner's Association bill are already paying for the District's funded improvements by their parcel's assessment. The common area property is incidental to the primary residential parcels. Therefore, the assessment will go directly to the source and assess the properties that benefit from the Zone's improvements and maintenance.

FORMULA OF ASSESSMENT

The District budget requirements for the special benefit improvement costs have been assembled in order to determine the aggregate levy of assessment for Landscape Lighting Act District No. 22 (1972 Act) by Zone. The total aggregate levy for each LLAD 22 Zone is divided by the number of assessment units to determine the assessment amount per unit. The assessment amount per unit is multiplied by the number of assessment units assigned to the parcel to determine each parcel's assessment. See Exhibit B for the Landscape Lighting Act District No. 22 (1972 Act) Assessments by Zone.

For example, a Zone that only has single-family residence parcels is assigned 1 assessment unit per parcel, and the assessment per parcel is calculated as follows:

$$\frac{\text{Zone Total Levy Amount}}{\text{Zone Total Assessment Units (Parcels)}} = \text{Assessment Amount per Unit (Parcel)}$$

METHODOLOGY LANDSCAPE LIGHTING ACT DISTRICT NO. 24

The following methodology described pertains to the Landscape Lighting Act District No. 24 (1972 Act) herein referred to in this section as LLAD 24. The landscape services provided to all properties within the district boundary have been reviewed to identify the General Benefit and Special Benefit conferred to each parcel.

GENERAL BENEFIT

Articles XIII C and XIII D of the California Constitution require that the benefit to the public at large be identified for any improvements being funded through an assessment district. This so-called "general" benefit may not be assessed to the parcels through an assessment district. The following Method of Apportionment of Assessment for the District analyzes the benefit to the public at large from the landscape improvements provided by the City for the District.

Other residential areas of the City that are not included in an assessment district receive a minimal standard of City-funded landscape maintenance. The standard City landscaping for streets includes minimal median and parkway landscape. The City policy, therefore, is to have homeowner associations or landscaping and lighting districts fund certain landscaping maintenance, enhancements, and servicing. As a result, there is no general benefit from the funded improvements.

SPECIAL BENEFIT

The local landscape improvements provide special benefits to the properties within those developments, and have no benefit to the public at large, to individuals rather than property, or to properties located outside of the district. The maintenance of landscape improvements within street right-of-way and open space located within the District are of direct and special benefit to the assessed properties. Consequently, 100% of these costs are allocated to special benefit, and the special benefits associated with the landscaped improvements include:

- The aesthetic desirability of parcels within the District is specifically enhanced by the presence of well-maintained open space, greenbelts, street medians, and frontage landscaping.
- Public rights-of-way with landscaped center medians, trees, and adjacent turf areas maintained by the District provide noise abatement and visual barrier to mitigate the negative impact of streets upon nearby parcels within the District.
- The special benefits derived from the maintenance of these landscape improvements provide environmental enhancement to nearby parcels through erosion control, dust and debris control, and weed abatement for safety.
- Additional special benefits of landscape maintenance are described earlier in this Report.

PARCEL CLASSIFICATION

Residential Parcels within the District all receive direct and special benefit. All of the parcels in this District are residential and each parcel is assigned 1 Assessment Unit per parcel.

Public Agency parcels within the District that have people working on the premises and have parkway landscape maintained by the District that benefit from the landscape improvements to their parkway maintenance, similar to other parcels. However, at this time, there are no Public Agency parcels in LLAD 24.

Homeowner's Association and Common Area parcels within the District are not assessed. These parcels include large park parcels, small sliver parcels, and parking lot parcels that cannot be developed. These 'unbuildable' parcels do not receive a special benefit from the District's improvements and are not assessed. In many cases, the common area parcels provide the same use and function that the District funded improvements provide. In addition, the parcel owners paying the Homeowner's Association bill are already paying for the District's funded improvements by their parcel's assessment. The common area property is incidental to the primary residential parcels. Therefore, the assessment will go directly to the source and assess the properties that benefit from the Zone's improvements and maintenance.

FORMULA OF ASSESSMENT

In order for the methodology to be in compliance with Articles XIII C and XIII D enacted by Proposition 218, in 1997-98 a thorough study of the landscape provided to each Zone within the District was performed. Specific usage and services were identified by zones of benefit to determine the level of benefit received by each Zone within the District. The District was divided into naturally bounded communities, usually by tracts, but sometimes by street boundaries, and within each community, there is a single residential land use.

The Zones located within the District are as follows:

LLAD 24 Zones			
Archstone Calabasas	Deer Springs	El Encanto	Lone Oak
Mira Monte	Saratoga Hills	Saratoga Ranch	Steeplechase

The assessment per assessment unit is determined by dividing the total aggregate levy by Zone by the number of assessment units in the Zone. The assessment per parcel is determined by multiplying the assessment per assessment unit by the number of units assigned to the parcel. See Exhibit B for the Landscape Lighting Act District No. 24 (1972 Act) Assessments by Zone.

For example, a Zone that only has residential parcels is assigned 1 assessment unit per parcel, and the assessment per parcel is calculated as follows:

$$\frac{\text{Zone Total Levy Amount}}{\text{Zone Total Assessment Units (Parcels)}} = \text{Assessment Amount per Unit (Parcel)}$$

METHODOLOGY LANDSCAPE LIGHTING ACT DISTRICT NO. 27

The following methodology described pertains to Landscape Lighting Act District No. 27 (1972 Act) herein referred to in this section as LLAD 27.

GENERAL/SPECIAL BENEFIT

The local landscape improvements provide special benefits to the properties within those developments, and have no benefit to the public at large, to individuals rather than property, or to properties located outside of the district. The landscape improvements within the street right-of-way located within the District are of direct and special benefit to the assessed properties. Consequently, 100% of these costs are allocated to special benefit. The special benefits of landscape maintenance are described earlier in this Report.

Other residential areas of the City that are not included in an assessment district receive a minimal standard of City-funded landscape maintenance. The standard City performed landscape for arterial streets in the City includes minimal median and parkway landscape maintenance. The City policy, therefore, is to have fronting property in the District fund the enhanced landscape maintenance, operation, and servicing of arterial streets. The parcels in the District are funding only the cost of their frontage landscape maintenance. As a result, there is no General Benefit from the funded improvements.

SPECIAL BENEFIT - MONT CALABASAS HOA ZONE

The Mont Calabasas HOA Zone special benefit includes the maintenance of landscape within Las Virgenes Road street right-of-way. In addition, the special benefit also includes areas to be maintained by LLAD 27 which are either owned in common or are privately owned and are solely accessible to (or primarily accessible to) owners of the assessed properties, their tenants, and/or guests. These areas have easements granted to LLAD 27 for landscape maintenance purposes.

The local landscape improvements associated within the Mont Calabasas HOA Zone, provide special benefits to the properties within the Mont Calabasas HOA, and have no benefit to the public at large, to individuals rather than property, or to properties located outside of the district. The landscape improvements of the common areas located within the member homeowner association are of direct and special benefit to the assessed properties. Consequently, 100% of these costs are allocated to special benefit. The specific usage and landscape maintenance activities were identified to determine the level of special benefit each property receives within the Mont Calabasas HOA Zone.

PARCEL CLASSIFICATION

Public Agency parcels within the District that have people working on the premises and have parkway landscape maintained by the District that benefit from the landscape improvements to their parkway maintenance, similar to other parcels. There are no Public Agency parcels in LLAD 27 at this time.

Homeowner's Association and Common Area parcels within the District that are not assessed. These parcels include large park parcels, small sliver parcels, and parking lot parcels that cannot be developed. These 'unbuildable' parcels do not receive a special benefit from the District's improvements and are not assessed. In many cases, the common area parcels provide the same use and function that the District funded improvements provide. In addition, the parcel owners paying the Homeowner's Association bill are already paying for the District's funded improvements by their parcel's assessment. The common area parcel is incidental to the primary residential parcels. Therefore, the assessment will go directly to the source and assess the parcels that benefit from the Zone's improvements and maintenance.

FORMULA OF ASSESSMENT

In order for the methodology to be in compliance with Articles XIII C and XIII D enacted by Proposition 218, in 1997-98 a thorough study of the landscape provided to zones of benefit within the District was performed. Specific usage and services were identified for each Zone to determine the level of benefit received by each Zone within LLAD 27. The District was divided into naturally bounded neighborhoods, usually by tracts, but sometimes by street boundaries, and each parcel is assigned 1 assessment unit. The Zones are as follows:

LLAD 27 Zones			
Casden Malibu Canyon LP	Las Virgenes Park	Las Virgenes Village	Mont Calabasas

Assessment Formula (Las Virgenes Road)

The following Zones receive special benefit: Casden Malibu Canyon LP, Las Virgenes Park, Las Virgenes Village and Mont Calabasas. The assessment per assessment unit (parcel) is determined by dividing the total aggregate levy by the total number of assessment units (parcels) in the Zones.

Assessment Formula (Mont Calabasas Zone)

Costs of services for maintaining Mont Calabasas landscape of common areas and open space areas located and specific to Mont Calabasas HOA Zone are spread only across the parcels in that Zone. Each developed residential parcel within the Zone is allocated an equal share of costs applicable to that zone. The assessment per assessment unit (parcel) is determined by dividing the total aggregate levy by the total number of assessment units (parcels) in the Zone.

For example, a Zone that only has residential parcels is assigned 1 assessment unit per parcel, and the assessment per parcel is calculated as follows:

Zone Total Levy Amount _____ = Assessment Amount per Unit (Parcel)

Zone Total Assessment Units (Parcels)

METHODOLOGY LANDSCAPE LIGHTING ACT DISTRICT NO. 32

The following methodology described pertains to the Landscape Lighting Act District No. 32 (1972 Act) herein referred to in this section as LLAD 32.

GENERAL/SPECIAL BENEFIT

The local landscape improvements provide special benefits to the properties within those developments, and have no benefit to the public at large, to individuals rather than property, or to properties located outside of the district. The landscape improvements of the common areas located within member homeowner associations are of direct and special benefit to the assessed properties. Consequently, 100% of these costs are allocated to special benefit. The special benefits of landscape maintenance are described earlier in this Report.

PARCEL CLASSIFICATION

Because there is basically a single land use in the District, commercial, each parcel is assigned 1 assessment unit. The assessment levy is spread equally to each parcel. The only nonconforming land use in the District is related to the Community Center, which is owned by the City of Calabasas and the City of Agoura Hills. The Community Center parcel's frontage landscape will be funded by the District, similar to the commercial properties in the District. Therefore, the Community Center benefits from the assessment and will be assessed as a parcel.

Common Area or Easement parcels within the District include primarily open space parcels that cannot be developed and parking lots that are considered 'unbuildable'. These parcels do not receive special benefit and will not be assessed. In many cases, the common area parcels provide the same use and function that the District funded

improvements provide. Furthermore, these parcels are incidental to the primary parcels. Therefore, the assessment will go directly to the source and assess the parcels that benefit from the Districts improvements and maintenance.

FORMULA OF ASSESSMENT

In order for the methodology to be in compliance with Articles XIII C and XIII D enacted by Proposition 218, in 1997-98 a thorough study of the landscape provided to the District was performed. Specific usage and services were identified to determine the level of benefit each parcel within the District receives. These costs are apportioned to each parcel based on the Special Benefit associated with the type of land use. Two land uses exist in LLAD 32: Commercial and Public Agency (a sheriff station and a community center).

The assessment per assessment unit is determined by dividing the total aggregate levy by parcel by the number of assessment units in the District. The assessment per parcel is determined by multiplying the assessment per assessment unit by the number of units assigned to the parcel. See Exhibit D for the Landscape Lighting Act District No. 32 (1972 Act) Assessments by parcel.

For example, a District that only has commercial land use parcels is assigned 1 assessment unit per parcel, and the assessment per parcel is calculated as follows:

$$\frac{\text{District Total Levy Amount}}{\text{District Total Assessment Units (Parcels)}} = \text{Assessment Amount per Unit (Parcel)}$$

IV. DISTRICT BUDGET

ESTIMATE OF COSTS

Section 22569 of the 1972 Act requires the Engineer's Report to contain an estimate of the costs of the Improvements including:

- total costs of improvements including incidental expenses,
- the amount of the surplus to be carried over from a previous fiscal year,
- the amount of any contributions to be made from sources other than the assessment,
- the amount, if any, to be collected in annual installments for the estimated cost of improvements,
- the net amount to be assessed within the Assessment District.

Estimates of these amounts are as follows:

Cost of Improvements:

As mentioned earlier, some zones are assessed at fixed annual rate without the CPI adjustment. In such areas, the level of service (i.e., gardening and watering) is reduced so that the costs of providing services does not exceed assessment revenues. For the areas where the CPI adjustments have been approved, an attempt is made to provide the same levels of service from year to year.

The Community Services Department oversees the operation of the landscape maintenance while outside contractors as well as in-house staff are used to maintain these areas. The expenditures are listed in the fiscal year 2019-2019 budget listed below. Contract maintenance expenses are based on actual contractual costs. Water and electricity utility bills and routine supplies are estimated based on current expenditures.

Incidental Expenses:

Incidental expenses to be paid with assessment amounts of the Assessment District for FY 2019-2019 ("Incidental Expenses") are included in the definition of "incidental expenses" as defined in Section 22526 of the 1972 Act.

Four types of incidental expenses are included in the costs associated with the Maintenance District: (i) compensation for special counsel providing advice in connection with the establishment of the Maintenance District, (ii) costs of the preparation of this Report, including preparation of plans, specifications, estimates, diagram, and assessment ("Assessment Engineering"), (iii) costs associated with printing, advertising, and the giving of published, posted, and mailed notices, including the balloting required by Article XIID of the California Constitution, and (iv) compensation payable to the County of Los Angeles for the collection of assessments. The budget shows the total amounts for incidental expenses for Fiscal Year 2019-2020.

Contribution from Other Sources

This is included to subsidize any shortfalls for Zones in the District.

Annual Installments

The entire amount of the net assessment that will be assessed in FY 2019-20.

The estimated budget for Fiscal Year 2019-20 for each District is shown in the table below. The beginning fund balance estimated for July 1, 2019, is projected from 2018-2019 budget year. These fund balances are used to finance all work from July 1, 2019 until June 30, 2020. The first deposit from the County Assessor's Office to the District's accounts is December 2019. The projected carryover from FY 2019-2020 will be the beginning fund balance for Fiscal Year 2019-2020 and so forth.

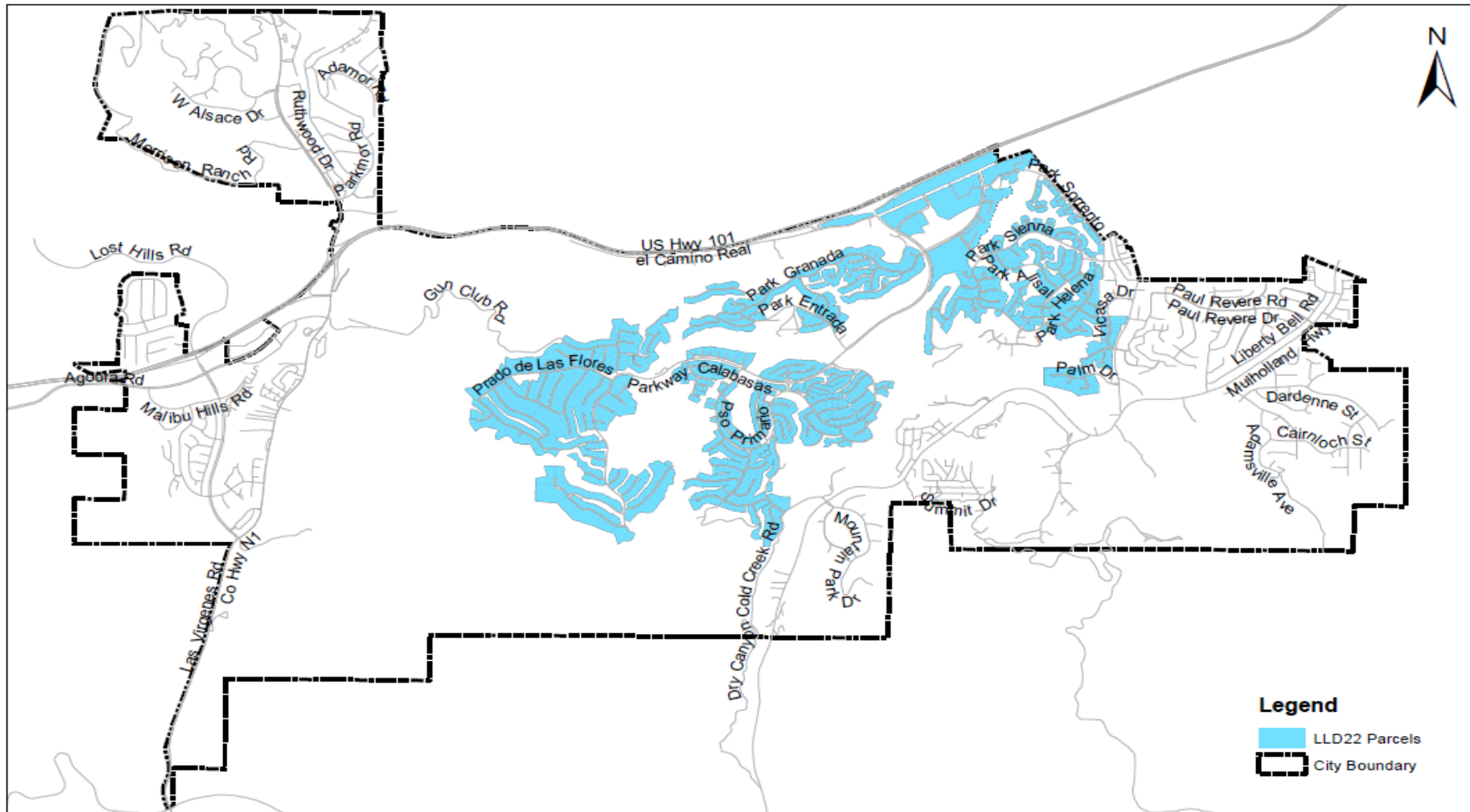
City of Calabasas Landscape Act District Nos. 22, 24, 27, & 32				
Sources and Uses for FY 2019-2020				
	<u>LLAD 22</u>	<u>LLAD 24</u>	<u>LLAD 27</u>	<u>LLAD 32</u>
<u>Sources</u>				
Beginning Balance (Est.)	\$ 882,000	\$ (2,975)	\$ (8,513)	\$ (3,127)
Benefit Assessment	3,113,398	207,837	373,446	34,399
Other City Funds	-	-	-	-
Interest	20,300	200	3,700	(100)
Total Sources	\$ 4,015,698	\$ 205,062	\$ 368,633	\$ 31,172
<u>Uses</u>				
City Administration Costs (Salaries, Consultants, Incidental Costs, Etc.)	\$ 130,800	\$ 11,300	\$ 4,900	\$ 3,100
Utilities (Irrigation Water & Electrical to Power Irrigation Controllers)	848,000	41,100	9,900	4,300
Maintenance Contracts/Pest Control,	1,086,400	64,000	165,600	9,000
	382,600	24,700	6,800	2,300
Fire Break/Brush Clearance	153,400	3,300	-	-
General Benefit Landscape Improvements	1,000,000	-	-	-
Total Uses	\$ 3,601,200	\$ 144,400	\$ 187,200	\$ 18,700
Ending Balance Carryover	\$ 414,498	\$ 60,662	\$ 181,433	\$ 12,472

*Other City Funds – funds the maintenance of general benefit landscape improvements. See LLAD No. 22 General Benefit.
 The City of Calabasas' Chief Financial Officer provided the FY 2019-20 Budget Sources and Uses, and Consumer Price Index increase 3.81%.
 The detailed records for the costs, utilities, maintenance contracts and other uses are on file at the City of Calabasas

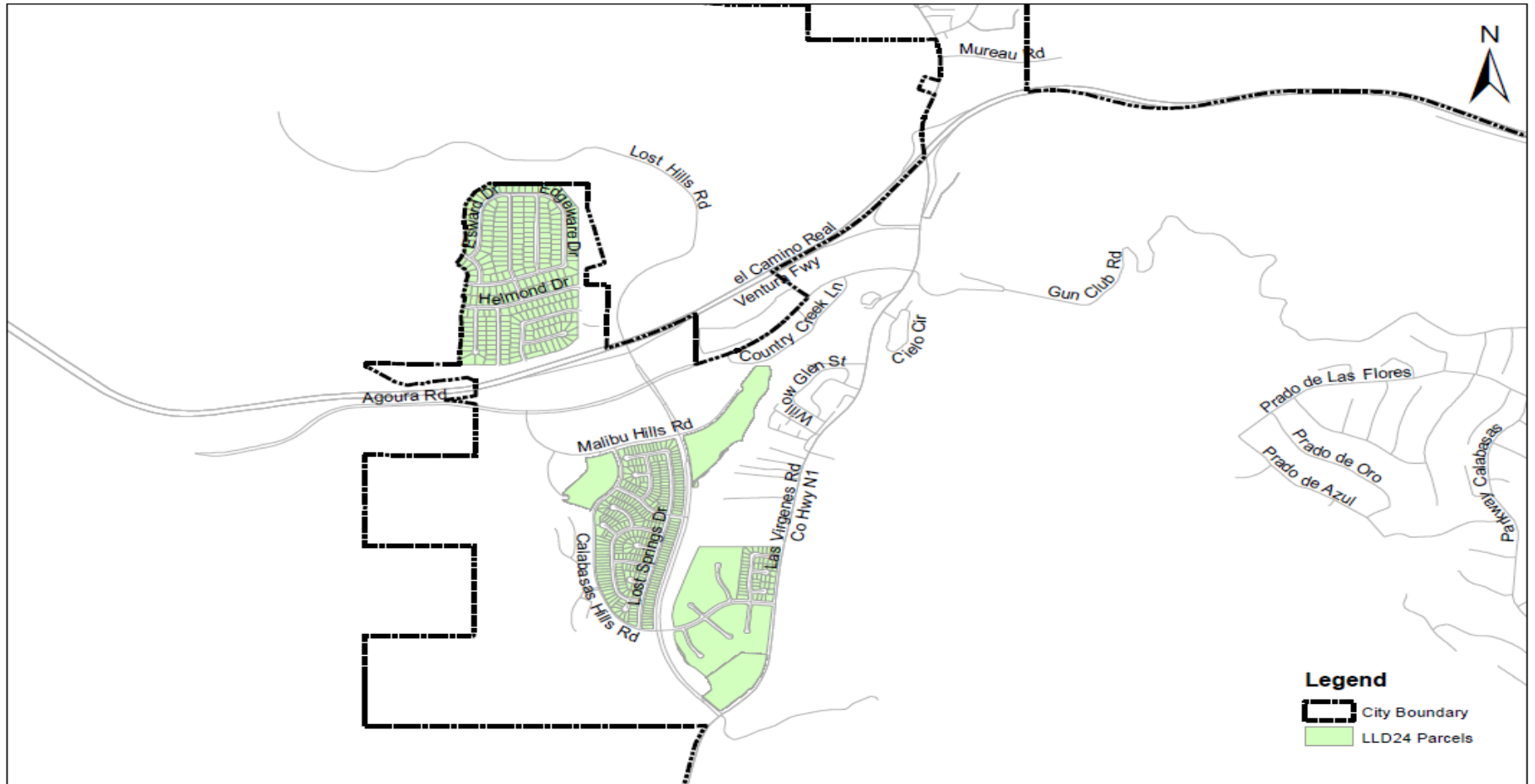
V. DISTRICT BOUNDARY MAPS

Reference is hereby made to the Assessor's Maps of the County of Los Angeles for an exact description of the lines and dimensions of each parcel within the Assessment District.

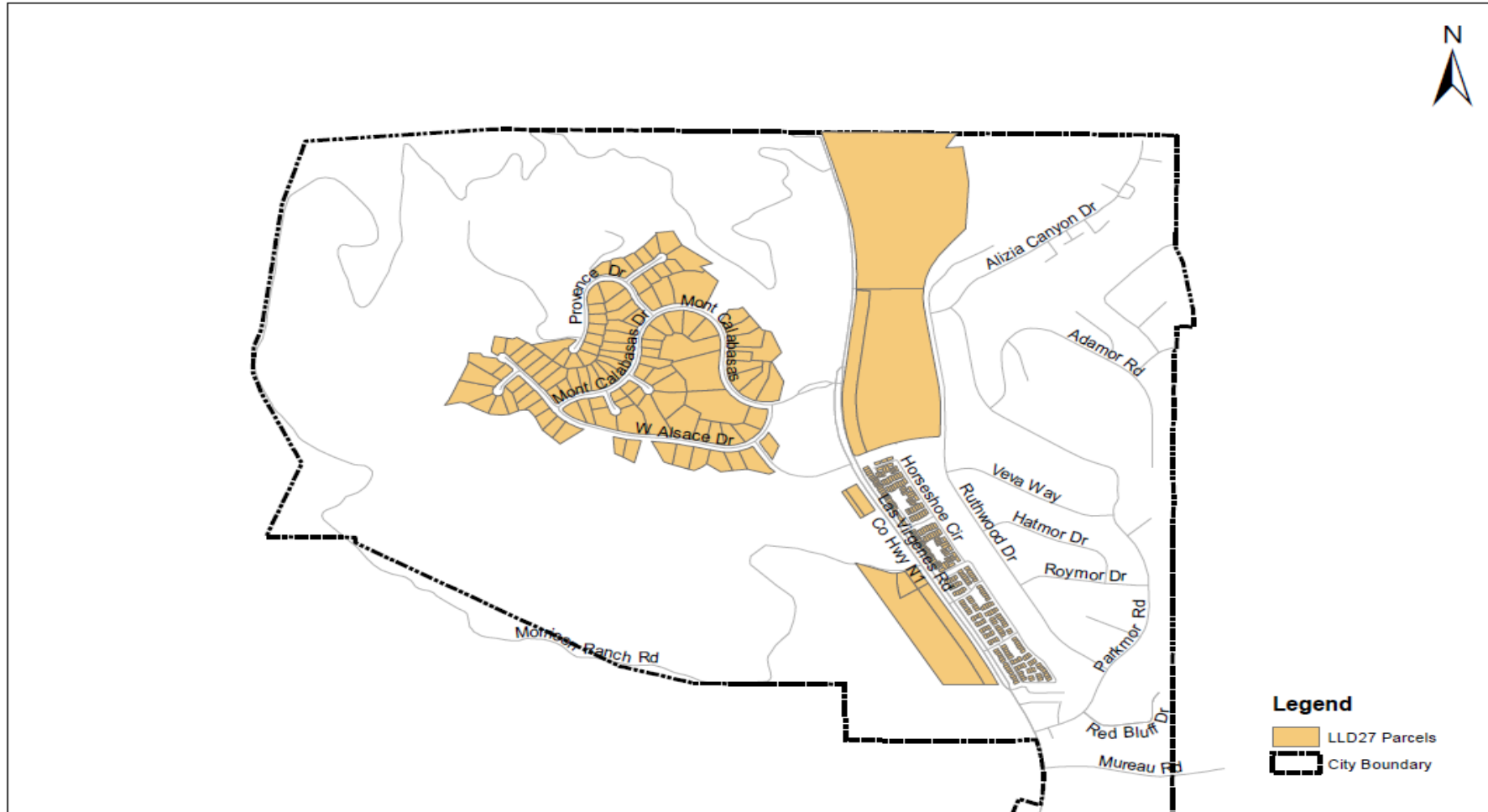
City of Calabasas Landscaping and Lighting District No. 22 Boundary Map



City of Calabasas Landscaping and Lighting District No. 24 Boundary Map



City of Calabasas Landscaping and Lighting District No. 27 Boundary Map



City of Calabasas Landscaping and Lighting District No. 32 Boundary Map

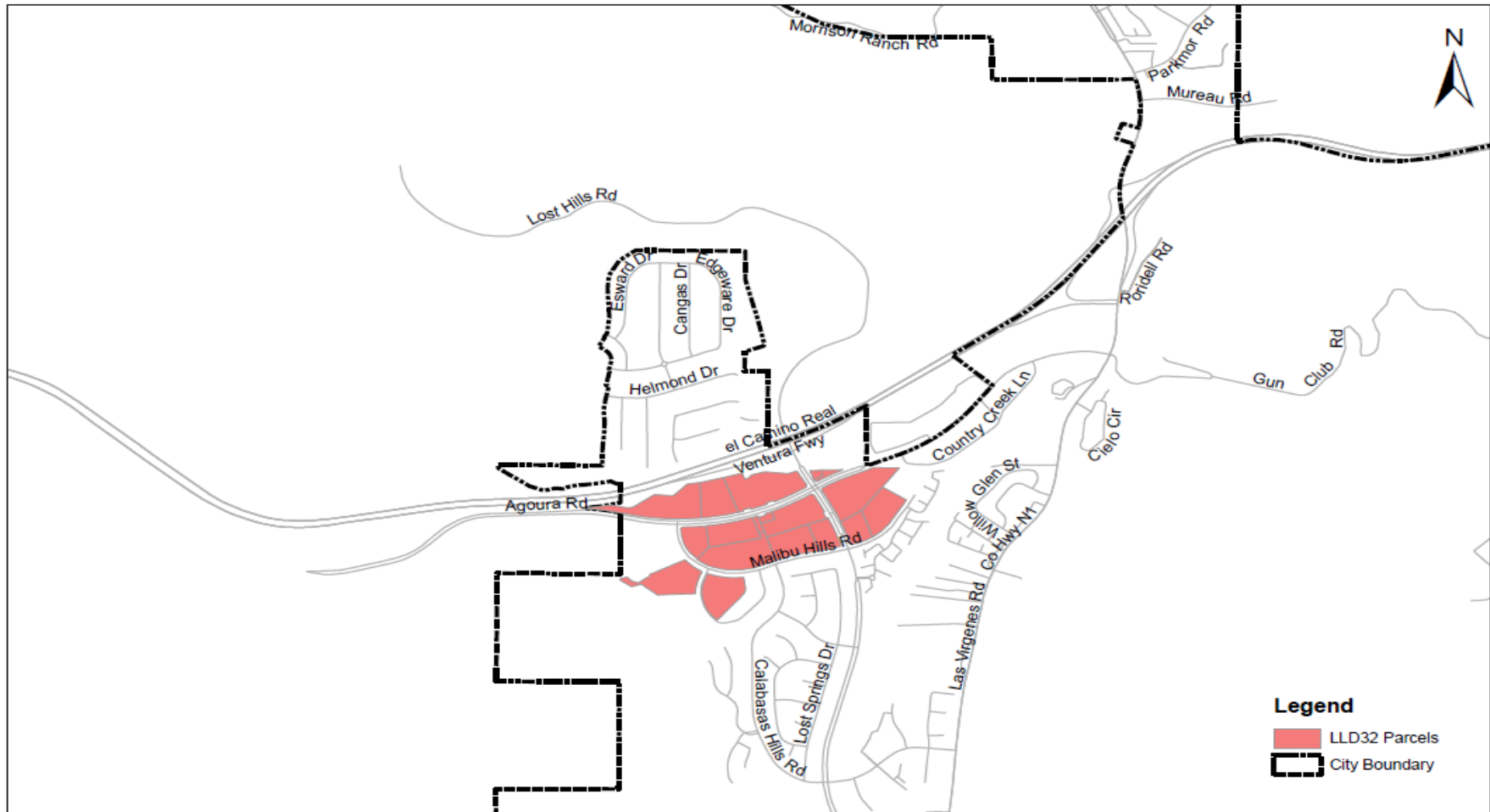


Exhibit A- 2019/2020 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Annexation of territory to an existing assessment district is provided by the 1972 Act, commencing with Section 22605. The 1972 Act further provides that an assessment district may consist of contiguous or non-contiguous areas. Annexation proceedings are limited to the territory proposed to be annexed. The history of annexations and detachments are listed above under the historical information section page 4.

Exhibit B- Maintenance Costs and Assessment by Zone

Landscape Lighting Act District No. 22

ZONE	FY 19-20 Maintenance Cost & Benefit Assessment	Land Use	No. of Parcels	No. of AU's	No. of Acres	FY 18-20 Maximum Rate (3.81% CPI Increase)	FY 19-20 Maximum Rate (3.81% CPI Increase)	Per Parcel/ Acre	Balloted FY19/20 Maximum Rate
Bellagio	\$162,248.00	SFR	160	160		\$976.84	\$1,014.05	Parcel	N/A
Calabasas Country Estates	66,784.26	SFR	37	37		\$1,738.74	\$1,804.98	Parcel	N/A
Calabasas Hills	399,678.30	SFR	490	490		\$785.74	\$815.67	Parcel	N/A
Classic Calabasas Park ⁽¹⁾	434,861.84	SFR	458	458		\$851.55	\$883.99	Parcel	\$949.48
Calabasas Park Estates	467,508.50	SFR	425	425		\$1,059.65	\$1,100.02	Parcel	N/A
Calabasas Rd Comm / Old Town	33,586.96	Commercial/ Vacant	143	390	97.38	\$332.26	\$344.91	Acre	N/A
Calabasas Rd Comm / Old Town	3,879.90	MFR	1	45		\$83.06	\$86.22	AU	N/A
Calabasas Rd Comm / Old Town	6,207.84	SFR	72	72		\$83.06	\$86.22	AU	N/A
Clairidge	139,090.71	SFR	33	33		\$4,060.18	\$4,214.87	Parcel	N/A
Las Villas	125,383.20	SFR	89	89		\$1,357.10	\$1,408.80	Parcel	N/A
Oak Creek	8,460.05	Condo	17	17		\$479.39	\$497.65	Parcel	N/A
Oak Park	191,912.12	Condo	268	268		\$689.81	\$716.09	Parcel	N/A
Palatino	97,880.40	SFR	120	120		\$785.74	\$815.67	Parcel	N/A
The Oaks of Calabasas	455,143.86	SFR	558	558		\$785.74	\$815.67	Parcel	N/A
Vista Pointe	326,057.13	SFR	189	189		\$1,661.86	\$1,725.17	Parcel	N/A
Westridge	194,715.09	SFR	111	111		\$1,689.81	\$1,754.19	Parcel	N/A
TOTAL	\$3,113,398.16		3,098	3,462	97.38				

⁽¹⁾ Classic Calabasas Park FY 19-20 assessment reflects prop 218 balloted rate subject to June 2019 Public Hearing. Variance from budget due to county even penny requirement and rounding.

Landscape Lighting Act District No. 24

ZONE	FY 19-20 Maintenance Cost & Benefit Assessment	Land Use	No. of Parcels	Dwelling Units	FY 18-19 Maximum Rate (2.79% CPI Increase)	FY 19-20 Maximum Rate (3.81% CPI Increase)
Deer Springs	\$45,990.00	Residential	300	300	\$147.68	\$153.30
Steeplechase	36,945.30	Residential	240	241	\$147.68	\$153.30
El Encanto	6,591.90	Residential	43	43	\$147.68	\$153.30
Archstone Calabasas	91,980.00	Residential	2	600	\$147.68	\$153.30
Lone Oak	7,358.40	Residential	48	48	\$147.68	\$153.30
Mira Monte (Tract 52150)	5,212.20	Residential	34	34	\$147.68	\$153.30
District 24 Subtotal	\$194,077.80		667	1,266		
Saratoga Ranch	\$2,191.28	Residential	43	43	\$49.09	\$50.96
Saratoga Springs	11,567.92	Residential	227	227	\$49.09	\$50.96
Saratogas Subtotal	\$13,759.20		270	270		
District Total	\$207,837.00		937	1,536		

Variance from budget due to county even penny requirement and rounding.

