



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
REGULAR MEETING – WEDNESDAY, MARCH 8, 2017
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.**

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance by Girl Scout CADETT Troop 1786
Approval of Agenda

ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.

ORAL COMMUNICATION – PUBLIC COMMENT – 7:25 P.M.

CONSENT ITEMS – 7:35 P.M.

1. [Approval of meeting minutes from February 22, 2017](#)

PUBLIC HEARING – 7:40 P.M.

2. Introduction of Ordinance No. 2017-351 and adoption of Resolution No. 2017-1543, adopting a Mitigated Negative Declaration, and approving File No. 160003342, a request to amend the Calabasas Land Use and Development Code and General Plan. The project involves creation of a new Commercial Auto Retailer (CAR) Overlay Zone that would encompass a 93.1 acre area comprised of commercially zoned property (CL, CR and CB) adjacent to and along West Calabasas Road. This area lies within the Master Planned West Calabasas road area and includes 24 parcels. Planning Commission Recommendation: Following a Public Hearing on February 16, 2017, the Planning Commission recommended approval of the project per Planning Commission Resolution No. 2017-640

NEW BUSINESS – 8:15 P.M.

3. Introduction of Ordinance No. 2017-348, amending procedure for refund of department fees under Section 3.38.010 of the Calabasas Municipal Code
4. Consideration of letter of support to Caltrans regarding fencing along the 118 Highway to prevent Mountain Lion strikes
5. Discussion of 2017 Council meeting schedule

INFORMATIONAL REPORTS – 8:40 P.M.

6. Check Register for the period of February 15-22, 2017

TASK FORCE REPORTS – 8:45 P.M.

CITY MANAGER’S REPORT – 8:50 P.M.

FUTURE AGENDA ITEMS – 8:55 P.M.

ADJOURN – 9:00 P.M.

The City Council will adjourn to their next regular meeting scheduled on Wednesday, March 22, 2017, at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA
HELD WEDNESDAY, FEBRUARY 22, 2017**

Mayor pro Tem Gaines called the meeting to order at 7:01 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

ROLL CALL

Mayor pro Tem Gaines, Councilmembers Bozajian, Shapiro and Weintraub
Via Audio Teleconference: Mayor Maurer
Absent: None
Staff: Coroalles, Hernandez, Howard, Jordan, Mirzakhanian, Tamuri and Yalda.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Boy Scout Pack 333 – Tigers

APPROVAL OF AGENDA

Councilmember Weintraub moved, seconded by Councilmember Shapiro to approve the agenda with the caveat that Item No. 9 may be moved prior to its scheduled time. **MOTION CARRIED 5/0 by Roll Call as follows:**

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

PRESENTATIONS

- 2017 Legislative update by California Highway Patrol Officer, Leland Tang

Officer Tang introduced CHP Commander Johnny Starling and addressed the Legislative update provided to the City Council.

ANNOUNCEMENTS/INTRODUCTIONS

Members of the Council made the following announcements:

Councilmember Shapiro:

- Extended congratulations to CHS Boys Basketball team for making it to the third round of CIF playoffs.

Councilmember Weintraub:

- Extended an invitation to the Environmental Commission's forum on electric vehicles and alternatives on February 23.
- Expressed appreciation to staff for their hard during the recent rains.

Councilmember Bozajian:

- The Calabasas Historical Society will host a presentation on February 23 at the Library regarding the Valley Relics Museum.
- A three canyon challenge hike will take place on March 5 in honor of March Women's History Month.
- The AHCCC will host its annual open house on March 11.
- Reminded residents to turn off their sprinklers during rainy days.

Mayor pro Tem Gaines:

- Reminded everyone about the upcoming March 7 Election.
- The Chamber's Annual Bowling Tournament will take place on February 23.
- The Something Yellow Cordasco Foundation along with CHS Track and Field is sponsoring a 5K run on February 25.
- The CHS Music Program will kick off their spring concerts on March 1 and 2.
- Extended an invitation to Calabasas Dodger Night on May 9, where Mayor Maurer will throw the first pitch.

Mr. Coroalles requested residents to report potholes around the City.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Pamela Kissel spoke during public comment.

CONSENT ITEMS

1. Approval of meeting minutes from February 8, 2017
2. Consideration of letter of support regarding the West Los Angeles Veterans' Administration Master Plan
3. Amended employment contract-cost of living and vacation adjustment for City Manager and addition of required language related to penalties for commission of crimes involving his office
4. Approval of appointment of Jason Sperling Reich to the Traffic and Transportation Commission (Shapiro)

5. Recommendation to award three year professional services agreements to Venco Western, Inc. for the landscape maintenance of the common areas located within the homeowner associations: Calabasas Park Estates, Zone 8 and Palatino, Zone 14 within Landscape Lighting Act District 22 in the City of Calabasas in an amount not to exceed \$2,065,000
6. Adoption of Ordinance No. 2017-347, a proposed amendment to Chapter 17.12.170 of the Calabasas Municipal Code by updating the standards and requirements applied to the development of accessory dwelling units (also referred to as second units, in-law units, or granny flats), as required to comply with the new California law
7. Adoption of Ordinance No. 2017-349, the California Code of Regulations – Title 24, the 2016 California Building Standards Code Parts 1 through 12 and adopting local amendments thereto, and expedited permitting procedures for Electrical Vehicle Charging Stations

To comply with SB 1436, Mayor pro Tem Gaines read a statement in regard to Consent Item No. 3.

Councilmember Shapiro moved, seconded by Councilmember Bozajian to approve Consent Item Nos. 1-7. MOTION CARRIED 5/0 by Roll Call as follows:

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

Mr. Howard reported that Ordinance No. 2017-349 under Consent Item No. 7 was updated to make minor clerical changes.

Councilmember Shapiro welcomed Jason Sperling Reich as his new appointment to the Traffic and Transportation Commission.

NEW BUSINESS

9. Consideration of a request from applicant Alan Dabach for a refund of variance and public hearing notification fees in the amount of \$1,615.28

Councilmember Weintraub moved, seconded by Councilmember Shapiro to issue the refund as soon as possible or return to the Council with a new ordinance. MOTION CARRIED 5/0 by Roll Call as follows:

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

OLD BUSINESS

8. Adoption of Resolution No. 2017-1546 establishing public meetings for large development projects

Ms. Tamuri presented the report.

Carl Ehrlich, Karen Tiffany, John Suwara, Joanne Suwara and Joe Chilco spoke on Item No. 8.

Direction provided to staff.

The meeting recessed at 9:11 p.m.
The meeting reconvened at 9:20 p.m.

Councilmember Shapiro left the meeting.

NEW BUSINESS

10. Update to Council and discussion on the recent construction at 3121 Old Topanga Canyon Road

No action was taken on this item.

INFORMATIONAL REPORTS

11. Check Register for the period of February 1-7, 2017

No action was taken on this item.

TASK FORCE REPORTS

Councilmember Weintraub reported that during Councilmember Shapiro and her visit at AE Wright Middle School on February 22, appreciation was expressed for the grants provided by the City.

Mayor pro Tem Gaines reported his attendance to the quarterly School Area Traffic Safety Committee meeting; where school traffic continues to be a hot topic of discussion.

CITY MANAGER'S REPORT

Mr. Coroalles reported his and Councilmember Weintraub's upcoming attendance to the COG meeting in Hidden Hills; where they will discuss storm water with Assemblyman Dababneh.

FUTURE AGENDA ITEMS

Councilmember Bozajian requested an item to review the 2017 meeting dates.

Mr. Coroalles stated that a budget workshop will be scheduled in the near future.

ADJOURN

Councilmember Weintraub moved, seconded by Councilmember Bozajian to adjourn the meeting at 9:54 p.m. to the next regular meeting scheduled on Wednesday, March 8, 2017, at 7:00 p.m.

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

Maricela Hernandez, MMC
City Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 27, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: GLENN MICHITSCH, SENIOR PLANNER 

SUBJECT: INTRODUCTION OF ORDINANCE NO. 2017-351, AND ADOPTION OF RESOLUTION 2017-1543, ADOPTING A MITIGATED NEGATIVE DECLARATION, AND APPROVING FILE NO. 160003342, A REQUEST TO AMEND THE CALABASAS LAND USE AND DEVELOPMENT CODE AND GENERAL PLAN. THE PROJECT INVOLVES THE CREATION OF A NEW COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE THAT WOULD ENCOMPASS A 93.1 ACRE AREA COMPRISED OF COMMERCIAL ZONED PROPERTY (CL, CR AND CB) ADJACENT TO AND ALONG WEST CALABASAS ROAD. THIS AREA LIES WITHIN THE MASTER PLANNED WEST CALABASAS ROAD AREA AND INCLUDES 24 PARCELS. THE CAR OVERLAY ZONING WOULD ENSURE THAT AUTO SALES AND SERVICE, AND OTHER RELATED AUTOMOTIVE USES, ARE PERMITTED WITHIN THE AREA, CONSISTENT WITH THE WEST CALABASAS ROAD MASTER PLAN AND MAXIMIZE DENSITY, INCREASING THE MAXIMUM ALLOWABLE FAR FROM 0.2 TO 0.6 WITHIN THE OVERLAY ZONE, FOR AUTOMOTIVE USES, IN ORDER TO INCENTIVIZE DEVELOPMENT CONSISTENT WITH THE VISION IN THE MASTER PLAN.

MEETING DATE: MARCH 8, 2017

SUMMARY RECOMMENDATION:

That the City Council approve a motion to introduce Ordinance No. 2017-351 (Attachment A) amending chapter 17.11, Table 2.2 of the City of Calabasas Land Use and Development Code to permit automobile retailer, related automotive accessory uses, and offsite automobile dealership storage lots in a newly created Commercial Auto Retailer (CAR) Overlay Zone; adding a new Section 17.18.035 [Commercial Auto Retailer (CAR) Overlay Zone] defining purpose, applicability and development standards for development and operation of automobile retailer dealerships and related automotive accessory uses within a newly created commercial auto retailer (CAR) Overlay Zone; and amending the City's Zoning Map to establish the commercial automobile Retailer (CAR) Overlay Zone boundaries; and adopt City Council Resolution No. 2017-1543 (Attachment B) adopting the Mitigated Negative Declaration, and approving File No. 160003342, which, in conjunction with Ordinance No. 2017-351, consists of amendments to the City's General Plan Land Use Element to raise the basic land use intensity from 0.2 to 0.4 FAR in the B-Li, B-R and B-BP Land Use Districts, and raise the maximum land use intensity from 0.2 and 0.4 respectively to 0.6 FAR in the B-Li and B-R Land Use Districts, consistent with the recommendation of the Planning Commission as presented in Planning Commission Resolution No. 2017-640 (Attachment C).

BACKGROUND:

After three public meeting discussions and a public workshop both at the Planning Commission and City Council, on August 10, 2016 the Council directed staff to process Development Code amendments and General Plan amendments as necessary to create a Commercial Auto Retailer (CAR) Overlay zone, to accomplish the following:

- Allow for automobile retail sales (including typical related accessory uses subordinate to the primary auto retail sales use) and offsite dealership and sales inventory lots as uses permitted by right;
- Retain the underlying zoning for all other uses (as they exist now);
- Allow for up to a maximum 0.6 Floor Area Ratio (FAR); and
- Allow for one off-site monument sign for the purpose of identifying the Calabasas auto retail area and all the dealerships located within (not a part of these amendments - to be discussed further by Council at a later date).

On February 16, 2017, the Planning Commission held a public hearing and voted 5-0 to approve Planning Commission Resolution No. 2017-640, which recommends to the City Council approval of a resolution adopting the Mitigated Negative Declaration and amending the General Plan, and recommends approval of Ordinance 2017-351, amending Chapter 17.11, Table 2.2 (Allowable Land Uses)

and Chapter 17.18 of the City Land Use and Development Code (Title 17), and the City's Zoning Map to accomplish creation of the new Commercial Auto Retailer (CAR) Overlay Zone.

DISCUSSION/ANALYSIS:

In 2006, the City Adopted the West Calabasas Road Master Plan (WCRMP) which envisions retail automobile sales and related accessory auto uses in the area located along Calabasas Road, generally between Parkway Calabasas and Mureau Road. Subsequently, in 2008, the WCRMP was incorporated into the City's new 2030 General Plan by reference. However, when the City adopted the revised Land Use and Development Code in 2010, the zoning in the subject area was never updated consistent with the vision in the WCRMP.

To this end, the main purpose of creating a Commercial Auto Retailer (CAR) Overlay Zone is to make the City's General Plan and Land Use and Development Code consistent, both internally and with one another. Furthermore, the proposal will strengthen the City's regulatory framework to successfully implement the vision of the WCRMP. A detailed analysis of the project is provided in the Planning Commission Staff Report (Attachment D).

Following is a brief summary of the Planning Commission-recommended amendments to the Development Code and General Plan that are necessary to successfully implement the vision of the WCRMP, within the parameters provided by the Council at the August 10, 2016 City Council meeting.

Development Code

In order to create the new Commercial Auto Retailer (CAR) Overlay Zone, and achieve the goals stated above, three amendments to the City's Development Code need to occur: 1) amendment of Chapter 17.11, Table 2.2 of the Calabasas Municipal Code (CMC) to allow for auto retail sales, accessory automotive-related uses, and offsite auto dealership sales and inventory lots on all properties within the new CAR Overlay Zone that are zoned Commercial Limited (CL), Commercial Retail (CR), or Commercial Business (CB) by right, with references to a new CAR Overlay Zone standards section (Section 17.18.035 described next), 2) Addition of a new Section 17.18.035 to Chapter 17.18 (Overlay Zones) to define purpose and applicability, and establish development standards for the new CAR Overlay Zone, and 3) amend the City's Zoning Map to define the new CAR Overlay Zone Boundaries. Language for the proposed Code Amendments (in ~~strikeout~~ and underline format) is contained in Attachment F, and the map defining the CAR Zone boundary is found in Attachment H.

General Plan

Amendments to the City's General Plan Land Use Element are also required to both make the General Plan internally consistent with the WCRMP vision, and to help incentivize development and retention of auto retailers. To do this, the General Plan Land Use Districts table (Table II-1) must be amended to raise both the basic land use intensity for the B-Li, B-R and B-BP Land Use Districts from 0.2 to 0.4 FAR (only for auto retail and accessory uses within the CAR Overlay Zone), and the maximum land use intensity for the B-Li and B-R Land Use Districts from 0.2 and 0.4 respectively to 0.6 FAR (only for auto retail and accessory uses within the CAR Overlay Zone). Additionally, minor wording amendments are necessary to the "General Plan Approach" section contained within Section II.B (Community Structure, which incorrectly states that development within the Calabasas Road Corridor between Parkway Calabasas and Mureau Road is to be "low Key", which does not accurately describe the existing development pattern in that area, nor is consistent with the vision in the WCRMP, which calls for future auto retail development. Proposed General Plan text amendments (in ~~strikeout~~ and underline format) are contained in Attachment G.