Landscape Lighting Act District No. 27

ZONE	FY 19-20 Maintenance Cost & Benefit Assessment	No. of Parcels	FY 18-19 Maximum Rate (2.79% CPI Increase)	FY 19-20 Maximum Rate (3.81% CPI Increase)	Balloted FY19/20 Rate
Casden Malibu Canyon	\$343.92	3	\$110.44	\$114.64	N/A
Las Virgenes Park	16,508.16	144	\$110.44	\$114.64	N/A
Las Virgenes Village	18,571.68	162	\$110.44	\$114.64	N/A
Mont Calabasas	12,610.40	110	\$110.44	\$114.64	N/A
Total	\$48,034.16	419			

ZONE	FY 19-20 Maintenance Cost & Benefit Assessment	No. of Parcels	FY 18-19 Asmt Rate (2.79% CPI Increase)	FY 19-20 Asmt Rate (3.81% CPI Increase)	Balloted FY19/20 Rate
Mont Calabasas ⁽¹⁾	\$325,411.90	110	\$2,094.65	\$2,174.45	\$2,958.29
Total Mont Calabasas	\$325,411.90	110			
LLAD Total	\$373,444.06	419			

⁽¹⁾ Mont Calabasas FY 19-20 assessment reflects prop 218 balloted rate subject to June 2019 Public Hearing. On or before Fiscal Year 2022/2023, depending on project completion, the rate will revert back to the previously approved maximum rate in Fiscal Year 2019/2020 including any inflationary adjustments.

Variance from budget due to county even penny requirement and rounding.

Landscape Lighting Act District No. 32

ZONE	FY 19-20 Maintenance Cost & Benefit Assessment	Land Use	No. of Parcels	FY 18-19 Asmt Rate (2.79% CPI Increase)	FY 19-20 Asmt Rate (3.81% CPI Increase)
Single Parcels	\$30,576.64	Commercial	16	\$1,840.91	\$1,911.04
Parcel Splits	3,822.04	Commercial	4	\$920.45	\$955.51
TOTAL	\$34,398.68		20		

Variance from budget due to county even penny requirement and rounding.

Exhibit C- Assessment Rates History

Landscape Lighting Act District No. 22

Fiscal Year	Prop 218 Assessment Increases & Annual CPI Increase per Parcel	Bellagio	Calabasas County Estates	Calabasas Hills	Classic Calabasas Park	Calabasas Park Estates	Calabasas Ridge (Detached from District 11-12)	Cal Road Commercial/ Old Town Master Plan Area (Formed 1997-98)	Clairidge (Formed 1996-97)	Creekside (Detached from District 1997-98)	Las Villas	Oak Creek	Oak Park	Palatino	Park Sorrento (Detached from District 2009-10)	The Oaks of Calabasas	The Oaks II (Vacant Land Asmt per acre)	Vista Pointe	Westridge
1995-1996		\$621.43	\$621.43	\$621.43	\$621.43	\$621.43	\$621.43		N/A	\$621.43	\$621.43	\$621.43	\$621.43	\$621.43	\$621.43	\$621.43	N/A	\$621.43	\$621.43
1996-1997		621.43	621.43	621.43	621.43	621.43	621.43		621.43	621.43	621.43	621.43	621.43	621.43	621.43	621.43	N/A	621.43	621.43
1997-1998		621.43	621.43	621.43	621.43	621.43	1,023.73	172.92 per acre	2,500.00	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	621.43	621.43
1998-1999		621.43	621.43	621.43	621.43	621.43	1,023.73	172.92 per acre	2,500.00	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	621.43	621.43
1999-2000		621.43	621.43	621.43	621.43	621.43	1,023.73	172.92 per acre	2,500.00	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	621.43	621.43
2000-2001		621.43	621.43	621.43	621.43	621.43	1,023.73	172.92 per acre	2,500.00	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	621.43	621.43
2001-2002	Prop 18-Majority Vote	Yes	Yes				Yes	No	Yes									Yes	Yes
2001-2002	Final Assessments	772.56	764.03	621.43	621.43	621.43	1,948.37	Not Assessed	3,211.15	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2002-2003	Prop 18-Majority Vote							Yes											
2002-2003	Final Assessments	772.56	764.03	621.43	621.43	621.43	1,948.37	262.76 per acre	3,211.15	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2003-2004		772.56	764.03	621.43	621.43	621.43	1,948.37	262.76 per acre	3,211.15	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2004-2005		772.56	764.03	621.43	621.43	621.43	1,948.37	262.76 per acre	3,211.15	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2005-2006		772.56	764.03	621.43	621.43	621.43	1,948.37	262.76 per acre	3,211.15	NAP	621.43	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2006-2007	Prop 18-Majority Vote										Yes								No
2006-2007	Final Assessments	772.56	764.03	621.43	621.43	761.88	1,948.37	262.76 per acre	3,211.15	NAP	1,073.31	379.12	545.54	621.43	362.78	621.43	19.15	1,314.35	779.26
2007-2008	Prop 18-Majority Vote																		
2007-2008	Final Asmts & CPI Increase for all Zones	805.48	1,031.87	647.91	647.91	794.35	2,031.40	273.96 per acre	3,348.00	NAP	1,118.05	395.80	588.79	647.91	378.24	647.91	N/A All land developed- The Oaks	1,370.36	812.47
2008-2009	Prop 18-Majority Vote		Yes		Yes	No										No			Yes
2008-2009	Final Asmts & CPI Increase for all Zones	831.90	1,364.87	669.16	700.69	820.40	2,098.03	282.95 per acre	3,457.81	NAP	155.75	408.25	587.45	669.18	390.65	669.16		1,415.31	1,439.12
2009-2010	Prop 18-Majority Vote		No																
2009-2010	Final Asmts & CPI Increase for all Zones	861.27	1,413.05	692.78	725.42	849.36	2,172.09	292.94 per acre	3,579.87	NAP	1,196.55	422.66	608.19	692.78	NAP	692.78		1,465.27	1,439.12
2010-2011	Prop 18-Majority Vote	No	Yes																
2010-2011	Final Asmts for all Zones (no CPI increase)	861.27	1,533.05	692.78	725.42	849.36	2,172.09	292.94 per acre	3,579.87	NAP	1,196.55	422.66	608.19	692.78	NAP	692.78		1,465.27	1,439.12
2010-2011	Asmts for all Zones (no CPI increase)	861.27	1,533.05	692.78	725.42	849.36	2,172.09	292.94 per acre	3,579.87	NAP	1,196.55	422.66	608.19	692.78	NAP	692.78		1,465.27	1,439.12
2011-2012	Survey Ballot Ridge voted to be Removed from LLAD 22						NAP												
2012-2013	Asmts for all Zones (2.67% CSI increase)	884.27	1,573.98	711.28	744.79	872.04	NAP	300.76	3,675.45	NAP	1,228.50	433.95	624.43	711.28	NAP	711.28		1,504.39	1,529.70
2013-2014	Asmts for all Zones (2.03% CSI increase)	902.22	1,605.93	725.72	759.91	978.71	NAP	306.87	3,750.06	NAP	1,253.44	442.76	637.11	725.72	NAP	725.72		1,534.93	1,560.75
2013-2014	Prop 18-Majority Vote					Yes													
2014-2015	Asmts for all Zones (1.08% CSI increase)	911.97	1,623.28	733.56	795.00	989.29	NAP	310.19	3,790.57	NAP	1,266.98	447.55	644.00	733.56	NAP	733.56		1,551.51	1,577.61
2014-2015	Prop 18-Majority Vote				Yes														
2015-2016	Asmts for all Zones (1.35% CSI increase)	924.29	1,645.20	743.47	805.74	1,002.65	NAP	314.38	3,841.75	NAP	1,284.09	453.60	652.70	743.47	NAP	743.70		1,572.46	1,598.91
2016-2017	Asmts for all Zones (0.91% CPI increase)	932.70	1,660.17	750.24	813.07	1,011.77	NAP	317.24	3,876.71	NAP	1,295.78	457.73	658.64	750.24	NAP	750.24		1,586.77	1,613.46
2017-2018	Asmts for all Zones (1.89% CPI increase)	950.33	1,691.55	764.42	828.44	1,030.89	NAP	323.24	3,949.98	NAP	1,320.27	466.38	671.09	764.42	NAP	764.42		1,616.76	1,643.95
2018-2019	Asmts for all Zones (2.79% CPI increase)	976.84	1,738.74	785.75	851.55	1,059.65	NAP	332.25	4,060.18	NAP	1,357.11	479.39	689.81	785.75	NAP	785.75		1,661.87	1,689.82
2018-2019	Prop 18-Majority Vote				No														
2019-2020	Asmts for all Zones (3.81% CPI increase)	1,014.06	1,804.99	815.68	949.48	1,100.03	NAP	344.91	4,214.88	NAP	1,408.81	497.66	716.09	815.68	NAP	815.68		1,725.18	1,754.20

Note: Classic Calabasas Park FY 19-20 rate reflects prop 218 balloted rate subject to June 2019 Public Hearing



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: APRIL 11, 2019

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DEBORAH STELLER, MEDIA, LIBRARY & INFORMATION SERVICES DIRECTOR
ARVIN PETROS, MEDIA, LIBRARY & INFORMATION SERVICES SUPERVISOR



SUBJECT: RECOMMENDATION TO AWARD CONTRACT TO GRANICUS IN THE AMOUNT NOT TO EXCEED \$97,620 FOR VIDEO STREAMING AND THE DEVELOPMENT AND MAINTENANCE OF THE CITY'S WEBSITE

MEETING DATE: APRIL 24, 2019

SUMMARY RECOMMENDATION:

That the City Council accept the bids for upgrading the existing City of Calabasas website and award the contract to Granicus in the amount of \$97,620 over a five-year period.

BACKGROUND:

The City's current website (www.cityofcalabasas.com) was redesigned in 2009. While the site meets many of the City's needs, it has several shortcomings. First, it does not fully satisfy accessibility goals and fails to take advantage of the latest technological advances that are deemed important to citizens and businesses. Second, the current website does not display properly on some browsers and mobile devices. And finally, the City has found some aspects of the site difficult to maintain and modify.

A Request for Proposal (RFP) was issued by the City on October 22, 2018 for Website Design Services. The City Clerk's Office received sixteen proposals by the December 20, 2018 deadline. (See attached bidder list). Demonstration with top three vendors were held in February/March 2019.

DISCUSSION/ANALYSIS:

The City's evaluation team reviewed all sixteen proposals and selected Granicus as the best website redesign proposal. A further feature comparison and total cost of ownership (TCO) analysis show that Granicus' proposal has better features and TCO. (See attached TCO analysis). Sample Granicus municipal website designs are: <https://www.laquintaca.gov/> and <https://www.torranceca.gov/> and <https://www.oakcreekwi.org> and <https://www.wauwatosa.net/> and lastly, a new San Jose city website designed by Granicus that has not launched yet: <https://staged08.visioninternet.net/>

FISCAL IMPACT/SOURCE OF FUNDING:

Funding for upgrading the City of Calabasas website has been budgeted in the fiscal year 2019-2020 budget. The total not-to-exceed value of the contract is \$68,740.00 over the five-year contract, which includes the base contract estimated to be \$39,000.00 second and third year maintenance of \$6,900 and \$7,245 respectively, and \$7,607 and \$7,988 for the fourth and fifth year. This amount is currently included in the Media and Information Systems Department budget account.

The City currently uses Granicus for its video streaming services and has been since 2003. There is already an existing contract in place with Granicus for a three-year \$41,000.00 agreement for video streaming services. A new contract, merging the remaining \$28,879.16 from the video streaming services and this new \$68,740.00 for development and maintenance, for a total of \$97,620.00, is attached.

REQUESTED ACTION:

Staff requests that the City Council accept the bids for the City of Calabasas Telecommunication System Selection and award the contract to Granicus in the amount not-to-exceed of \$97,620.00 for development and maintenance of the City's Website.

ATTACHMENTS:

1. City of Calabasas Website Redesign RFP bidder list
2. TCO analysis for Granicus, Revize & CivicPlus proposals
3. Professional Service Agreement with Granicus

ITEM 3 ATTACHMENT 1

**City of Calabasas Bidder List
For Website Design Services Selection RFP**

Company	Proposed Content Management System	Proposed Bids Amount
Monogram	Amazon web services	\$195,000.00
CivicPlus	CivicPlus Platform	\$34,539.00
Mellow Partners	Microsoft Azure	\$500,000.00
Civic Live	West (west.com)	\$28,000.00
Vimware Inc.	Drupal + Claromentis Cloud-Based Service	\$204,920.00
Jesse James Creative	ORG CENTRAL	\$66,000.00
Municode	Drupal	\$22,000.00
Greatlike Media	Wordpress	\$96,125.00
Granicus	Granicus gov Access	\$39,000.00
Project Design Co.	Wordpress	\$61,410.00
OPENCITIES	OpenCities CMS	\$67,000.00
360 CIVIC	Drupal, WordPress, Ektron, Red Dot, Joomla, DotNetNuke, Sitefinity	\$80,120.00
BOOTS ROAD GROUP	Drupal	\$172,000.00
PLANETERIA MEDIA	WordPress or Drupal	\$43,450.00
Wigwam	Wordpress	\$69,860.00
Revize	Revize Government CMS	\$91,650.00

City of Calabasas Website Redesign TCO

Proposed Solution	Deployment + 1st Yr Maintenance	2nd Year Maintenance	3rd Year	4th Year	5th Year
Granicus	\$39,000.00	\$6,900.00	\$7,245.00	\$7,607.25	\$7,987.61
Revize	\$78,750.00	\$12,900.00	\$12,900.00	\$12,900.00	\$12,900.00
CivicPlus	\$34,539.00	\$4,850.00	\$5,092.50	\$5,347.13	\$5,614.49



CITY of CALABASAS

PROFESSIONAL SERVICES AGREEMENT
(Granicus, Inc.)

CONTRACT SUMMARY

Name of Contractor:	Granicus, Inc.
City Department in charge of Contract:	Media, Library and Information Services Department
Contact Person for City Department:	Deborah Steller
Period of Performance for Contract:	The term of this Agreement shall commence on the date this Agreement is signed and continue for five (5) years
Not to Exceed Amount of Contract:	Ninety seven thousand, six hundred twenty dollars (\$97,620.00)
Scope of Work for Contract:	<ul style="list-style-type: none"> i. Streaming of video content via the Internet; the creation, presentation, and storage of video content; automated minutes annotation; and associated managed services ii. Website Design and Implementation; Maintenance, Hosting, & Licensing Fee

Insurance Requirements for Contract:

X yes no - Is General Liability insurance required in this contract?

If yes, please provide coverage amounts: not less than One Million Dollars (\$1,000,000) including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.

X yes no - Is Auto insurance required in this contract?

If yes, please provide coverage amounts: for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars (\$1,000,000) per claimant and One Million dollars (\$1,000,000) per incident.

X yes no - Is Professional insurance required in this contract?

If yes, please provide coverage amounts: coverage limits of not less than One Million Dollars (\$1,000,000).

X yes no - Is Workers Comprehensive insurance required in this contract?

If yes, please provide coverage amounts: as required by the laws of the State of California.

Proper documentation is required and must be attached.

Initials: (City) _____ (Contractor) _____

PROFESSIONAL SERVICES AGREEMENT
(Granicus, Inc.)

1. IDENTIFICATION

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into by and between the City of Calabasas, a California municipal corporation (“City”), and Granicus, Inc., 707 17th St. Suite 4000, Denver, CO 80202, a California corporation (“Consultant”).

2. RECITALS

- 2.1 City has determined that it requires the following professional services from a consultant:
- i. Streaming of video content via the Internet; the creation, presentation, and storage of video content; automated minutes annotation; and associated managed services.
 - ii. Website Design and Implementation; Maintenance, Hosting, & Licensing Fee
- 2.2 Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

- 3.1 “Scope of Services”: Such professional services as are set forth in Consultant’s February 26, 2018 quote (video streaming) and March 14, 2019 quote (web redesign) to City attached hereto as Exhibit A and incorporated herein by this reference.
- 3.2 “Approved Fee Schedule”: Such compensation rates as are set forth in Consultant’s February 26, 2018 quote (video streaming) and March 14, 2019 quote (web redesign) to the City attached hereto as Exhibit A and incorporated herein by this reference.

4. TERM

The term of this Agreement shall commence on the date this Agreement is signed and continue for five (5) years unless extended by written agreement of the parties or terminated

earlier in accordance with Section 17 (“Termination”) below.

5. CONSULTANT’S SERVICES

- 5.1 Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the sum of ninety seven thousand, six hundred twenty dollars (\$97,620.00) unless specifically approved in advance and in writing by City.
- 5.2 Consultant shall perform all work to the highest professional standards of Consultant’s profession and in a manner reasonably satisfactory to City. Consultant shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*).
- 5.3 During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute and (ii) City has not consented in writing to Consultant’s performance of such work.
- 5.4 Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. **Josh Hurni** shall be Consultant’s project administrator (video streaming) and **John Redfern** shall be Consultant’s project administrator (web redesign) and shall have direct responsibility for management of Consultant’s performance under this Agreement. No change shall be made in Consultant’s project administrator without City’s prior written consent.

6. COMPENSATION

- 6.1 City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept in full satisfaction for such services, payment in accordance with the Approved Fee Schedule.
- 6.2 Consultant shall submit to City an invoice, on an annual basis for the services performed pursuant to this Agreement. Each invoice shall itemize the services

rendered during the billing period and the amount due. Within ten business days of receipt of each invoice, City shall notify Consultant in writing of any disputed amounts included on the invoice. Within thirty calendar days of receipt of each invoice, City shall pay all undisputed amounts included on the invoice. City shall not withhold applicable taxes or other authorized deductions from payments made to Consultant.

- 6.3 Payments for any services requested by City and not included in the Scope of Services shall be made to Consultant by City on a time-and-materials basis using Consultant's standard fee schedule. Consultant shall be entitled to increase the fees in this fee schedule at such time as it increases its fees for its clients generally; provided, however, in no event shall Consultant be entitled to increase fees for services rendered before the thirtieth day after Consultant notifies City in writing of an increase in that fee schedule. Fees for such additional services shall be paid within sixty days of the date Consultant issues an invoice to City for such services.

7. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

8. RELATIONSHIP OF PARTIES

Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

9. CONFIDENTIALITY

All data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by City. City shall grant such consent if disclosure is legally required. Upon request, all City data shall be returned to City upon the termination or expiration of this Agreement.

10. INDEMNIFICATION

- 10.1 The parties agree that City, its officers, agents, employees and volunteers should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the parties to be interpreted and construed to provide the City with the fullest protection possible under the law. Consultant acknowledges that City would not enter into this Agreement in the absence of Consultant's commitment to indemnify and protect City as set forth herein.
- 10.2 To the fullest extent permitted by law, Consultant shall indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant or any of its officers, employees, servants, agents, or subcontractors in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.
- 10.3 City shall have the right to offset against the amount of any compensation due Consultant under this Agreement any amount due City from Consultant as a result of Consultant's failure to pay City promptly any indemnification arising under this Section 10 and related to Consultant's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.
- 10.4 The obligations of Consultant under this Section 10 will not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.
- 10.5 Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. In the event Consultant fails to obtain such indemnity obligations from others as required herein, Consultant agrees to be fully responsible and indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of

Consultant in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.

- 10.6 City does not, and shall not waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.
- 10.7 To the maximum extent permitted by applicable law, neither party shall be liable for any indirect, special, incidental, consequential, or punitive damages, whether foreseeable or not, including but not limited to: those arising out of access to or inability to access the services, software, content, or related technical support; damages or costs relating to the loss of profits or revenues, goodwill, data (including loss of use or of data, loss or inaccuracy or corruption of data), or cost of procurement of substitute goods, services or technology, even if advised of the possibility of such damages and even in the event of the failure of any exclusive remedy. In no event will Consultant's liability exceed the total amount of fees paid by City under this Agreement for the six (6) month period prior to the date the claim arose, regardless of the form of the claim (including without limitation, any contract, product liability, or tort claim (including negligence, statutory or otherwise)).

11. INSURANCE

- 11.1 During the term of this Agreement, Consultant shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with Consultant's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

11.1.1 Comprehensive General Liability Insurance with coverage limits of not less than One Million Dollars (\$1,000,000) including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.

11.1.2 Automobile Liability Insurance for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars (\$1,000,000) per claimant and One Million dollars (\$1,000,000) per incident.

11.1.3 Worker's Compensation insurance as required by the laws of the State of

California.

- 11.1.4 Professional Errors and Omissions Insurance with coverage limits of not less than One Million Dollars (\$1,000,000).
- 11.2 Consultant shall require each of its subcontractors to maintain insurance coverage that meets all of the requirements of this Agreement.
- 11.3 The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A:VII in the latest edition of Best's Insurance Guide.
- 11.4 Consultant agrees that if it does not keep the aforesaid insurance in full force and effect, City may either (i) immediately terminate this Agreement; or (ii) take out the necessary insurance and pay, at Consultant's expense, the premium thereon.
- 11.5 At all times during the term of this Agreement, Consultant shall maintain on file with City's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the City and its officers, employees, agents and volunteers as additional insureds. Consultant shall, prior to commencement of work under this Agreement, file with City's Risk Manager such certificate(s).
- 11.6 Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.
- 11.7 The General Liability Policy of insurance required by this Agreement shall contain an endorsement naming City and its officers, employees, agents and volunteers as additional insureds. The General Liability Policy required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to City. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions. If this contract provides service to a Homeowners Association, that Homeowners Association must be listed as an additional insured in addition to the City.
- 11.8 The insurance provided by Consultant shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

- 11.9 All insurance coverage provided pursuant to this Agreement shall not prohibit Consultant, and Consultant's employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against the City.
- 11.10 Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.
- 11.11 Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duties to indemnify, hold harmless and defend under Section 10 of this Agreement.

12. MUTUAL COOPERATION

- 12.1 City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.
- 12.2 In the event any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require.

13. RECORDS AND INSPECTIONS

Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three years after the expiration or termination of this Agreement. City shall have the right to access and examine such records, without charge, during normal business hours. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

14. PERMITS AND APPROVALS

Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary in the performance of this Agreement. This includes, but shall not be limited to, encroachment permits and building and safety permits and inspections.

15. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following

deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302
Attn: Deborah Steller, Media, Library
and Information Services Director
Telephone: (818) 224-1600
Facsimile: (818) 225-7363

If to Consultant:

Granicus, Inc.
707 17th St. Suite 4000
Denver, CO 80202
Attn: Granicus Customer
Success
Telephone: 720-240-9586

With courtesy copy to:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney
790 E. Colorado Blvd., Suite 850
Pasadena, CA 91101
Telephone: (213) 542-5700
Facsimile: (213) 542-5710

16. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 9, Section 10, Paragraph 12.2 and Section 13 of this Agreement shall survive the expiration or termination of this Agreement.

17. TERMINATION

17.1. City shall have the right to terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant shall have the right to terminate this Agreement for any reason on sixty calendar days' written notice to City. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

17.2. If City terminates this Agreement due to no fault or failure of performance by Consultant, then Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

18. GENERAL PROVISIONS

- 18.1 Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.
- 18.2 In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability or medical condition.
- 18.3 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the section or paragraph thereof, as the case may be, and not such heading, shall control and govern in the construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).
- 18.4 The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.
- 18.5 Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

- 18.6 Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies. In the event legal action shall be necessary to enforce any term, covenant or condition herein contained, the party prevailing in such action, whether reduced to judgment or not, shall be entitled to its reasonable court costs, including accountants' fees, if any, and attorneys' fees expended in such action. The venue for any litigation shall be Los Angeles County, California.
- 18.7 If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 18.8 This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 18.9 All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Consultant.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”
City of Calabasas

“Consultant”
Granicus, Inc.

By: _____
David J. Shapiro
Mayor

By: _____
Eric Gibson
Chief Financial Officer

Date: _____

Date: _____

By: _____
Dr. Gary J. Lysik
City Manager

By: _____
Mark Hynes
Chief Executive Officer

Date: _____

Date: _____

By: _____
Deborah Steller
Media, Library and Information Services Director

Date: _____

Attest:

By: _____
Maricela Hernandez, MMC
City Clerk

Date: _____

Approved as to form:

By: _____
Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney

Date: _____



Procurement Vehicle: Direct
In Support of: Calabasas, CA

Quote Number: Q-23048
Quote Prepared On: 2/26/2018
Quote Valid Through: 3/28/2018
Payment Terms: Net 30

Granicus Contact:
Name: Tech Touch
Phone:
Email: customersuccess@granicus.com

ANNUAL SUBSCRIPTION FEE

Product Name	Product Description	Invoice Schedule	Quantity	Annual Total
Granicus Streaming Solution		Annual	1 Each	\$3,210.00
Meeting Efficiency Suite	<p>Meeting Efficiency is a hybrid Software-as-a-Service (SaaS) and Hardware-as-a-Service (HaaS) solution that enables government organizations to simplify the in-meeting management and post-meeting minutes creation processes of the clerk's office. By leveraging this solution, the client will be able to streamline meeting data capture and minutes production, reducing staff efforts and decreasing time to get minutes published. During a meeting, record roll calls, motions, votes, notes, and speakers, all indexed with video. Use the index points to quickly edit minutes, templates to format in Microsoft Word or HTML, and publish online with the click of a button. Meeting Efficiency includes:</p> <ul style="list-style-type: none"> • Unlimited user accounts • Unlimited meeting bodies • Unlimited storage of minutes documents • Access to one Granicus platform site • Access to the LiveManager software application for recording information during meetings • Access to the Word Add-in software component for minutes formatting in MS Word if desired • One MS Word or HTML minutes template (additional templates can be purchased if needed) 	Monthly	1 Each	\$9,630.00
			TOTAL	\$12,840.00

FUTURE YEAR PRICING

Product Name	Year 2	Year 3		
Granicus Streaming Solution	\$ 3,434.70	\$ 3,675.13		
Meeting Efficiency Suite	\$ 10,304.10	\$ 11,025.39		
TOTAL:	\$ 13,738.80	\$ 14,700.52		



TERMS AND CONDITIONS

- Payment terms: net 30
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of **Calabasas, CA** to provide applicable exemption certificate(s).

Granicus Proposal for Calabasas, CA

Granicus Contact

Name: John Redfern

Phone: +1 3102660243

Email: john.redfern@granicus.com

Proposal Details

Quote Number: Q-56720

Prepared On: 3/14/2019

Valid Through: 4/13/2019

Pricing

Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)

Currency: USD

Period of Performance: The term of the Agreement will commence on the date this document is signed and will continue for 60 months.

One-Time Fees

Solution	Billing Frequency	Quantity/Unit	One-Time Fee
govAccess – Website Design and Implementation - Trailblazer	Milestones - 40/ 20/20/20	1 Each	\$39,000.00
SUBTOTAL:			\$39,000.00

Annual Fees for New Subscriptions

Solution	Billing Frequency	Quantity/Unit	Annual Fee
govAccess - Maintenance, Hosting, & Licensing Fee - Core	Annual	1 Each	\$0.00 <i>(First year free)</i>
SUBTOTAL:			\$0.00

Remaining Period(s)				
Solution(s)	Year 2	Year 3	Year 4	Year 5
govAccess - Maintenance, Hosting, & Licensing Fee - Core	\$6,900.00	\$7,245.00	\$7,607.25	\$7,987.61
SUBTOTAL:	\$6,900.00	\$7,245.00	\$7,607.25	\$7,987.61

Product Descriptions	
Name	Description
govAccess - Website Design and Implementation - Trailblazer	<p>Website Design and Implementation - Trailblazer provides a citizen focused website and includes:</p> <ul style="list-style-type: none"> • Advanced UX Consultation, which may include one (1) or more of the following: <ol style="list-style-type: none"> 1. One (1) site analytics report 2. One (1) heatmap analysis 3. One (1) internal stakeholder survey 4. One (1) community stakeholder survey 5. One (1) remote user testing of top tasks • Three (3) customer journeys (top tasks or heavily visited webpages) identified for optimization -Fully customized homepage wireframe • Fully responsive design • Custom mobile homepage or standard mobile responsive homepage • Video background or standard rotating image carousel (switchable at any time) • Three (3) specialty alternate homepages - Choose from Granicus' library including emergencies, election night, special events • Three (3) customer experience features - Choose from Granicus' library including service finder, geo finder, or data visualization banner • Programming/CMS implementation • Migrate up to 200 webpages • Ten (10) forms converted into the new CMS • Three (3) days of on-site consultation / training to be applied towards additional project management or training (two (2) of three (3) days must be consecutive)
govAccess - Maintenance, Hosting, & Licensing Fee - Core	<p>The govAccess Maintenance, Hosting, and Licensing plan is designed to equip the client with the technology, expertise and training to keep the client's website relevant and effective over time.</p> <p>Services include the following:</p> <ul style="list-style-type: none"> • Ongoing software updates • Unlimited technical support (6:00 AM - 6:00 PM PT, Monday - Friday) • Access to training webinars and on-demand video library • Access to best practice webinars and resources • Annual health check with research-based recommendations for website optimization • DDoS mitigation • Disaster recovery with 90-minute failover (RTO) and 15-minute data replication (RPO)

Terms and Conditions

- Link to Terms: https://granicus.com/pdfs/Master_Subscription_Agreement.pdf
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Calabasas, CA to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- If submitting a Purchase Order, please include the following language: All pricing, terms and conditions of quote Q-56720 dated 3/14/2019 are incorporated into this Purchase Order by reference.
- Billing Frequency Notes (Milestones - 40/20/20/20):
 - An initial payment equal to 40% of the total;
 - A payment equal to 20% of the total upon Granicus' delivery of the draft homepage design concepts to the client;
 - A payment equal to 20% of the total upon implementation of the main website into the VCMS on a Granicus-hosted development server; and
 - A payment equal to 20% of the total upon completion; provided, however that the client has completed training. If the client has not completed training, then Granicus shall invoice the client at the earlier of: completion of training or 21 days after completion.
- Calabasas, CA is eligible to receive up to five (5) two-day passes to the 2019 Granicus National Summit, valued at \$299.00 each. The Granicus National Summit is the premiere user conference for public sector professionals across federal, state, and local government. Attendees will be provided with hands-on training led by Granicus subject matter experts, as well as opportunities to learn and network with peers and leaders in government.
Granicus National Summit Dates: May 14-15, 2019

Agreement and Acceptance

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Billing Information

Name:

Phone:

Email:

Address:

Calabasas, CA

Signature:

Name:

Title:

Date:

Granicus govAccess

A GOVERNMENT WEBSITE TO BETTER SERVE YOUR CITIZENS

Most people come to a government website with one goal – to complete a task – yet most government websites fail to deliver. With Granicus govAccess, user-friendly design, powerful content, accessibility, and secure transactions have never been easier.

A TRANSFORMATIVE DIGITAL EXPERIENCE

Let us help you take your website to the next level, promoting self-service, transparency, and civic engagement. Your project will start with our advanced UX research to identify the services and information important to your website visitors. We'll also work to break down departmental silos and optimize the digital citizen journey across all devices.

SIMPLE, YET DYNAMIC GOVERNMENT CMS

govAccess is a content management system (CMS) that was purpose built for government, allowing your staff to easily create content that informs, engages and serves their communities. Our CMS makes it easy to manage mobile experiences, bring more services online, share content through popular social media channels, create custom interior pages, and more - all while ensuring consistency and control.

ENTERPRISE-CLASS HOSTING + SUPPORT

From our state-of-the-art hosting infrastructure with greater than 99.9% uptime, to a team of certified government experts and tech gurus, the govAccess team relentlessly focuses on client satisfaction. Continuous optimization, regular health checks that include research-based recommendations, and 24x7 support deliver guaranteed success.



Heatmaps help us understand where eyes and clicks are going on your site.



Basing our redesign on science, rather than emotion, helped to keep everyone on the same page as we worked through the process of transforming our web presence from a mere website to a customer service portal.

Kevin Tunell
Communications Director,
Yuma County, AZ



WEBSITE DESIGN + IMPLEMENTATION – TRAILBLAZER

- ✓ Advanced UX consultation including
 - Heatmap analysis, web analytics, internal stakeholder survey, community survey
 - Remote user testing of top tasks
 - Three (3) customer journeys (detailed analysis + recommendations to optimize top tasks)
 - Website usability report
- ✓ Fully custom homepage wireframe
- ✓ Fully responsive design
- ✓ Video Background or Standard Rotating Image carousel (switchable at any time)
- ✓ Three (3) specialty alternate homepages - choose from our library including emergencies, election night, special events
- ✓ Three (3) customer experience features - choose from our library including service finder, geo finder, data visualization banner
- ✓ Website Programming + CMS Implementation
- ✓ Migrate up to 200 webpages
- ✓ Ten (10) forms converted into the new CMS
- ✓ Three (3) days of onsite consultation / training to be applied toward onsite project management or training (two of three days must be consecutive)



KEY CMS FEATURES

- ✓ Ongoing software updates (quarterly)
- ✓ Role-based dashboard for easy content updates, approvals + ability to lock down user permissions
- ✓ Mobile management to analyze mobile traffic and customize display on mobile device
- ✓ Interior page builder with drag-and-drop page building, 100+ widgets, save and reuse layouts + more
- ✓ Social media management with ability to schedule + preview posts to multiple social media accounts
- ✓ Form and survey builder with ready-to-use templates for the most common use cases, conditional logic, payment processing, and legally binding digital signatures
- ✓ Flexible search with the ability to define search synonyms, promote page + more
- ✓ Universal API + a vast number of commonly used apps integrated out-of-the-box



SUPPORT + MAINTENANCE

- ✓ 24/7 support
- ✓ Online help, including an extensive library of on-demand training videos
- ✓ Hosting infrastructure with 99.9% uptime
- ✓ Disaster recovery w/ 90 min failover (RTO), data replication every 15 mins (RPO), failover testing every 2 wks.
- ✓ Enterprise grade DDoS mitigation
- ✓ Industry leading data security (advanced threat detection and penetration)



CERTIFICATE OF LIABILITY INSURANCE

10/20/2019

DATE (MM/DD/YYYY)

10/15/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Insurance Brokers, LLC CA License #OF15767 Three Embarcadero Center, Suite 600 San Francisco CA 94111 (415) 568-4000	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : National Fire Insurance Co of Hartford	20478
	INSURER B : Valley Forge Insurance Company	20508
	INSURER C : The Continental Insurance Company	35289
	INSURER D : Columbia Casualty Company	31127
	INSURER E :	
	INSURER F :	

COVERAGES GRAIN01 **CERTIFICATE NUMBER:** 14475948 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	6043664103	10/20/2018	10/20/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Comp \$100 Ded <input checked="" type="checkbox"/> Coll \$1,000 Ded	N	N	6043664084	10/20/2018	10/20/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	N	N	6043664098	10/20/2018	10/20/2019	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	6043364067 (AOS) 6043364070 (CA)	10/20/2018 10/20/2018	10/20/2019 10/20/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Prof. Liab / Tech E&O Network Sec & Privacy Liab	N	N	596722177 (E&O)	9/7/2018	10/20/2019	\$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: City of Calabasas is included as Additional Insured to the extent provided by the policy language or endorsement issued or approved by the insurance carrier.

CERTIFICATE HOLDER

14475948
City of Calabasas
100 Civic Center Way
Calabasas CA 91302

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CNA Technology General Liability Extension Endorsement

It is understood and agreed that this endorsement amends the **COMMERCIAL GENERAL LIABILITY COVERAGE PART** as follows. If any other endorsement attached to this policy amends any provision also amended by this endorsement, then that other endorsement controls with respect to such provision, and the changes made by this endorsement with respect to such provision do not apply.

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21. Waiver of Subrogation – Blanket

1. ADDITIONAL INSURED

a. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization described in paragraphs **A.** through **K.** below whom a **Named Insured** is required to add as an additional insured on this **Coverage Part** under a written contract or written agreement, provided such contract or agreement:

(1) is currently in effect or becomes effective during the term of this **Coverage Part**; and

(2) was executed prior to:

(a) the **bodily injury** or **property damage**; or

(b) the offense that caused the **personal and advertising injury**, for which such additional insured seeks coverage.

b. However, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

(1) a higher limit of insurance than required by such contract or agreement; or

(2) coverage broader than required by such contract or agreement, and in no event broader than that described by the applicable paragraph **A.** through **K.** below.

Any coverage granted by this endorsement shall apply only to the extent permissible by law.

b. However, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

- (1) a higher limit of insurance than required by such contract or agreement; or
- (2) coverage broader than required by such contract or agreement, and in no event broader than that described by the applicable paragraph **A.** through **K.** below.

Any coverage granted by this endorsement shall apply only to the extent permissible by law.