Planning Commission Hearing

On February 16, 2017, the Planning Commission held a public hearing on the matter. Five members of the public spoke on the item. Three of the five public speakers voiced the importance of making sure projects still had to meet all the other Code requirements such as conformance with biotic resource protections, the City's Hillside and Ridgeline standards, Oak tree standards, Scenic Corridor standards and Code-mandated design standards. One speaker asked questions regarding the traffic study conducted for this project. The final speaker was a land owner in the CAR Overlay Zone area who supported the amendments.

In response to the public comments, it was noted that the amendments, as recommended, will preserve all current code protections for potential development impacts, including those specifically mentioned by the public such as biotic resource protection, Oak tree protections, Scenic Corridor standards, hillside and ridgeline protection, and design standards. Additionally, a brief discussion with the traffic engineer (Scott Schell of Associated Transportation Engineers), yielded an explanation for how traffic counts are generated for the purpose of a traffic study. During that discussion, a minor computational error was noted that did not alter any of the conclusions of the traffic study, and would be corrected. The Mitigated Negative Declaration (MND) and traffic study are included as Attachment J.

The Planning Commission deliberation included one change to the recommended language contained in the General Plan Land Use Element Table II-1, to ensure the

modifications in the basic land use intensity and maximum land use intensity apply only to auto retailers and their related accessory uses, and not to all development in the CAR Overlay Zone. Those changes have been incorporated into the draft language contained in Attachment G. With that amendment, the Planning Commission unanimously approved Planning Commission Resolution 2017-640, recommending to the City Council the adoption of the MND, and approval of all recommended text (as modified) and map amendments to create the CAR Overlay Zone.

REQUIRED FINDINGS:

The findings required in 17.76.050(B) (Development Code Amendments) of the CMC are contained in Ordinance No. 2017-351. The findings required in Section 17.76.050(A)(General Plan Amendments) are contained in Resolution No. 2017-1543.

ENVIRONMENTAL REVIEW:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), a mitigated negative declaration (MND) has been prepared consistent with CEQA and the CEQA guidelines (Attachment J). The MND analyzed aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, and mandatory findings of significance. Two mitigation measures were identified in relation to contaminated soils/groundwater (from previous land uses in the general area), and biotic resources that reduce environmental impacts to a level of insignificance. With incorporation of those mitigation measures, the MND found no significant unmitigable impacts that would result from implementation of the project.

FISCAL IMPACT/SOURCE OF FUNDING:

The requested amendments to the Development Code and General Plan are City-initiated. Upon implementation, the City could see increases to incoming revenue from sales and property taxes as a result of future development along the corridor and operation of successful automobile retail dealerships.

REQUESTED ACTION:

That the City Council approve a motion to introduce Ordinance No. 2017-351 (Attachment A) amending chapter 17.11, Table 2.2 of the City of Calabasas Land

Use and Development Code to permit automobile retailer, related automotive accessory uses, and offsite automobile dealership storage lots in a newly created Commercial Auto Retailer (CAR) Overlay Zone; adding a new Section 17.18.035 [Commercial Auto Retailer (CAR) Overlay Zone] defining purpose, applicability and development standards for development and operation of automobile retailer dealerships and related automotive accessory uses within a newly created commercial auto retailer (CAR) Overlay Zone; and amending the City's Zoning Map to establish the commercial automobile Retailer (CAR) Overlay Zone boundaries; and adopt City Council Resolution No. 2017-1543 (Attachment B) adopting the Mitigated Negative Declaration, and approving File No. 160003342, which, in conjunction with Ordinance No. 2017-351, consists of amendments to the City's General Plan Land Use Element to raise the basic land use intensity from 0.2 to 0.4 FAR in the B-Li, B-R and B-BP Land Use Districts, and raise the maximum land use intensity from 0.2 and 0.4 respectively to 0.6 FAR in the B-Li and B-R Land Use Districts, consistent with the recommendation of the Planning Commission as presented in Planning Commission Resolution No. 2017-640 (Attachment C).

ATTACHMENTS:

- Attachment A: Ordinance No. 2016-343
- Attachment B: City Council Resolution No. 2016-1540
- Attachment C: Planning Commission Resolution No. 2017-640
- Attachment D: Planning Commission Staff Report
- Attachment E: Planning Commission Minutes of February 16, 2017
- Attachment F: Draft Zoning Code Amendments
- Attachment G: Draft General Plan Amendments
- Attachment H: CAR Overlay Zone Boundary Map
- Attachment I: Public Correspondence
- Attachment J: Mitigated Negative Declaration (with errata)

ORDINANCE NO. 2017-351

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENTS ASSOCIATED WITH FILE NO. 160003342, SPECIFICALLY AMENDING CHAPTER 17.11, TABLE 2.2 OF THE CITY OF CALABASAS LAND USE AND DEVELOPMENT CODE TO PERMIT AUTOMOBILE RETAILER, RELATED AUTOMOTIVE ACCESSORY USES, AND OFFSITE AUTOMOBILE DEALERSHIP STORAGE LOTS IN A NEWLY CREATED COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE; ADDING A NEW SECTION 17.18.035 [COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE] DEFINING PURPOSE, APPLICABILITY AND DEVELOPMENT STANDARDS FOR DEVELOPMENT AND OPERATION OF AUTOMOBILE RETAIL DEALERSHIPS AND RELATED AUTOMOTIVE ACCESSORY USES WITHIN A NEWLY CREATED COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE TO CHAPTER 17.18 (OVERLAY ZONES) OF THE CITY OF CALABASAS LAND USE AND DEVELOPMENT CODE; AND AMENDING THE CITY'S LAND USE MAP TO ESTABLISH THE COMMERCIAL AUTOMOBILE RETAILER (CAR) OVERLAY ZONE BOUNDARY.

WHEREAS, the City Council of the City of Calabasas, California ("the City Council") has considered all of the evidence including, but not limited to, the Planning Commission Resolution, Planning Division staff reports and attachment, and public testimony from the Planning Commission meeting held on February 16, 2017, and City Council meeting on March 8, 2017, before making a final decision on March 8, 2017; and

WHEREAS, the City Council finds that the Land Use and Development Code Amendments are consistent with the goals, policies, and actions of the General Plan and will not conflict with the General Plan; and

WHEREAS, the City Council finds that the Land Use and Development Code Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and

WHEREAS, the proposed actions are in compliance with the provisions of the California Environmental Quality Act (CEQA) because a Mitigated Negative Declaration (MND) has been prepared and outlines mitigation measures, which have been adopted by the city council for the project; and

WHEREAS, the Land Use and Development Code Amendment reflects the input of residents, stakeholders, and public officials, and implements the General Plan's visions and desire for the community, is adopted in the public's interest, and is otherwise consistent with federal and state law.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CALABASAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the foregoing the City Council finds:

1. Following a public hearing held on February 16, 2017, the Planning Commission adopted Resolution No. 2016-640 recommending to the City Council: (1) adoption of the mitigated negative declaration; (2) adoption of Ordinance 2017-351, amending Chapter 17.11, and adding new Section 17.18.035 to CMC Title 17 (Land Use and Development Code); and (3) adoption of Ordinance No. 2017-351, amending the City's Zoning Map to establish the Commercial Automobile Retailer (CAR) Overlay Zone boundary.
2. Notice of the March 8, 2017, City Council public hearing was posted at Juan de Bautista Park, the Calabasas Tennis and Swim Center, the Agoura Hills/Calabasas Community Center, Gelson's Market and at Calabasas City Hall.
3. Notice of the March 8, 2017, City Council public hearing was posted in The Enterprise ten (10) days prior to the hearing.
4. Notice of the March 8, 2017, City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to property owners within 500 feet of the properties subject to the proposed overlay zone as shown on the latest equalized assessment roll.
5. Notice of the March 8, 2017, City Council public hearing included the information set forth in Government Code Section 65009 (b)(2).