A. Controlling Interest

Any person or organization with a controlling interest in a Named Insured, but only with respect to such person or organization's liability for bodily injury, property damage or personal and advertising injury arising out of:

1. such person or organization's financial control of a Named Insured; or
2. premises such person or organization owns, maintains or controls while a Named Insured leases or occupies such premises;

provided that the coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

B. Co-owner of Insured Premises

A co-owner of a premises co-owned by a **Named Insured** and covered under this insurance but only with respect to such co-owner's liability for **bodily injury, property damage or personal and advertising injury** as co-owner of such premises.

C. Grantor of Franchise

Any person or organization that has granted a franchise to a **Named Insured**, but only with respect to such person or organization's liability for **bodily injury, property damage or personal and advertising injury** as grantor of a franchise to the **Named Insured**.

D. Lessor of Equipment

Any person or organization from whom a **Named Insured** leases equipment, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** caused, in whole or in part, by the **Named Insured's** maintenance, operation or use of such equipment, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease.

E. Lessor of Land

Any person or organization from whom a **Named Insured** leases land but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of the ownership, maintenance or use of such land, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

F. Lessor of Premises

An owner or lessor of premises leased to the **Named Insured**, or such owner or lessor's real estate manager, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of the ownership, maintenance or use of such part of the premises leased to the **Named Insured**, and provided that the **occurrence** giving rise to such **bodily injury or property damage**, or the offense giving rise to such **personal and advertising injury**, takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

G. Mortgagee, Assignee or Receiver

A mortgagee, assignee or receiver of premises but only with respect to such mortgagee, assignee or receiver's liability for **bodily injury, property damage or personal and advertising injury** arising out of the **Named Insured's** ownership, maintenance, or use of a premises by a **Named Insured**.

The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

H. State or Governmental Agency or Subdivision or Political Subdivisions – Permits

A state or governmental agency or subdivision or political subdivision that has issued a permit or authorization but only with respect to such state or governmental agency or subdivision or political subdivision's liability for **bodily injury, property damage or personal and advertising injury** arising out of:

1. the following hazards in connection with premises a **Named Insured** owns, rents, or controls and to which this insurance applies:

- a. the existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
- b. the construction, erection, or removal of elevators; or
- c. the ownership, maintenance or use of any elevators covered by this insurance; or

2. the permitted or authorized operations performed by a **Named Insured** or on a **Named Insured's** behalf.

The coverage granted by this paragraph does not apply to:

- a. **Bodily injury, property damage or personal and advertising injury** arising out of operations performed for the state or governmental agency or subdivision or political subdivision; or
- b. **Bodily injury or property damage** included within the **products-completed operations hazard**.

With respect to this provision's requirement that additional insured status must be requested under a written contract or agreement, the Insurer will treat as a written contract any governmental permit that requires the **Named Insured** to add the governmental entity as an additional insured.

I. Trade Show Event Lessor

1. With respect to a **Named Insured's** participation in a trade show event as an exhibitor, presenter or displayer, any person or organization whom the **Named Insured** is required to include as an additional insured, but only with respect to such person or organization's liability for **bodily injury, property damage or personal and advertising injury** caused by:

a. the **Named Insured's** acts or omissions; or

b. the acts or omissions of those acting on the **Named Insured's** behalf, in the performance of the **Named Insured's** ongoing operations at the trade show event premises during the trade show event.

2. The coverage granted by this paragraph does not apply to **bodily injury or property damage** included within the **products-completed operations hazard**.

J. Vendor

Any person or organization but only with respect to such person or organization's liability for **bodily injury or property damage** arising out of **your products** which are distributed or sold in the regular course of such person or organization's business, provided that:

1. The coverage granted by this paragraph does not apply to:

a. **bodily injury or property damage** for which such person or organization is obligated to pay **damages** by reason of the assumption of liability in a contract or agreement unless such liability exists in the absence of the contract or agreement;

b. any express warranty unauthorized by the **Named Insured**;

c. any physical or chemical change in any product made intentionally by such person or organization;

d. repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

e. any failure to make any inspections, adjustments, tests or servicing that such person or organization has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

f. demonstration, installation, servicing or repair operations, except such operations performed at such person or organization's premises in connection with the sale of a product;

g. products which, after distribution or sale by the **Named Insured**, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for such person or organization; or

h. **bodily injury or property damage** arising out of the sole negligence of such person or organization for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(1) the exceptions contained in Subparagraphs **d.** or **f.** above; or

(2) such inspections, adjustments, tests or servicing as such person or organization has agreed with the **Named Insured** to make or normally undertakes to make in the usual course of

business, in connection with the distribution or sale of the products.

2. This Paragraph J. does not apply to any insured person or organization, from whom the **Named Insured** has acquired such products, nor to any ingredient, part or container, entering into, accompanying or containing such products.

3. This Paragraph J. also does not apply:

a. to any vendor specifically scheduled as an additional insured by endorsement to this **Coverage Part**;

b. to any of **your products** for which coverage is excluded by endorsement to this **Coverage Part**; nor

c. if **bodily injury** or **property damage** included within the **products-completed operations hazard** is excluded by endorsement to this **Coverage Part**.

K. Other Person Or Organization / Your Work

Any person or organization who is not an additional insured under Paragraphs A. through J. above. Such additional insured is an **Insured** solely for **bodily injury, property damage** or **personal and advertising injury** for which such additional insured is liable because of the **Named Insured's** acts or omissions.

The coverage granted by this paragraph does not apply to any person or organization:

1. who is specifically scheduled as an additional insured on another endorsement to this **Coverage Part**; nor

2. for **bodily injury** or **property damage** included within the **products-completed operations hazard** except to the extent all of the following apply:

a. this **Coverage Part** provides such coverage;

b. the written contract or agreement described in the opening paragraph of this **ADDITIONAL INSURED'S** Provision requires the **Named Insured** to provide the additional insured such coverage; and

c. the **bodily injury** or **property damage** results from **your work** that is the subject of the written contract or agreement, and such work has not been excluded by endorsement to this **Coverage Part**.

2. ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY TO ADDITIONAL INSURED'S INSURANCE

A. The **Other Insurance** Condition in the **COMMERCIAL GENERAL LIABILITY CONDITIONS** Section is amended to add the following paragraph:

If the **Named Insured** has agreed in writing in a contract or agreement that this insurance is primary and non-contributory relative to an additional insured's own insurance, then this insurance is primary, and the Insurer will not seek contribution from that other insurance. For the purpose of this Provision 2., the additional insured's own insurance means insurance on which the additional insured is a named insured.

B. With respect to persons or organizations that qualify as additional insureds pursuant to paragraph 1.K. of this endorsement, the following sentence is added to the paragraph above:

Otherwise, and notwithstanding anything to the contrary elsewhere in this Condition, the insurance provided to such person or organization is excess of any other insurance available to such person or organization.

3. BODILY INJURY – EXPANDED DEFINITION

Under **DEFINITIONS**, the definition of **bodily injury** is deleted and replaced by the following:

Bodily injury means physical injury, sickness or disease sustained by a person, including death, humiliation, shock, mental anguish or mental injury sustained by that person at any time which results as a consequence of the physical injury, sickness or disease.

4. BROAD KNOWLEDGE OF OCCURRENCE/ NOTICE OF OCCURRENCE

Under **CONDITIONS**, the condition entitled **Duties in The Event of Occurrence, Offense, Claim or Suit** Condition is amended to add the following provisions:

A. BROAD KNOWLEDGE OF OCCURRENCE

The **Named Insured** must give the Insurer or the Insurer's authorized representative notice of an **occurrence**, offense or **claim** only when the **occurrence**, offense or **claim** is known to a natural person **Named Insured**, to a partner, executive officer, manager or member of a **Named Insured**, or to an **employee** designated by any of the above to give such notice.

B. NOTICE OF OCCURRENCE

The **Named Insured's** rights under this **Coverage Part** will not be prejudiced if the **Named Insured** fails to give the Insurer notice of an **occurrence**, offense or **claim** and that failure is solely due to the **Named Insured's** reasonable belief that the **bodily injury** or **property damage** is not covered under this **Coverage Part**. However, the **Named Insured** shall give written notice of such **occurrence**, offense or **claim** to the Insurer as soon as the **Named Insured** is aware that this insurance may apply to such **occurrence**, offense or **claim**.

5. BROAD NAMED INSURED

WHO IS AN INSURED is amended to delete its Paragraph 3. in its entirety and replace it with the following:

3. Pursuant to the limitations described in Paragraph 4. below, any organization in which a **Named Insured**

has management control:

a. on the effective date of this **Coverage Part**; or

b. by reason of a **Named Insured** creating or acquiring the organization during the **policy period**, qualifies as a **Named Insured**, provided that there is no other similar liability insurance, whether primary, contributory, excess, contingent or otherwise, which provides coverage to such organization, or which would have provided coverage but for the exhaustion of its limit, and without regard to whether its coverage is broader or narrower than that provided by this insurance.

But this **BROAD NAMED INSURED** provision does not apply to:

(a) any partnership or joint venture; or

(b) any organization for which coverage is excluded by another endorsement attached to this Coverage

Part.

For the purpose of this provision, and of this endorsement's **JOINT VENTURES / PARTNERSHIP / LIMITED LIABILITY COMPANIES** provision, management control means:

A. owning interests representing more than 50% of the voting, appointment or designation power for the selection of a majority of the Board of Directors of a corporation, or the members of the management board of a limited liability company; or

B. having the right, pursuant to a written trust agreement, to protect, control the use of, encumber or transfer or sell property held by a trust.

4. With respect to organizations which qualify as **Named Insureds** by virtue of Paragraph 3. above, this insurance does not apply to:

a. bodily injury or property damage that first occurred prior to the date of management control, or that first occurs after management control ceases; nor

b. personal or advertising injury caused by an offense that first occurred prior to the date of management control or that first occurs after management control ceases.

5. The insurance provided by this **Coverage Part** applies to **Named Insureds** when trading under their own names or under such other trading names or doing-business-as names (dba) as any **Named Insured** should choose to employ.

6. ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES

The estates, heirs, legal representatives and **spouses** of any natural person **Insured** shall also be insured under this policy; provided, however, coverage is afforded to such estates, heirs, legal representatives, and **spouses** only for **claims** arising solely out of their capacity or status as such and, in the case of a **spouse**, where such **claim** seeks **damages** from marital community property, jointly held property or property transferred from such natural person **Insured** to such **spouse**. No coverage is provided for any act, error or omission of an estate, heir, legal representative, or **spouse** outside the scope of such person's capacity or status as such, provided however that the **spouse** of a natural person **Named Insured** and the **spouses** of members or partners of joint venture or partnership **Named Insureds** are **Insureds** with respect to such **spouses'** acts, errors or omissions in the conduct of the **Named Insured's** business.

7. EXPECTED OR INTENDED INJURY – EXCEPTION FOR REASONABLE FORCE

Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Expected or Intended Injury** and replace it with the following:

This insurance does not apply to:

Expected or Intended Injury

Bodily injury or property damage expected or intended from the standpoint of the **Insured**. This exclusion does not apply to **bodily injury or property damage** resulting from the use of reasonable force to protect persons or property.

8. IN REM ACTIONS

A quasi *in rem* action against any vessel owned or operated by or for the **Named Insured**, or chartered by or for the **Named Insured**, will be treated in the same manner as though the action were *in personam* against the **Named Insured**.

9. INCIDENTAL HEALTH CARE MALPRACTICE COVERAGE

Solely with respect to **bodily injury** that arises out of a **health care incident**:

A. Under COVERAGES, Coverage A – Bodily Injury And Property Damage Liability, the Insuring Agreement is amended to replace Paragraphs 1.b.(1) and 1.b.(2) with the following:

b. This insurance applies to **bodily injury** provided that the professional health care services are incidental to the **Named Insured's** primary business purpose, and only if:

(1) such **bodily injury** is caused by an **occurrence** that takes place in the **coverage territory**.

(2) the **bodily injury** first occurs during the **policy period**. All **bodily injury** arising from an **occurrence** will be deemed to have occurred at the time of the first act, error, or omission that is part of the **occurrence**; and

B. Under COVERAGES, Coverage A – Bodily Injury And Property Damage Liability, the paragraph entitled Exclusions is amended to:

i. add the following to the **Employers Liability** exclusion:

This exclusion applies only if the **bodily injury** arising from a **health care incident** is covered by other liability insurance available to the **Insured** (or which would have been available but for exhaustion of its limits).

ii. delete the exclusion entitled **Contractual Liability** and replace it with the following:

This insurance does not apply to:

Contractual Liability

the **Insured's** actual or alleged liability under any oral or written contract or agreement, including but not limited to express warranties or guarantees.

iii. add the following additional exclusions.

This insurance does not apply to:

Discrimination

any actual or alleged discrimination, humiliation or harassment, that includes but shall not be limited to **claims** based on an individual's race, creed, color, age, gender, national origin, religion, disability, marital status or sexual orientation.

Dishonesty or Crime

Any actual or alleged dishonest, criminal or malicious act, error or omission.

Medicare/Medicaid Fraud

any actual or alleged violation of law with respect to Medicare, Medicaid, Tricare or any similar federal, state or local governmental program.

Services Excluded by Endorsement

Any **health care incident** for which coverage is excluded by endorsement.

C. DEFINITIONS is amended to:

i. add the following definitions:

Health care incident means an act, error or omission by the **Named Insured's employees or volunteer workers** in the rendering of:

a. professional health care services on behalf of the **Named Insured** or

b. Good Samaritan services rendered in an emergency and for which no payment is demanded or received.

Professional health care services means any health care services or the related furnishing of food, beverages, medical supplies or appliances by the following providers in their capacity as such but solely to the extent they are duly licensed as required:

a. Physician;

b. Nurse;

c. Nurse practitioner;

d. Emergency medical technician;

e. Paramedic;

f. Dentist;

g. Physical therapist;

h. Psychologist;

i. Speech therapist;

j. Other allied health professional; or

Professional health care services does not include any services rendered in connection with human clinical trials or product testing.

ii. delete the definition of **occurrence** and replace it with the following:

Occurrence means a **health care incident**. All acts, errors or omissions that are logically

connected by any common fact, circumstance, situation, transaction, event, advice or decision will be considered to constitute a single **occurrence**;

iii. amend the definition of **Insured** to:

a. add the following:

• the **Named Insured's employees** are **Insureds** with respect to:

(1) **bodily injury** to a **co-employee** while in the course of the **co-employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to a **volunteer worker** while performing duties related to the conduct of the **Named Insured's** business; when such **bodily injury** arises out of a **health care incident**.

• the **Named Insured's volunteer workers** are **Insureds** with respect to:

(1) **bodily injury** to a **co-volunteer worker** while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to an **employee** while in the course of the **employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business;

when such **bodily injury** arises out of a **health care incident**.

b. delete Subparagraphs (a), (b), (c) and (d) of Paragraph 2.a.(1) of **WHO IS AN INSURED**.

c. add the following:

Insured does not include any physician while acting in his or her capacity as such.

D. The **Other Insurance** condition is amended to delete Paragraph b.(1) in its entirety and replace it with the following:

Other Insurance

b. Excess Insurance

(1) To the extent this insurance applies, it is excess over any other insurance, self insurance or risk transfer instrument, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by the **Named Insured** to be excess of this coverage.

10. JOINT VENTURES / PARTNERSHIP / LIMITED LIABILITY COMPANIES

WHO IS AN INSURED is amended to delete its last paragraph and replace it with the following:

No person or organization is an **Insured** with respect to:

- the conduct of any current or past partnership or joint venture that is not shown as a **Named Insured** in the Declarations; nor

- the conduct of a current or past limited liability company in which a **Named Insured's** interest does/did not rise to the level of management control;

except that if the **Named Insured** was a joint venturer, partner, or member of such a limited liability company, and such joint venture, partnership or limited liability company terminated prior to or during the **policy period**, then such **Named Insured** is an **Insured** with respect to its interest in such joint venture, partnership or limited liability company but only to the extent that:

a. any offense giving rise to **personal and advertising injury** occurred prior to such termination date, and the **personal and advertising injury** arising out of such offense, first occurred after such termination date;

b. the **bodily injury** or **property damage** first occurred after such termination date; and

c. there is no other valid and collectible insurance purchased specifically to insure the partnership, joint venture or limited liability company.

11. LEGAL LIABILITY – DAMAGE TO PREMISES

A. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the first paragraph immediately following subparagraph (6) of the **Damage to Property** exclusion and replace it with the following:

Paragraphs (1), (3) and (4) of this exclusion do not apply to **property damage** (other than damage by fire) to premises rented to the **Named Insured** or temporarily occupied by the **Named Insured** with the permission of the owner, nor to the contents of premises rented to the **Named Insured** for a period of 7 or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in **LIMITS OF INSURANCE**.

B. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete its last paragraph and replace it with the following:

Exclusions c. through n. do not apply to damage by fire to premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured** with permission of the owner, nor to damage to the contents of premises rented to a **Named Insured** for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in the **LIMITS OF INSURANCE** Section.

C. **LIMITS OF INSURANCE** is amended to delete Paragraph 6. (the Damage To Premises Rented To You Limit) and replace it with the following:

6. Subject to Paragraph 5. above, (the Each Occurrence Limit), the Damage To Premises Rented To You Limit is the most the Insurer will pay under **COVERAGE A** for **damages** because of **property damage** to:

a. any one premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured**

with the permission of the owner; and

b. contents of such premises if the premises is rented to the **Named Insured** for a period of 7 or fewer consecutive days.

The Damage To Premises Rented To You Limit is \$500,000. unless a different Damage to Premises Rented to You Limit is shown in the Declarations.

D. The **Other Insurance** Condition is amended to delete Paragraph **b.(1)(a)(ii)**, and replace it with the following:

(ii) That is property insurance for premises rented to a **Named Insured**, for premises temporarily occupied by the **Named Insured** with the permission of the owner; or for personal property of others in the **Named Insured's** care, custody or control;

E. This Provision **11.** does not apply if liability for damage to premises rented to a **Named Insured** is excluded by another endorsement attached to this **Coverage Part.**

12. MEDICAL PAYMENTS

A. **LIMITS OF INSURANCE** is amended to delete Paragraph 7. (the Medical Expense Limit) and replace it with the following:

7. Subject to Paragraph 5. above (the Each Occurrence Limit), the Medical Expense Limit is the most the Insurer will pay under **Coverage C – Medical Payments** for all medical expenses because of **bodily injury** sustained by any one person. The Medical Expense Limit is the greater of:

- (1) \$15,000 unless a different amount is shown here: @@@@; or
- (2) the amount shown in the Declarations for Medical Expense Limit.

B. Under **COVERAGES**, the **Insuring Agreement** of **Coverage C – Medical Payments** is amended to replace Paragraph **1.a.(3)(b)** with the following:

(b) The expenses are incurred and reported to the Insurer within three years of the date of the accident;
and

This Paragraph B. does not apply to medical expenses incurred in the state of Missouri.

13. NON-OWNED AIRCRAFT

Under **COVERAGES**, **Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended as follows:

The exclusion entitled **Aircraft, Auto or Watercraft** is amended to add the following:

This exclusion does not apply to an aircraft not owned by any **Named Insured**, provided that:

1. the pilot in command holds a currently effective certificate issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;
2. the aircraft is rented with a trained, paid crew to the **Named Insured**; and

3. the aircraft is not being used to carry persons or property for a charge.

14. NON-OWNED WATERCRAFT

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled

Exclusions is amended to delete subparagraph (2) of the exclusion entitled **Aircraft, Auto or Watercraft**, and replace it with the following.

This exclusion does not apply to:

(2) a watercraft that is not owned by any **Named Insured**, provided the watercraft is:

(a) less than 75 feet long; and

(b) not being used to carry persons or property for a charge.

15. PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION

A. Under **DEFINITIONS**, the definition of **personal and advertising injury** is amended to add the following tort:

- Discrimination or humiliation that results in injury to the feelings or reputation of a natural person.

B. Under **COVERAGES, Coverage B – Personal and Advertising Injury Liability**, the paragraph entitled **Exclusions** is amended to:

1. delete the Exclusion entitled **Knowing Violation Of Rights Of Another** and replace it with the following:

This insurance does not apply to:

Knowing Violation of Rights of Another

Personal and advertising injury caused by or at the direction of the **Insured** with the knowledge that the act would violate the rights of another and would inflict **personal and advertising injury**. This exclusion shall not apply to discrimination or humiliation that results in injury to the feelings or reputation of a natural person, but only if such discrimination or humiliation is not done intentionally by or at the direction of:

(a) the **Named Insured**; or

(b) any **executive officer**, director, stockholder, partner, member or manager (if the **Named Insured** is a limited liability company) of the **Named Insured**.

2. add the following exclusions:

This insurance does not apply to:

Employment Related Discrimination

Discrimination or humiliation directly or indirectly related to the employment, prospective

employment,
past employment or termination of employment of any person by any **Insured**.
Premises Related Discrimination

discrimination or humiliation arising out of the sale, rental, lease or sub-lease or prospective sale, rental, lease or sub-lease of any room, dwelling or premises by or at the direction of any **Insured**.

Notwithstanding the above, there is no coverage for fines or penalties levied or imposed by a governmental entity because of discrimination.

The coverage provided by this **PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION** Provision does not apply to any person or organization whose status as an **Insured** derives solely from

- Provision 1. **ADDITIONAL INSURED** of this endorsement; or
- attachment of an additional insured endorsement to this **Coverage Part**.

16. PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY

A. Under **COVERAGES, Coverage B –Personal and Advertising Injury Liability**, the paragraph entitled

Exclusions is amended to delete the exclusion entitled **Contractual Liability** and replace it with the following:

This insurance does not apply to:

Contractual Liability

Personal and advertising injury for which the **Insured** has assumed liability in a contract or agreement.

This exclusion does not apply to liability for **damages**:

(1) that the **Insured** would have in the absence of the contract or agreement; or

(2) assumed in a contract or agreement that is an **insured contract** provided the offense that caused such **personal or advertising injury** first occurred subsequent to the execution of such **insured contract**. Solely for the purpose of liability assumed in an **insured contract**, reasonable attorney fees and necessary litigation expenses incurred by or for a party other than an **Insured** are deemed to be **damages** because of **personal and advertising injury** provided:

(a) liability to such party for, or for the cost of, that party's defense has also been assumed in such **insured contract**; and

(b) such attorney fees and litigation expenses are for defense of such party against a civil or alternative dispute resolution proceeding in which covered **damages** are alleged.

B. Solely for the purpose of the coverage provided by this paragraph, **DEFINITIONS** is amended to delete the definition of **insured contract** in its entirety, and replace it with the following:

Insured contract means that part of a written contract or written agreement pertaining to the **Named Insured's** business under which the **Named Insured** assumes the tort liability of another party to pay for

personal or advertising injury arising out of the offense of false arrest, detention or imprisonment. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

C. Solely for the purpose of the coverage provided by this paragraph, the following changes are made to the Section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B**:

1. Paragraph 2.d. is replaced by the following:

d. The allegations in the **suit** and the information the Insurer knows about the offense alleged in such **suit** are such that no conflict appears to exist between the interests of the **Insured** and the interests of the indemnitee;

2. The first unnumbered paragraph beneath Paragraph 2.f.(2)(b) is deleted and replaced by the following:

So long as the above conditions are met, attorneys fees incurred by the Insurer in the defense of that indemnitee, necessary litigation expenses incurred by the Insurer, and necessary litigation expenses incurred by the indemnitee at the Insurer's request will be paid as **defense costs**. Notwithstanding the provisions of Paragraph e.(2) of the Contractual Liability exclusion (as amended by this Endorsement), such payments will not be deemed to be **damages** for **personal and advertising injury** and will not reduce the limits of insurance.

D. This **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** Provision does not apply if **Coverage B –Personal and Advertising Injury Liability** is excluded by another endorsement attached to this **Coverage Part**.

17. PROPERTY DAMAGE – ELEVATORS

A. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended such that the **Damage to Your Product** Exclusion and subparagraphs (3), (4) and (6) of the **Damage to Property** Exclusion do not apply to **property damage** that results from the use of elevators.

B. Solely for the purpose of the coverage provided by this **PROPERTY DAMAGE – ELEVATORS** Provision, the **Other Insurance** conditions is amended to add the following paragraph:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is Property insurance covering property of others damaged from the use of elevators.

18. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

A. Paragraph 1.b. is amended to delete the \$250 limit shown for the cost of bail bonds and replace it with a \$5,000. limit; and

B. Paragraph 1.d. is amended to delete the limit of \$250 shown for daily loss of earnings and replace it with a \$1,000. limit.

19. PROPERTY DAMAGE - PATTERNS MOLDS AND DIES

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled

Exclusions is amended to delete subparagraphs **(3)** and **(4)** of the Exclusion entitled **Damage to Property**, but

only with respect to patterns, molds or dies that are in the care, custody or control of the **Insured**, and only if

such patterns, molds or dies are not being used to perform operations at the time of loss. A limit of insurance of

\$25,000 per **policy period** applies to this **PROPERTY DAMAGE - PATTERNS MOLDS AND DIES** coverage, and this limit:

A. is included within the General Aggregate Limit as described in **LIMITS OF INSURANCE**; and

B. applies excess over any valid and collectible property insurance available to the **Insured**, including any deductible applicable to such insurance; the **Other Insurance** condition is changed accordingly.

20. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named**

Insured's Coverage Part, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

21. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

- 1.** the **Named Insured's** ongoing operations; or
- 2.** **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

- 1.** is in effect or becomes effective during the term of this **Coverage Part**; and
- 2.** was executed prior to the **bodily injury, property damage** or **personal and advertising injury** giving rise to the **claim**.

All other terms and conditions of the Policy remain unchanged.


This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: APRIL 11, 2019

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR
JUDIE GILLI, ASSOCIATE PLANNER 

FILE NO.: 180001628

SUBJECT: APPROVAL OF A REQUEST FOR A REFUND OF FEES IN THE AMOUNT OF \$2,910 PAID BY THE PROPERTY OWNER, SHARON DORN FOR THE CITY'S REVIEW AND APPROVAL OF A VARIANCE APPLICATION TO DEMOLISH AN EXISTING LEGAL NON-CONFORMING TWO-STORY RESIDENCE AND CONSTRUCT A NEW 2,679 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO CAR GARAGE

MEETING APRIL 24, 2019

SUMMARY RECOMMENDATION:

That the City Council review and approve a fee refund request from the property owner, Sharon Dorn, for fees paid by the property owner, to process a Variance application to demolish an existing legal non-conforming residence and construct a new 2,679 square-foot residence with an attached garage. The requested refund total is \$2,910.00

BACKGROUND AND DISCUSSION:

On December 20, 2018, the applicant (Will Shepphird) on behalf of property owner, Sharon Dorn, submitted a proposal to demolish the existing two-story, 1,972 square-foot home with an attached two car garage and construct a new two-story, 2,679 square-foot home with an attached two car garage. The project

involved a request for variances to exceed the maximum permitted site coverage and encroach within the front, sides and rear yard setback requirements, for the RS zone.

The subject residence was originally constructed in 1970, as part of a tract townhome development with the County of Los Angeles. When the City of Calabasas incorporated, the homes located along Park Mirasol were inconsistently zoned Residential, Single-Family (RS), which is intended for detached, single-family homes, including large estate lots. Due to this zoning designation; all of the homes on Park Mirasol became existing, legal, nonconforming because they do not comply with the required development standards for the RS zoning district, specifically site coverage and setbacks.

Strict application of the CMC's RS zoning standards would require that a new home have a 10' side setback and 20 front and rear setback. With a lot width of 31' it's not practical or possible to redevelop the subject property in compliance with all RS development standards. Therefore, due to the RS zoning requirements, it is not feasible to redevelop this site with a new residence without a request for variances. On December 20, 2018, the property owner paid \$2,910.00 in application fees for five variances, in addition to the filing fee for a Site Plan Review.

Following a public hearing, File No 180001628 was approved by the Planning Commission on March 7, 2019. On April 1, 2019, Sharon Dorn submitted a Claim Form (Attachment A) requesting that the City Council refund the fees associated with the variance portion of the project. The following fees associated with File No. 180001628 were paid by Sharon Dorn:

- \$1,885.00 Site Plan review
- \$217.20 Public Hearing Notification Service
- \$296.00 Scanning Invoice
- \$2,910.00 Variances
- **Total fees collected = \$5,308.20**

In accordance with Section 3.38.010 of the CMC, Sharon Dorn has filed a claim for the fees paid to process the variance request for File No. 180001628. The amount requested to be refunded is \$2,910.00, the amount paid for the variance request. Section 3.38.010 of the CMC allows an applicant to request a refund of fees paid, provided the request is made within 12 months of project approval. Sharon Dorn has complied with Section 3.38.010 because a Claim for Refund was filed on April 1, 2019. As a result, the Council may authorize a refund in whole or in part to Sharon Dorn.

FISCAL IMPACT/SOURCE OF FUNDING:

The refund payment will be made from account number: 10-000-4110-10.

REQUESTED ACTION:

That the City Council review and approve the fee refund request by Sharon Dorn.

ATTACHMENTS:

- Attachment A: Claim Form submitted by Sharon Dorn, April 1, 2019
- Attachment B: Refund Request Letter from Sharon Dorn, March 28, 2019
- Attachment C: Receipts for File No. 180001628



CITY of CALABASAS

RESERVE FOR FILING STAMP:

RCVD APR 1 '19
CITY CLERK'S DEPT.

First Name of Claimant (Last)	(First)
Dorn, Sharon	
Mailing Address (Street)	(City) (State/Zip)
4625 Park Mirasol Calabasas 91302	
(Area Code) (Phone Number)	
818-222-6460	

REFUND INFORMATION

JOB LOCATION: 4625 Park Mirasol

Amount Claimed \$ \$2,910.00 **Date Fees Paid:** 12/20/2018

RECEIPT #/PERMIT #/REFERENCE # PL1804169

STATE REASON FOR REQUESTING A REFUND – (Details): _____
See attached letter requesting refund
of variance fees.

NOTE: A Claimant may be required to submit to examination under oath. Presentation of a false claim is a felony. (California Penal Code Section 72.) PLEASE ALSO NOTE THAT THE CITY WILL RETAIN 20% OF THE REFUND AMOUNT TO COVER CLERICAL AND OTHER OVERHEAD COSTS AND EXPENSES INCURRED IN PROCESSING THE REFUND TRANSACTION.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

<u>Sharon Dorn</u>	<u>4-1-2019</u>
SIGNATURE AND TITLE OF CLAIMANT	DATE

FOR DEPARTMENT OF CITY CLERK USE ONLY
AMOUNT APPROVED FOR REFUND \$ _____

REMARKS: _____

Audited by:	Date:
Approved by:	Date:

RCVD MAR 28 '19
CITY CLERK'S DEPTSHARON DORN

February 21, 2019

Attn: City Council Members
City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Reference: 4625 Park Mirasol Building Variances Fee Refund Request

Dear Council Members,

I am a longtime resident of Calabasas and have decided to demolished and rebuild my home on the Lake. The neighborhood that I live in is well-established and was originally built under the County of Los Angeles jurisdiction. I found out, as part of the City of Calabasas application process for my remodel, that the City's General Plan and Zoning for my parcel is designated for single-family, instead of the multi-family which is appropriate for the current use. Because of this, my existing house is legal non-conforming and my townhouse does not meet the required setbacks and site coverage for a single-family development.

As part of the application, I was required to pay fees for the following four variances:

- ◆ Side Yards
- ◆ Front Yard
- ◆ Rear Yard
- ◆ Site Coverage

The total paid for the above variances was \$2,910.00, per the attached receipt. Planning recognizes that this is an error in the Planning documents and they are working to fix the General Plan and Zoning documents to reflect the existing multi-family neighborhood along Park Mirasol. As such, I respectfully request that you refund the variance fees paid of \$2,910.00, due to the error in the City's documents.

Thank you for your consideration of this request.

Respectfully,



Sharon Dorn
Property Owner



CITY of CALABASAS

Community Development Department
 Planning Division
 100 Civic Center Way
 Calabasas, CA 91302

Permit No : **PL1804169**
 Permit Status : Submitted
 Plan Check Status :
 Page 1 of 1
 12/20/2018

Transaction Receipt

Project Number 90006030 **Activity Type:** Variance
Sub-Project Number 180001628 **Entered By :** Jaclyn Rackerby
Base Address 4625 PARK MIRASOL **Applied :** 12/20/2018
Job Description Request for variance for site coverage, front setback, 2 side setbacks, rear setback, **Issued :**
Parcel Number 2068007010 **To Expire :**
OWNER Sharon Dorn (818) 222-8460
 4625 Park Mirasol Calabasas CA 91302
APPLICANT Will Shepphird (310) 367-8030
 P.O Box 8446 Calabasas CA 91372

Fees

Fee Description	Account	Units	Fee/Unit	Amount
Variance - Residential	10-000-4110-10			\$1,194.00
Additional Variances - Residential	10-000-4110-10	4	\$429.00	\$1,716.00

Plan Check		Permit		Total	
Fees:	\$0.00	Fees:	\$2,910.00	Fees:	\$2,910.00
Payments:	\$0.00	Payments:	\$2,910.00	Adjustments:	\$0.00
Balance Due:	\$0.00	Balance Due:	\$0.00	Payments:	\$2,910.00
				Extend Credit:	\$0.00
				Balance Due:	\$0.00

Date	Transaction Type	Method	Check#	Paid By	Amount
12/20/2018	Payment of Balance Due	check	104	Sharon Dorn	\$2,910.00



CITY of CALABASAS

Community Development Department
Planning Division

100 Civic Center Way
Calabasas, CA 91302

Permit No : **PL1804168**
Permit Status : Submitted
Plan Check Status :
Page 1 of 1
12/20/2018

Transaction Receipt

Project Number 90005030 **Activity Type:**Site Plan Review

Sub-Project Number 180001628 **Entered By** :Jaclyn Rackerby

Base Address 4625 PARK MIRASOL **Applied** :12/20/2018

Job Description Site Plan Review for a 2879 sq ft new home with an attached new two car garage. **Issued** :

Parcel Number 2068007010 **To Expire** :

OWNER Sharon Dorn (818) 222-6460
4625 Park Mirasol Calabasas CA 91302

APPLICANT Will Shepphird (310) 367-8030
P.O Box 8446 Calabasas CA 91372

Fees

<u>Fee Description</u>	<u>Account</u>	<u>Units</u>	<u>Fee/Units</u>	<u>Amount</u>
Site Plan Review - 1 Unit	10-000-4110-10	1		\$1,885.00
Public Hearing Notification Service	10-000-4110-10	82	\$0.60	\$217.20
Scanning Invoice	10-000-4467-02			\$296.00

<u>Plan Check</u>		<u>Permit</u>		<u>Total</u>	
Fees:	\$0.00	Fees:	\$2,398.20	Fees:	\$2,398.20
Payments:	\$0.00	Payments:	\$2,398.20	Adjustments:	\$0.00
Balance Due:	\$0.00	Balance Due:	\$0.00	Payments:	\$2,398.20
				Extend Credit:	\$0.00
				Balance Due:	\$0.00

<u>Date</u>	<u>Transaction Type</u>	<u>Method</u>	<u>Check#</u>	<u>Paid By</u>	<u>Amount</u>
12/20/2018	Payment of Balance Due	check	104	Sharon Dorn	\$2,398.20



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: APRIL 11, 2019

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DR. GARY LYSIK, CITY MANAGER

BY: JOHN R. BINGHAM, ADMINISTRATIVE SERVICES MANAGER



SUBJECT: ADOPTION OF RESOLUTION NO. 2019-1625 AMENDING RESOLUTION NO. 2018-1596, APPROVING THE REDUCTION OF A PLANNER POSITION AND THE ADDITION OF AN ASSOCIATE PLANNER POSITION IN THE COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE: APRIL 24, 2019

SUMMARY RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2019-1625 amending Resolution No. 2018-1596, approving the reduction of a Planner position and the addition of Associate Planner position in the Community Development Department.

BACKGROUND:

The Community Development Department professional/technical classification is composed of one Planner and two Associate Planners. With the recent resignation of an employee in the one Planner position in the Department, the Community Development Department is seeking to fill a vacancy.

DISCUSSION/ANALYSIS:

The Community Development Department conducted a recruitment for the Associate Planner position within the last six months in order to fill a vacancy created by the retirement of another Associate Planner, and has an active eligibility list from that recruitment. As a result, the Community Development Department would like to replace the Planner position with an Associate Planner position in order to use the eligibility list to quickly fill the current vacancy. The Associate Planner is deemed essential due to current workload, increase in projects requiring review, and the overall reduction in staffing over the past years.