SECTION 2. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby approves amendments to the City's Land Use and Development Code, and the City's Zoning Map associated with File No. 160003342, specifically amending Chapter 17.11, Table 2.2 of the City's Land Use and Development Code to permit automobile retailer, related automotive accessory uses, and offsite automobile dealership storage lots on 24 parcels located within a newly created Commercial Auto Retailer (CAR) Overlay Zone as detailed on "Attachment 1"; adding a new Section 17.18.035 (Commercial Auto Retailer (CAR) Overlay Zone) defining the purpose, applicability, and development standards for development and operation of automobile retail dealerships and related automotive accessory uses within a newly created Commercial Auto Retailer (CAR) Overlay Zone; and amending the City's Zoning Map, as shown in the

attached CAR Overlay Zone boundary map "Attachment 2," to define the boundary of the newly created Commercial Auto Retailer (CAR) Overlay Zone. The proposed Zoning Map amendments will include 24 parcels encompassing 93.1 acres (including roadways) generally located along and immediately adjacent to Calabasas Road, between Parkway Calabasas on the east end, and to a point 675 feet west of the intersection of Calabasas Road with Mureau Road on the west end.

Section 17.76.050(B) Calabasas Municipal Code allows the Planning Commission to recommend and the City Council to approve amendments to the City's Development Code and Zoning Map provided that the following findings are made:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan;

The proposed amendments consist of creating a commercial auto retailer overlay zone to allow for and incentivize development of automobile retail (and accessory related uses) uses along Calabasas Road consistent with the guidance in the West Calabasas Road Master Plan. Code modifications include allowing auto retailers and offsite auto dealership storage lots in the corridor as a permitted use by right, and increasing the allowable development intensity solely for those automotive related uses permitted by right within the CAR Overlay Zone to a uniform 0.6 FAR. The Code amendments also define basic operational parameters for dealerships consistent with past Calabasas-approved auto retailer entitlements including hours of operation, lighting standards and design (through reference to the West Calabasas Road design standards).

The amendments are consistent with the goals, policies, and actions of the General Plan because it brings the Development Code into conformance with the development guidance contained within the West Calabasas Road Master Plan, incorporated by reference in the Calabasas General Plan's Community Design Element (p. IX-7). Although the West Calabasas Road Master Plan defines uses in this area to be auto retail focused, the existing Development Code (and the City's official zoning map) contains zoning standards and requirements which prohibit auto retail uses on some parcels, and allows auto retail uses with varying land use intensities on other parcels. The code amendments allow auto retail and accessory auto-related uses on all parcels within the overlay zone by right, and at a uniform maximum development intensity of 0.6 FAR (only for those automotive related uses located within the CAR Overlay Zone) consistent with the West Calabasas Road Master Plan. For these reasons, the proposed amendments meet this finding.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The proposed amendments to Title 17 (Land Use and Development Code) are necessary for the creation of a new Commercial Auto Retailer (CAR) Overlay Zone, and to bring the Land Use and Development Code into consistency with the adopted West Calabasas Road Master Plan, incorporated into the City's General Plan by reference. The proposed amendments to the City's Land Use and Development Code define the overlay zone boundaries, allow auto retail and related accessory uses by right (within the CAR Overlay Zone), define operational standards, and raise the land use intensity to a maximum 0.6 FAR (solely for automotive-related uses permitted by right within the CAR Overlay Zone) to incentivize development of automobile retailers.

Creating an overlay zone, and incentivizing development of auto retailers by raising the allowable land use intensities (solely for automotive related land uses) will not be detrimental to the public interest, health, safety convenience or welfare because the amendments will affect only 93.1 acres (approximately 1% of the City) already developed with auto-related uses. Furthermore, potential impacts resulting from the increases in additional floor area (from 0.2 FAR to 0.6 FAR) have been studied and found to not cause significant impacts to biological resources, aesthetics, traffic conditions, air quality, hazards, noise, housing, public services, recreation, cultural resources or utility systems, as evidenced in the Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA). Therefore, the proposed amendments to the Development Code meet this finding.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA);

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgement over the project and the project's potential environmental impacts. The Final IS/MND identified the areas where the project may have a potential effect on the environment. All areas with impacts listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures. With the inclusion of the identified mitigation measures, the project will not have a significant effect on the environment.

4. The proposed amendment is internally consistent with other applicable provisions of the Development Code.

The proposed amendments consist of creating a commercial auto retailer (CAR) overlay zone to allow for and incentivize development and redevelopment of automobile retail (and accessory related uses) along Calabasas Road, consistent with the guidance in the West Calabasas Road Master Plan. Code modifications

include allowing auto retailer and offsite auto dealership storage lots in the corridor as a permitted use by right, and increasing the allowable development intensity to a uniform maximum 0.6 FAR solely for only those automotive related uses permitted by right located within the CAR Overlay Zone. The Code amendments also define basic operational parameters for dealerships consistent with past Calabasas-approved auto retailer entitlements including hours of operation, lighting standards and design (through reference to the West Calabasas Road design standards).

The proposed amendments to the City's Land Use and Development Code are structured in a way to not affect any of the development standards contained in the remainder of the Code. None of the operational standards created for the Commercial Auto Retailer (CAR) Overlay Zone will pertain to other uses defined in the Code, nor will creation of the overlay zone change the underlying zoning of parcels outside of the defined overlay zone boundary. Additionally, amendments to the Land Use and Development Code only change the parameters of development for auto retail and accessory auto retail-related uses, and do not change the remaining underlying allowed uses on parcels existing within the overlay zone boundaries. Furthermore, the standards and requirements relating to hillside development, oak tree protection, scenic corridor protection, dark skies protection, water-efficient landscaping, green buildings, off-street parking and loading, and all other applicable provisions of the Development Code all still apply. For these reasons, the amendments meet this finding.

5. *The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.*

The proposed amendments to the City's Land Use and Development Code Map affect 24 parcels located in the CAR Overlay Zone area (totaling 84.1 acres of private property and 9 acres of public streets) that vary in characteristics such as topography, configuration and presence of resources and/or other constraints. All parcels contained in the subject area are suitable for development due to the presence of adequate infrastructure including street access, water, power, drainage/sewage facilities, and emergency services. Furthermore, all parcels, while they have a varying presence of resources such as biological, cultural, mineral, aesthetics, etc., will need site specific studies to identify resources on-site and propose mitigations to reduce impacts to those resources to the maximum extent feasible. For these reasons, sites within the proposed project area are suitable for the proposed zoning and future anticipated development, and this finding can be made.

SECTION 3. CODE AMENDMENT. Section 17.11.010 of the Calabasas Municipal Code, specifically Table 2-2, Land Use Table, is hereby amended consistent with Attachment 1.

SECTION 4. CODE AMENDMENT. The following language is hereby added as a new section, Section 17.18.035, of the Calabasas Municipal Code:

17.18.035 – Commercial Auto Retailer (CAR) Overlay Zone.

A. Purpose and Applicability. The purpose of the CAR overlay zoning district is to protect an important economic base of the city by incentivizing the development of businesses for automotive sales and service; to safeguard and enhance property values; to protect public and private investment, buildings and open spaces; and to protect and enhance the public health, safety, and welfare.

1. The CAR overlay zoning district applies to the West Calabasas Road area of the city, as shown on the City’s zoning map. This is a Master Planned area where existing parcels were zoned prior to adoption of the City’s West Calabasas Road Master Plan which calls for automotive-serving uses in the area. The CAR Overlay zoning district accomplishes the following:

- a. Ensures that auto sales and service, and other related automotive uses, are permitted within the area, consistent with the West Calabasas Road Master Plan;
- b. Maximizes density for automotive uses in order to incentivize development consistent with the vision in the Master Plan;
- c. Provides standards specific to appropriate automotive retailing development and operation as well as site development and design.

2. The CAR Overlay zone shall be applied only when automotive related development consistent with that envisioned in West Calabasas Road Master Plan is proposed on a site. Projects proposing a use other than auto sales and service shall follow the development code requirements for the underlying zone.

B. Development Standards. All development within the CAR overlay zoning district shall comply with all applicable provisions of the Development Code, in addition to the following.

1. The following automotive-related land uses are permitted by right within the CAR overlay zone district:
 - a. Sales of new and used motor vehicles;
 - b. Sales of automotive parts and accessories (when accessory to sales of new and used motor vehicles);
 - c. Service and repair of motor vehicles (when accessory to sales of new and used motor vehicles);
 - d. Car washes and automobile detailing services (when accessory to sales of new and used motor vehicles);
 - e. Indoor and outdoor storage of motor vehicles for sale (when accessory to sales of new and used motor vehicles);
 - f. Off-site dealership and sales inventory lots (only if stored vehicles are dealership owned, stored for future sales, and storage is not open or available to the general public).
2. Specific building design and site development standards and guidelines applicable to this zone include those found in the West Calabasas Road Master Plan.
3. Hours of operation for automotive retailing businesses shall be limited to 7:00 A.M. to 10:00 P.M. Monday through Saturday, and 10:00 A.M. to 6:00 P.M. on Sundays, except as may otherwise be established via a conditional use permit, or as may be allowed on a temporary basis for special events under a Temporary Use Permit (issued by the Community Development Director).
4. Lighting of rooftop inventory and parking areas shall be limited to levels necessary only for security and safety needs between the hours of 10:00 P.M. and daylight. Glare from site lighting shall not travel to adjacent residential communities. All lighting shall be shielded in conformance with the requirements of Chapter 17.27.

5. The maximum allowable aggregate floor area for buildings serving an auto sales and service use on a property within the CAR Overlay Zone may not exceed a net floor area ratio of 0.6.

SECTION 5. CODE AMENDMENT. The City's Zoning Map is hereby amended to establish the boundary of the CAR Overlay Zone as shown in Attachment 2.

SECTION 6. SEVERABILITY. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance shall remain in full force and effect and, to that end, the provisions hereof are declared to be severable.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

SECTION 8. CERTIFICATION. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ___ day of March, 2017.

Mary Sue Maurer, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley
City Attorney

**Calabasas Land Use and Development Code
January 2010**

Land Use Requirements

Chapter 17.11

Chapter 17.11 Allowable Land Uses

Sections:

- 17.11.010 Permitted, conditional and accessory land uses – all zoning districts.
17.11.020 Determination of similar use.**

17.11.010 Permitted, conditional and ancillary land uses – all zoning districts.

- A. Land Use Permit Requirements. The uses of land allowed by this development code in the commercial zoning districts are identified in the following table as being:
1. A permitted use (identified with a "P" in the table), means that the use is permitted in the particular zoning district as long as all other zoning district and special criteria are met.
 2. An accessory use (identified with an "A" in the table) means that the use is allowed as long as it is ancillary to another permitted use and as long as all other zoning district and special criteria are met.
 3. A conditional use (identified with a "C" in the tables), means that a use is allowed subject to approval of a conditional use permit (Section 17.62.060).
 4. A temporary use (identified with a "TUP" in the tables), means that a use is allowed subject to prior approval and issuance of a temporary use permit (Section 17.62.030).
- B. Uses Not Listed. Land uses that are not listed on the table or when a space in the table is blank in a particular zoning district, the land use is prohibited, except where provided by Section 17.11.020.
- C. Additional Permit/Approval Requirements. A use of land allowed in compliance with subsection (A) of this section, as well as any proposed development related thereto, shall also comply with the following where applicable:
1. A site plan review (Section 17.62.020), administrative plan review (Section 17.62.090), or development plan review (Section 17.62.070) is required for all new development and a scenic corridor permit (Section 17.62.050) is required for new development in a scenic corridor. Where no other

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Chapter 17.11

authorization is required, a request for zoning clearance (Section 17.62.110) shall be required.

2. Design review (Chapter 2.40 of the Municipal Code) where required by the General Plan, or any specific plan, master plan, or design guidelines; and
3. A building or grading permit if required by Title 15, or any other permit or approval required by the Municipal Code.

The review or clearance discussed in Subsection C.1 and 2. Above shall be completed and approved by the review authority before the proposed use of land is commenced or established and before site work on any proposed development is started. Proposed uses shall also comply with all other applicable provisions of this Development Code.

- D. Standards for Specific Uses. Where the last column in the following table (“See Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may apply as well.
- E. All processes and activities related to a permitted or conditional use are to be conducted within a completely enclosed building or structure with the following exceptions: temporary uses (Section 17.62.030), outdoor storage of materials and finished product (where permitted), and outdoor dining areas.
- F. Land Use Table. Land uses listed in the following table shall be defined using the North American Industry Classification System (NAICS) unless otherwise defined in Article VII. Specific land uses within the table are grouped under the following major headings:

AGRICULTURE

RESIDENTIAL

INSTITUTIONAL

Educational

Medical

Public

Religious

Non-profit / Service Organizations – 501(c) (3)

Utilities

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COMMERCIAL

Alcohol

Automobile Related Services

Automobile Repair

Communications

Day Care Facilities

Eating / Drinking Places and Food Services

Entertainment and Recreation

Lodging

Offices

Retail

Services

Transportation

INDUSTRIAL

Light Industrial

Manufacturing

Warehousing/Storage

Wholesale

TEMPORARY AND INTERIM USES

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TABLE 2-2 - LAND USE TABLE

**KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)**

LAND USE	ZONE																		See standards in section
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Campaign Offices						P						P	P	P	P	P	P(1)		
Charitable Distribution Services (i.e. food banks, etc.)													C	C		C			
Charitable, Philanthropic, Service, and other Non-profit Organization Offices						P						P	P	P	P	P	P(1)		
Utilities																			
Public Utility / Service Structure	C	C		C		P						P	P	P	P	P		17.02.020 (B)10	
Public Utility Office						P						P	P	P	P	P	P(1)		
COMMERCIAL																			
Alcohol																			
Alcoholic Beverage Sales						C(3)						C(3)	C(3)	C(3)	C(3)	C(3)	C(1)(3)	17.12.035	
Wine/Beer Specialty Shop						C							C		C		C(1)	17.12.035	
Automobile Related Services																			
Automotive Parts and Accessories Stores													<u>P(5)</u>	<u>P(5)/C</u>			<u>P(5)/C</u>	<u>17.18.035</u>	
Automobile Repair																			
Automotive Services – (i.e.: Tune-up, emission tests, batteries, etc.) (no use of impact wrenches or other equipment that could create noise impacts)													<u>P(5)</u>	<u>P(5)/C</u>			P	<u>17.18.035 (If within CAR Overlay Zone)</u>	
Minor Repair (i.e.: Brakes, tires, radiators, electrical, etc.)													<u>P(5)</u>	<u>P(5)/C</u>			P	<u>17.18.035 (If within CAR Overlay Zone)</u>	
Major Repair (i.e.: Engine and transmission repair/rebuild, etc.)													<u>P(5)</u>	<u>P(5)/C</u>			<u>P(5)/C</u>	<u>17.18.035</u>	