FISCAL IMPACT/SOURCE OF FUNDING:

The reduction of the Planner position and the addition of an Associate Planner will result in a small amount of General Fund balance savings due to the decrease from the P138 to a P130 salary range.

REQUESTED ACTION:

It is requested that the City Council approve and adopt Resolution No. 2019-1625, amending Resolution No. 2018-1596, approving the reduction of a full time Planner position and the addition of a full time Associate Planner position in the Community Development Department.

Attachment: Resolution No. 2019-1625

**ITEM 5 ATTACHMENT
RESOLUTION NO. 2019-1625**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING THE RESOLUTION NO. 2018-1596 BY APPROVING REDUCTION OF A PLANNER POSITION AND THE ADDITION OF AN ASSOCIATE PLANNER POSITION IN THE COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, the City Council desires to retain and attract qualified and high caliber individuals; and

WHEREAS, this Resolution No. 2019-1625 is adopted in order to amend Resolution No. 2018-1596, the existing resolution in place for employee salary ranges, by approving the reduction of a Planner position and the addition of an Associate Planner position in the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALABASAS, AS FOLLOWS:

SECTION 1. Resolution No. 2018-1596 is hereby amended by approving the reduction of a Planner position and addition of an Associate Planner position in Community Development.

PERMANENT FULL TIME EMPLOYEES

POSITION	SALARY SCHEDULE NUMBER	NUMBER OF EMPLOYEES BUDGETED IN POSITION
Planner	P138	1 - 0
Associate Planner	P130	2 - 3

SECTION 2. All other provisions of Resolution No. 2018-1596 shall continue in full force and effect.

SECTION 3. To the extent the provisions of Resolution No. 2018-1596, as amended by this Resolution No. 2019-1625, are substantially the same as any other resolution or action of the City Council, the provisions of Resolution No. 2018-1596 as amended hereby, shall be construed as continuations of these other enactments, and not as new enactments.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 24th day of April 2019.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC, CPMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE



ALEX VILLANUEVA, SHERIFF
(818) 878-1808

April 9, 2019

Dr. Gary J. Lysik, City Manager
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Dear Dr. Lysik:

Listed below are the year-to-date crime statistic comparisons for the City of Calabasas for the month of March 2019.

I. CRIME STATISTICS

CRIME	CURRENT MTH	YTD 2019	YTD 2018	CHANGE
Homicide	0	0	0	0
Rape	0	0	2	-2
Robbery				
Armed	0	1	0	1
Strong-Arm	1	2	0	2
Assault	0	0	1	-1
Burglary				
Residential	4	13	12	1
Business	2	5	3	2
Garage/Out-Building	1	4	5	-1
Vehicle (locked)	6	13	21	-8
Theft				
Grand (\$950 +)	3	8	12	-4
Petty	10	22	20	2
Vehicle (unlocked)	0	2	26	-24
Grand Theft Vehicle	2	5	5	0
Arson	1	1	0	1
Domestic Violence Felony	0	0	0	0
Total Part I Crimes	30	76	107	-31
Percent Change				-29.0%
Domestic Violence Misdemeanor	2	12	5	7
Swatting	0	0	0	0

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

III. TRAFFIC

See attached.

IV. AGENDIZED CAR

See attached

V. CRIME PREVENTION

See attached

VI. JUVENILE INTERVENTION TEAM

See attached.

II. NOTEWORTHY INCIDENTS

A robbery was reported in the 4700 block of Commons Way. The victim (a juvenile) was approached by approximately 8 male juvenile subjects at the location. One subject accused the victim of hurting a friend. The victim denied it and said he was being mistaken for someone else. This subject then took the victim's cell phone and began to assault him. Three additional subjects then began to assault the victim too. They fled the location. (19-01618)

A residential burglary occurred in the 5000 block of Ambridge Drive. The victim's roommate was inside the residence at the time of the incident. He heard glass break downstairs. He immediately ran downstairs to investigate and saw three males wearing masks inside the rear of the house near a broken glass door. When the suspects saw him, they ran out the broken glass door. Video footage showed a female black ringing the doorbell and knocking on the door. As soon as no one answers the door, she gets on her phone and is seen texting someone. It then shows the male suspects running from the location. No property was stolen from inside the residence. (19-01463)

Three subjects, residents of Inglewood, Santa Clarita and Woodland Hills were arrested for identity theft, forgery and narcotic charges in the 23600 block of Calabasas Road. The subjects were contacted by deputies for a traffic violation. During the investigation, narcotics and paraphernalia were found. Also found inside their vehicle, a black BMW, were a credit card reader, a printer, a laptop, various bank statements, copies of social security and ID cards, tax returns and mail in the names of other people. (19-01273)

An arson was reported inside a business in the 4700 block of Commons Way. A customer told the manager that she had just put out a smoldering piece of paper in the upstairs southeast corner of the business. Video surveillance footage showed a male White, 12 to 13 years of age, with a small piece of paper in his hand, sit down in a chair and crouched down for 5-10 seconds. The subject then stands up and motions up and down with his hands and arms. The subject then walks away. (19-01042)

A resident of Thousand Oaks was arrested for vehicle theft in the 24000 block of Calabasas Road. The victim and the suspect were inside the vehicle driving to the DMV when they began to argue. The victim stopped the vehicle at the location and at that time the suspect stole the vehicle. The suspect drove the vehicle to the rear of the location where the arrest occurred. (19-01226)

VII. ARREST STATISTICS

The numbers of arrests listed below are the most current available.

	YEAR TO DATE 2019		CURRENT MONTH MARCH	
	ADULT	JUVENILE	ADULT	JUVENILE
Criminal Homicide	0	0	0	0
Forcible Rape	1	0	0	0
Robbery	0	0	0	0
Aggravated Assault	0	0	0	0
Burglary	3	0	0	0
Larceny Theft	1	0	1	0
Grand Theft Auto	1	0	1	0
Arson	0	0	0	0
Forgery	0	0	0	0
Fraud and NSF checks	3	0	3	0
Sex Offenses, Felonies	0	0	0	0
Sex Offenses, Misdemeanors	0	0	0	0
Non-Aggravated Assaults	3	0	1	0
Domestic Violence, Felony	0	0	0	0
Domestic Violence, Misd.	8	0	0	0
Weapon Laws	1	0	0	0
Offenses Against Family	0	0	0	0
Narcotics	16	1	8	0
Liquor Laws	0	0	0	0
Drunk/Alcohol/Drugs	0	0	0	0
Disorderly Conduct	0	0	0	0
Vagrancy	0	0	0	0
Gambling	0	0	0	0
Drunk Driving Vehicle/Boat	6	0	3	0
Vehicle/Boating Laws	28	0	14	0
Vandalism	0	0	0	0
Warrants	15	0	6	0
Receiving Stolen Property	0	0	0	0
Federal Offenses W/O Money	0	0	0	0
Federal Offenses With Money	2	0	0	0
Felonies, Miscellaneous	0	0	0	0
Misdemeanors, Miscellaneous	6	0	3	0
ARREST TOTALS	94	1	40	0

Sincerely,

ALEX VILLANUEVA, SHERIFF



Salvador Becerra, A/Captain
Malibu/Lost Hills Station



COLLISION SUMMARY*	This Month	Month Year Prior	Total YTD	Total Prior YTD	Change +/-
Total Collisions - Excluding Private Property	16	16	43	65	-22
Fatal Collisions	0	0	0	0	0
Injury Collisions	6	3	14	18	-4
Property Collisions	10	13	29	47	-18
Private Property Collisions	3	1	11	11	0
DUI Collisions with Injuries	0	0	0	1	-1
DUI Collisions with Property Damage	0	1	0	1	-1
Total Pedestrian Collisions	1	0	1	2	-1
Pedestrians Killed	0	0	0	0	0
Pedestrians Injured	1	0	1	2	-1
Total Hit & Run Collisions	5	2	7	7	0
Hit & Run Fatalities	0	0	0	0	0
Hit & Run Injuries	1	0	1	0	+1
Hit & Run Property Only	4	2	6	7	-1
CITATION SUMMARY*	This Month	Month Year Prior	Total YTD	Total Prior YTD	Change +/-
Traffic Total	279	302	673	900	-227
Hazardous Violations	123	151	292	442	-150
Non-Hazardous Violations	46	57	117	162	-45
Parking Violations	108	93	259	290	-31
DUI Arrests	2	1	5	6	-1

*Collision Summary and Citation Summary does not reflect all collisions and citations which were not entered into the database.

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service"
OFFICE CORRESPONDENCE

DATE: 04-13-19

FROM: David Huelsen, Traffic Investigator TO: Salvador Becerra, A/Captain
Malibu/Lost Hills Station Malibu/Lost Hills Station

SUBJECT: March Motor Activity Report City of Calabasas

During the month of March the motorcycle officers wrote 77 citations. The citations break down into the following categories:

Unsafe Speed	24
Other Hazard	21
Other Non-Hazard	10
Signs and Signals	17
Fail to Yield	1
Unsafe Turning	4

DHH:

**L.A. County Sheriff's Department
Lost Hills & Malibu Station
Monthly Traffic Safety Management Report**

*City of CALABASAS
Date Range Reported: 3/1/2019 to 3/31/2019*

Total No. of Collisions: 16 Injury: 6 Non-Injury: 10 Fatal: 0 Private Property: 3

Total No. of Citations: 169 Hazardous Cites: 123 Non-Hazardous Cites: 46

Collisions by Reporting Districts

<u>Reporting District</u>	<u>No.</u>	<u>Location</u>
2241	4	at Separate Locations
2242	1	at El Encanto Dr and Las Virgenes Rd
2243	2	at Separate Locations
2245	2	at Separate Locations
2246	2	at Separate Locations
2248	3	at Separate Locations
2249	2	at Separate Locations

Collision Occurred Most Frequently On:

<u>Street Name</u>	<u>Number of Collisions</u>
Las Virgenes Rd	4
2 at Rt 101 Nboff/R	
2 at at Separate Locations	
Mulholland Hwy	2
2 at at Separate Locations	
Old Topanga Canyon Rd	2
2 at at Separate Locations	
Calabasas Rd	1
1 at Park Granada	
Meadowlark Av	1
1 at Bluebird Ln	
Parkway Calabasas	1
1 at Rt 101 Nbon/R (S)	

Poppyseed Pl		1
	1 at Meadow Creek Ln	
Valmar Rd		1
	1 at Mulholland Dr	

Primary Collision Factors:

<u>Violations</u>	<u>Description</u>	<u>Number of Collisions</u>
22107	Unsafe Turning Movement	4
22350	Unsafe Speed	3
22106	Unsafe Start Or Backing	2
		2
22515(b)	Unattended Vehicle, Wheels Not Bloced	1
21804(a)	Failure To Yield Exiting Private Property Or Alley	1
21801(a)	Left Turns Or U-Turns Yield To Other Vehicles	1
21750	Unsafe Passing On The Left	1
21663	Driving On Sidewalk	1

Violations Most Frequently Cited:

<u>Violations</u>	<u>Description</u>	<u>Number of Citations</u>
22350	Unsafe Speed	31
4000(a)(1)	Vehicle Registration Required	22
5200(a)	License Plates, Two On A Vehicle Front/Rear	22
21461(a)	Obey Traffic Control Sign	15
22450(a)	Failure To Stop For Posted Stop Sign	15
16028(a)	Proof Of Financial Liability-Traffic Accident	10
23123(a)	Using Wireless Hand Held Phone While Driving	10
14601.1(a)	Driving With Suspended License	9
23123.5(a)	Texting While Driving	9
22100(a)	Right Turn At Intersection, Improper Position	7
26708(a)(6
12500(a)	Unlicensed Driver	5
38300	Off-Highway Vehicle, Disobey Signs	5
22349(a)	Speeding, Excess Of 65 Mph	4
14601.2(a)	Driving With Suspended License, Dui	3
12951(a)	Drivers License, Not In Possession	2
22107	Unsafe Turning Movement	2
22108	Turn Violation; Duration Of Signal 100 Feet	2
23152(a)	Dui; Alcohol	2
23152(b)	Dui, .08 Bac Or Greater	2
24250	No Headlight During Dark	2
24252(a)	Maintain Required Lighting	2
26101(b)	Modified Devices- Shall Not Drive Upon Hwy With	2
20002(a)	Hit-Run Property Damage	1

21453(a)	Red Signal; Failure To Stop	1
21453(c)	Red Arrow; Failure To Obey	1
21457(a)	Flashing Red; Failure To Stop	1
21658(a)	Lane Straddling; Unsafe Lane Change	1
21804(a)	Failure To Yield Exiting Private Property Or Alley	1
22101(d)	Req'd Or Prohibited Turn; Fail To Obey Sign	1
22106	Unsafe Start Or Backing	1
22348(b)	Speeding; Excess Of 100 Mph	1
23109(a)	Speed Contest	1
23223(a)	Driver In Poss Of Alcoholic Beverage On The Hwy	1
24603(b)	Stoplamps 2 Required (Mfr Post 1957)	1
26101(a)	Modified Devices- Shall Not Sell Or Offer To Sell	1
26710	Defective Windshield & Rear Windows	1
4454(a)	Registration Card Kept With Vehicle	1
5201(b)	License Plate Cover, Prohibited	1
5201.1(c)	Altering License Plate To Avoid Detection	1

Collisions Involving Pedestrians: 1

Most Frequent Violations

Collisions Involving Bicyclists: 0

Most Frequent Violations

**L.A. County Sheriff's Department
Lost Hills & Malibu Station**

Monthly Traffic Collision Report

4/10/2019 City of CALABASAS

Date Range Reported: 3/1/2019 to 3/31/2019

Collisions

Total Non-Injury Collisions	10
Total Injury and Fatal Collisions	6
Total Collisions (Injury + Non-Injury)	16

DUI Collisions

Number of DUI Collisions with Fatalities	0
Number of DUI Collisions with Injuries	0
Number of DUI Collisions Involving Property Damage	0
Total Number of DUI Collision Deaths	0
Total Number of DUI Collision injuries	0
Total Number of DUI Collisions	0
Total Actual Number of DUI Arrests	2

Non-DUI Collisions

Number of Non-DUI Collisions with Fatalities	0
Number of Non-DUI Collisions with Injuries	6
Number of Non-DUI Collisions Involving Property Damage	10
Total Number of Non-DUI Collision Deaths	0
Total Number of Non-DUI Collision injuries	6

Vehicle/Pedestrian Collisions

Number of Vehicle/Pedestrian Collisions with Fatalities	0
Number of Vehicle/Pedestrian Collisions with Injuries	1
Total Number of Pedestrian Fatalities	0
Total Number of Pedestrian Injuries	1

Vehicle/Bicycle Collisions

Number of Vehicle/Bicycle Collisions with Fatalities	0
Number of Vehicle/Bicycle Collisions with Injuries	0
Total Number of Vehicle/Bicycle Collision Fatalities	0
Total Number of Vehicle/Bicycle Collision Injuries	0

Hit & Run Collisions

Total Number of Hit & Run Fatalities	0
Total Number of Hit & Run Injuries	1
Total Number of PDO Hit & Run Collisions	4

Traffic Citations

Total Number of Radar Citations Issued	5
Total Number of Bicycle Citations Issued	0
Total Number of Pedestrian Citations Issued	0
Total Number of Safety Belt Citations Issued	0
Total Number of Child Restraint Citations Issued	0
Total Number of Financial Responsibility Citations Issued	10
Total Number of Hazardous Citations Issued	123
Total Number of Non-Hazardous Citations Issued	46
Total Number of Citations Issued	169

Parking Citations

Total Number of Parking Citations Issued	0
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Miscellaneous

Child in Passenger Seat or Belts, Number of Fatalities
Child in Passenger Seat or Belts, Number of Injuries
Child Not in Passenger Seat or Belts, Number of Fatalities
Child Not in Passenger Seat or Belts, Number of Injuries
Number of Code 3 or Pursuit Collision Fatalities
Number of Code 3 or Pursuit Collision Injuries
Number of Patrol Vehicle Rear-End Collisions with Amber On

Enforcement Index

Enforcement Index	20.5
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**L.A. County Sheriff's Department
Lost Hills & Malibu Station**

From 3/1/2019 to 3/31/2019

Total Collisions: 16

Injury Collisions: 6

Fatal Collisions: 0

Collision Summary Report

4/10/19

Page 1 of 3

919-01017-2248-472	3/1/2019	15:00	Friday	VALMAR RD - MULHOLLAND DR	2640'	Direction: East	Dusk - Dawn	Cloudy	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Auto R/W Violation	21801(a)	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	West	Making U Turn	Male	Age: 35	2018 HYUNDAI ELANTRA	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Lap Belt Used	Cell Phone Not In Use	
Party 2	Driver	West	Proceeding Straight	Male	Age: 55	2015 LEXUS ES300H	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Lap Belt Used	Cell Phone Not In Use	
919-01087-2245-250	3/4/2019	12:20	Monday	PARKWAY CALABASAS - RT 101 NBON/R (S)	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Turning	22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver		Making Right Turn		Age:	2018 FORD F-250	Pickups & Panels	No Injury	
	Veh Type: Pickup Truck		Sobriety: Not Applicable			Assoc Factor: None Apparent	Cell Phone Not In Use		
Party 2	Driver	North	Proceeding Straight	Female	Age: 35	2015 SUBARU FORESTER	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	
919-01104-2241-472	3/5/2019	18:25	Tuesday	LAS VIRGENES RD - RT 101 NBOFF/R	200'	Direction: North	Dark - Street Lig	Cloudy	Pty at Fault:1
	Broadside		Other Motor Vehicle	Improper Turning	22107	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	North		Female	Age: 29	2007 TOYOTA PRIUS	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety:			Assoc Factor:	Lap/Shoulder Harness Used		
Party 2	Driver	South		Male	Age: 26	2011 HONDA ACCORD	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety:			Assoc Factor:	Lap/Shoulder Harness Used		
919-01117-2248-472	3/6/2019	11:00	Wednesday	OLD TOPANGA CANYON RD - WREN CREST DR	36'	Direction: South	Daylight	Raining	Pty at Fault:1
	Hit Object		Fixed Object	Unsafe Speed	22350	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	South	Proceeding Straight	Male	Age: 33	2014 MITSUBISHI LANCER	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	
919-01196-2241-471	3/10/2019	15:12	Sunday	27050 AGOURA RD -		Direction:	Daylight	Clear	Pty at Fault:1
	Vehicle - Pedestrian		Pedestrian	Other Improper Driving		Hit & Run: No	Severe Injury	# Inj: 1	# Killed: 0
Party 1	Driver	East	Proceeding Straight	Female	Age: 87	1998 TOYOTA COROLLA	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Lap Belt Used	Cell Phone Not In Use	
Party 2	Pedestrian		Other	Male	Age: 28		Pedestrian	Severe Injury	
	Veh Type: Pedestrian		Sobriety: HNBD			Assoc Factor: None Apparent	Cell Phone Not In Use		
Party 3	Parked Vehicle	East	Parked		Age:	2017 TOYOTA RAV4	Sport Utility Vehicle	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD			Assoc Factor: None Apparent	Cell Phone Not In Use		
919-01241-2249-250	3/12/2019	15:15	Tuesday	MULHOLLAND HWY - OLD TOPANGA CANYON RD (0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Passing	21750	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0

Party 1	Driver	East	Passing Other Vehicle	Female	Age: 49	2018 LAND ROVER	RANGE ROVER	Sport Utility Vehicle	No Injury	
	Veh Type: Passenger Car		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2	Driver	West	Stopped In Road	Male	Age: 39	2017 BMW	430I	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: Impairment Not Kno	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
919-01245-2246-471	3/12/2019	21:00	Tuesday	24635 PARK MIRAMAR - PRIVATE PROPERTY			Direction:	Dark - Street Lig	Clear	Pty at Fault:1
	Hit Object		Fixed Object				22515(b)	Hit & Run: No	Complaint of Pain	# Inj: 1 # Killed: 0
Party 1	Driver	South	Other	Female	Age: 93	2017 NISSAN	SENTRA	Passenger Car, Station Wagon, Jeep	Complaint of Pain	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
919-01304-2248-471	3/15/2019	13:10	Friday	OLD TOPANGA CANYON RD - BLUEBIRD DR			595' Direction: South	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle				21804(a)	Hit & Run: No	Complaint of Pain	# Inj: 1 # Killed: 0
Party 1	Driver	South	Parking Maneuver	Male	Age: 16	2017 LEXUS	GX570	Sport Utility Vehicle	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2	Driver	South	Proceeding Straight	Male	Age: 38	2012 SUBARU	OUTBACK	Passenger Car, Station Wagon, Jeep	Complaint of Pain	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
919-01309-2241-472	3/15/2019	15:00	Friday	28545 W DRIVER AVE - PRIVATE PROPERTY			Direction:	Daylight	Clear	Pty at Fault:1
	Broadside		Parked Motor Vehicle				21663	Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0
Party 1	Driver	West	Backing	Female	Age: 16	2018 TOYOTA	MIRAI	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: Inattention			Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2	Parked Vehicle		Stopped In Road		Age:	2017 SUBARU	FORESTER	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: None Apparent				Cell Phone Not In Use		
Party 3	Parked Vehicle		Stopped In Road		Age:	2016 CHEVROLET	COLORADO	Pickups & Panels	No Injury	
	Veh Type: Pickup Truck		Sobriety: HNBD	Assoc Factor: None Apparent				Cell Phone Not In Use		
919-01387-2242-471	3/19/2019	06:56	Tuesday	LAS VIRGENES RD - EL ENCANTO DR			56' Direction: North	Dusk - Dawn	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle				22350	Hit & Run: No	Complaint of Pain	# Inj: 1 # Killed: 0
Party 1	Driver	South	Proceeding Straight	Male	Age: 38	2000 GMC	2500	Pickups & Panels	No Injury	
	Veh Type: Pickup Truck		Sobriety: HNBD	Assoc Factor: Stop and Go Traffi			Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2	Driver	South	Stopped In Road	Male	Age: 50	2007 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep	Complaint of Pain	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: Stop and Go Traffi			Lap/Shoulder Harness Used	Cell Phone Not In Use		
919-01446-2243-250	3/21/2019	12:00	Thursday	LAS VIRGENES RD - RT 101 NBOFF/R			75' Direction: North	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle				22106	Hit & Run: Misde	Property Damage Only	# Inj: 0 # Killed: 0
Party 1	Driver		Backing		Age:	UNK	TRUCK	Pickups & Panels	No Injury	
	Veh Type: Pickup Truck		Sobriety: Impairment Not Kno	Assoc Factor: Inattention				Cell Phone Not In Use		
Party 2	Driver	South	Stopped In Road	Male	Age: 28	2008 TOYOTA	YARIS	Passenger Car, Station Wagon, Jeep	No Injury	
	Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use		
919-01506-2246-471	3/24/2019	16:19	Sunday	MULHOLLAND HWY - CANYON DR			465' Direction: West	Daylight	Clear	Pty at Fault:1
	Hit Object		Non-Collision				22350	Hit & Run: No	Other Visible Injury	# Inj: 1 # Killed: 0
Party 1	Driver	East	Proceeding Straight	Male	Age: 51	2017 HARLEY DAVIDS	MC	Motorcycle	Other Visible Injury	
	Veh Type: Motorcycle		Sobriety: Impairment Not Kno	Assoc Factor: Inattention				Cell Phone Not In Use		
919-01515-2243-472	3/25/2019	07:40	Monday	LAS VIRGENES RD - THOUSAND OAKS BLVD.			0' Direction: North	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle				22107	Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0

Party 1	Driver	North	Backing	Female	Age: 23	2006 MERCURY	MILAN	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	North	Proceeding Straight	Male	Age: 58	2011 NISSAN	CUBE	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
919-01542-2249-	3/26/2019	13:15	Tuesday	MEADOWLARK AV - BLUEBIRD LN			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
250	Sideswipe		Other Motor Vehicle	Other Improper Driving				Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	West	Making Right Turn	Male	Age:	MERCEDES-BENZ	SUV		No Injury		
	Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Cell Phone Not In Use			
Party 2	Driver	South	Proceeding Straight	Male	Age: 16	2017 VOLKSWAGEN	JETTA	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
919-01543-2245-	3/26/2019	13:49	Tuesday	CALABASAS RD - PARK GRANADA			52'	Direction: East	Daylight	Clear	Pty at Fault:1
250	Broadside		Other Motor Vehicle	Improper Turning			22107	Hit & Run: Misde	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1	Driver	North	Making Left Turn	Female	Age: 35	2009 SUBARU	OUTBACK	Passenger Car, Station Wagon, Jeep	Complaint of Pain		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	East	Proceeding Straight	Male	Age: 61	2014 FORD	FOCUS	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Cell Phone Not In Use			
919-01574-2241-	3/28/2019	07:30	Thursday	POPPYSEED PL - MEADOW CREEK LN			528'	Direction: South	Daylight	Clear	Pty at Fault:1
472	Hit Object		Fixed Object	Unsafe Starting or Backing			22106	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	North	Backing	Male	Age: 39	2003 FREIGHTLINER	UNK	Two Axle Truck	No Injury		
	Veh Type: Truck		Sobriety: HNBD		Assoc Factor: Vision Obscureme		Lap/Shoulder Harness Used	Cell Phone Not In Use			

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**LOST HILLS JUVENILE INTERVENTION UNIT
ACTIVITY REPORT FOR MARCH 2019
CALABASAS**

A. SCHOOL ISSUES

Investigated theft incident at Calabasas High.

Investigated battery incident at Calabasas High.

Assisted Calabasas High re: possible hate incident/report.

Conducted 1 home check re: truant student from Round Meadow Elementary.

Assisted A.C. Stelle re: 8th grade literature question and answer.

Assisted A.E. Wright re: sexting incident.

Assisted Bay Laurel Elementary re: parent conflict.

B. INTERVENTIONS

Conducted an intervention for A.C. Stelle students re: fighting off campus.

Conducted an intervention with student and parent(s) re: bullying issue.

C. COMMUNITY / CRIMINAL ISSUES

1. We conducted a monthly parental resource class at Lost Hills Sheriff's Station. This program was developed by our unit and is designed to educate parents about: 1) The current trends in juvenile behavior and delinquency, 2) Alcohol/narcotic awareness and recognition, 3) School policy and campus issues, 4) Gang awareness and negative peer relations, 5) Parental rights and responsibilities and, 6) Parental responses to incorrigible and/or delinquent behavior. We also address the specific concerns relating to the minor's behavior. We educate the minor and their parents of possible criminal behavior and the legal consequences. We offer suggestions and make recommendations to improve the minor's quality of life.
2. Spoke with numerous citizens and parents who called to question various juvenile concerns and issues in the community. We also provide the parents with various juvenile resource programs within our community.
3. We met with the Sylmar Juvenile Court District Attorney regarding the investigation and filing of criminal charges against juvenile offenders.
4. Met with Acting Captain Salvador Becerra throughout the month in order to keep him up to date regarding our unit's investigations and current juvenile issues within our city.
5. Entered juveniles into the Juvenile Automated Index system for various violations.

6. Made court appearances to testify as witnesses on the part of the People of the State of California and attended court proceedings in cases generated from the City of Calabasas. We also investigated, prepared, and filed cases with the District Attorney's office. We additionally assisted other investigators in the preparation of cases for court.
7. Met with station narcotic detectives on a regular basis to exchange information regarding juvenile and drug related issues. We have worked with the narcotic detectives on several narcotic cases directly and indirectly involving juveniles.
8. Handled the processing and follow-up of various juvenile referrals brought to the attention of this unit (i.e., Juvenile Information Forms, Field Interview Cards, Juvenile Automated Index, and citations for various juvenile contacts with uniform personnel).
9. Conducted our normal checks of juvenile problem areas in the city during weekend evenings and responded to juvenile related calls for service.
10. Updated the Gang Book and briefed the captain on criminal activity trends.
11. Registered 2 sexual predators and updated information in database.
12. Participated in the SST program.
13. Assist Emergency Operations Center (EOC) re: flood watch.
14. Assist patrol re: contacting Probation Department
15. Attend Teen Court trial.
16. Filed court petition at Sylmar Juvenile Court.
17. Assist Detective Bureau re: constructing new EAP for future search warrants.
18. Attended Special Enforcement Bureau (SEB) weapons training.
19. Attended Electronic Suspected Child Abuse Reporting (ESCAR) system training.
20. Assist Detective Bureau re: pre investigation/conduct search warrant of burglary suspect in Carson.
21. Attended meeting at District with the Department of Justice (DOJ).
22. SARB hearing at LVUSD re: student at Round Meadow Elementary.
23. Participated in Undercover Tobacco Sting Operation in the city of Agoura and Calabasas, resulting in two misdemeanor arrests for selling tobacco product to someone under the age of 21.
24. Assisted Calabasas City Code Enforcement.
25. Hearing for Tobacco sting arrest from 01-25-19 at Calabasas City Hall.


26. School walk through at Lupin Hill, Chaparral, and Round Meadow Elementary.



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: APRIL 16, 2019

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM:  **ROBERT YALDA, P.E. T.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER**
ALEX FARASSATI, PH.D., ENVIRONMENTAL SERVICES SUPERVISOR

SUBJECT: UPDATE ON OUTREACH EFFORTS REGARDING PLASTIC STRAWS, STIRRERS, AND CUTLERY BAN

MEETING DATE: APRIL 24, 2019

SUMMARY RECOMMENDATION:

Staff recommends that the City Council review and file this informational report regarding updates on City's ban on plastic straws, stirrers, and cutlery.

BACKGROUND:

On March 14, 2018, City Council provided direction to staff to use the City of Malibu ordinance and draft a City ordinance regulating the use of plastic straws, stirrers and cutlery.

In April 2018, City staff conducted a survey of 41 Calabasas businesses that could potentially be impacted by the ban. Among these 41 businesses, 20 of them were restaurants, one of them were one juice bar, 2 ice cream shops, 2 supermarkets, 4 coffee bars, and 12 other businesses.

On May 1, 2018, the results of the survey were presented to the Environmental Commission along with a sample ordinance. The Commission formed a subcommittee to review the model ordinance and propose any changes.

On September 4, 2018, the Environmental Commission unanimously proposed the adoption of ordinance No. 2018-368 to the City Council.

On October 10, 2018, the City Council Introduced the Ordinance No. 2018-368 regulating the use of plastic straws, stirrers and cutlery. The ordinance was adopted on October 24, 2018.

DISCUSSION/ANALYSIS:

In early March, City staff distributed the Plastic Straws, Stirrers, and Cutlery Ban flyers to each of the affected businesses. Staff explained to the managers of the businesses that the flyer must be displayed where customers are able to view it. City staff also created a page on the City's website regarding the upcoming ban. Businesses who requested a link to the website were then notified.

In late March, the City received boxes of paper straws. City staff created a distribution list as well as attached notices, which include the effective date of the ban and a link to the website, to the boxes. Members of City Council, Environmental Commission, and City staff participated in delivering paper straws to the affected businesses. The Public Works Department and Media Department coordinated to successfully film the distribution of paper straws to businesses located in the Commons and Courtyard at the Commons. Paper straws were also distributed to the Las Virgenes Unified School District, LA County Sheriff's Department, LA County Fire Department Station #68, LA County Fire Department Station #125, Las Virgenes Municipal Water District, Harbor Freight Tools Corporate Office, and the schools located in the City.

FISCAL IMPACT/SOURCE OF FUNDING:

There is no fiscal impact.

REQUESTED ACTION:

That the City Council receive and file this informational report regarding plastic straws, stirrers, and cutlery ban.

ATTACHMENTS:

- A Educational Flyer
- B Photos of paper straw distribution

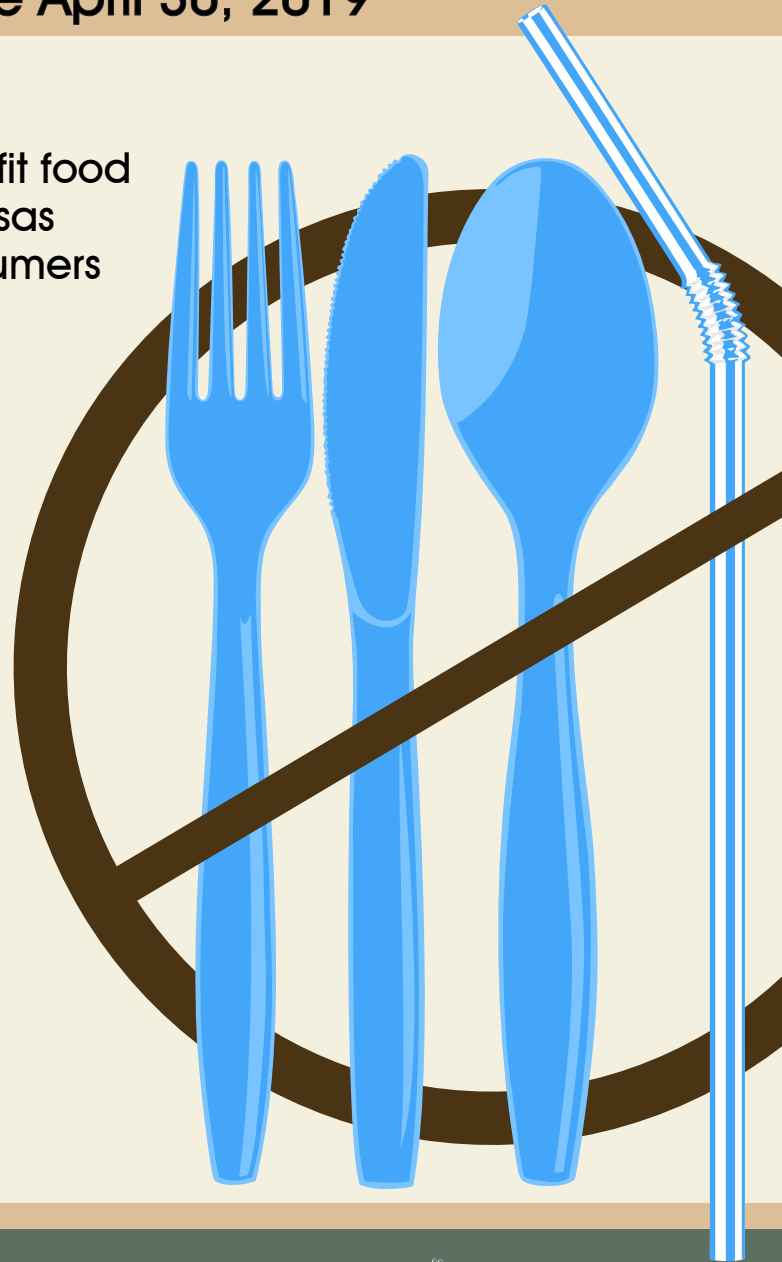
ATTENTION CALABASAS SHOPPERS

**To protect our environment,
the City of Calabasas is banning
single-use plastic straws, stirrers, and cutlery.**

C.M.C. 8.19.030 Sale and Distribution of Plastic Straws, Stirrers, and Cutlery
Prohibited Effective April 30, 2019

Here's what you need to know

- No retail food establishment or nonprofit food provider located in the City of Calabasas shall provide, distribute, or sell to consumers plastic straws, stirrers, and cutlery.
- Restaurants including fast food restaurants and vendors must use non-plastic alternatives, such as those made from bamboo, sugar cane, or paper, available to consumers.
- Non-plastic alternative straws shall only be provided upon request by the consumer.
- ADA exceptions for special needs
- Decreasing use of these plastic items will reduce trash that ends up on our streets and in our oceans.
- Does not apply to grocery stores
- Includes rental of City facilities



For more information contact:
City of Calabasas Public Works Department at
(818) 224-1600
www.cityofcalabasas.com



Attachment B













CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: APRIL 4, 2019

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR, AICP
MICHAEL KLEIN, SENIOR PLANNER *MAK*

SUBJECT: AN APPEAL OF THE PLANNING COMMISSION’S DECISION TO APPROVE A SITE PLAN REVIEW PERMIT TO DEMOLISH AN EXISTING 4,207 SQUARE-FOOT, LEGAL NONCONFORMING TWO-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED THREE CAR GARAGE, AND CONSTRUCT A NEW 6,783 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARAGE AND APPURTENANT ACCESSORY STRUCTURES ON A 15,431 SQUARE-FOOT LOT. THE SUBJECT SITE IS LOCATED AT 4389 PARK VICENTE (APN: 2068-023-003) WITHIN THE RESIDENTIAL SINGLE-FAMILY (RS) ZONING DISTRICT. THE PLANNING COMMISSION APPROVED THE PROJECT AT A PUBLIC HEARING HELD ON MARCH 7, 2019.