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TABLE 2-2 - LAND USE TABLE																			
KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required), A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)																			
LAND USE	ZONE																	See standards in section	
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Motorcycle Engine Customization																			in section
Car Wash – Full Service												P(5)	P(5)/C				P(5)/C		17.18.035
Service Station													C				C		17.12.190
Motor Vehicle Sales																			
New and Used													P(5)	P(5)/C				P(5)/C	17.18.035
Motor Vehicle Storage																			
Indoor													P(5)/C	P(5)/C		C	P(5)/C	17.18.035	
<u>Off-site Dealership and Sales Inventory Lots</u>													P(5)	P(5)			P(5)	17.18.035	
Parking: Commercial Lot / Garage						C							C	C	C	C	C	C(1)	
Communications																			
Wireless Telecommunications Facilities						C				C	C	C	C	C	C	C	C(1)	17.12.050	
Satellite Antennas	A	A	A	A	A	A	A	A					A	A	A	A	A	A	17.12.050
Recording and Sound Studios						P							P	P	P	P	P		
Day Care Facilities																			
Child Day Care Center –	C	C		C	C	C							P	P	P	P	P	17.12.070	
Large Family Day Care Home (9 to 14 children)	C	C		C	C	C													17.12.070
Small Family Day Care Home (8 or fewer children)	P	P		P	P	P													17.12.070
Eating/Drinking Places & Food Services																			
Bar / Cocktail Lounge						C								C			C	C	C(1)
Night Club														C			C	C	

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TABLE 2-2 - LAND USE TABLE																			
KEY: P=Permitted Use (See Chapter 17.02 for required permit), C=Conditionally Permitted (CUP required), A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)																			
LAND USE	ZONE																	See standards in section	
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Paper Product Manufacturing																		C	
Printing and Related Activities																		C	
Warehousing/Storage																			
Warehousing, accessory																		C	
Wholesaling and Distribution																		C	
TEMPORARY AND INTERIM USES																			
Construction Yards												T	T						17.62.030
Location Filming	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Chapter 5.04 & 17.62.030
Parking Lot Sales												T	T						17.62.030
Seasonal Sale (Christmas Tree, Pumpkin, and similar Lots)												T	T						17.62.030
Special Events (Street / Craft fair and Farmers Markets)													T						17.62.030
TEMPORARY AND INTERIM USES																			
Storage – Temporary Portable Containers	T	T	T	T	T	T	T	T				T	T	T	T	T	T	T	17.62.030
Temporary Structures (i.e. subdivision sales office, etc.)	T		T	T	T	T		T											17.62.030

- Notes: (1) Use allowed only where in compliance with the Old Town Calabasas Master Plan and Design Guidelines.
- (2) Use falls under Residential Care Homes and is subject to applicable standards and conditions.
- (3) Allowable only in conjunction with a primary allowable use (e.g., convenience store, grocery store, restaurant, etc.).
- (4) Research and development services/laboratories are allowed in the CO zone only as accessory to an office use, and as follows: (a) the use shall not exceed ten (10) percent of the total building(s) floor area; and (b) the use shall be limited to properties having a building(s) with a minimum floor area of 100,000 square feet.

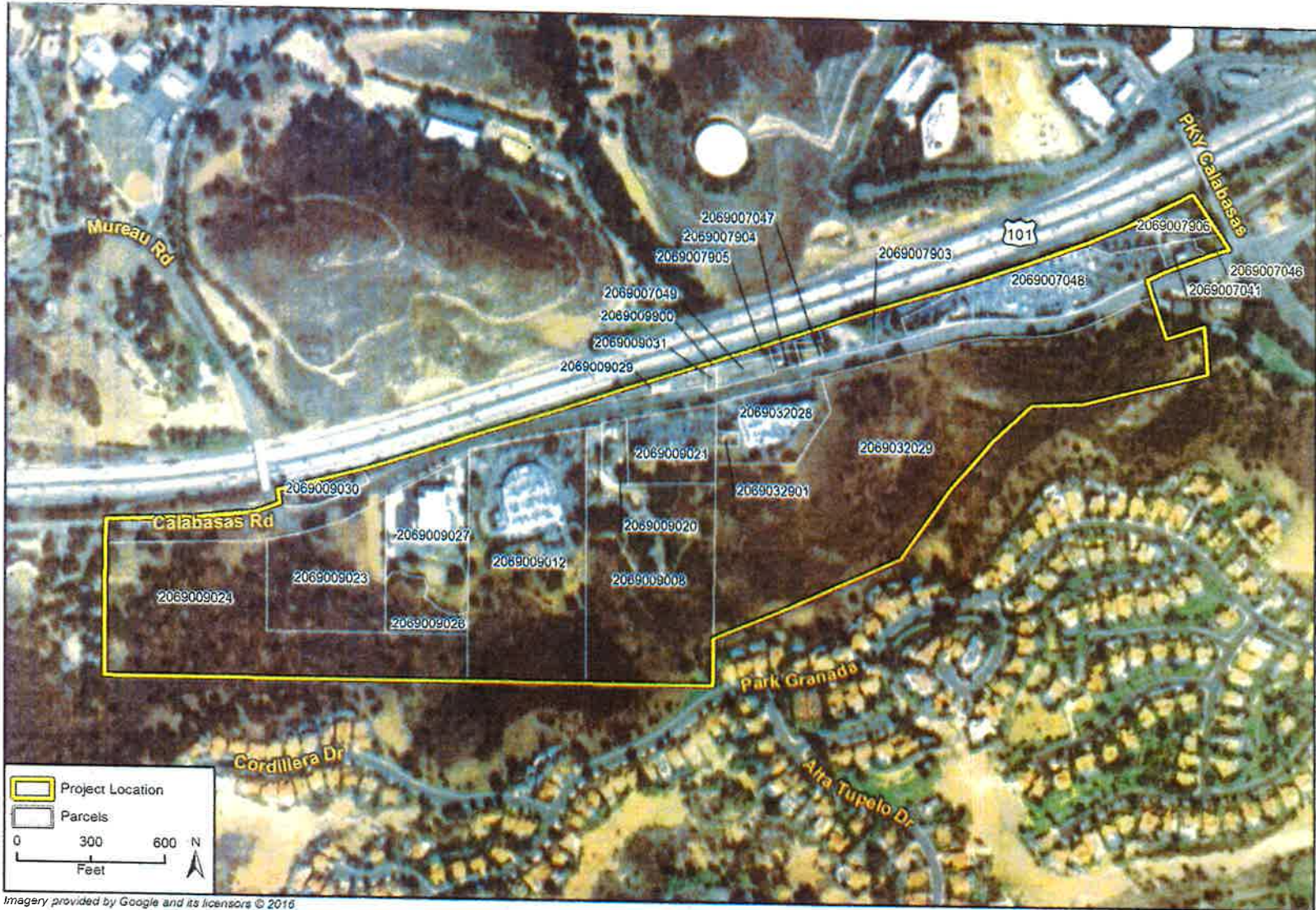
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(5) Allowed as a "Permitted" use only within the Commercial Auto Retailer (CAR) Overlay Zone and subject to the requirements in Section 17.18.035