FILE NO.: 180001497

APPLICANT: RICK STOCKTON

MEETING DATE: APRIL 24, 2019

SUMMARY RECOMMENDATION:

That the City Council adopt City Council Resolution No. 2019-1624 (Attachment A), denying the appeal and upholding the Planning Commission’s decision to

approve the Site Plan Review permit and confirm a CEQA exemption, for File No. 180001497 associated with the proposed project located at 4389 Park Vicente.

BACKGROUND:

On May 15, 2018, Richard Stockton submitted an application on behalf of the property owner for an Administrative Plan Review permit to demolish an existing legal nonconforming single-family residence and construct a new conforming single-family residence with appurtenant accessory structures. On June 5, 2018, the Development Review Committee reviewed the proposed project and had no significant comments or issues. On June 7, 2018, a Notice of Application Incompleteness Letter was sent to the applicant with minor comments.

On September 26, 2018, City Council adopted an ordinance to amend Chapter 17.62, modifying the thresholds which determine review bodies for both Site Plan Reviews and Administrative Plan Review permits for new residential additions and homes. As a result, the proposed project no longer required an Administrative Plan Review permit and instead required approval of a Site Plan Review by the Planning Commission. Subsequently, the applicant filed an application for a Site Plan Review permit.

On October 26, 2018, the Architectural Review Panel reviewed the proposed project and recommended several changes to improve the architectural design and address privacy concerns from an adjacent property owner. On November 8, 2018, the applicant submitted revised plans to address the issues raised by the ARP. On November 16, 2018, the ARP reviewed the revised plans, and recommended approval of the project with additional recommendations to be incorporated into the plans. The applicant re-submitted plans incorporating the modifications recommended by ARP. The project application was deemed complete on February 8, 2019.

On March 7, 2019, the Planning Commission reviewed the project at a noticed public hearing. At this hearing seven members of the public spoke regarding the project, other than the property owner and applicant. After review and discussion, the Planning Commission voted (4-1) to adopt Resolution No. 2019-682 approving the Site Plan Review. The Planning Commission's resolution of approval is provided as Attachment B. An appeal of the Planning Commission's decision was submitted by Gary and Wendi Nitti, et. Al. on March 21, 2019. The appellants filed the appeal timely. The appeal form is attached as Attachment C. A subsequent communication from the applicant, responding to the points raised by the appeal, is attached as Attachment D.

DISCUSSION/ANALYSIS:

A synopsis of the significant issues raised at the Planning Commission meeting regarding this project are discussed below. For expanded, in-depth analyses of all related topics, refer to the Planning Commission Agenda Report, dated March 7, 2019 (Attachment E).

A. Project as Approved by Planning Commission: As detailed in the Planning Commission staff report, the proposed project would redevelop a 15,431 square-foot site, currently improved with a legal non-conforming 4,207 square-foot two-story single-family residence, detached garage, driveway, walls and hardscape. The existing single-family residence is legal non-conforming because it does not comply with the front and rear yard setbacks for the RS zone. The applicant is proposing to construct a 6,783 square-foot two-story single-family residence with a three car attached garage, patio covers and balconies. The proposed single-family residence complies with all development standards for the RS zone. After having reviewed the proposed project, supporting documents and public testimony, the Planning Commission determined that the findings for a Site Plan Review permit can be made and adopted PC Resolution No. 2019-682 (Attachment B), approving the project and plans (Attachment F).

B. Appeal: The primary concern raised in the appellants' letter is that the proposed house is significantly larger than the existing house and significantly larger than the average size of the surrounding homes, which will result in a house that is believed to not be in character with the surrounding neighborhood. The following is staff's response to those comments (the comment numbers below correspond with the comment numbers delineated in the appeal application, Attachment C, with quotes from the appeal application denoted by *italicized text*):

1. ***"The new home actual square footage has not been established" (p. 5).*** The appellant states that there is a discrepancy between the architectural plans, grading plans, staff report and public hearing notice regarding the proposed house size. Staff has concluded that the grading plans measure a different component of the project than the architectural plans; therefore, there is no discrepancy. The applicant is proposing a 6,783 square-foot house, 832 square-foot attached garage, and 1,484 square feet of total covered patio area on the first and second floors. For reference, the assessor data for surrounding homes does not include the square-footage of the garage or covered patio areas. The architectural plans state that the building footprint is 5,564 square feet, which is

measured from exterior wall (or post for covered patios) to exterior wall, per the CMC. The grading plans state that the roof area is 6,170 square feet because the roof is sloped and has a greater surface area than the building footprint. Also, roofs typically overhang exterior walls by several feet, resulting in a greater area of coverage than the building footprint. Finally, the public hearing notice was updated to include the square-footage of the existing house.

2. ***“The new home will be significantly larger than the existing home, and its appearance will be larger than any home in Classic Calabasas” (p. 5).*** The appellants correctly state that the proposed home is 62% larger than the existing home. However, there is no CMC limitation on the permitted size of a home in the RS zone, as long as the proposed home conforms to setbacks, height limit and site coverage, which the proposed project does. Furthermore, although the median home size on Park Vicente is 3,700 square feet, the homes on Park Vicente range in size from 3,306 square feet to 6,847 square feet. As a result, the proposed 6,783 square-foot house is consistent with range of existing home sizes in the neighborhood. Additionally, the street is oriented with the three largest homes at the end of the cul-de-sac where the subject site is located.

Staff used the City’s GIS mapping tools to estimate the area of roof coverage and corresponding site coverage of the existing homes on Park Vicente. The roof coverage of existing homes along Park Vicente range between 3,330 square feet and 6,304 square feet, with an average of 4,112 square feet. As a result, the proposed roof coverage of 6,170 square feet is consistent with the existing range of the neighborhood. Furthermore, at 39.9% the proposed ratio of roof coverage to lot size is also consistent with the existing neighborhood, which ranges between 17% and 39.8%.

3. ***“This McMansion type of growth will change the character of the neighborhood. The planned construction will cover every available legal square foot of build-able space on the lot” (p. 6).*** Because the term “McMansion” is not defined in the CMC for General Plan, the City must rely on the dictionary definition. As defined in the Merriam-Webster dictionary, a McMansion is a derogatory term used to describe “a very large house built in usually suburban neighborhoods or development, especially one

regarded critically as oversized and ostentatious". As stated above, the proposed 6,783 square-foot house is consistent with size range of homes along Park Vicente. Furthermore, because the subject site is a larger lot among the lots on Park Vicente, the proposed floor area ratio and site coverage are also consistent with the range of existing homes on Park Vicente. Due to the fact that the subject site is a flag lot, the building envelope established by the front, rear and side yard setbacks for the RS zone, are more stringent than a regular shaped lot. Nevertheless, with a building footprint of 5,564 square feet and a building envelope of 7,666 square feet, the proposed design does not cover every available square-foot allowed by the permissible building envelope.

There are several tools within the CMC that are used to ensure that development is compatible in scale and character with the surrounding neighborhood. Section 17.20.070(9) of the CMC contains design guidelines for second stories of single-family homes. These guidelines are used by staff and the Architectural Review Panel (ARP) in the review of new two-story homes, and include requirements to provide appropriate articulation in order to avoid large box-like homes. The ARP reviewed the proposed project for neighborhood compatibility and consistency with the above mentioned second story design guidelines. After updating the design to be responsive to the ARP's design recommendation, the ARP recommended approval of the project to the Planning Commission.

Finally, the findings necessary to approve a Site Plan Review Permit require the Planning Commission to make a determination that the proposed development is compatible in design, appearance, and scale with existing development in the surrounding area. Concerns regarding size, scale and neighborhood compatibility were raised by the public at the public hearing. After having considered public testimony and consideration of facts, the Planning Commission found that the project met the necessary finding for neighborhood compatibility and voted 4-1 to adopt PC Resolution 2019-682, approving the project.

4. ***"Calabasas has no ordinances in this regard" (p. 6).*** The appellant raises several policy related issues that are not germane to this project because the City cannot enforce

development standards that are not regulated by the CMC. If desired the City Council could adopt an ordinance regulating the maximum size of additions or replacement houses relative to the existing residence's size, or imposing maximum sizes for various neighborhoods, or imposing a limit of the size of additions or replacement houses relative to the neighborhood's mean home size. If adopted, such rules would apply to new applications, but not this one.

5. ***"4389 is on a ridgeline and consideration should be given to all ridge-line development code which exists in Calabasas"*** (p. 6). Section 17.20.150 of the CMC regulates Hillside and ridgeline development, which includes siting priorities for structures within 50 feet of a Significant Ridgeline identified in the Open Space Element of the General Plan (Figure III-4). While located on a prominent lot, the subject site is located approximately 1,300 feet from the nearest mapped Significant Ridgeline, and therefore not subject to the ridgeline development standards of the CMC, which protect mapped significant ridgelines.

6. ***"The owners of 4375 have made it clear that they have an issue with the Master bedroom windows and loggia that will look directly into their backyard and into their home"*** (p. 6). The existing house was constructed under LA County setback requirements, which allowed for 5-foot side yard setbacks. As a result, the existing house and other homes along Park Vicente are legal non-conforming due to side yard setback distances which fail to meet the Calabasas standard of ten feet. The proposed house meets the City's current setback requirements for the RS zone (20 feet from the front and rear property line, and 10 feet from side property lines), which provide more privacy than previously required setback distances under A County standards. Furthermore, the proposed house is more than 70 feet from the house located at 4375 Park Vicente, which provides substantially more privacy than required by the CMC. Nevertheless, based on the neighbor's concern regarding privacy, the applicant has provided an updated landscape plan that proposes additional trees along the south property line. The proposed trees will provide additional privacy screening between the subject site and 4375 Park Vicente.

7. **“Relief Requested” (p. 7):**
- a. ***“The approval of the proposed construction in its present form be revoked”***. The project, as approved by the Planning Commission, meets all applicable development standards and findings for approval of a Site Plan Review. As a result, staff recommends that the City Council deny the appeal and confirm the Planning Commission’s approval.
 - b. ***“The house should be limited in size to the existing footprint plus 20-30% larger”***. This is an arbitrary standard with no legal basis in the City’s current development code requirements. The CMC establishes the only standards that may be applied for development of the subject site, and no such limitation exists. As discussed above, such a limitation can be adopted as part of a zoning ordinance amendment, but that would apply to future projects and not this one.
 - c. ***“Notification of these plans be expanded beyond the legal requirement of 500 ft”***. In terms of the modification area, the CMC requirement of a 500-foot mailed notification is already 267% greater than the state requirement of 300 feet. Furthermore, the public has access to sign up for an email notification for all public hearings, Planning Commission and City Council Agendas. Additionally, notifications are sent to all HOAs.
 - d. ***“Request to have the applicant provide poles outlining the proposed project”***. The proposed project is not subject to the City’s Story Pole Policies, nor is it within a mapped Significant Ridgeline. Therefore, this would be an arbitrary requirement and there is no basis for this request.
 - e. ***“The driveway’s squarefootage should not be considered part of the lot”***. Applicable lot area is defined within the CMC. As stated above, the City cannot impose an arbitrary standard that is not regulated by the CMC.
 - f. ***“We request the side set-back be reviewed and increased due to the privacy issues created by the design of the Master Bedroom”***. As stated above, the City cannot impose an arbitrary standard that is not regulated by the CMC.

8. ***“It is our belief that this proposed home is not to scale and needs to adapt slightly more to the community, rather than be approved as proposed” (p. 8).*** As stated above, the proposed project meets all applicable CMC development standards, determined by the ARP and Planning Commission to be compatible in size, scale, design and appearance with the surrounding community. While the Council may adopt new regulations for future applications, the current project is only subject to the current regulations.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 of the Calabasas Municipal Code for a Site Plan Review Permit are contained in the resolution attached as Attachment A.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)(General Rule Exemption) and 15303 (New Construction or Conversion of Small Structures)(Class 3)(a) of the California CEQA Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Attachment A.

FISCAL IMPACT/SOURCE OF FUNDING:

All development costs are borne by the applicant. No fiscal impacts or City costs are associated with this project.

REQUESTED ACTION:

That the City Council adopt City Council Resolution No. 2019-1624, denying the appeal and upholding the Planning Commission’s decision to approve File No. 180001497 for a Site Plan Review to demolish an existing, legal nonconforming two-story residence and construct a new 6,783 square-foot, two-story residence with an attached three-car garage and appurtenant accessory structures on a 15,431 square-foot lot, located at 4389 Park Vicente within the Residential, Single-Family (RS) zoning district.

ATTACHMENTS:

- Attachment A: City Council Resolution No. 2019-1624
- Attachment B: Planning Commission Resolution No. 2019-682
- Attachment C: Appeal Application
- Attachment D: Property Owner/Applicant Response to Appeal
- Attachment E: March 7, 2019 Planning Commission Staff Report (report only)
- Attachment F: Project Plans
- Attachment G: October 26 and November 26, 2018 ARP Minutes
- Attachment H: Site Photos
- Attachment I: Public Correspondence

RESOLUTION NO. 2019-1624

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION DECISION TO APPROVE FILE NO. 180001497 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING, LEGAL NONCONFORMING TWO-STORY RESIDENCE AND CONSTRUCT A NEW 6,783 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH A THREE-CAR GARAGE AND APPURTENANT ACCESSORY STRUCTURES ON A 15,431 SQUARE-FOOT LOT. THE SUBJECT SITE IS LOCATED AT 4389 PARK VICENTE (APN: 2068-023-003) WITHIN THE RESIDENTIAL, SINGLE-FAMILY (RS) ZONING DISTRICT.

SECTION 1. The City Council of the City of Calabasas has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports were prepared by the Community Development Department.
2. Staff presentation at the public hearing held on April 24, 2019 before the City Council.
3. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.
7. The written appeal of the Planning Commission decision, as filed on March 21, 2019 by the appellants.

SECTION 2. Based on the foregoing evidence, the City Council finds that:

1. The applicant submitted an application and project plans for File No. 180001497 on May 15, 2018 to demolish an existing, legal nonconforming single-family home and construct a new single-family residence.
2. On June 5, 2018, the Development Review Committee reviewed the proposed project.
3. On June 7, 2018, a Notice of Application Incompleteness Letter was sent to the applicant.
4. On October 26, 2018, the Architectural Review Panel reviewed the proposed project.
5. The applicant resubmitted plans on November 8, 2018, and the project was reviewed by the Architectural Review Panel on November 16, 2018, which recommended approval of the design to the Planning Commission.
6. The application was deemed complete on February 8, 2019.
7. On March 7, 2019, the Planning Commission reviewed the project at a noticed public hearing.
8. On March 7, 2019, the Planning Commission voted (4-1) to adopt Resolution No. 2019-682, approving File No. 180001497.
9. On March 21, 2019, consistent with CMC Chapter 17.74, an appeal of the Planning Commission's decision was filed by Gary and Wendi Nitti et al.
10. Notice of the April 24, 2019 City Council public hearing was mailed or delivered to property owners within 500 feet of the property as shown on the latest equalized assessment roll, and was mailed or delivered at least ten (10) days prior to the public hearing to the project applicant.
11. Notice of the April 24, 2019 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Hills/Calabasas Community Center, and at Calabasas City Hall.
12. Notice of the City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.

13. Notice of the City Council public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
14. The project site is currently zoned Residential, Single-Family (RS).
15. The land use designation for the project site is Residential-Single Family (R-SF).
16. Properties surrounding the project are zoned Residential, Single-Family (RS) and Homeowners Association owned common space.

SECTION 3. In view of all of the evidence presented and based on the following findings, the City Council concludes as follows:

FINDINGS

Site Plan Review Findings: Section 17.62.020 of Calabasas Municipal Code allows the review authority to approve a Site Plan Review Permit if the following findings are made:

1. *The proposed project complies with all applicable provisions of this development code;*

The subject property is located within the Residential, Single-Family (RS) zoning district and is required to comply with the permitted land uses for the RS zoning district established in Section 17.11.010 of the CMC as well as the development standards provided in Section 17.13.020 of the CMC for development in the RS zone. One single-family residence is allowed in the RS zone. Pursuant to CMC Section 17.13.030(A), the proposed house is setback 20 feet from both the front and rear property lines, and 10 feet from both side property lines, which complies with minimum setback requirements for the RS zone. Pursuant to CMC Section 17.13.030(A), the maximum site coverage for an RS zoned lot greater than 1/3 acre is 35% or 7,260 square feet, whichever is greater and the proposed building footprint is 5,564 square feet, which complies with the 7,260 square-foot site coverage requirement. The proposed pervious surface is 42.4%, which complies with the minimum 27.57% requirement (with applied credit). The height of the proposed home is 27 feet, which complies with the 35 foot maximum height limit. Therefore, the proposed project complies with all applicable development standards and the proposed project meets this finding.

2. *The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;*

The land use of the subject site is Residential, Single-Family, which is an allowed use per the Residential-Single, Family (R-SF) land use designation within the General Plan. The proposed single-family residence will not change the use of the subject site. No specific plan or special design theme is applicable to the subject site. The proposed project is in compliance with the General Plan.

- 3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (General Rule of Exemption) and Section 15303 Class 3(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project includes a request to construct a 6,783 square-foot, two-story single-family residence with an attached three-car garage and appurtenant accessory structures. Because the project proposes one new single-family residence in a residential zone, the project is categorically exempt.

- 4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;*

The subject site is located within a residential subdivision and surrounded by other existing, single-family residences that are similar in bulk and size. The lot sizes in the immediate vicinity range in size from 10,928 to 17,336 square feet, while the home sizes range from 3,306 to 6,847 square feet. Therefore, the subject lot size of 15,431 square feet is within the range. Although the proposed residence will be the second largest home on the street, it will be compatible in scale, height, and architecture with the surrounding residential homes. The proposed home is designed with a Spanish-modern architectural style, stucco exterior colored in Milky White and a concrete red-tile roof with dark brown accents doors and Milguard fiberglass ultra series windows in "bark", which will facilitate the project blending with the surrounding architectural environment. Additionally, architectural relief has been incorporated into each elevation of the building design to relieve the overall mass and bulk of the residence. Therefore, the proposed project meets this finding.

- 5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and*

The City's Land Use and Development Code contains development standards for setbacks, height limits, site coverage, and pervious surface for the RS zone to ensure that development is adequately proportional to the size of the property. Compliance with these standards is required for project approval. The size of

the lot is 15,431 square feet. Pursuant to CMC Section 17.13.020 (A), the maximum allowed site coverage for a lot the size of the project site (more than 1/3 of an acre) is 35% or 7,260 square feet, whichever is greater. The proposed site coverage of the property is 5,564 square feet, which complies with this requirement. Additionally, the proposed pervious surface is 42.4%, which complies with the 27.57% requirement (with credit applied). Given these circumstances, the proposed project meets this finding.

6. *The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

The proposed project is designed to respect and integrate with the existing and natural environment to the maximum extent feasible. The existing lot is located within an established residential subdivision and surrounded by existing one and two-story, single-family homes similar in bulk and size. The proposed architecture for the residence will be compatible with the architecture and scale of the community and proposed ancillary structures will integrate well with the built-in and natural environment. Therefore, the proposed project meets this finding.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City Council approves File No. 180001497 subject to the following agreements and conditions:

I. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this File No. 180001497 and the issuance of any permit or entitlement in connection therewith, or the activities conducted pursuant to this File No 180001497 and the issuance of any permit or entitlement in connection therewith. Accordingly, to the fullest extent permitted by law, Richard Stockton (applicant) and Jeff Greenberg (owner) and their successors shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, related to this File No. 180001497 and the issuance of any permit or entitlement in connection therewith, or the activities conducted pursuant to this File No. 180001497 and the issuance

of any permit or entitlement in connection therewith Richard Stockton (applicant) and Jeff Greenberg (owner) and their successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

II. CONDITIONS OF APPROVAL

Community Development Department / Planning Division

1. The proposed project shall be built in compliance with the plans on file with the Planning Division dated February 21, 2019.
2. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Community Development Director.
4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.
5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject

property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.

7. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through landscaping, walls or a combination thereof.
9. All exterior lights are subject to the provision set forth in the Lighting Ordinance Chapter 17.20 of the Land Use and Development Code. Lighting of 60 watts or the equivalent on residential projects is exempt by the Lighting Ordinance.
10. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved colors and materials board exhibit.
11. All fences, walls, pilasters, and gates shall not exceed 6 feet in height.
12. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.
13. The project must comply with the building codes in effect at this time, which are the Los Angeles County Building, Plumbing, and Mechanical codes, and the California Electrical Code.
14. The project is located within a designated a Very High Fire Hazard Severity Zone. The requirements of Chapter 64 of the Los Angeles County Building Code, Vol. 1, must be incorporated into all plans.
15. The applicant shall provide the construction contractor(s) and each contractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforced through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.

16. Construction Activities - Hours of construction activity shall be limited to:

i. **8:00 a.m. to 6:00 p.m., Monday through Friday**

ii. **9:00 a.m. to 5:00 p.m., Saturday**

No staging of vehicles on Park Vicente prior to the allowed hours of construction.

Applicant shall submit a Phased Construction Staging Plan to the Building Official prior to demolition. The plan shall address parking for construction staff, equipment staging, laydown areas, turnaround and staging needs for truck deliveries. The plans shall identify an on-site ombudsmen who can receive and immediately address anyone's construction related concerns including, but not limited to work hours, noise, debris, parking, and congestion on the street, and cul-de-sac or other impacts resulting from the construction of the subject project. The on-site ombudsmen's contact information shall be distributed to all residents along Park Vicente and to anyone requesting such contact information.

Public Works Department / Environmental Services Division

17. Consider the following mitigation measure in the design: a) conserve natural areas; b) protect slopes and channels; c) provide storm drain system stenciling and signage; d) divert roof runoff to vegetated areas before discharge, unless the diversion would result in slope stability.

18. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction sites:

- a) Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- b) Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
- c) Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
- d) Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

19. The applicant must complete and submit a Local Storm Water Pollution Prevention Plan (L-SWPPP) prior to issuance of the grading permit. The SWPPP must be certified by a civil engineer licensed with the State of California. Guidance to prepare a Local SWPPP is available on city's website at:<http://www.cityofcalabasas.com/pdf/documents/environmental-services/SWPPP.pdf>
20. Use the County of Los Angeles Low Impact Development Standards Manual to identify the most appropriate BMP for this project. Submit a detailed site plan showing the extent of grading, proposed structures, the location of all applicable BMPs and the corresponding LID fact sheets.
21. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to get final clearance of occupancy.
22. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." The following companies and the only trash haulers authorized to operate in the City of Calabasas: American Reclamation (1-888-999-9330), Consolidated Disposal Service (1-800-299-4898), Recology (1-800-633-9933), Universal Waste Systems (1-800-631-7016), Waste Management/G.I. Industries (1-800-675-1171). An Encroachment Permit from the City Public Works Department is required prior to placing a refuse bin/container on any public street.
23. Grading shall be prohibited from October 1st through April 15th, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
24. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices"

and/or fines levied against the owner/developer/contractor.

Public Works Department / Grading and Geotechnical

25. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed residential construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan shall include designs for wet utility services including sanitary sewers and water lines. The geotechnical consultant must review the plans and sign and stamp in verification of their recommendations.
26. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Calabasas Public Works Department standards and requirements.
27. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the approved geotechnical studies.
28. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
29. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.
30. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading and drainage improvement bond with the valuation to be determined by the City

staff upon submittal of the engineering cost estimate of grading and installation of the drainage devices.

31. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
32. Prior to commencement of work under a grading permit, the contractor shall conduct a preconstruction meeting with the City. The contractor shall be responsible for setting the meeting time, date and location and notifying City staff at least one week in advance of the meeting.
33. All excavation, grading, storm drain installation, pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the approved Grading and Drainage Plans. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.
34. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission.
35. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto Public Streets shall be enforced. The grading contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites. Prior to start of hauling operations, the applicant shall obtain a Haul Route permit from the Public Works Department.
36. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report and Grading and Drainage Plans. Any deficiencies noted

shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the City Engineer.

37. Geotechnical consultant must review the final grading and foundation plans and confirm that their conclusions and recommendations are valid with respect to the proposed design by signing and stamping such plans.

Public Works Department / Hydrology and Drainage

38. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood 50-year bulked and burned storm recurrence interval (Q50BB) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.
39. All drainage devices, pipes, and structures in the approved grading plan shall be the sole responsibility of the applicant to construct and applicant shall maintain those devices, pipes and structures located on their property. Adequate access shall be established and easements will be provided to the City. A maintenance covenant shall be recorded against the property to ensure that all drainage devices, pipes and structures not located in public right-of-way are properly maintained. Provisions will be provided and approved by the City of Calabasas Public Works Department that ensure that proper maintenance is provided, and provisions to reimburse the City for any remedial work that will, at the City's sole discretion, require the City to maintain the before-mentioned devices and structures should they not be properly maintained.
40. The applicant shall provide for the proper interception, conveyance and disposal of off site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.

41. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal. PCC flow line shall be 0.5% minimum; flow line on pervious surface shall be 1% minimum. Sheet flow on AC or PCC shall be 1% minimum; sheet flow on pervious surface shall be 2% minimum outside of building areas.

Public Works Department / Special Conditions

42. The applicant shall repair any broken or damaged curb, gutter, or pavement on Park Vicente along the project frontage to the satisfaction of the City Engineer.
43. Construction activity and traffic control shall be staged such that vehicular access to adjacent properties is maintained at all times.

Fire Department

44. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
45. When security gates are provided, maintain a minimum of access width of 20 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person.
46. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all portions of the building's exterior walls shall be provided for firefighting and rescue purposes.
47. The required fire flow for fire hydrants at this location is 1,250 gpm, at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire flow has been calculated using minimum fire resistive construction, type V-B. Plans indicate that an automatic fire sprinkler system will be used, a reduction of 50% has been given.

48. Every application for a building permit shall be accompanied by evidence indicating that the proposed structure is provided with a reliable water supply capable of supplying the required fire flow.

Section 5. All documents described in Section 1 of CC Resolution No. 2019-1624 are deemed incorporated by reference as set forth at length.

PASSED, APPROVED AND ADOPTED this 24th day of April 2019.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC, CPMC
City Clerk

APPROVED AS TO FORM:

City H. Attorney
Colantuono, Highsmith & Whatley
City Attorney

P.C. RESOLUTION NO. 2019-682

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS APPROVING FILE NO. 180001497. REQUEST FOR A SITE PLAN REVIEW PERMIT TO DEMOLISH AN EXISTING, LEGAL NONCONFORMING TWO-STORY RESIDENCE AND CONSTRUCT A NEW 6,783 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARGAE AND APPURTENANT ACCESSORY STRUCTURES ON A 15,431 SQUARE FOOT LOT, AT 4389 PARK VICENTE (APN: 2068-023-003) WITHIN THE RESIDENTIAL, SINGLE-FAMILY (RS) ZONING DISTRICT.

Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Staff reports prepared by the Community Development Department.
2. Staff presentation at the public hearing held on May 7, 2019, before the Planning Commission;
4. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes;
5. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request;
6. Testimony and comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing; and,
7. All related documents received and/or submitted at or prior to the public hearing.

Section 2. Based on the foregoing evidence, the Planning Commission finds that:

1. On May 15, 2018, the applicant submitted an application to demolish an existing, legal nonconforming single-family home and construct a new conforming single-family residence.

2. On June 5, 2018, the Development Review Committee reviewed the proposed project.
3. On June 7, 2018, a Notice of Application Incompleteness Letter was sent to the applicant.
4. On October 26, 2018, the Architectural Review Panel reviewed the proposed project.
5. The applicant resubmitted plans on November 8, 2018, and the project the reviewed by the Architectural Review Panel on November 16, 2018.
6. The application was deemed complete on February 8, 2019.
7. On March 7, 2019, the Planning Commission reviewed the project.
8. Notice of the March 7, 2019, Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's market and at Calabasas City Hall.
9. Notice of the March 7, 2019, Planning Commission public hearing was provided to property owners within 500 feet of the property as shown on the latest equalized assessment roll.
10. Notice of the Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
11. The project site is currently zoned Residential, Single-Family (RS).
12. The land use designation for the project site under the City's adopted General Plan is Residential-Single Family (R-SF).
13. The surrounding land uses around the subject property are Residential, Single-Family (RS) zoning.
14. Notice of Planning Commission public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).

Section 3. In view of all of the evidence and based on the foregoing findings, the Planning Commission concludes as follows:

Site Plan Review Findings: Section 17.62.090 of Calabasas Municipal Code allows the review authority to approve an Administrative Plan Review Permit if the following findings are made:

1. *The proposed project complies with all applicable provisions of this*

development code;

The subject property is located within the Residential, Single-Family (RS) zoning district and is required to comply with the permitted land uses for the RS zoning district established in Section 17.11.010 of the CMC as well as the development standards provided in Section 17.13.020 of the CMC for development in the RS zone. One single-family residence is allowed in the RS zone. Pursuant to CMC Section 17.13.030(A), the proposed house is setback 20 feet from both the front and rear property lines, and 10 feet from both side property lines, which complies with minimum setback requirements for the RS zone. Pursuant to CMC Section 17.13.030(A), the maximum site coverage for an RS zoned lot greater than 1/3 acre is 35% or 7,260 square feet, whichever is greater and the proposed building footprint is 5,564 square feet, which complies with the 7,260 square-foot site coverage requirement. The proposed pervious surface is 42.4%, which complies with the minimum 27.57% requirement (with applied credit). The height of the proposed home is 27 feet, which complies with the 35 foot maximum height limit. Therefore, the proposed project complies with all applicable development standards and the proposed project meets this finding.

- 2. The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;*

The land use of the subject site is Residential, Single-Family, which is an allowed use per the Residential-Single, Family (R-SF) land use designation within the General Plan. The proposed single-family residence will not change the use of the subject site. No specific plan or special design theme is applicable to the subject site. The proposed project is in compliance with the General Plan.

- 3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (General Rule of Exemption) and Section 15303 Class 3(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project includes a request to construct a 6,783 square-foot, two-story single-family residence with an attached three-car garage and appurtenant accessory structures. Because the project proposes one new single-family residence in a residential zone, the project is categorically exempt.

- 4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;*

The subject site is located within a residential subdivision and surrounded by other existing, single-family residences that are similar in bulk and size. The lot sizes in the immediate vicinity range in size from 10,928 to 17,336 square feet, while the home sizes range from 3,306 to 6,847 square feet. Therefore, the subject lot size of 15,431 square feet is within the range. Although the proposed residence will be the second largest home on the street, it will be compatible in scale, height, and architecture with the surrounding residential homes. The proposed home is designed with a Spanish-modern architectural style, stucco exterior colored in Milky White and a concrete red-tile roof with dark brown accents doors and Milguard fiberglass ultra series windows in "bark", which will facilitate the project blending with the surrounding architectural environment. Additionally, architectural relief has been incorporated into each elevation of the building design to relieve the overall mass and bulk of the residence. Therefore, the proposed project meets this finding.

5. *The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and*

The City's Land Use and Development Code contains development standards for setbacks, height limits, site coverage, and pervious surface for the RS zone to ensure that development is adequately proportional to the size of the property. Compliance with these standards is required for project approval. The size of the lot is 15,431 square feet. Pursuant to CMC Section 17.13.020 (A), the maximum allowed site coverage for a lot the size of the project site (more than 1/3 of an acre) is 35% or 7,260 square feet, whichever is greater. The proposed site coverage of the property is 5,564 square feet, which complies with this requirement. Additionally, the proposed pervious surface is 42.4%, which complies with the 27.57% requirement (with credit applied). Given these circumstances, the proposed project meets this finding.

6. *The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

The proposed project is designed to respect and integrate with the existing and natural environment to the maximum extent feasible. The existing lot is located within an established residential subdivision and surrounded by existing one and two-story, single-family homes similar in bulk and size. The proposed architecture for the residence will be compatible with the architecture and scale of the community and proposed ancillary structures will integrate well with the built-in and natural environment. Therefore, the proposed project meets this finding.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends approval of the modification to File No. 180001497 and adopts Resolution No. 2019-682 subject to the following agreements and conditions:

I. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law Richard Stockton shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this Permit or the activities conducted pursuant to this Permit. Richard Stockton shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

II. CONDITIONS OF APPROVAL

Community Development Department / Planning Division

1. The proposed project shall be built in compliance with the plans on file with the Planning Division dated February 21, 2019.
2. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be

reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Community Development Director.

4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.
5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
7. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through landscaping, walls or a combination thereof.
9. All exterior lights are subject to the provision set forth in the Lighting Ordinance Chapter 17.20 of the Land Use and Development Code. Lighting of 60 watts or the equivalent on residential projects is exempt by the Lighting Ordinance.
10. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved colors and materials board exhibit.
11. All fences, walls, pilasters, and gates shall not exceed 6 feet in height.
12. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.

13. The project must comply with the building codes in effect at this time, which are the Los Angeles County Building, Plumbing, and Mechanical codes, and the California Electrical Code.
14. The project is located within a designated a Very High Fire Hazard Severity Zone. The requirements of Chapter 64 of the Los Angeles County Building Code, Vol. 1, must be incorporated into all plans.
15. The applicant shall provide the construction contractor(s) and each contractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforced through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
16. Construction Activities - Hours of construction activity shall be limited to:

i. 8:00 a.m. to 6:00 p.m., Monday through Friday

ii. 9:00 a.m. to 5:00 p.m., Saturday

No staging of vehicles on Park Vicente prior to the allowed hours of construction.

Applicant shall submit a Phased Construction Staging Plan to the Building Official prior to demolition. The plan shall address parking for construction staff, equipment staging, laydown areas, turnaround and staging needs for truck deliveries. The plans shall identify an on-site ombudsmen who can receive and immediately address anyone's construction related concerns including, but not limited to work hours, noise, debris, parking, and congestion on the street, and cul-de-sac or other impacts resulting from the construction of the subject project. The on-site ombudsmen's contact information shall be distributed to all residents along Park Vicente and to anyone requesting such contact information.

Public Works Department / Environmental Services Division

17. Consider the following mitigation measure in the design: a) conserve natural areas; b) protect slopes and channels; c) provide storm drain system stenciling and signage; d) divert roof runoff to vegetated areas before discharge, unless the diversion would result in slope stability.
18. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction sites:

- a) Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b) Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - c) Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
 - d) Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
19. The applicant must complete and submit a Local Storm Water Pollution Prevention Plan (L-SWPPP) prior to issuance of the grading permit. The SWPPP must be certified by a civil engineer licensed with the State of California. Guidance to prepare a Local SWPPP is available on city's website at: <http://www.cityofcalabasas.com/pdf/documents/environmental-services/SWPPP.pdf>
20. Use the County of Los Angeles Low Impact Development Standards Manual to identify the most appropriate BMP for this project. Submit a detailed site plan showing the extent of grading, proposed structures, the location of all applicable BMPs and the corresponding LID fact sheets.
21. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to get final clearance of occupancy.
22. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." The following companies and the only trash haulers authorized to operate in the City of Calabasas: American Reclamation (1-888-999-9330), Consolidated Disposal Service (1-800-299-4898), Recology (1-800-633-9933), Universal Waste Systems (1-800-631-7016), Waste Management/G.I. Industries (1-800-675-1171). An Encroachment Permit from the City Public Works Department is required prior to placing a refuse bin/container on any public street.
23. Grading shall be prohibited from October 1st through April 15th, unless the City Engineer determines that soil conditions at the site are suitable, and

adequate and effective erosion and sediment control measures will be in place during all grading operations.

24. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.

Public Works Department / Grading and Geotechnical

25. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed residential construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan shall include designs for wet utility services including sanitary sewers and water lines. The geotechnical consultant must review the plans and sign and stamp in verification of their recommendations.
26. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Calabasas Public Works Department standards and requirements.
27. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with

the approved geotechnical studies.

28. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
29. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.
30. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading and drainage improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage devices.
31. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
32. Prior to commencement of work under a grading permit, the contractor shall conduct a preconstruction meeting with the City. The contractor shall be responsible for setting the meeting time, date and location and notifying City staff at least one week in advance of the meeting.
33. All excavation, grading, storm drain installation, pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the approved Grading and Drainage Plans. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.
34. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission.

35. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto Public Streets shall be enforced. The grading contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites. Prior to start of hauling operations, the applicant shall obtain a Haul Route permit from the Public Works Department.
36. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report and Grading and Drainage Plans. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the City Engineer.
37. Geotechnical consultant must review the final grading and foundation plans and confirm that their conclusions and recommendations are valid with respect to the proposed design by signing and stamping such plans.

Public Works Department / Hydrology and Drainage

38. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood 50-year bulked and burned storm recurrence interval (Q50BB) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.
39. All drainage devices, pipes, and structures in the approved grading plan shall be the sole responsibility of the applicant to construct and applicant shall maintain those devices, pipes and structures located on their property. Adequate access shall be established and easements will be provided to the City. A maintenance covenant shall be recorded against the property to ensure that all drainage devices, pipes and structures not located in public

right-of-way are properly maintained. Provisions will be provided and approved by the City of Calabasas Public Works Department that ensure that proper maintenance is provided, and provisions to reimburse the City for any remedial work that will, at the City's sole discretion, require the City to maintain the before-mentioned devices and structures should they not be properly maintained.

40. The applicant shall provide for the proper interception, conveyance and disposal of off site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
41. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal. PCC flow line shall be 0.5% minimum; flow line on pervious surface shall be 1% minimum. Sheet flow on AC or PCC shall be 1% minimum; sheet flow on pervious surface shall be 2% minimum outside of building areas.

Public Works Department / Special Conditions

42. The applicant shall repair any broken or damaged curb, gutter, or pavement on Park Vicente along the project frontage to the satisfaction of the City Engineer.
43. Construction activity and traffic control shall be staged such that vehicular access to adjacent properties is maintained at all times.

Fire Department

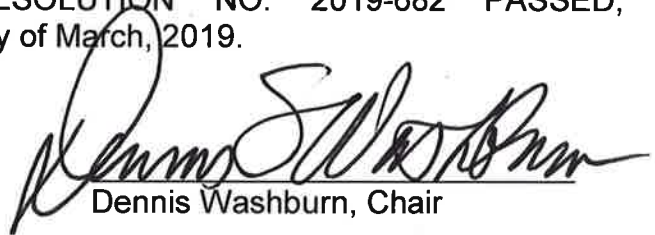
44. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
45. When security gates are provided, maintain a minimum of access width of 20 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type.

Construction of gates shall be of materials that allow manual operation by one person.

46. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all portions of the building's exterior walls shall be provided for firefighting and rescue purposes.
47. The required fire flow for fire hydrants at this location is 1,250 gpm, at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire flow has been calculated using minimum fire resistive construction, type V-B. Plans indicate that an automatic fire sprinkler system will be used, a reduction of 50% has been given.
48. Every application for a building permit shall be accompanied by evidence indicating that the proposed structure is provided with a reliable water supply capable of supplying the required fire flow.

Section 5. All documents described in Section 1 of PC Resolution No. 2019-682 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2019-682 PASSED,
APPROVED AND ADOPTED this 7th day of March, 2019.




Dennis Washburn, Chair

ATTEST



Maureen Tamuri, AIA, AICP
Community Development Director

APPROVED AS TO FORM:



Matt Summers,
Assistant City Attorney

Planning Commission Resolution No. 2019-682, was adopted by the Planning Commission at a regular meeting held March 7, 2019, and that it was adopted by the following vote:

AYES: Chair Washburn, Commissioners Fassberg, Harrison and Mueller

NOES: Commissioner Kraut

ABSENT: Commissioner Sikand

ABSTAINED None

"The Secretary of the Planning Commission shall certify the adoption of this Resolution, and transmit copies of this Resolution to the applicant along with proof of mailing in the form required by law and enter a copy of this Resolution in the book of Resolutions of the Planning Commission. Section 1094.6 of the Civil Code of Procedure governs the time in which judicial review of this decision may be sought."



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Drive
Calabasas, CA 91302
(818) 224-1600
Fax: (818) 225-7329

www.cityofcalabasas.com

Appeal Application

RCVD MAR 21 '19
CITY CLERK'S DEPT.

GENERAL INFORMATION (print or type)

Appellant: Gary & Wendi Nitti et al - see additional
 Address: 4375 Park Vicente Appellants
 City: Calabasas State: CA Zip Code: 91302
 Phone: 818/731 3873 Fax: _____
 Cell / Other Phone: _____ E-mail: cherco@pacbell.net

Appellant's Representative: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Fax: _____

Cell / Other Phone: _____

E-mail: _____

SUBJECT OF APPEAL (Please check approval body who made decision being appealed)

This appeal is hereby filed pursuant to Chapter 17.74 of the Calabasas Municipal Code, appealing the action of the following reviewing authority:

Administrative/Staff (includes Director's Hearings)

Planning Commission

Date of Decision: 3/7/19

Project File No.: 180001497

ACTION / DECISION

Identify the specific action or decision which is being appealed:

Appealing the approval of File #180001497 by the Planning Commission.

TO BE COMPLETED BY PLANNING DIVISION STAFF

Application Processing

File No(s): _____

Submittal Date: _____

Staff Initials: _____

Fees: _____

Receipt No: _____

APPEAL STATEMENT

Calabasas Municipal Code Section 17.74.30 requires that appeals “. . . shall specifically state the pertinent facts of the case and the basis for the appeal.”

The hearing body that is to hear the appeal request is limited to taking testimony and making their decision based solely on those issues raised at the public hearing, or in writing prior to the hearing, or information that was not known at the time the decision was being appealed

The specific grounds for the appeal and the relief requested by the appellant is as follows:

(be specific, attach additional sheets if necessary)

— see attached —

Multiple horizontal lines for writing the appeal statement.

APPELLANT CERTIFICATION

I hereby certify that the statements furnished in this application and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:

[Handwritten signature]

Date:

3/19/19

Name (print or type):

Gary Nitti / Nendi Nitti
Kamela

Phone:

818/731-3873

Note: This application being signed under penalty of perjury and does not require notarization.

K

3/19/2019

818 216-0591

Additional Appellants:

Kelly and Greg Jennings
23546 Park Belmonte
Calabasas, CA, 91302
Kel4af@aol.com
Ripwrites@gmail.com

Phone Kelly Jennings:
(818) 216-6949

Pamela and David Evans
4372 Park Vicente
Calabasas, CA 91302
Email: Evansmap1@gmail.com

(818) 216-0591

We are appealing the decision to approve the construction of a new home at 4389 Park Vicente.

We have lived in this neighborhood approximately 20 years. All three parties to this appeal live either on Park Vicente, or are directly adjacent to the applicants wish to remove the current home and propose replacing it with a structure and roof plan that is larger (i.e) not in keeping with the neighborhood at 4389 Park Vicente.

The Jennings have written their own letter to include in this appeal. The Nitty's located directly South of the proposed construction as well as the Evans have written the Appeal Statement I for your review and consideration.

Appeal Statement I

We wish to appeal the Planning Commission's approval for this construction for the following reasons.

The new homes actual square footage has not been established.

The Conceptual Grading & Drainage Plan for this property indicates that the building roof area is 6170 sq. feet. On the Notice of Public Hearing, it stated that the property was to be 6783 sq. feet and did not establish that the original home was only 4207 sq ft. Review of the plans by at least one member of the Planning Commission estimated the true square footage of the new construction was over 8000 sq. feet, when you considered the loggia and the garage. These discrepancies should be addressed and reconciled and the public should be properly notified of this project. Everyone in tract 28616 should be notified.

Comment 1

The new home will be significantly larger than the existing home. The new home will be significantly larger than the existing home. existing home is approx 4207 sq. feet (Zillow estimate). The proposed home at 6738 sq. feet, is approximately 62% larger. **Additionally the roof lines of the homes in the area average no more than 4000 sq ft**, therefore the roof line approved including "loggia" is more than **65% larger than homes in the area**. This significant increase in size in relation to the neighborhood needs to be carefully considered. Obviously, if the new build is actually closer to the 8000 sq. foot number discussed at the Planning Commission meeting, and a roof line of 6107 sq ft, then it's appearance will be larger than **ANY** home in Classic Calabasas. (Consider that the median home size on Park Vicente is 3700 sq. ft; the one story models have 3306 sq. ft. of floor coverage with garages of 800 sq. ft; 15 of the 17 homes on Park Vicente have less than 4500sq ft of roof coverage.. The coverage ratio in Classic Calabasas is much less in density than what has been proposed).

Comment 2

Even the roof line of 4392 Park Vicente is slim compared to the proposed home at 4389 Park Vicente. The home at 4392 Park Vicente has minimal loggia (covered Patio space on the top floor) and 4392 Park Vicente was not allowed to used it's entire lot for its construction and remains in a similar location to its original laid-out home site.

This McMansion type of growth will change the character of the neighborhood. The planned construction will cover every available legal square foot of build-able space on the lot. We are currently gathering information but are unaware of any house on Park Vicente that covers every legally available square foot of space. It is our understanding that new construction in Calabasas be within “scale” of the existing neighborhood. “Scale” is not defined. It is our contention that this new proposed home (build) is way out of “scale” for the Park Vicente and Classic Calabasas. The assertion that this home will not be easily visible from the street due to the flag layout of the lot, is erroneous and should have no bearing on approval. (See the attached pictures of the existing home taken from Park Granada and Park Belmonte) The area, location of houses, and setbacks were individually crafted for each lot to utilize the topography in a unique way. The homes on the east side have a slope which gives privacy to each home. The homes on the west side of the street have setbacks far larger than 10 feet, using large side yards as “back yards” to preserve privacy because there is no slope. This new proposed construction should be similarly configured.

Comment 3

Additionally, there was no consideration to usable lot size versus actual lot size. In most cities other than Calabasas, a flag lot's driveway is not considered USABLE space and would not be counted towards all the ratios used on this project. **In most cities, there is a reduction in floor coverage ratio based on slope, which was not required by our City since our ordinances on Residential Properties have not been revised in the last 10 years.**

Comment 4

Loggias are not defined by our Cities ordinances, and there was over 1000 sq. ft. of loggia space incorporated into this plan which expanded the roof-line to make it larger than any other property in the tract. **In other cities they require an additional 3 ft. setback for second floor patio space; Calabasas has no ordinances in this regard.**

4389 is on a ridge-line and consideration should be given to all ridge-line development code which exists in Calabasas. It was not even discussed at the planning commission meeting.

Comment 5

The property of 4375 was not shown in any plans or site views. In architectural review a request was made for revised site view plans and they were not provided by the applicant. The owners of 4375 have made it clear that they have an issue with the Master bedroom windows and loggia that will look directly into their backyard and into their home.

Comment 6

“Scale” is not defined in the city code and so allows wide latitude for the city to control construction within Calabasas. We have no objection to the new construction being within the footprint of the existing structure (brought into legal conformity). Our objection is that this house is SO much larger than the “scale” of the neighborhood that it will forever change the character of Park Vicente- and begin the “McMansionization” of the street and Classic Calabasas.

Comment 3
continued

Relief Requested:

- 1) The approval of the proposed construction in its present form be revoked.
- 2) The house be limited in size to the existing footprint plus 20-30% larger. . The roof line needs to be brought in line with our community and be no larger than 5000 sq ft, At that limitation the home sq. ft. size can still remain 6784 sq ft. We believe this is a reasonable accommodation to the requirement of “scale”, maintains the integrity of the neighborhood and allows the new owners significant flexibility in their new construction The design plans should be revised to incorporate the loggia and garage.
- 3) Notification of these plans be expanded beyond the legal requirement of 500 ft, to the entire tract of Classic Calabasas since this project will impact the entire community. This home is truly a mansion in an area that is not designed for MANSIONS.
- 4) Request to have he applicant provide poles outlining the proposed project so the community can see where it will sit on the ridge line and provide a sight plan showing it’s view impact to 4375 Park Vicente as well as it’s location in connection to 4375 Park Vicente and 25345 Park Belemonte.
- 5) Consideration be given to the fact that the home is a flag-lot and the driveway’s sq footage should not be considered as part of the lot, thereby scaling back thee project. The GLA and/non permeable surfaces could revised slightly downward and again reducing the roof line of the proposed home.
- 6) We request that the side set-backs be reviewed and increased due to the privacy issues created by the design of the Master bedroom/Patio Space and home site location change that impacts both properties located South and Southwest of the applicants request to build.

Comment 7

Final Statement:

When one buys a home in a neighborhood, part of the decision is based on the size and appearance of the surrounding homes. We believe it is imperative at this time to maintain the character of Classic Calabasas by requiring new construction to harmonize with the other homes in the neighborhood. In light of the preexisting structure on the lot and the characteristics of the other homes in

the neighborhood (both speak to “scale”). Without attention to these factors, Calabasas will become a victim of a series of over-sized mansions built-out to the legal limits of the allowable lot size with no consideration of yard spacing, privacy, or sound buffering into yards. We do not believe that the intent of “set backs”, as outlined in the city codes, was to define the limits of build-able space such that everybody would fill every available square foot with a structure. Rather, it was the original developers that determined the character of the Classic Calabasas by the size and placement of the homes they built with considerations for privacy and livable space. Overtime, if too-large houses are permitted on too-small-lots, randomly scattered throughout Classic Calabasas, the home values in this distinctive suburban neighborhood will diminish, and all will pay the price.

Each individual in this community should not be required to fight this type of their own. We request that the board review Los Angeles City and Malibu Ordinances and realize our community is changing and entering a redevelopment stage. **It is time for this City Council to look at residential code and update it to match our surrounding communities. The code has not been updated and does have any details on flag-lots, or slopes for usable build-able space, it does not address privacy issues or view issues.**

It is our belief that this proposed home is not to “scale” and needs to adapt slightly more to the community, rather than be approved as proposed. As neighbors to this project we are against it because it has a clear negative impact to our property value and privacy. It is 4389 Park Vicente today, and tomorrow it is.... Park XXXX, and it will impact another homes property value too.

**Further supporting documentation for this appeal will be provided as soon as it is available.

Comment 8

TO: Community Development Planning Commission
FROM: Kelly Brock Jennings, 23546 Park Belmonte, Calabasas, CA 91302
RE: Proposed Construction/Residence at 4389 Park Vicente, FILE #180001497

After reviewing the site plan, I am adding my voice to the appeal of the proposed construction at 4389 Park Vicente.

The height of the structure does not conform with other residences in the area. All of the homes in this community were built with privacy and space in mind for each and every homeowner. The proposed construction uses every usable foot of land and does not take into consideration the privacy of the neighbors. Rather than increasing property values, the concern is that it will detract.

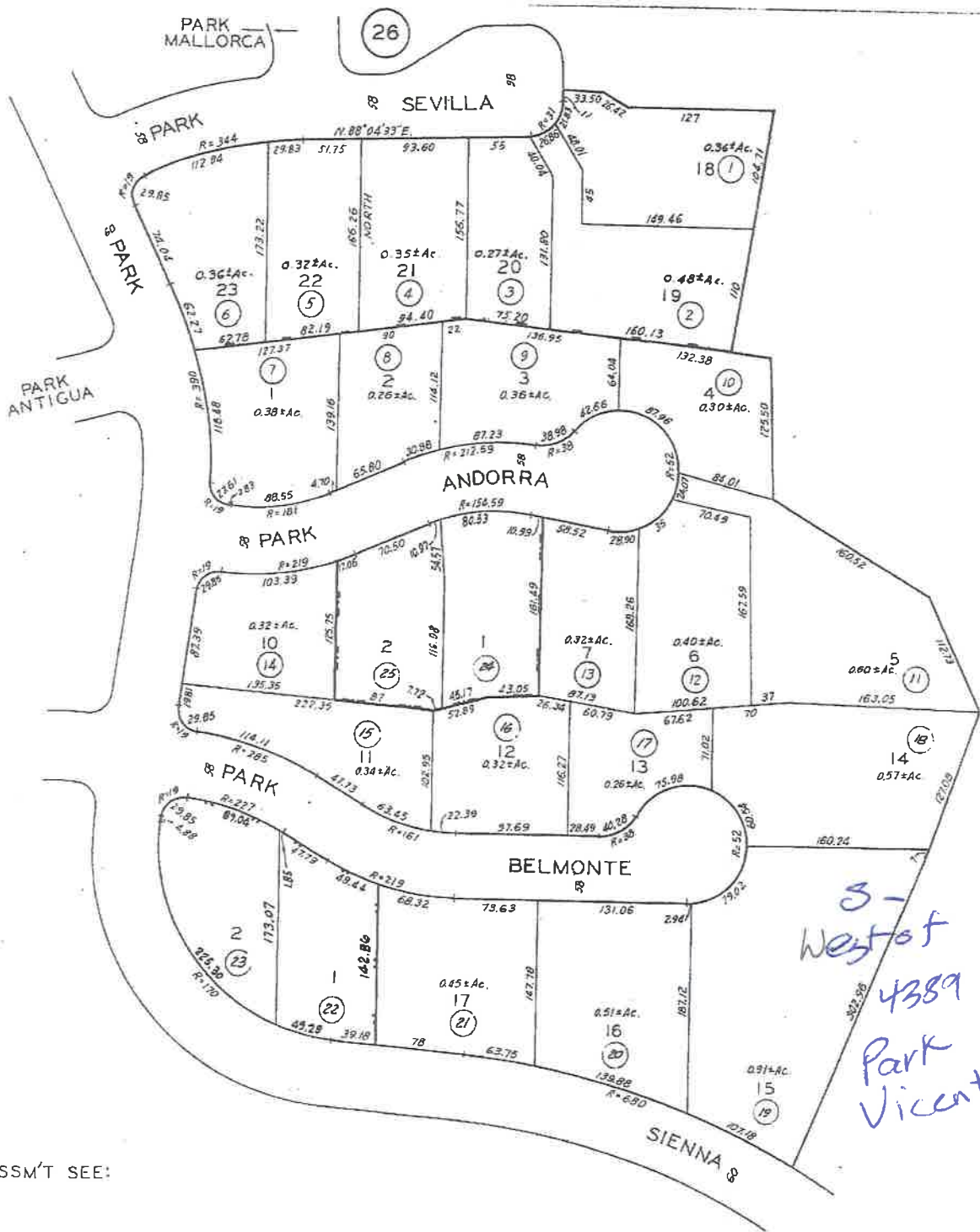
There has also not been an environmental impact study done. At a time when we all need to be hyper vigilant on behalf of the environment, at the very least, it is important to know how this will impact the trees and other greenery in the area.



BK. 2069

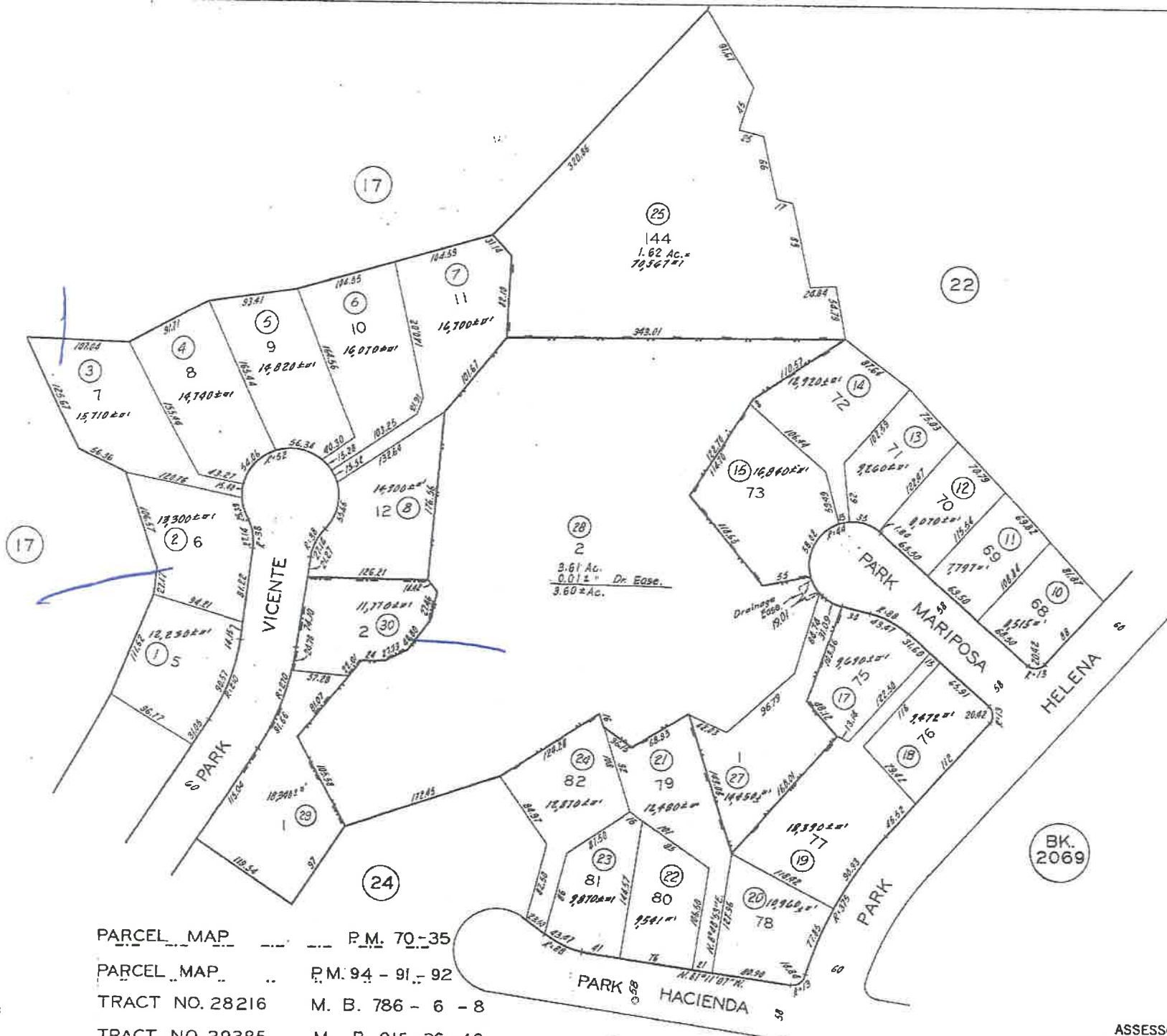
CODE 10934

OR PREV ASSM'T SEE: 169-29



3 - West of Park Vicente 4389

TRACT NO. 28055	M. B. 772 - 36 - 42
TRACT NO. 27698	M. B. 778 - 56 - 64
PARCEL MAP	P. M. 28 - 53
PARCEL MAP	P. M. 28 - 54



17

17

22

25
144
1.62 Ac.
70,567 sq ft

28
2
3.61 Ac.
0.014 " Dr. Easement
3.60 Ac.

24

BK.
2069

PARCEL MAP P.M. 70-35
PARCEL MAP P.M. 94-91-92
TRACT NO. 28216 M. B. 786-6-8
TRACT NO. 29385 M. B. 815-36-48

CODE
10934

REV. ASSM'T SEE:
-45
-24
Page 11 of 15

Home Comparison:

Address	APN	House Size (SF)	Lot Size (SF)	FAR
Project Site:				
4389 Park Vicente	2068-023-003	6,783	15,431	0.44
Neighboring Homes:				
1. 4307 Park Vicente	2068-024-001	4,412	15,002	0.29
2. 4324 Park Vicente	2068-024-002	3,306	12,240	0.27
3. 4335 Park Vicente	2068-024-003	4,373	12,154	0.36
4. 4349 Park Vicente	2068-024-004	3,793	12,283	0.31
5. 4367 Park Vicente	2068-023-001	3,225	12,671	0.25
6. 4375 Park Vicente	2068-023-001	3,647	13,645	0.27
7. 4393 Park Vicente	2068-023-004	5,102	14,766	0.35
8. 4397 Park Vicente	2068-023-005	5,021	15,022	0.33
9. 4396 Park Vicente	2068-023-006	3,699	15,365	0.24
10. 4392 Park Vicente	2068-023-007	6,847	16,649	0.41
11. 4388 Park Vicente	2068-023-008	3,306	15,452	0.21
12. 4372 Park Vicente	2068-023-030	3,692	10,928	0.34
13. 4354 Park Vicente	2068-023-029	3,655	18,008	0.20
14. 4334 Park Vicente	2068-024-059	3,635	17,336	0.21
15. 4320 Park Vicente	2068-024-058	4,025	13,709	0.29
16. 4303 Park Vicente	2068-024-057	4,459	11,876	0.38
Average:		4,137	14,194	0.24

Notes: The House sizes do not include garages.
 Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.

Medium Home is 3700 sq ft
 Roof Size Average no more than
 4000 sq ft.



From Park Granada

From Park Granada

4389,



From Park Belmonte.



4389 ↓
Park Vicente

From Park Granada -

April 9, 2019

Mayor David J. Shapiro,
Mayor Pro Tem Alicia Weintraub
Councilmember James R. Bozajian
Councilmember Fred Gaines
Councilmember Mary Sue Maurer
City Manager Dr. Gary Lysik
Community Development Director Maureen Tamuri
Public Works Director Robert Yalda,
100 Civic Center Way
Calabasas, CA 91302

Re: **Owners' RESPONSE TO APPEAL PLANNING COMMISSION APPROVAL OF FILE # 180001497**
(4389 PARK VICENTE)

Dear Honorable Members of the City,

We are owners of 4389 Park Vicente and are respectfully asking that you allow this letter to serve as a response to the appeal referenced above. Despite a complete and thorough analysis by City Staff, and a thorough and complete discussion by the Planning Commission, this project was found to be in compliance of the law and approved with a 4-1 vote (even the lone dissent acknowledge that the project fully complied with all laws), the appellants somehow now want the City Council to contradict staff and the Planning Commission and find that this project is not in compliance with the law.

There were many misguided comments and claims made during the Planning Commission hearing held on March 7th and also in the appeals application now before City Council. We would like the opportunity to clarify and respond to these issues below.

A. PROCEDURAL ISSUES

Appellant, Kelly and Greg Jennings (23546 Park Belmonte) shall not be allowed to join in the appeal since they do not appear to fall under any of the three categories (applicant, live within 500ft of subject property, or previously provided written or oral testimony at the Planning Commission), per Calabasas muni code 2.28.080. As a result, their comments in the appeal application and future hearing should be excluded and not considered now by Council.

B. LIST OF COMPLAINTS RAISED BY APPELLANTS

1. ***“Square footage has not been established”*** – The appellants are making an unusual request by asking members of the City to include the garage and loggia space into the calculation of the square footage of the home and conversely, to not include

the driveway as part of the total square footage of the lot size. The **appellants are demanding the City to unconventionally ignore well established rules**, not only held and practiced in Calabasas, but long standing practices and standards widely adopted and practiced throughout the nation which is to say that a) garages and loggias do not count as part of the calculation of the home's square footage, and b) driveways are included in the calculation of the lot size and the lots overall square footage.

We are respectfully asking the City to reject their miscalculations and attempt to change the FAR (Floor Area Ratio) and to follow the calculations of the staffing report and the long standing industry standards; that is, to include the driveway into the overall *lot size*, and to not include garages and loggia areas into the square footage calculations of the *home size*. Furthermore, property taxes have been paid on that driveway and must be included in that lot size.

2. ***“New home will be significantly larger than existing home”*** – With the appellants' manipulated calculations, they also claim that the proposed home will be larger than “any home in Classic Calabasas.” While it is true that the proposed home will be larger than the existing non-conforming 4207sqft structure (without including the existing detached 3 car garage structure), the proportions discussed by appellants are grossly miscalculated. More importantly, the new home will be built well within the allowable size as the code permits, and no variances have been sought despite the fact that today's current code requires **substantially larger setbacks** on all sides of the house in order to comply with today's standards. The planning staff carefully analyzed and addressed the size of the new home in its report, and the Planning Commission lawfully and correctly followed staff recommendations to conclude that the proposed plans fully complies with zoning laws and requirements and thus, approved the proposed plans.
3. ***“McMansion type of growth will change character of the neighborhood. The planned construction will cover every available LEGAL square foot of build-able space on the lot” (Emphasis added)*** – Despite how casually and loose this term was thrown around by appellants comments at the Planning Commission hearing and now on appeal with this Council, the term “McMansion” or “Mansionization” and what it presumably purports to denote, is in reality completely unfitting and inapplicable for the area in general, and most certainly for the street of Park Vicente. All 17 lots on this street are large, most are greater than 12,000 sqft, and eight of the 17 homes on the street sit on lots greater than 15,000 sqft. Several houses on this street are over 4,000 sqft, a few are larger than 5,000 sqft, and one is larger than 6,800 sqft. Even assuming that this concept can be objectively defined, this is simply not the case with our proposed tear down of an existing two story 4,207 sqft home with a large detached 3 car garage structure on a 15,431 sqft lot to then build a 6,783 sqft home, which includes a 3,544 sqft footprint and attached garages.

Even the appellants concede that the site plan is within the LEGAL size of build-able space on the lot. It is quite unclear how our proposed home will change the character of the street when only a small portion of the house will be barely visible from the street; similarly, the existing 1970's legal non-conforming home on the lot has virtually been invisible from the street for all these decades, due to the very unique and private flag shaped lot with the house setback well-behind a security gate and preceded by a long private 75 foot driveway that then leads out to the street (**See Exhibit D & E**).

However, what is clear is that any type of substantial investment made in the area, including major remodel jobs or complete rebuilds (including our tear down of a severely water damaged and uninhabitable 1970's neglected home) will only IMPROVE the value of the neighborhood. If any concerns exist regarding "mansionization" of the City, it must be legislated by the City and not fall on the whim of a few persons' personal taste. The proposed site plans fully comply with the allowable size to be built and the approval should not be disturbed.

4. ***"No consideration to usable lot size versus actual lot size"*** – City Staff analyzed all relevant issues as it relates to the project and found it to be in compliance with existing codes.
5. ***"Other Cities require additional 3ft setback for second floor loggias"*** – This is irrelevant since the proposed home is in the City of Calabasas.
6. ***"Ridge line consideration did not occur"*** – City Staff analyzed all relevant issues as it relates to the project and found it to be in compliance with existing codes.
7. ***Privacy concerns from neighbor, Gary and Wendi Nitti (4375 Park Vicente)*** – The neighbors erroneously claim that the proposed home will look directly into their private space.
 - a. The proposed home positioning is set back further and the southward facing views are directed to the open space, descending slope and canyon below the property;
 - b. The proposed landscape plans include a PRIVACY HEDGE along the entire existing dividing wall of each neighboring residence (to the south, and to the east);
 - c. The current home (standing in its current position for the past 40+ years) actually allows MORE visibility between 4389 and the neighboring 4375 than what is proposed with the new build. The positioning of the current house, has a more direct view into the backyard of the neighboring residence at 4375 (**See Exhibit A & B**), than the positioning of the proposed new home since it has

specifically been our intention to reposition the angle of the new home on the lot, to greater capture more of the canyon and open space views, and less views of a neighboring residence or structure. **(See Exhibit C)**

- d. Additionally, the neighbor at 4375 has a sizeable tree and large covered blue patio structure which appears to extend over a substantial portion of their backyard in the area closest and most visible to our property at 4389 **(See Exhibit A & B)**; this alone has rather effectively diminished the viewing of any significant portion of their yard, pool, or otherwise from our property at 4389; and
 - e. Lastly, to reiterate and further emphasize, it is not our intention to spend a very substantial amount of funds towards the purchase of the lot and the cost of building our house, for purposes of capturing views of the daily activities of any neighboring residence. A major motivation behind the design of this proposed build is to specifically maximize our views of the scenic open space and canyon views that this lot uniquely offers. By our repositioning of the proposed home, in conjunction with our proposed landscaping features, when combined with existing features such as a 75ft private driveway and security gate, we'll ensure our own privacy concerns and this will also further enhance the privacy of others.
8. ***“Roof line of proposed home should not be larger than 5000 sq ft”*** – There is no authority that allows the appellants to dictate a homeowner to build to arbitrary specifications based on neighbors’ subjective and personal taste, especially when the proposed plans comply with the building and planning codes and ordinances adopted by the City and Council.
 9. ***“Expand notification of plans to the entire tract of Classic Calabasas”*** – Again, the appellants are asking the members of the City and this Council, to ignore the longstanding existing rules which were established for good reason, and to instead create new rules and conventions on a whim for no other reason than to perhaps invite others to “gang up” with these homeowners. ANY interested person had a previous opportunity to present orally or in writing their comments, opinions and/or objections, at the public Planning Commission hearing.
 10. ***“Mandate the homeowners to provide pole outlines”*** – Again, the appellants would like to impose special mandates that are not required by law but to merely satisfy their own meddling curiosity at the great expense, financial burden, inconvenience and hardship to ourselves. They specifically are requesting a sneak preview or “advanced screening” to experience what the project would look like from the perspective of disqualified appellants “Kelly and Greg Jennings” located at Park Belmonte, and from a neighbor at 4375. Whereas, we the homeowners of 4389 have not asked this City for any special accommodation, variance approvals, or other unconventional requests for our proposed build, the appellants very much so are. This unreasonable, costly and burdensome request should not be

considered by this Council, nor is it a legally required condition; to impose this would result in an abuse of discretion. Our proposed plans are in compliance with all legally required codes and ordinances, and have received the support and approval required from this City's Planning Commission, (in addition to the design's approval from the Board of Directors of the Calabasas Park Home Owner's Association).

11. ***"Request setbacks be increased (more than 20ft)"*** – The current home is a legal non-conforming residence due to the substantially dated reduced setbacks of the 1970's. Once again, the appellants are attempting to have this Council here and now create new codes and practices when the City has already adopted and implemented minimum setback rules of 20ft for front and back, and 10ft setback for the sides; we have not sought any variances from these restrictive requirements of the current code, and instead have proceeded with plans that fully comply.

C. LEGAL RIGHTS OF HOMEOWNERS

1. ***Building within Code*** – As lawful owners of the subject property, we have the right of enjoyment and to build on our land, so long as the use and plans abide by all zoning, building, and construction law as set out by this City, County, and State's laws. The Planning staff carefully analyzed and studied the project and found it to be in compliance, therefore recommendations were made to the Planning Commission to approve our plans. The Planning Commission diligently reviewed and thoughtfully discussed the project and concluded to approve the plans. These plans legally meet all requirements and there is no lawful reason to prevent us from building our family's dream home.
2. ***No Variances Sought*** – We opted to not exercise our discretion to pursue any variances, or to request any special accommodations; this was done so in order to streamline the building process. As such, the plans are in accordance with all codes, rules, regulations and legal requirements.

D. OTHER NOTEWORTHY ISSUES

1. ***Questionable motive of one appellant, "Pamela Evans" (hereinafter, "Evans")*** – At the Planning Commission Hearing, appellant Evans specifically approached this homeowner's wife while in the hallway attending to our three year old daughter, in the moments just prior to the agenda item of "4389 Park Vicente" being heard. Evans inquired from this homeowner's wife as to which agenda item she was there for and once advised, proceeded to then behave quite erratically to say the least. She launched into a trail of complaints she had, ranging from her warning that we have "an uphill battle," and then declaring her personal dislike of our architect and also noting her apparent disgust for our failure to not include herself and other neighbors in the design discussions and

plans for our home. Then, Evans randomly switched topics to discuss the great schools in Calabasas that our daughter will enjoy. She ended this *conversation* by adding, **“IF THIS DOESN’T WORK OUT FOR YOU (OR YOU GUYS), I HAVE THREE BUYERS LINED UP TO BUY THE HOUSE.”** (*Emphasis added*)

A roll back of the footage at the hearing will clearly demonstrate that this same appellant was often speaking out of turn and actually yelling from the audience to the members of the Commission in a disruptive fashion even after the public comments period had officially closed, to the point of having to be admonished/reminded by a Member of the Commission. The totality of her comments and behavior can lead one to reasonably believe she is driven by a financial self-interest to obstruct and impede on our plans to build.