CAR OVERLAY ZONE BOUNDARY



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RESOLUTION NO. 2017-1543

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION, AND APPROVING FILE NO. 160003342, WHICH, IN CONJUNCTION WITH ORDINANCE NO. 2017-351, CONSIST OF AMENDMENTS TO THE GENERAL PLAN'S LAND USE ELEMENT RELATED TO THE CREATION OF A COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE ENCOMPASSING PROPERTIES LOCATED ALONG AND ADJACENT TO CALABASAS ROAD GENERALLY BETWEEN PARKWAY CALABASAS AND TO A POINT 675 FEET WEST OF THE MUREAU ROAD INTERSECTION; AND FURTHERMORE INCLUDE RAISING THE BASIC LAND USE INTENSITY FROM 0.2 TO 0.4 FLOOR AREA RATIO (FAR) IN THE BUSINESS-LIMITED INTENSITY (B-LI), BUSINESS-RETIAL (B-R), AND BUSINESS-BUSINESS PARK (B-BP) LAND USE DISTRICTS, AND RAISING THE MAXIMUM LAND USE INTENSITY FROM 0.2 AND 0.4 FAR TO 0.6 FAR IN THE B-LI AND B-BP LAND USE DISTRICTS RESPECTIVELY SOLELY FOR AUTOMOTIVE RELATED LAND USES PERMITTED BY RIGHT IN THE CAR OVERLAY ZONE AREA.

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

1. Agenda reports prepared by the Community Development Department.
2. Staff presentations at the public hearing held on March 8, 2017 before the City Council.
3. The City of Calabasas Land Use and Development Code, Calabasas 2030 General Plan, West Calabasas Road Master 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. The Mitigated Negative Declaration, inclusive of public comments and responses to comments.

7. All related documents received and/or submitted at or prior to the public hearing.
8. Planning Commission Resolution No. 2017-640 recommending adoption of the Mitigated Negative Declaration and approval of File No. 160003342.

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

1. The City initiated applications for File No. 160003342 on November 30, 2016.
2. A Notice of Intent to adopt a Mitigated Negative Declaration was issued on December 2, 2016.
3. The Draft Mitigated Negative Declaration was completed and made available for public review on December 2, 2016; the public review period ended on January 5, 2017, and comments received were responded to and incorporated into the Final Mitigated Negative Declaration.
4. A noticed public hearing was held by the Planning Commission on February 16, 2017. At the conclusion of the public hearing, the Planning Commission approved Planning Commission Resolution No. 2017-640.
5. Notice of the March 8, 2017 City Council public hearing was mailed or delivered to property owners within 500 feet of the properties subject to the proposed overlay zone as shown on the latest equalized assessment roll, and was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
6. Notice of the March 8, 2017 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.
7. Notice of the City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
8. Notice of the City Council 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 following findings, the City Council concludes as follows in regards to the project development application:

FINDINGS

Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration inclusive of a mitigation monitoring and reporting program based upon the findings as follows:

1. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act and the State CEQA guidelines promulgated thereunder; that said Mitigated Negative Declaration and the Initial Study prepared therefore reflect the independent judgment of the City Council; and, further, this City Council has reviewed and considered the information contained in said Mitigated Negative Declaration with regard to the application.
2. Based upon the changes, alterations, conditions of approval, and mitigation measures that have been incorporated into the proposed project, no significant adverse environmental effects will occur.

Per section 17.76.050(A) of the Calabasas Municipal Code, the City Council may approve a **General Plan Amendment** provided that the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan;*

The proposed amendments to the Land Use Element of the City's General Plan include minor wording amendments to Section II.B (Community Structure) and to Table II-1 (General Plan Land Use Districts) located in Section II.C, including raising the basic land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR to 0.4 FAR for Land Use Districts B-LI, B-R and B-BP, and raising the maximum land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR and 0.4 FAR (for Land Use Districts B-LI and B-R respectively) to 0.6 FAR in order to create a new overlay zone (CAR Overlay Zone) related to commercial auto retailers in the west Calabasas Road area.

The proposed amendments will improve the internal consistency of the General Plan by making these sections of the plan consistent with the adopted West Calabasas Road Master Plan, which was incorporated into the General Plan by reference. The proposed changes are not in conflict with any other section of the City's 2030 General Plan.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed amendments to the Calabasas General Plan Land Use Element are necessary for the creation of a new Commercial Auto Retailer (CAR) Overlay Zone, and to bring the General Plan into consistency with the adopted West Calabasas Road Master Plan. The proposed amendments to the General Plan Land Use Districts will raise the basic land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) for the B-LI, B-R and B-BP districts (from 0.2 FAR to 0.4 FAR), and increase the maximum land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR and 0.4 FAR respectively (for the B-LI and B-R land use districts located in the CAR Overlay Zone) to 0.6 FAR to incentivize development of automobile retailers.

Creating an incentive for auto retail uses permitted by right within the CAR Overlay Zone by raising the allowable land use intensities (solely for automotive related uses) will not be detrimental to the public interest, health, safety convenience or welfare because the amendments will affect only 93.1 acres (approximately 1% of the City) already developed with auto-related uses. Furthermore, potential impacts resulting from the increases in additional floor area (from 0.2 FAR to 0.6 FAR) have been studied and found to not cause significant impacts to biological resources, aesthetics, traffic conditions, air quality, hazards, noise, housing, public services, recreation, cultural resources or utility systems, as evidenced in the Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA). Therefore, the proposed amendments to the General Plan meet this finding.

3. *The site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested/anticipated land use development(s).*

The proposed amendments to the General Plan affect 24 parcels located in the CAR Overlay Zone area (totaling 84.1 acres of private property and 9 acres of public streets) that vary in characteristics such as topography, configuration and presence of resources and/or other constraints. All parcels contained in the subject area are suitable for development due to the presence of adequate infrastructure including street access, water, power, drainage/sewage facilities, and emergency services. Furthermore, all parcels, while they may have a varying presence of resources such as biological, cultural, mineral, aesthetics, etc., will need site specific studies to identify resources on-site and propose mitigations to reduce impacts to those resources to the maximum extent feasible. For these reasons, sites within the proposed project area are suitable for the proposed amendments and future anticipated development, and this finding can be made.

4. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgement over the project and the project's potential environmental impacts. The Final IS/MND identified the areas where the project may have a potential effect on the environment. All areas with impacts listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures. With the inclusion of the identified mitigation measures, the project will not have a significant effect on the environment.

Section 4. General Plan Amendment. The City's General Plan Land Use Element is hereby amended consistent with the changes documented in Attachment 1.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby adopts the Mitigated Negative Declaration and approves File No. 160003342:

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 8th day of March, 2017.

Mary Sue Maurer, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley
City Attorney

II. LAND USE ELEMENT

projects may not be fully consistent with the provisions of this General Plan, modifications to such projects may be found consistent with the General Plan if the following criteria are met:

- *The overall density/intensity of the modified project is no greater than that of the vested project;*
- *The modified project will not result in any environmental impacts greater than those which would have resulted from the vested project; and*
- *The modified project achieves a substantially greater degree of consistency with the policies and objectives of the General Plan and complies more fully with the standards and requirements of the Development Code than the vested project.*

II.B Community StructureObjectives

- ❖ Maintain Calabasas as a predominantly residential community with commercial, office, and business park uses playing a secondary, supporting role.
- ❖ Maintain a well-designed, high quality, and functional mix of open space, urban and rural residential, and supporting commercial and business park land uses which reflects local community values and integrates the resolution of other general plan issues into a cohesive pattern.