2. ***Constant mention of an elderly community/neighborhood*** – It was often cited by multiple neighbors that the neighborhood we are moving into are mostly made up of elderly and retired persons. Complaints were even lodged by one neighbor regarding a proposed “play area” denoted on our design plans, adding that this neighborhood doesn’t have “school aged kids”. Our three year old daughter, the ONLY minor in the Commission room that evening, was well behaved for the nearly four hours of agenda matters to be heard by the Commission that evening. Ironically, it was an adult, namely, the appellant Pamela Evans who was becoming unhinged and throwing a child-like tantrum while shouting back and loudly expressing unsolicited commentaries during the Hearing.

The street of Park Vicente and adjoining Classic Calabasas neighborhoods have not been designated as a senior living community. Yet, we are faced with this theme that we are entering “THEIR” elderly retirement community where no children play, and where no one has to go to job sites each day. From their public and private comments expressed, we cannot help feel that we have been personally attacked or discriminated against, perhaps for none-other than being a relatively younger family moving into the area and for also wanting to substantially improve the design (of the current 1970’s estate); this has certainly been unwelcoming, especially from a neighborhood of a world class City and unfamiliar to my past experiences having grown up in Calabasas Hills and working here as a young adult. Regardless of the apparent age gap, and these unfortunate misguided oppositions by the few, our proposed plans are in compliance with the codes, rules and regulations adopted by this City and we should legally be permitted to proceed with this project.

3. ***Complaints of noise/inconvenience/traffic*** – Complaints of anticipated daytime construction noise, inconvenience, and traffic on the street were brought up by some neighbors at the Commission Hearing, which was often intertwined with the impact it would have on this particular “elderly community.” Some of these

neighbors attempted to also characterize Park Vicente as uniquely prone to these projected inconveniences as a result of being a cul-de-sac; a quick look at the map of all adjoining streets and neighborhoods comprising the area of Classic Calabasas, would seemingly controvert this characterization as something unique to the street of Park Vicente. Apparently a previous build involving another property on this street some years ago, evidently had *left a bad taste* with some of these neighbors and it now seems that they have misplaced that anger and frustration onto our project. To seemingly pacify the neighbors, the Planning Commission speedily without close examination of the claims or an opportunity for us to respond to these added conditions being requested, imposed additional burdens and conditions for the duration of our entire build, insofar as increasing the weekday and weekend construction start times and a staging protocol for work trucks.

Our mother, Shirley Greenberg (28 year resident of Calabasas) has since met with Public Works Director, Robert Yalda on April 2nd, 2019 to which he indicated there were no safety issues present on that street that would warrant traffic mitigation. It appears that we are being unfairly treated with this imposition that will cause great hardship and prolong the construction time for mere convenience of not running the *POTENTIAL* (not actual) risk of waking up the self-admitted retired neighborhood before 8am on the weekdays and 9am on the weekends. Again, this area has not been designated as a senior living development that would warrant special new rules, especially since no safety issues exists.

4. ***Design/white exterior*** – Complaints regarding our chosen white exterior color on the proposed plans were mentioned at the hearing. Meanwhile, several houses on Park Vicente and others too numerous to count throughout Classic Calabasas and the rest of the City (including new builds like that on Park Contessa) are just as white if not whiter. Needless to say, our design plans have now been fully adopted and approved by the Calabasas Park Homeowners Association.

E. OWNER’S REQUESTS

As the owners of 4389 Park Vicente, we respectfully request the Honorable Members of this Council to:

1. ***DENY ALL relief requested by appellants*** – There is no legal vehicle to grant such ambitious and unconventional requests by appellants, and conversely there are a codes and regulations that must be complied with, which would direct the City to deny such requests as a matter of law.
2. ***UPHOLD the approval by the Planning Commission*** – There are no legal reasons to reverse the approval of the Planning Commission.

- 3. LIFT or AMEND condition to build after 8am on weekdays and 9am on weekends and the special staging protocol that was added by the Commission**
– As stated, there is simply no cause or safety issues to justify a requirement of special traffic mitigation or modified construction hours; safety should be the guiding standard in deciding whether to impose such additional significant burdens on our project, rather than simply to appease a handful of retired neighbors who believe their sleep schedules will be altered. Not to belabor this point, but the neighborhood is not a senior living community and should not be given special accommodations or treated differently from the rest of the City or Classic Calabasas and to do otherwise will result in a negative impedance on this proposed project by either applying a greater level of scrutiny to our build versus other approved residential projects in the City, or by imposition of overly burdensome conditions that will result in a longer and more costly build process.
– As a measure of good will, we would be agreeable to Council modifying the construction hours and special staging protocol to cover only the demolition phase of the project.
- 4. EXPEDITE review of permits, inspections, plan checks and any other review by the city to minimize further time loss** – Due to the potential and unnecessary loss of time we’ve now incurred as a result of this appeals process, which has been based upon distorted and misled claims spearheaded by an appellant with a financial self-interest, we are asking to restore some of this loss by expediting: 1) review of permits; 2) scheduling of inspections and plan checks; and 3) any other necessary review before occupation of the new home can take place.

PLEASE SEE ATTACHED EXHIBITS A - E

EXHIBIT A



Neighbor's window at 4375 that looks into our property at 4389.

This wall is where a hedge is proposed in our landscaping plans.

EXHIBIT B



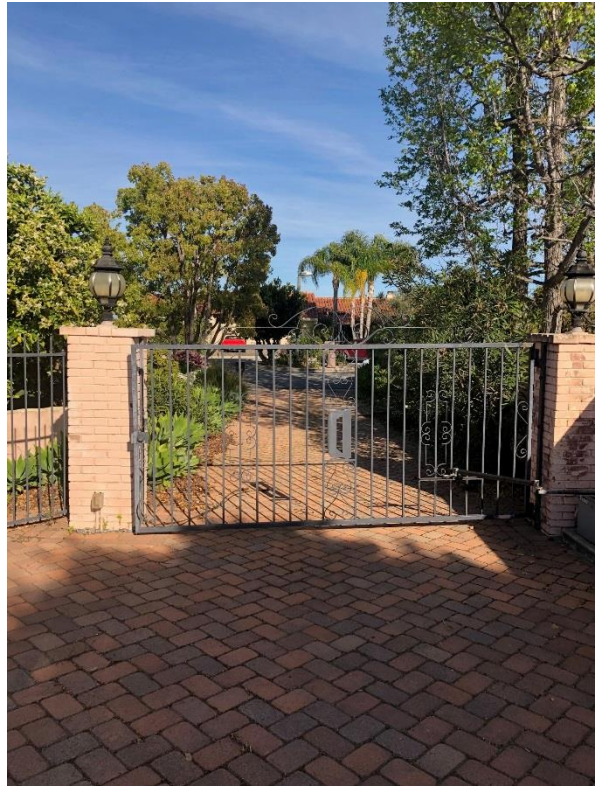
View from 2nd story of current structure at 4389, looking south & west towards 4375.

EXHIBIT C



View from 4389, where the expansive southern portion of the proposed home will be looking south towards the open space and canyon below.

EXHIBIT D



View from top of driveway & motorpool inside 4389, and looking out towards the street.

EXHIBIT E



**Neighbor's house at
4393 Park Vicente**

View from the street at bottom of the driveway of 4389.



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MARCH 7, 2019

TO: Members of the Planning Commission

FROM: Krystin Rice, Planner

FILE NO.: 180001497

PROPOSAL: Request for a Site Plan Review permit to demolish an existing, legal nonconforming two-story residence and construct a new 6,783 square-foot, two-story single-family residence with an attached three-car garage and appurtenant accessory structures on a 15,431 square-foot lot. The subject site is located at 4389 Park Vicente (APN: 2068-023-003) within the Residential, Single-Family (RS) zoning district.

APPLICANT: Richard Stockton

RECOMMENDATION: Approve File No. 180001497 and adopt Resolution No. 2019-682.

STAFF RECOMMENDATION:

That the Commission approve File No. 180001497 and adopt Resolution No. 2019-682.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that construction of a new single-family residence requires approval of a Site Plan Review permit, subject to review by the Commission.

BACKGROUND:

On May 15, 2018, Richard Stockton submitted an application on behalf of the property

owner for an Administrative Plan Review permit to demolish an existing legal nonconforming single-family residence and construct a new conforming single-family residence with appurtenant accessory structures. On June 5, 2018, the Development Review Committee reviewed the proposed project and had no significant comments or issues. On June 7, 2018, a Notice of Application Incompleteness Letter was sent to the applicant with minor comments.

On September 26, 2018, City Council adopted an ordinance to amend Chapter 17.62, modifying the thresholds which determine review bodies for both site plan reviews and administrative plan review permits for new residential additions and homes. As a result, the proposed project no longer required an Administrative Plan Review permit and instead required approval of a Site Plan Review. Subsequently, the applicant filed an application for a Site Plan Review permit.

On October 26, 2018, the Architectural Review Panel reviewed the proposed project and recommended several changes to improve the architectural design and address privacy concerns from an adjacent property owner. On November 8, 2018, the applicant submitted revised plans to address the issues that were raised by the ARP. On November 16, 2018, the ARP reviewed the revised plans, and recommended approval of the project with additional recommendations to be incorporated into the plans. The project was deemed complete on February 8, 2019.

STAFF ANALYSIS:

The key issues related to this project are discussed below:

- A. Site Design/Building Layout:** The subject site is a 15,431 square-foot flag lot developed with a 4,207 square-foot, two-story single-family residence and detached three-car garage, driveway, entry gate and hardscape. The existing home is legal nonconforming because it does not comply with the minimum front and rear yard setbacks for the RS zone. Seventeen one and two-story homes are located on Park Vicente ranging in size from 3,306 to 6,847 square feet. All homes on Park Vicente are legal nonconforming because they do not meet the minimum setback requirements for the RS zone.

The applicant proposes to demolish the existing two-story house and detached garage and construct a new 6,783 square-foot, two-story home with an attached garage, covered balconies and appurtenant accessory structures. The proposed first floor contains a family room, kitchen, dining room, three bedrooms, three and a half bathrooms, laundry room and foyer, which totals 3,544 square feet. The proposed second floor contains three bedrooms with a sitting room, three and a half bathrooms, and a den/living room, which totals 3,239 square feet. An attached loggia is proposed on the rear and north-side yard of the home and a covered deck is proposed on the

second floor, above the loggia. The site will be further developed with a barbeque, spa, fire pit, water feature, trash enclosure and entry gate.

Pursuant to CMC Section 17.13.030(A), the proposed house is setback 20 feet from both the front and rear property lines, and 10 feet from both side property lines, which complies with minimum setback requirements for the RS zone. Additionally, the house is setback approximately 101 feet from the street due to the shape of the flag lot. The height of the proposed home is 27 feet, which complies with the 35 foot maximum height limit.

Pursuant to CMC Section 17.13.030(A), the maximum site coverage for an RS zoned lot greater than 1/3 acre is 35% or 7,260 square feet, whichever is greater. The proposed building footprint is 5,564 square feet, which complies with the 7,260 square-foot requirement. The Land Use and Development Code does not set a maximum FAR standard for development in the RS zoning district; therefore development size is limited via other standards, such as yard setbacks, building height, site coverage and maximum allowable impervious surface area.

- B. Parking:** Per Section 17.28.040(D)(Table 3-11) of the CMC, two parking spaces within a garage is required for a new single-family residence and the garage must total a minimum size of 20' by 20' unobstructed. Three parking spaces are proposed within two attached garages and therefore, complies with this requirement.
- C. Architecture/Building Design:** The proposed home is designed with a Spanish-modern architectural style. The exterior of the home is proposed with a rough "Milky White" colored stucco and concrete red-tile roof. Dark Milgard fiberglass windows in "Bark" will be used throughout the home and all exterior doors, and the entry gate will be a warm brown (Dunn DEA158 Northern Territory) in keeping with the Spanish-modern style.

The City's Architectural Review Panel (ARP) reviewed the proposed project on October 26, 2018, and requested the applicant make several revisions to the plans. The Panel recommended the applicant choose either the Spanish or Modern architectural style and fully commit to it. The Panel also recommended the applicant incorporate additional architectural details on all sides of the proposed home and confirm that the design of the windows are consistent. Additionally, the Panel discussed the privacy issue raised by a neighbor, and analyzed the building layout and topography difference between the properties. The Panel requested the applicant provide a line-of-site analysis to fully evaluate privacy issues and the location of the second-floor windows on the east elevation of the proposed home.

The applicant returned to the November 16, 2018, ARP meeting and provided the panel with an overview of the changes made in response to the comments from their previous meeting. Decorative elements were added to the exterior of the building to enhance the

Spanish architectural design and a line-of-sight analysis was provided. The Panel stated that the revisions to the proposed design were responsive to their previous comments and preferred the new tile surround and commitment to the Spanish style; however, the attic vents should be larger and in scale with the elevations. The Panel unanimously recommended approval of the project; however, suggested but did not require that the applicant generate a plat model and rendering from the second-floor of the home, and propose additional landscaping to screen the home from the adjacent property to the south. The applicant resubmitted plans on February 21, 2019, responding to the design-related comments only.

- D. Landscaping:** Per Section 17.26.040(B)(1)(a), “whenever there is a residential subdivision with permanent open space dedicated as part of the original subdivision approval and which is controlled by the city, another public agency, or an active Homeowners Association, individual lots within that subdivision may receive a credit against the landscape and pervious surface requirements.” The proposed pervious surface is 42.4%, which complies with the minimum 27.57% requirement (with applied credit).
- E. Grading/Drainage:** Conceptual grading and drainage plans have been reviewed and approved by the Public Works Department on January 7, 2019. Conditions of approval related to grading and geotechnical, hydrology and additional special conditions are included in Exhibit A.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 of the Calabasas Municipal Code for a Site Plan Review Permit are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)(General Rule Exemption) and 15303 (New Construction or Conversion of Small Structures)(Class 3)(a) of the California CEQA Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

June 5, 2018 Minor comments

Architectural Review Panel (ARP):

October 26, 2018 Requested project return to the ARP with revisions

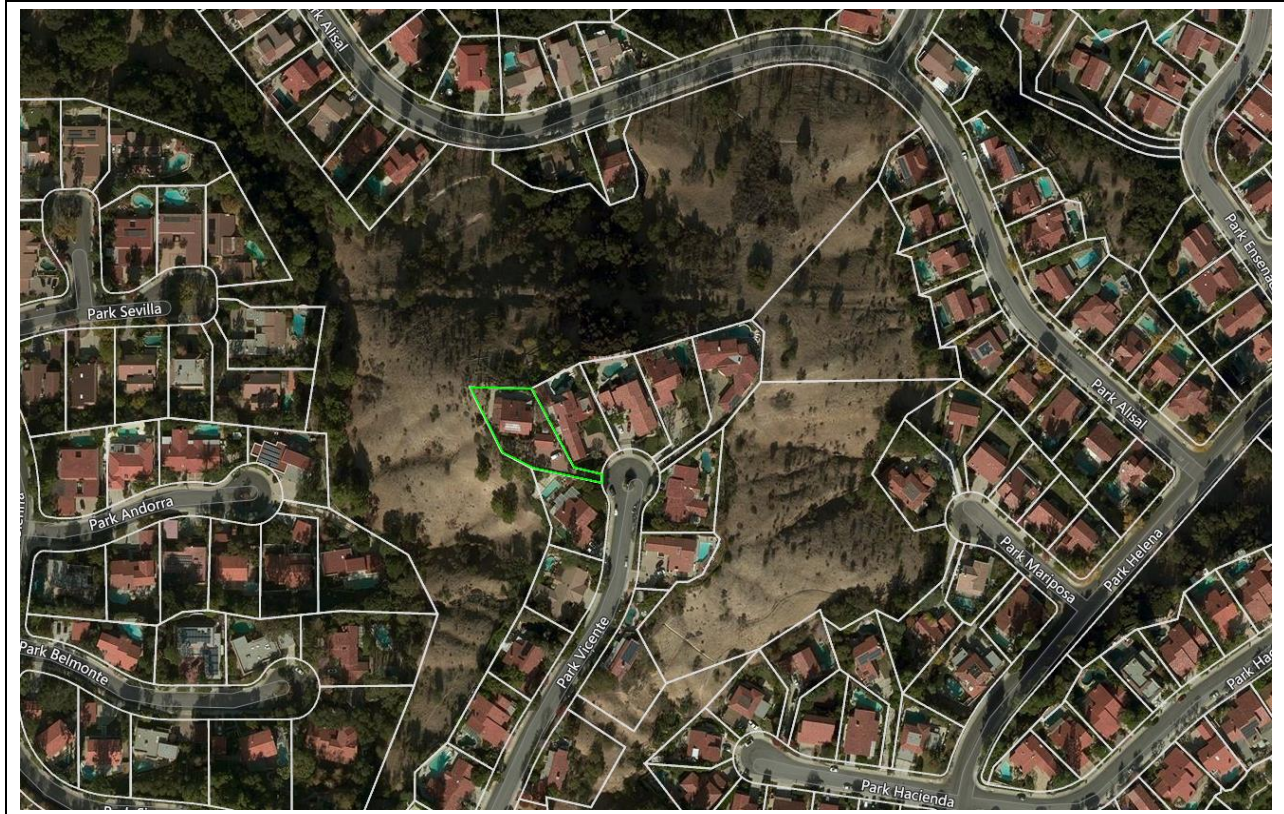
November 16, 2018 Recommended approval with additional revisions

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2019-682
- Exhibit B: Site Plans, Photographs and Renderings
- Exhibit C: Landscaping Plans
- Exhibit D: Grading and Drainage Plans
- Exhibit E: ARP minutes (October 26, 2018)
- Exhibit F: ARP minutes (November 26, 2018)
- Exhibit G: Public Correspondence

TECHNICAL APPENDIX

Location Map:



Development Standards:

Lot Size:	15,431	Sq. Ft.		
Floor Area:				
Proposed:	6,783	Sq. Ft.		
Floor Area Ratio (FAR):	0.44			
Setbacks:				
Front:	20	Ft.	0	In.
Rear:	20	Ft.	0	In.
Side:	10	Ft.	0	In.
Side:	10	Ft.	0	In.
Height:	27	Ft.		

Code Limit

Meets Code

N/A	N/A
N/A	N/A
20 Ft. Min.	Yes
20 Ft. Min.	Yes
10 Ft. Min.	Yes
10 Ft. Min.	Yes
35 Ft. Max.	Yes

Development Standards:				Code Limit	Meets Code
Pervious Surface:					
Proposed:	6,536	Sq. Ft.	42.4 %	Min. 27.57%	Yes
Site Coverage:					
Proposed:	5,564	Sq. Ft.	36.1 %	35% of 7,260 Sq. Ft., whichever is greater	Yes
Parking Calculations					
# of Spaces Provided:	3				
# of Spaces Required:	2			Two spaces within a garage	Yes

Proposed Color Palette:

Body Color:	Stucco, #432 Milky Quartz, Omega
Roof:	Concrete Roof, Eagle Roof, 3526 Valenica
Garage Doors, Entry Door & Entry Gate	Dunn Edwards DEA158 Northern Territory
Windows	Milgard Fiberglass Ultra Series in Bark

Surrounding Properties:

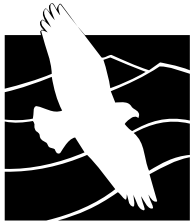
	Existing Land Use	Zoning	General Plan Designation
Site	Residential, Single-Family	RS	Residential-Single Family
West	Vacant HOA Parcel	RS	Residential-Single Family
East	Residential, Single-Family	RS	Residential-Single Family
North	Vacant HOA Parcel		Residential-Single Family
South	Residential, Single-Family	RS	Residential-Single-Family

Home Comparison:

Address	APN	House Size (SF)	Lot Size (SF)	FAR
Project Site:				
4389 Park Vicente	2068-023-003	6,783	15,431	0.44
Neighboring Homes:				
1. 4307 Park Vicente	2068-024-001	4,412	15,002	0.29
2. 4324 Park Vicente	2068-024-002	3,306	12,240	0.27
3. 4335 Park Vicente	2068-024-003	4,373	12,154	0.36
4. 4349 Park Vicente	2068-024-004	3,793	12,283	0.31
5. 4367 Park Vicente	2068-023-001	3,225	12,671	0.25
6. 4375 Park Vicente	2068-023-001	3,647	13,645	0.27
7. 4393 Park Vicente	2068-023-004	5,102	14,766	0.35
8. 4397 Park Vicente	2068-023-005	5,021	15,022	0.33
9. 4396 Park Vicente	2068-023-006	3,699	15,365	0.24
10. 4392 Park Vicente	2068-023-007	6,847	16,649	0.41
11. 4388 Park Vicente	2068-023-008	3,306	15,452	0.21
12. 4372 Park Vicente	2068-023-030	3,692	10,928	0.34
13. 4354 Park Vicente	2068-023-029	3,655	18,008	0.20
14. 4334 Park Vicente	2068-024-059	3,635	17,336	0.21
15. 4320 Park Vicente	2068-024-058	4,025	13,709	0.29
16. 4303 Park Vicente	2068-024-057	4,459	11,876	0.38
Average:		4,137	14,194	0.24

Notes: The House sizes do not include garages.

Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.



CITY *of* CALABASAS

**ITEM 8 ATTACHMENT "F"
IS AVAILABLE FOR REVIEW
BY CONTACTING THE CITY
CLERK'S OFFICE**



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD OCTOBER 26, 2018**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call

Chair Handel called the meeting to order at 2:31 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Members, Will Shepphird, and Ken Stockton

Absent: Jim Surdyk (excused absence)

Staff: Senior Planner Michael Klein and Planner Krystin Rice

General Discussion

The Panel discussed a meeting date for November, and chose November 16, 2018 for the special meeting date. Chair Handel reviewed for the benefit of attending citizens the general purpose and limited review scope of the ARP.

Review Item(s) – 2:35 P.M.

Members of the public were invited to share any comments on the items on the agenda.

Wendy Nitty, 4375 Park Vicente, commented on item No. 1. She expressed concerns regarding privacy. She recognizes the property owner's right to develop to City Codes, and asked the Panel to consider ways to minimize privacy impacts.

- 1. File No. 180000573.** Request for an Administrative Plan Review permit to demolish an existing 4,207 square-foot, two-story legal nonconforming residence and construct a new Conforming 6,783 square-foot, two-story single-family residence with an attached 832 square-foot garage, 1,188 square-foot loggia, and spa for a property located at 4389 Park Vicente, within the Residential, Single-Family (RS) zoning district.

Submitted by: Richard Stockton

Planner: Krystin Rice, Planner
(818) 224-1709
krice@cityofcalabasas.com

Panel Member Ken Stockton recused himself from the item because his Architecture firm represents the property owner.

The applicant joined the ARP members and staff at the project review table and identified himself: Alexis Benavidez (applicant representative)

Planner Rice summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members and attending community members. Specifically, Planner Rice discussed the City's second story design guidelines as it pertains to the commenting neighbor.

The Panel discussed the privacy issue raised by the neighbor, and analyzed the building layout and topography difference between the neighbors. The Panel requests that the applicant provide a line of site analysis in order to fully evaluate privacy issues.

The Panel notes that the proposed project is very well designed, and provided the applicant with a few comments to improve the design. Architecturally, the plan does not follow one specific style, is it Spanish or Modern? The Panel recommends that the architect choose one style and fully commit to it. Incorporate architectural details on all sides of the proposed building. The windows should be looked at for consistency. The Panel continued the item to the next meeting.

2. **File No 180000265.** Request for: (1) Site Plan Review and Scenic Corridor Permit to construct a new 2,116 square-foot, one-story single-family residence, with an attached 582 square-foot garage, and appurtenant rear yard accessory structures; and (2) an Oak Tree Permit to encroach within the protected zone of oak trees and scrub oak for a property located at 24226 Dry Canyon Cold Creek Road (APN: 4455-047-014) within the Hillside Mountainous (HM) zoning district and designated (-SC) Scenic Corridor overlay zone.

Submitted by: Zalman Nemtzov
Planner: Krystin Rice, Planner
(818) 224-1709
krice@cityofcalabasas.com

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Zalman Nemtov (applicant), Steve Fernandez (owner)

Planner Rice summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members.

The applicant provided the Panel with color renderings and colors and materials sample. The Panel noted that while there are no modern homes in this area, they are supportive of a good modern design at this location. However, the panel stated that some of the elevations are lacking articulation, and asked the applicant to incorporate additional modern elements into the design. The Panel suggested that the rear (east) elevation should be enhanced with the same roof overhang as the front (west) elevation, and the south elevation should incorporate the same wood siding as the front elevation. The Panel suggested that the design incorporate higher roof plates at different locations and avoid one flat roof plane. The Panel noted that the windows are not symmetrical, and suggested that windows are re-arranged for better symmetry. The Panel continued the item to a future meeting.

Chair Handel adjourned the meeting at 3:35 PM to the next regular meeting of the Architectural Review Panel on November 16, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: _____
Michael Klein, Senior Planner

On _____, 2018, these Meeting Minutes were APPROVED by an affirmative vote of the members present.

Mark Handel, Chair



CITY of CALABASAS

**MINUTES OF A SPECIAL MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD NOVEMBER 16, 2018**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call

Chair Handel called the meeting to order at 2:31 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Members, Will Shepphird, Jim Surdyk and Mgrdechian-Armen

Absent: Ken Stockton (excused absence)

Staff: Senior Planner Michael Klein and Planner Krystin Rice

General Discussion

Chair Handel reviewed for the benefit of attending citizens the general purpose and limited review scope of the ARP.

Approval of Minutes: September 14 and October 26, 2018

Panel unanimously approved the minutes.

Review Item(s) – 2:35 P.M.

Members of the public were invited to share any comments on the items on the agenda.

Wendy Nitty, 4375 Park Vicente, commented on item no. 1 and asked about the line of sight analysis submitted by the applicant.

1. **File No. 180000573 (Cont. from 10/26/18).** A request for an Administrative Plan Review permit to demolish an existing 4,207 square-foot, two-story legal nonconforming residence and construct a new conforming 6,783 square-foot, two-story single-family residence with an attached 832 square-foot garage, 1,188 square-foot loggia, and spa for a

property located at 4389 Park Vicente, within the Residential, Single-Family (RS) zoning district.

Submitted by: Richard Stockton
Planner: Krystin Rice, Planner
(818) 224-1709
krice@cityofcalabasas.com

The applicant joined the ARP members and staff at the project review table and identified himself: Alexis Benavidez (applicant representative)

Planner Rice read into the record the minutes from the October 26, 2018 meeting. The applicant provided the panel with an overview of the changes made in response to the comments made at the last meeting. Decorative elements were added to the exterior to make the building more Spanish with a blend of modern elements. The Panel reviewed the line-of-sight analysis with the applicant and neighbor. The Panel suggested the applicant to generate a plat model and rendering from the second floor for the Planning Commission review understand the privacy issues. The Panel also recommended that the applicant develop an appropriate landscape plan to screen the property to the south.

The Panel stated that the revisions to the proposed design are responsive to the Panel's previous comments. The Panel liked the new tile surround and commitment to Spanish style; however, the attic vents should be larger and in scale with the elevations. The panel unanimously recommended approval of the design to the Planning Commission.

2. ~~File No. 180000495.~~ A request for a Site Plan Review to add 770 square feet to an existing legal non-conforming, one-story single-family residence located at 26115 Kenrose Circle, within the RS zoning district.

Submitted by: Barbara Paderni
Planner: Michael Klein, Senior Planner
(818) 224-1710
mklein@cityofcalabasas.com

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Yaron Yashar (owner) Eyal Abraham (designer)

Senior Planner Klein summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members. The property owner and designer presented the project and purpose of the addition. The Panel noted that the existing house is a simple ranch style house, and the proposed project will match the existing style. As a result, the Panel voted unanimously to recommend approval of the proposed design to the Planning Commission.

3. **File No. 180000701.** A request for a Scenic Corridor Permit and Oak Tree Permit for the construction of a vehicle inventory surface parking lot on a vacant commercial property. The subject site is located immediately adjacent (to the west of) 24650 Calabasas Road (Audi Auto Dealership), within the Commercial Limited (CL) zoning district, the Scenic Corridor (SC) Overlay Zone, the Commercial Automobile Retail (CAR) Overlay Zone, and within the West Calabasas Road Master Plan Area.

Submitted by: Siew Huat Ng (United Civil, Inc. on behalf of Audi Calabasas I/C of Lithia Real Estate, Inc.)
Planner: Glenn Michitsch, Senior Planner
(818) 224-1707
gmichitsch@cityofcalabasas.com

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Anthony Ung (engineer), Sam Stone (developer), Joe Alsavar (architect) and Rudy De La O (architect)

Senior Planner Klein summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members. The Panel discussed the type and height of the proposed retaining walls. The Panel liked the design of the key-stone retaining walls. Because the Panel was concerned about the visibility of a parking lot from Calabasas Road and the Ventura Freeway, the Panel recommended that the plane of parked cars is broken up with landscaping or planters. As a result, the Panel discussed the option of replacing the proposed tiered retaining walls with a single taller retaining wall, which would shorten the depth of the retaining wall system and create more area within the parking lot for landscaping. The Panel recommended that the applicant provide a developed landscape plan to improve the landscape elements along the front, interior and edge of the parking lot in order to appropriately screen the parking area. The use of a cable rail is acceptable. Include a rendering of the entire frontage. The Panel unanimously voted to recommend approval of the design with the above recommendations incorporated, and reviewed by Panel member Shepperd prior to a public hearing.

4. **File No. 170001647(Cont. from 9/14/18).** A request for a Site Plan Review, Scenic Corridor Permit, Variance (for height) and Oak Tree Permit for the remodeling and the addition of 32,568 square-feet to an existing 35,058 square-foot automobile dealership. The subject site is located at 24650 Calabasas Road, within the Commercial Limited (CL) zoning district, the Scenic Corridor (SC) Overlay Zone, the Commercial Automobile Retail (CAR) Overlay Zone and within the West Calabasas Road Master Plan Area.

Submitted by: Rudy De La O (Whitfield Associates on behalf of Capital Automotive Real Estate Services, Inc.)
Planner: Glenn Michitsch, Senior Planner
(818) 224-1707
gmichitsch@cityofcalabasas.com

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Anthony Ung (engineer), Sam Stone (developer), Joe Alsavar (architect) and Rudy De La O (architect)

Senior Planner Klein summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members. The Panel commented that the overall modern Architecture is very attractive and well designed. The Panel appreciates the fact that they have significantly reduced the size of the parking structure. The Panel recommended that they consider the installation of photovoltaics on the roof. The Panel was split on whether or not the cars on the roof of the parking structure should be screened by a solid wall or visible with a cable system as proposed. The panel recommended approval of the design to the Planning Commission.

Chair Handel adjourned the meeting at 4:50 PM to the next regular meeting of the Architectural Review Panel on December 28, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: _____
Michael Klein, Senior Planner

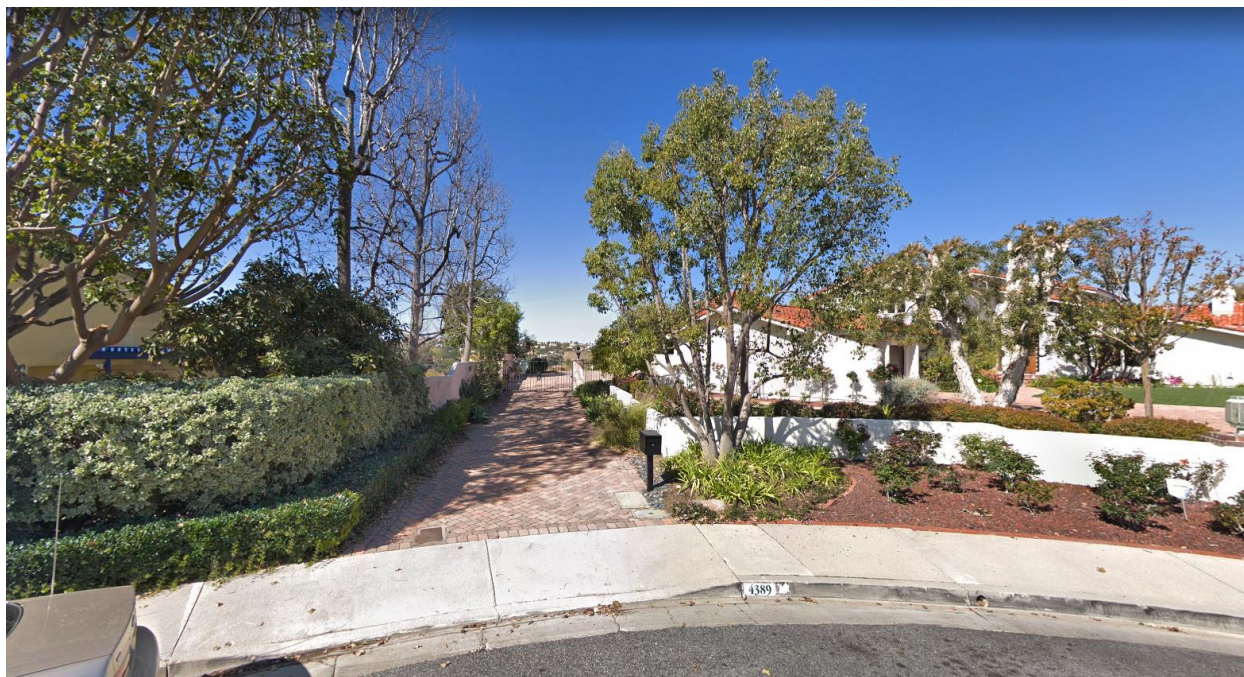
On _____, 2018, these Meeting Minutes were APPROVED by an affirmative vote of the members present.

Mark Handel, Chair

4389 Park Vicente Site Photos



Standing across the street on Park Vicente looking towards the driveway of the subject site, facing west



Standing in front of the subject site, looking down the flag lot driveway, facing west. The house on the right is located at 4393 Park Vicente. The proposed new house is setback appx 100 feet from the sidewalk



Standing on the driveway of the subject site looking at the existing two-story house to be demolished, facing northwest.



Standing on the driveway of the subject site looking towards 4375 Park Vicente (appellant), facing south. The applicant is proposing appx 30 fern pine trees along the southern property line for additional privacy screening.



Standing at the end of Park Vicente looking at 4397, 4396 and 4392 Park Vicente, facing north



Standing on Park Vicente looking at 4375 Park Vicente.

Krystin Rice

From: Arthur - Personal <arthur@arthurandmady.com>
Sent: Thursday, February 28, 2019 8:19 AM
To: Krystin Rice
Subject: Proposed new build at 4389 Park Vicente

Reference the property that is being suggested for the subject building site we have concerns.

Our first concern is that the building that is being proposed as per the architectural plans appears to be significantly more modern in appearance than those that exist on Park Vicente and would therefore would not only become an eyesore but a negative effect on the property values for those homes closest to it.

Our second concern concerns the starting times for construction. The majority of the people closest to the building site, if not on the entire street, do not have school age children that require that the household be woken up before 7AM by construction workers congregating to start work at 7AM on week days and 8AM on Saturdays. Some of the homes in close proximity are owned by senior citizens who for health reasons should not be forced to be woken up that early. This type of schedule is one that a homeowner in a brand new area expects and accepts as the price they must pay for a home in a new subdivision. However, when one owns a home in an old established area a more realistic building schedule should be used. I am requesting that If a permit is issued it be contingent on the workers be restricted from congregating on the street prior to 7:45 on week days with construction beginning at 8 and at 8:45 on Saturdays for a 9AM start.

**Arthur and Mady Jablon
4393 Park Vicente
818-591-9300**

From: MICHAEL DUBERCHIN <duberchinlaw@gmail.com>
Sent: Saturday, March 2, 2019 3:28 PM
To: Krystin Rice <krice@cityofcalabasas.com>
Subject: Re: Staff Reports online for new house at 4389 Park Vicente

DUBERCHIN OBJECTIONS TO THE PARK VICENTE PROPOSED TEAR DOWN

Dear Ms. Rice

I am forced to write an abbreviated bullet point of my concerns for the above proposed tear down and its hearing.

We first received the written notice through regular mail yesterday. I have not the time to check on a time period notice requirement, but less than 8 days before the hearing, I believe, is not adequate notice for me to present an intelligent objection.

Further, as I told you by phone two days ago, It is impossible for me to draft more than I am able to do so below because I must enter a hospital tomorrow early morning, and this week was loaded with docs appointments.

I am more experienced, following my immediate next door neighborhood who did the same thing on a same size house immediately to my north. The project two more than twice as long to teardown and rebuild than it took to build the Twin Towers.

With their property immediate contiguous to ours the noise, traffic, dirt,, parking, **back up noises of the construction trucks**, and other issues made the 4 + years unbearable. A remodel is one thing; but a tear down and rebuilding to transform the rest of the block to some idea of what newer developments look like is wrong. If this is the kind of neighborhood I wanted to live in I would have bought a home in that kind of development.

Starting time before 8 a.m. in a senior cul de sac is out of the question. PERIOD Later on Saturday.

This is beginning DST. Crews can start later and finish later, we will still have daylight.

How long is this project scheduled for? Who cleans up daily?

To whom do we complain over singular, but collectively larger, issues which impairs the qualities of our lives?

How is our street, and the entire neighborhood, going to be affected by new homes in total non-conformity with the rest of the architecture of our area? What is our investment worth after a conversion beginning?

There are so many other issues I have with this project I would like to see discussed, but I must first attend to my health, and prepare for the hospital. I fear how this project will affect my health and life.

I ask that you circulate this objection to all who should see it and if I am out of the hospital, and with strength, I want to present orally, our views.

Thank you.

Michael Duberchin

--

Michael S. Duberchin

Law Offices of Michael S. Duberchin

P. O. Box 8806

Calabasas, CA 91372

818-857-8935

duberchinlaw@gmail.com

From: Pamela Evans <pamela@valleyhomescenter.com>
Sent: Wednesday, March 6, 2019 11:49 AM
To: Krystin Rice <krice@cityofcalabasas.com>
Subject: 4389 Park Vicente.

Dear Planning Commission,

We all understand that the planners provide the link between you, our community, and the person requesting the permission. I am writing to you to ask you why the following items occurred on this request.

- 1) No Renderings were made public (on the website) for more the citizens of Classic Calabasas to view prior to this meeting. Why are the citizens being burdened with going to the counter to see the renderings.
- 2) The City Planning Commission has not developed a policy on improvements and privacy related to the neighbors. This process has happened before, and it occurred on Park Alisal more than 7 years ago. Privacy protections are not clear enough, even the City of Los Angeles has a window location policy. Secondly, why is the site plan not online as well. Again our community should not need to be burdened by going to the counter to provide us this information. In a technological age.. a 1 page document is just as easy to scan as a 500 page document. It just takes a few minutes more.
- 3) Why are the comments by the Mrs. Nitti missing from the neighbor comments section. She attended every meeting and yet there no representation of these comments under public comments, which I believe all her comments should of been made public and categorized as such for us to review prior to this meeting.

Therefore, I believe that there should be no permission granted to 4389 Park Vicente, until a proper hearing and information is provided to the community at large.
and I strongly advice the commission to provide better information online so the community can truly provide input.

Sincerely,

Pamela Evans
Real Estate Appraiser
Resident of 23424 Park Hacienda and 4372 Park Vicente.

--

Pamela Evans
pamela@valleyhomescenter.com
Calbre#01884087
Obrea#3002198
Cell (818) 216-0591
Fax (818) 704-7715

To: Ms. Krystin Rice
Calabasas City Planner

From: Ritchie and Carla Lau
4354 Park Vicente,
Calabasas, Ca. 91302
747-777-3510
xsn3m5x@gmail.com

Ref: 180001497
Site Plan Review of 4389 Park Vicente

Ms. Rice,

We would like to comment on the construction project of 4389 Park Vicente. My family have lived on Park Vicente for more than twenty-two years. In this period, we have endured no less than two **major** re-construction projects which has taken years to complete. As with the last project, the 4389 property is also within the end of a fairly tight and parking challenged cul-de-sac. Hence the residents of this street is about to endure the noise, dust and traffic of yet another lengthy project.

I won't be able to attend this hearing but I would hope the following points would be addressed:

1. Given the scale of this project, the **privacy concerns** of the adjacent homes should be vetted out thoroughly to ensure a harmonious end.
 - This is in particular to the issues raised by the Nitti and Jablon families as it pertains to the topic of sight lines, privacy walls and shields.
2. Construction work should start **no earlier than 8:30 am on weekdays, no earlier than 9:00 am on Saturdays and prohibited on Sundays.**
 - The City should be mindful that there are residents particular within the cul-de-sac end of this street who are elderly or are convalescing at home or work from home.
3. Notifications should be made to the surrounding residents of any extended work, heavy equipment movements, temporary street blockages and/or any information that would impact **ingress, egress** and **regress**.
4. Parking rules enforcement of all vehicles and work equipment within this construction zone should be **strictly regulated**.
 - There should be absolute no blockage of any resident's driveway. With no disrespect, we have to endure the unsightly oil stains of ill-maintained vehicles of previous construction projects that marred the street until they eventually faded away.
5. Trash and litters that are produced by the work crew needs to be **picked up on a daily basis** and especially so on windy days.

Lastly, we have seen a spate of burglaries in Calabasas Park and especially with a recent few within our very own quiet and small street. The Park Vicente residents have been on alert watching out for each other as well as reporting unknown vehicles and persons on the street.

The presence of work crew and their vehicles perhaps later into the day will not help in the cause to isolate out the behavioral cues of the mal-intent. So it should be expected that CPHA be requested to increase the security patrols particular on Park Vicente during the construction duration.

I thank you for your consideration.

Ritchie and Carla Lau

From: GARY NITTI <chcrco@pacbell.net>
Sent: Wednesday, March 6, 2019 11:15 PM
To: Krystin Rice <krice@cityofcalabasas.com>
Subject: For Planning Commission re: 4389 Park Vicente

Dear Planning Commission,

My husband and I plan to attend your meeting Thurs. 3/7 at 7:00pm. If there is public commentary allowed, we plan to speak. However, I am writing this email so that there is a formal notification of our concerns regarding the tear down/rebuild of 4389 Park Vicente (adjacent to our lot).

1) It is my understanding that the minutes from the two Architectural Committee meetings I attended and spoke at, do not include any of my complaints or concerns I raised regarding the development of the property next door to me. An outsider reading these minutes would conclude that no one from the public voiced any reservations; most alarmingly, the homeowners adjacent to the project. A neighbor brought this to my attention and was disturbed that my complaints were not documented and made available for review.

2) We recognize that someone purchasing property in Calabasas has the right to develop their property as long as it meets city codes and guidelines. However, it took more time for us to get approval from our HOA to change the color of our home (because it had to blend and conform to the other houses on our street) then it is taking to approve the final plans for this house. **At twice the size** of any house in the neighborhood- if is obvious that this building will not fit in. Our street has a certain look and feel- and we all bought our homes for that very reason. We oppose any forced transformation of our street.

3) Several years ago another tear down/rebuild occurred on our cul-de-sac. It went on for over 4 years with all of the associated disruptions to the neighborhood. However the most disturbing aspect was the arrival of dozens of cars and trucks up to an hour before work start time, competing for parking spaces. These workmen would kill time by eating breakfast, playing their music and socializing before the start of their work day. If construction is eventually approved, we propose:

- a) workmen not be allowed to "stack" until 15 minutes before the start of work.
- b) because of day light savings, it is more than reasonable to have work begin no earlier than 8:00am, 9:00am on Saturdays.

****4) the most impactful to us as adjacent homeowners-** the changing of the footprint of the new build which changes the site lines between the two homes, ultimately resulting in our loss of privacy. We have lived in our home for over 20 years and originally bought it in appreciation of the privacy afforded by the site lines of the adjoining properties. ****According to the blueprints, this will change significantly with this new build. At the second Architectural Committee meeting, an employee of Stockton Architecture brought a site line drawing with him. It was reviewed by the committee and by myself, as well. It was determined by the committee that their study was clearly inaccurate based on photo's I provided- and asked that a new site line study be created. We have not seen this new study. Was it completed? If so, why was it not made available to us?**

And 5) with the loss of privacy- how will this affect the resale value of our home?? This is a very real concern that can not be negated.

For the reasons listed above-- most importantly #4 and #5-- we are asking that permission not be granted to 4389 Park Vicente at this time. Clearly, not enough information has been

produced, and made available to homeowners in the development, to determine the impact of this construction on the livability and character of the neighborhood.

Thank you for your consideration,
Dr. & Mrs. Gary Nitti
4375 Park Vicente

Maricela Hernandez

From: Maureen Tamuri
Sent: Tuesday, April 16, 2019 11:41 AM
To: Maricela Hernandez; Michael Klein
Cc: Matthew T. Summers; 'Scott H. Howard'
Subject: FW: Municipal Code of Calabasas and 4389 Park Vicente

Please consider this public correspondence received regarding the appeal. Thanks. M

From: Pamela Evans <pamela@valleyhomescenter.com>
Sent: Tuesday, April 16, 2019 9:34 AM
To: Krystin Rice <krice@cityofcalabasas.com>; Maureen Tamuri <mtamuri@cityofcalabasas.com>
Cc: Ida Worth <idaworth@rossmorganco.com>; Wendi Nitty <chcrco@pacbell.net>; John Britt <jybriitt@me.com>
Subject: Municipal Code of Calabasas and 4389 Park Vicente

17.20.180 - Setback requirements and exceptions.

[SHARE LINK TO SECTION](#) [PRINT SECTION](#) [DOWNLOAD \(DOCX\) OF SECTION](#) [EMAIL SECTION](#) [COMPARE VERSIONS](#)

A.

Purpose. The following setback standards provide open areas around structures for: visibility, traffic safety; access to and around structures; natural light access; ventilation; incompatible land uses separation; privacy; landscaping and recreation.

B.

Setback Requirements. All structures shall comply with the setback requirements of each zoning district (See Article II) and with any special setbacks established for specific uses by this article, except as otherwise provided by this section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or public right-of-way, without first securing an encroachment permit or other legal right to do so.

1.

Infill Development Within Previously Approved Projects. Any setback requirements of a recorded subdivision map, or specific plan, development agreement, conditional use permit, or other planned development entitlement shall apply to continuing development within the approved project instead of the setbacks requirements set forth in Article II.

Please review this section of our municipal code. section 17.20.180.

It states that any set back requirements of a recorded subdivision shall apply to the continuing development within the approved project instead of the setback requirements set forth in Article II.

Therefore it could be argued that the front of the property is the "front" and therefore you need 20 feet from Nitty's Home. as that was what is in the original subdivision map.

Additionally, your code 170.20.180 states that the right angle thing for flaglot home locations is secondary to subdivision designs. Does the city or CPHA have information on our subdivision and our communities design.

If you refer to the recorded plat maps. You will see that the front of the property as is. Therefore we do not understand, why the city decided to go with the right angle flag lot decision which is not in keeping with the recorded plan.

The front line set backs need to remain as recorded, which would mean that the new home needs to be 20 feet away from the Nitty's.

This is my interpretation of the municipal code, and I would like to know why the City did not bring this forward at the Planning Commission meeting.

--

Pamela Evans

pamela@valleyhomescenter.com

Calbre#01884087

Obrea#3002198

Cell (818) 216-0591

Fax (818) 704-7715





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City Council					
104995	4/3/2019	SHAPIRO/DAVID//	REIMB TRAVEL- 2019 US MAYOR	2,200.00	City Council
105044	4/10/2019	SHAPIRO/DAVID//	REIMB TRAVEL- 2019 LCC	356.89	City Council
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	129.52	City Council
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	83.57	City Council
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	51.74	City Council
104963	4/3/2019	CALABASAS- LAS VIRGENES	MEMBERSHIP DUES- A. WEINTRAUB	50.00	City Council
104969	4/3/2019	CONEJO AWARDS	NAME BADGES	22.52	City Council
Total Amount for 7 Line Item(s) from City Council				\$2,894.24	
City Management					
104974	4/3/2019	HERNANDEZ/MARICELA//	REIMB TRAVEL EXP- TTC 100	295.00	City Management
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	142.30	City Management
Total Amount for 2 Line Item(s) from City Management				\$437.30	
Civic Center O&M					
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,912.82	Civic Center O&M
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,163.57	Civic Center O&M
104977	4/3/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	716.68	Civic Center O&M
104979	4/3/2019	LIFTECH ELEVATOR SERVICES INC	ELEVATOR SERVICES	645.00	Civic Center O&M
104977	4/3/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	579.45	Civic Center O&M
Total Amount for 5 Line Item(s) from Civic Center O&M				\$9,017.52	
Community Development					
105042	4/10/2019	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	11,700.53	Community Development
105034	4/10/2019	M6 CONSULTING, INC.	INSPECTION SERVICES	9,239.79	Community Development
105034	4/10/2019	M6 CONSULTING, INC.	PERMIT SERVICES	5,782.50	Community Development
105021	4/10/2019	EDGESOFT, INC.	SOFTWARE MAINTENANCE	4,000.00	Community Development
105042	4/10/2019	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	2,441.25	Community Development
105004	4/3/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	257.24	Community Development
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	248.12	Community Development
104962	4/3/2019	CALABASAS- LAS VIRGENES	IMAGES IN AMERICA BOOKS	240.00	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	224.64	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	176.30	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	170.87	Community Development



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104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	136.71	Community Development
105050	4/10/2019	VALLEY NEWS GROUP	LEGAL ADVERTISING	90.00	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	81.69	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	73.53	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	67.40	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	62.14	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	58.58	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	54.20	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	49.00	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	46.43	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	45.72	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	38.98	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	37.83	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	36.68	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	36.68	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	35.64	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	25.79	Community Development
104971	4/3/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	21.63	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	11.77	Community Development
105018	4/10/2019	CYBERCOPY, INC.	COPY/PRINTING SERVICE	10.95	Community Development

Total Amount for 31 Line Item(s) from Community Development

\$35,502.59

Community Services

104989	4/3/2019	PYRO SPECTACULARS INC	DEPOSIT-JULY 4TH FIREWORKS	15,000.00	Community Services
104988	4/3/2019	PETROLOCO, LLC	BROCHURE DESIGN- SPRING 2019	5,500.00	Community Services
104987	4/3/2019	PARKER-ANDERSON ENRICHMENT	RECREATION INSTRUCTOR	4,991.88	Community Services
105005	4/10/2019	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL- B-BALL	4,932.00	Community Services
105005	4/10/2019	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL- B-BALL	4,536.00	Community Services
104958	4/3/2019	BARRY KAY ENTERPRISES, INC.	T-BALL T-SHIRTS	3,775.12	Community Services
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,158.66	Community Services
105008	4/10/2019	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- DE ANZA	2,607.00	Community Services
104955	4/3/2019	AMERICAN TROPHIES AND AWARDS	B-BALL TROPHIES	1,985.13	Community Services
105003	4/3/2019	VERGUN/SHANNON JANNETTE//	RECREATION INSTRUCTOR	1,904.70	Community Services
105022	4/10/2019	ESGRO/DONNA BURKE//	RECREATION INSTRUCTOR	1,775.67	Community Services
105026	4/10/2019	JACOBS/SAUL H.//	RECREATION INSTRUCTOR	1,354.50	Community Services
105020	4/10/2019	DIAL M PRODUCTIONS	ENTERTAINMENT- EGG HUNT	1,350.00	Community Services
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,284.64	Community Services



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104985	4/3/2019	NICHOLSON/TRISSA//	RECREATION INSTRUCTOR	1,281.00	Community Services
104981	4/3/2019	MONAHAN/ANN//	RECREATION INSTRUCTOR	1,281.00	Community Services
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,248.78	Community Services
105009	4/10/2019	AMAZING KIDS	ENTERTAINMENT- TEEN EVENT	1,075.00	Community Services
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,002.87	Community Services
104978	4/3/2019	LERMA/ANGEL//	RECREATION INSTRUCTOR	911.40	Community Services
104960	4/3/2019	BLUM/ELIZABETH//	RECREATION INSTRUCTOR	773.50	Community Services
105002	4/3/2019	VAROL/DIANA//	RECREATION INSTRUCTOR	714.00	Community Services
105027	4/10/2019	JENNINGS/TIMOTHY//	ENTERTAINMENT- EGG HUNT	625.00	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	562.23	Community Services
105001	4/3/2019	TELLER/BARBARA//	RECREATION INSTRUCTOR	546.00	Community Services
104994	4/3/2019	SHALEV/ ALINA//	RECREATION INSTRUCTOR	504.00	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	436.41	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	384.20	Community Services
105038	4/10/2019	OSLER BISHOP & ASSOCIATES	RECREATION INSTRUCTOR	364.00	Community Services
104996	4/3/2019	SHOEMAKER/BONNIE//	RECREATION INSTRUCTOR	350.00	Community Services
105058	4/10/2019	ZAPIEN/JULIO//	ENTERTAINMENT- EGG HUNT	300.00	Community Services
105035	4/10/2019	MONEY MAILER	ADVERTISING- ARTS FEST	297.00	Community Services
104975	4/3/2019	KATZ/TRACY//	RECREATION INSTRUCTOR	252.00	Community Services
105000	4/3/2019	TANENBAUM/PATTY LIMATOLA//	RECREATION INSTRUCTOR	245.00	Community Services
104968	4/3/2019	CENTER STAGE OPERA	RECREATION INSTRUCTOR	240.00	Community Services
104991	4/3/2019	RYEMON/ROBERT//	RECREATION INSTRUCTOR	235.00	Community Services
104977	4/3/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	228.74	Community Services
105013	4/10/2019	B & B PLUMBING	PLUMBING REPAIRS- CRKSID	175.50	Community Services
105046	4/10/2019	SO CA MUNI ATHLETIC FEDERATION	CLASS INSURANCE	126.00	Community Services
104993	4/3/2019	SECURAL SECURITY CORP	SECURITY- FOUNDERS HALL	121.72	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	120.53	Community Services
105040	4/10/2019	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
105040	4/10/2019	PORT-A-STOR INC.	STORAGE - DE ANZA	45.57	Community Services
105033	4/10/2019	LIVESCAN	FINGERPRINTING SERVICES	11.00	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	-38.62	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	-84.83	Community Services
105056	4/10/2019	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	-220.44	Community Services
Total Amount for 47 Line Item(s) from Community Services				\$68,353.86	

Finance

104983	4/3/2019	MUNISERVICES, LLC	UUT COMPLIANCE SERVICES	4,372.97	Finance
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104980	4/3/2019	LYSIK/CARSON//	CONTRACT SERVICES	2,700.00	Finance
104983	4/3/2019	MUNISERVICES, LLC	SALES TAX REPORTING SVCS	500.00	Finance
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	431.39	Finance
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	120.43	Finance
105054	4/10/2019	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	-328.28	Finance
Total Amount for 6 Line Item(s) from Finance				\$7,796.51	
Library					
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	734.93	Library
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	85.73	Library
104965	4/3/2019	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- FTG80700	38.10	Library
Total Amount for 3 Line Item(s) from Library				\$858.76	
LMD #22					
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	7,764.00	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,632.16	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,201.00	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,205.00	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,550.00	LMD #22
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,074.16	LMD #22
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	811.83	LMD #22
105012	4/10/2019	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	615.00	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	442.26	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	360.00	LMD #22
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	300.43	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	255.59	LMD #22
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	205.15	LMD #22
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	179.13	LMD #22
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	134.68	LMD #22
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	125.15	LMD #22
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	93.62	LMD #22
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	93.04	LMD #22
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	56.39	LMD #22
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	46.59	LMD #22
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	40.13	LMD #22
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	31.08	LMD #22



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104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	14.87	LMD #22
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	6.03	LMD #22
Total Amount for 24 Line Item(s) from LMD #22				\$25,237.29	
<u>LMD #24</u>					
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	228.61	LMD #24
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	74.16	LMD #24
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	4.03	LMD #24
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	0.43	LMD #24
Total Amount for 4 Line Item(s) from LMD #24				\$307.23	
<u>LMD #27</u>					
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	24.33	LMD #27
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	1.01	LMD #27
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	0.11	LMD #27
Total Amount for 3 Line Item(s) from LMD #27				\$25.45	
<u>LMD #32</u>					
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	34.09	LMD #32
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	1.01	LMD #32
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	0.11	LMD #32
Total Amount for 3 Line Item(s) from LMD #32				\$35.21	
<u>LMD 22 - Common Benefit Area</u>					
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,241.46	LMD 22 - Common Benefit Area
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	641.50	LMD 22 - Common Benefit Area
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	413.29	LMD 22 - Common Benefit Area
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	185.99	LMD 22 - Common Benefit Area
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	177.61	LMD 22 - Common Benefit Area
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	91.27	LMD 22 - Common Benefit Area
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	86.98	LMD 22 - Common Benefit Area
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	14.86	LMD 22 - Common Benefit Area



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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Total Amount for 8 Line Item(s) from LMD 22 - Common Benefit Area				\$2,852.96	
Media Operations					
105052	4/10/2019	VERIZON WIRELESS	TELEPHONE SERVICE	379.45	Media Operations
Total Amount for 1 Line Item(s) from Media Operations				\$379.45	
Non-Departmental - Finance					
104982	4/3/2019	MOUNTAINS RESTORATION TRUST	HEADWATER CORNER O & M	14,875.00	Non-Departmental - Finance
104990	4/3/2019	READYREFRESH BY NESTLE	WATER SERVICE	1,208.16	Non-Departmental - Finance
104969	4/3/2019	CONEJO AWARDS	EMPLOYEE SERVICE AWARDS	823.68	Non-Departmental - Finance
105016	4/10/2019	CR PRINT	LABELS	794.97	Non-Departmental - Finance
104964	4/3/2019	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	502.61	Non-Departmental - Finance
104993	4/3/2019	SECURAL SECURITY CORP	SECURITY- BIRD ST 3/16/18	369.60	Non-Departmental - Finance
105014	4/10/2019	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- JME22147	327.47	Non-Departmental - Finance
104970	4/3/2019	CR PRINT	BUSINESS CARDS	176.30	Non-Departmental - Finance
104972	4/3/2019	FEDERAL EXPRESS CORP.	COURIER SERVICE	159.38	Non-Departmental - Finance
104973	4/3/2019	GALLS, LLC	BADGE HOLDER	114.97	Non-Departmental - Finance
104970	4/3/2019	CR PRINT	BUSINESS CARDS	88.15	Non-Departmental - Finance
105023	4/10/2019	FEDERAL EXPRESS CORP.	COURIER SERVICE	35.07	Non-Departmental - Finance
104969	4/3/2019	CONEJO AWARDS	NAME BADGES	14.48	Non-Departmental - Finance
104969	4/3/2019	CONEJO AWARDS	NAME BADGES	11.26	Non-Departmental - Finance
Total Amount for 14 Line Item(s) from Non-Departmental - Finance				\$19,501.10	
Payroll					
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	7,107.83	Payroll
104956	4/3/2019	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	734.72	Payroll
104956	4/3/2019	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	734.72	Payroll
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	726.87	Payroll
Total Amount for 4 Line Item(s) from Payroll				\$9,304.14	
Police / Fire / Safety					
104976	4/3/2019	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	201.93	Police / Fire / Safety
104976	4/3/2019	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	50.35	Police / Fire / Safety



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Total Amount for 2 Line Item(s) from Police / Fire / Safety				\$252.28	
Public Works					
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	17,750.85	Public Works
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	13,129.71	Public Works
105015	4/10/2019	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	7,563.80	Public Works
105037	4/10/2019	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	4,975.00	Public Works
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- ARB DAY	4,464.50	Public Works
105025	4/10/2019	IMS	PAVEMENT MGMT SYSTEM	3,561.25	Public Works
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,208.03	Public Works
105057	4/10/2019	YIN/JULIE//	CONSULTING SERVICES	950.00	Public Works
105011	4/10/2019	ARUCAN/KEVIN//	CONSULTING SERVICES	925.00	Public Works
105024	4/10/2019	HJIZADEH/HOUMAN//	CONSULTING SERVICES	792.00	Public Works
105024	4/10/2019	HJIZADEH/HOUMAN//	CONSULTING SERVICES	792.00	Public Works
105029	4/10/2019	KARAMPOUR/RODNY//	CONSULTING SERVICES	762.50	Public Works
105057	4/10/2019	YIN/JULIE//	CONSULTING SERVICES	712.50	Public Works
105029	4/10/2019	KARAMPOUR/RODNY//	CONSULTING SERVICES	662.50	Public Works
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	660.00	Public Works
105031	4/10/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	646.70	Public Works
105037	4/10/2019	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	600.00	Public Works
105011	4/10/2019	ARUCAN/KEVIN//	CONSULTING SERVICES	525.00	Public Works
105043	4/10/2019	ROLDAN/VINCENT//	CONSULTING SERVICES	336.00	Public Works
105010	4/10/2019	ANGIES SUPPLIES	EQUIPMENT RENTAL	226.00	Public Works
105043	4/10/2019	ROLDAN/VINCENT//	CONSULTING SERVICES	192.00	Public Works
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	133.59	Public Works
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	109.76	Public Works
105052	4/10/2019	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
Total Amount for 24 Line Item(s) from Public Works				\$61,716.70	
Recoverable / Refund / Liability					
105006	4/10/2019	ALL AMERICAN ASPHALT	RELEASE OF RETENTION	29,130.10	Recoverable / Refund / Liability
105039	4/10/2019	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	1,200.00	Recoverable / Refund / Liability
104986	4/3/2019	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	1,092.00	Recoverable / Refund / Liability
105019	4/10/2019	DEPARTMENT OF CONSERVATION	1ST QUARTER 2019 SMIP FEE	895.95	Recoverable / Refund / Liability
105039	4/10/2019	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	118.93	Recoverable / Refund / Liability
104959	4/3/2019	BINANDEH/JIM//	REFUND BUILDING PERMIT	65.20	Recoverable / Refund / Liability



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104999	4/3/2019	STATE DISBURSMENT	WAGE GARNISHMENT- 3/29/19	46.15	Recoverable / Refund / Liability
105045	4/10/2019	SINCICH/KARINA//	RECREATION REFUND	31.25	Recoverable / Refund / Liability
Total Amount for 8 Line Item(s) from Recoverable / Refund / Liability				\$32,579.58	

Tennis & Swim Center

105053	4/10/2019	VORTEX INDUSTRIES INC	DOOR REPAIRS - T&SC	1,989.00	Tennis & Swim Center
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,703.58	Tennis & Swim Center
104977	4/3/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,511.51	Tennis & Swim Center
104966	4/3/2019	CASAS/JORGE//	FITNESS EQUIPMENT REPAIRS	629.85	Tennis & Swim Center
104967	4/3/2019	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	588.16	Tennis & Swim Center
105055	4/10/2019	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	539.11	Tennis & Swim Center
105055	4/10/2019	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	408.43	Tennis & Swim Center
104961	4/3/2019	BROAD BASED COMMUNICATIONS INC	PHONE SYSTEM REPAIRS	315.00	Tennis & Swim Center
104961	4/3/2019	BROAD BASED COMMUNICATIONS INC	PHONE SYSTEM REPAIRS	251.08	Tennis & Swim Center
105008	4/10/2019	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- T&SC	243.00	Tennis & Swim Center
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	222.60	Tennis & Swim Center
105051	4/10/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	155.00	Tennis & Swim Center
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	35.00	Tennis & Swim Center
105041	4/10/2019	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- APR 19	27.48	Tennis & Swim Center
104977	4/3/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7.50	Tennis & Swim Center
105017	4/10/2019	CSAC-EXCESS INSURANCE	EAP/APR-JUNE 2019	3.23	Tennis & Swim Center
Total Amount for 16 Line Item(s) from Tennis & Swim Center				\$8,629.53	

Transportation

105036	4/10/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - FEB 19	21,326.08	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JAN 19	19,998.45	Transportation
105036	4/10/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - FEB 19	17,224.89	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - DEC 18	15,804.54	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JAN 19	14,455.42	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - DEC 18	13,172.36	Transportation
105007	4/10/2019	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	5,625.70	Transportation
105048	4/10/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,585.34	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JAN 19	2,995.68	Transportation
105028	4/10/2019	JOHN KULAR CONSULTING	ENGINEERING SERVICES	2,979.18	Transportation
105036	4/10/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - FEB 19	2,817.26	Transportation
104997	4/3/2019	SIEMENS MOBILITY, INC	TRAFFIC SIGN MAINTENANCE	2,480.10	Transportation



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105049	4/10/2019	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- APR 2019	2,365.25	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	TRANSIT MAINTENANCE	2,304.08	Transportation
104998	4/3/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,661.99	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - DEC 18	1,660.14	Transportation
105047	4/10/2019	SO-CAL PRESSURE WASH	PRESSURE WASHING	1,240.00	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- DEC 18	1,201.68	Transportation
104992	4/3/2019	SAFeway SIGN COMPANY	TRAFFIC SIGNS	1,195.79	Transportation
105032	4/10/2019	LAS VIRGENES UNIFIED SCHOOL	BEFORE & AFTER SCHOOL AIDES	1,179.98	Transportation
105036	4/10/2019	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- FEB 19	1,086.53	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- JAN 19	895.98	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JAN 19	812.39	Transportation
104984	4/3/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - DEC 18	705.89	Transportation
105036	4/10/2019	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - FEB 19	653.06	Transportation
105030	4/10/2019	KIER & WRIGHT CIVIL ENGINEERS	ENGINEERING SERVICES	336.00	Transportation
104957	4/3/2019	AT&T	TELEPHONE SERVICE	96.25	Transportation
Total Amount for 27 Line Item(s) from Transportation				\$139,860.01	
GRAND TOTAL for 239 Line Items				\$425,541.71	



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Recoverable / Refund / Liability					
13557	4/12/2019	LEVY/YAEL//	REFUND- TENNIS CLASS	448.00	Recoverable / Refund / Liability
13537	3/29/2019	FORESTER/EMERSON//	TENNIS REFUND	42.00	Recoverable / Refund / Liability
Total Amount for 2 Line Item(s) from Recoverable / Refund / Liability				\$490.00	
Tennis & Swim Center					
13550	4/12/2019	ANTHEM BLUE CROSS	MEDICAL INSURANCE	14,930.44	Tennis & Swim Center
13552	4/12/2019	COLLINS COMPANY	FACILITY EXPENSE	6,211.84	Tennis & Swim Center
13558	4/12/2019	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	4,546.16	Tennis & Swim Center
13547	3/29/2019	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	3,720.94	Tennis & Swim Center
13532	3/29/2019	AAA DIRECT MAIL	FACILITY EXPENSE	2,888.61	Tennis & Swim Center
13560	4/12/2019	WILSON SPORTING GOODS	FACILITY EXPENSE	2,719.75	Tennis & Swim Center
13556	4/12/2019	INNER-I ...SECURITY IN FOCUS	CAMERA INSTALLATION	2,500.00	Tennis & Swim Center
13532	3/29/2019	AAA DIRECT MAIL	FACILITY EXPENSE	2,155.34	Tennis & Swim Center
13554	4/12/2019	DIGITAL COLOR WORKS	ADMINISTRATIVE EXPENSES	1,657.53	Tennis & Swim Center
13539	3/29/2019	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,511.51	Tennis & Swim Center
13542	3/29/2019	PHILIDELPHIA INSURANCE	INSURANCE EXPENSE	1,022.50	Tennis & Swim Center
13546	3/29/2019	UNIFIRST CORPORATION	JANITORIAL SERVICES	939.59	Tennis & Swim Center
13559	4/12/2019	UNIFIRST CORPORATION	JANITORIAL SERVICES	916.26	Tennis & Swim Center
13546	3/29/2019	UNIFIRST CORPORATION	JANITORIAL SERVICES	914.73	Tennis & Swim Center
13541	3/29/2019	NET RESULTS TENNIS LLC	GIFT CERTS - LEAGUE PRIZES	880.00	Tennis & Swim Center
13535	3/29/2019	DESIGNSCAPE	PLANT MAINTENANCE- T&SC	694.74	Tennis & Swim Center
13546	3/29/2019	UNIFIRST CORPORATION	JANITORIAL SERVICES	550.90	Tennis & Swim Center
13538	3/29/2019	IMAGE SOURCE	ADMINISTRATIVE EXPENSES	454.93	Tennis & Swim Center
13553	4/12/2019	DESIGNSCAPE	PLANT MAINTENANCE- T&SC	436.00	Tennis & Swim Center
13555	4/12/2019	IMAGE SOURCE	ADMINISTRATIVE EXPENSES	409.52	Tennis & Swim Center
13533	3/29/2019	AT&T	TELEPHONE SERVICE	355.71	Tennis & Swim Center
13534	3/29/2019	BLUE SHIELD OF CA	INSURANCE EXPENSE	314.90	Tennis & Swim Center
13536	3/29/2019	DIGITAL COLOR WORKS	ADMINISTRATIVE EXPENSES	298.66	Tennis & Swim Center
13548	3/29/2019	XEROX FINANCIAL SERVICES	ADMINISTRATIVE EXPENSES	284.76	Tennis & Swim Center
13540	3/29/2019	MARILYN'S TROPHIES	PROMOTION/SOCIALS	150.15	Tennis & Swim Center
13549	4/12/2019	ADP, INC	ADMINISTRATIVE EXPENSES	99.37	Tennis & Swim Center
13551	4/12/2019	AT&T	TELEPHONE SERVICE	85.00	Tennis & Swim Center
13543	3/29/2019	PITNEY BOWES	ADMINISTRATIVE EXPENSES	50.57	Tennis & Swim Center
13545	3/29/2019	SCTA	LEVEL 7 JR TOUR 2019	44.00	Tennis & Swim Center
13544	3/29/2019	RUBENSTEIN/JILL//	REIMBURSE- DECORATIONS	22.91	Tennis & Swim Center



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Total Amount for 30 Line Item(s) from Tennis & Swim Center				<u>\$51,767.32</u>	
GRAND TOTAL for 32 Line Items				<u>\$52,257.32</u>	

FUTURE AGENDA ITEMS

Department Agenda Headings Agenda Title/Future Agenda

8-May

1	CC	Presentation	Annual book donation by Las Virgenes Municipal Water District
2	CC		Adjourn in Memory - Lisa Brackelman's father
3	CC	Presentation	50th Anniversary of Municipal Clerks Week - May 5 - 11, 2019
4	CC	New Business	Creation of a Redistricting Commission taskforce
5	CC	New Business	City Council review of a community outreach survey for cell service
6	PW	New Business	Introduction of Ordinance regarding Electric scooters

Future Items

1	CC		Adjourn in Memory - Richard Woolard
2	CC	New Business	Discussion of public safety at municipal facilities
3	PS	New Business	Update of EOC chart and schedule of emergency preparedness training for staff
4	AS/HR	New Business	City departments reorganization
5	CC	Presentation	To CHS Unstrumental
6	CD	Consent	Approval of contract for CEQA consultants – Dudek and ESA
7	CA	New Business	Closed session regarding State’s mandate for affordable housing
8	CD	Public Hearing	Introduction of Ordinance No. 2019-376 regarding standards for land use within 500 ft. of the 101 Freeway
9	PW	Presentation	By the Las Virgenes Municipal Water District regarding smart water meters
10	CD	New Business	Housing Element (what City is doing with funds, ADU's and sites)
11			Wild Walnut park/public restroom update
12	CC	Presentation	To Viewpoint Robotics team
13	PS	New Business	Results/recommendations from PS Committee meeting regarding Woolsey Fire
14	PW	New Business	Public meeting regarding intent to levy and collect assessments within Mont Calabasas
15	CS	New Business	Educational signage for City facilities
16	PW	New Business	A presentation on the City's current Transportation Demand Management policy
17	CD	New Business	Citywide cell coverage discussion
18	PW	Public Hearing	Public hearing for Landscape Lighting Act Districts Nos 22, 24, 27 & 32 assessments
19	PW	Public Hearing	Declaring results of balloting, certification of assessments and adoption of corresponding resolutions for Landscape Lighting Act Districts Nos. 22, 24, 27 & 32
20	PW	New Business	Dial-A-Ride needs assessment study
21	PW	New Business	Recommendation from Environmental Commission regarding Berkely Ordinance and other ideas for further reduction of plastics
22	AS/HR	New Business	Salary adjustments policy

2019 Meeting Dates

May 22	Sep 11
Jun 12	Sep 25
Jun 26	Oct 9 Canceled -
Jul 10 - Canceled	Oct 23
Jul 24 - Canceled	Nov 13
Aug 14	Nov 27 - Canceled - Thanksgiving Eve
Aug 28	Dec 11 - Council Reorganization
	Dec 25 - Canceled - Christmas