General Plan Approach

Calabasas' vision is to continue to be a low intensity, primarily residential community nestled in a natural environmental setting. In general, urban development will not extend beyond the areas that are now developed or designated for urban development. Rural residential uses will be located at the fringe of the urban area, transitioning into primarily open space uses with widely scattered home sites. Thus, consistent with Los Angeles County's Santa Monica Mountains North Area Plan and Local Coastal Plan, it is the City's vision that the rural, open character of lands to the south of existing urban development and approved urban density projects be preserved, including lands along Las Virgenes Road south of Lost Hills Road and lands along Mulholland Highway west of Old Topanga Canyon.



II. LAND USE ELEMENT

Low intensity rural residential and open space designations have been provided on the General Plan Land Use Map to recognize those areas that have already been committed to those uses, as well as to ensure that the intensity of future residential development is compatible with local social values and the significance and sensitivity of the area's natural environment. It is the City's vision that any new development occurring within these rural and undeveloped areas fit in with, rather than replace, the area's existing natural environment.

Land uses within Old Town and adjacent areas to the west along Calabasas Road up to Parkway Calabasas will continue to emphasize a pedestrian-oriented mix of retail and office uses. It is the City's desire to recreate the character of the traditional small town's "downtown" within this area, emphasizing the area's function as a community gathering place. Thus, the combination of individual developments within and adjacent to Old Town along Calabasas Road should provide a variety of plazas, as well as indoor and outdoor gathering areas that are accessible to the public. Old Town will retain its unique character and continue to provide restaurant and specialty commercial uses. Enhancement of the area's western character will continue to be undertaken in accordance with the Old Town Master Plan and Design Guidelines.

Calabasas Road will retain its current urban character between Old Town and Parkway Calabasas. The City's vision is that future redevelopment of lands along both sides of Calabasas Road with a mix of office, retail, and residential uses would complement the uses planned for Old Town Calabasas and provide the impetus for creating the pedestrian-oriented "city center" and gathering place that is desired.

The current mix of uses along the north side of the Ventura Freeway, from the Parkway Calabasas interchange to the westerly City limits, will generally be retained, though the area northeast and southeast of the Mureau Road/Las Virgenes Road intersection, which is currently developed with business park uses, may transition to a mix of office, retail, and multi-family residential uses. The City's vision for commercial development along Calabasas Road between Parkway Calabasas and Mureau Road is for **low-key** commercial uses that are **developed and operated in a manner** compatible with the area's biological sensitivity, and that will not dominate views of natural oak studded hillsides from the Ventura Freeway.

Natural hillsides will continue to dominate the Ventura Freeway corridor west to the Las Virgenes Road interchange. The office/business park uses in the northeast quadrant of the interchange may gradually transition to a mix of office, retail, and multi-family residential uses that create a village ambiance. Development of the northwest quadrant



II. LAND USE ELEMENT

will be limited to the lower portions of the hillside so as preserve the existing oak woodlands, and not dominate views from the Ventura Freeway. Freeway-oriented commercial uses will continue in the southern quadrants of the Las Virgenes interchange, focusing on urban design improvements to reduce the visual clutter created by a proliferation of driveways and signs. New commercial development and residential development may occur along the east side of Las Virgenes Road at Agoura Road. The Agoura Road corridor, currently dominated by suburban-scaled office and business park uses will gradually transition to a mix of office, retail, and residential uses that creates a strong "sense of place."

The planned mixed uses along Agoura Road will transition to the existing business park uses west of Lost Hills Road. Business park uses will extend west along Agoura Road and the southerly freeway frontage to the western city limits. Commercial retail uses will be located at the northwest corner of the Agoura Road/Lost Hills Road intersection.

Policies

- II-8 Emphasize retention of Calabasas' natural environmental setting, neighborhood character, and scenic features as a priority over the expansion of urban areas.
- II-9 Require that development be compatible with the overall residential character of the community.
- II-10 Promote an assembly of distinct neighborhoods that encompass a range of housing types that:
- *Are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the surrounding natural environment; and*
 - *Meet the needs and suit the small town and rural lifestyles of present and future residents.*
- II-11 Promote a mix of retail and service commercial, office, and business park areas that:
- *Meet the retail and service needs of Calabasas citizens;*
 - *Contribute to a sound local economic base; and*



II. LAND USE ELEMENT

- *The overall density of the project area shall not exceed the maximum specified in Table II-1, calculated as if there were no clustering;*
- *The resulting project will not require a greater level of public services and facilities than would have an equivalent non-clustered project;*
- *The result of clustering development shall yield a more desirable and environmentally sensitive development plan, create usable open space areas for the enjoyment of project residents, and preserve significant environmental features; and*
- *The net intensity of the developed area that results from clustering is compatible with the surrounding environment.*

II.C General Plan Land Use Districts

Table II-1 outlines the various districts that are delineated on the Calabasas General Plan Land Use Map (Figure II-1). Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses.

At the second level, urban land uses are organized into Residential, Business, Mixed Use and Public Facilities land use types. Non-urban and open space uses include rural and open space uses. Each of these general land use types is assigned a "Basic Land Use Intensity."

At the most detailed level, specific land uses are designated. For each land use, a description of appropriate uses is provided along with a definition of the maximum allowable intensity that may be permitted. As discussed in Land Use Policy II-14, the assignment of maximum development intensity to the land uses identified on the General Plan Land Use Map does *not* imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity. If a proposed project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, the basic development intensity identified in Table II-1 and on Figure II-1 may be exceeded, up to but not beyond the maximum intensity.



Guidelines for Clustered Development

Avoid:

- *Disturbing areas within or adjacent to floodplains, stream buffer areas, wetlands, oak woodlands, habitat linkages, or other sensitive biological features;*
- *Developing on steep slopes, billtops, and ridges where development would be highly visible;*
- *Placing numerous houses with access drives along collector and arterial roads;*
- *Backing houses directly or visibly onto collector and arterial roads; and*
- *Destroying existing tree stands, especially along rights-of-way.*

Require:

- *The resulting development after clustering to be consistent with the development's natural setting and the adjacent residential neighborhoods, if any;*
- *Substantial buffering and screening for development near all public rights-of-way;*
- *Preservation or enhancement of existing wooded areas and sensitive environmental areas;*
- *Homeowner-managed recreation areas and common spaces within larger clusters;*
- *Covenants and/or easements to permanently protect the undeveloped open space areas that remain after clustering is accomplished; and*
- *Appropriate sites for community facilities.*

Permit/Encourage:

- *Refinement of road and street design to better protect existing topography and landscape features such as streams and drainage patterns (measures include narrower road sections, steeper grades, reduced curve radii, no curbs, etc.); and*
- *Private courts and lanes instead of flag lots.*



II. LAND USE ELEMENT

Table II-1 General Plan Land Use Districts	
	<p><i>Maximum Land Use Intensity: 20 du/ac; 0.2 FAR for visitor-serving uses</i></p> <p><i>Anticipated Maximum Population Intensity: 46 persons/ac</i></p>
<p>R-MH Residential – Mobile Home</p>	<p>The R-MH designation accommodates mobile home parks.</p> <p><i>Basic Land Use Intensity: 2 du/ac</i></p> <p><i>Maximum Land Use Intensity: 8 du/ac</i></p> <p><i>Anticipated Maximum Population Intensity: 18.4 persons/ac</i></p>
Urban-Business	
<p>B-LI Business – Limited Intensity</p>	<p>The B-LI designation accommodates low intensity retail and commercial services on lands that, because of their unique locations, need special attention in order to maintain compatibility with adjacent uses or environmental features. Appropriate uses include limited retail and commercial services, restaurants, nurseries, convalescent facilities and professional offices.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i></p> <p><i>Maximum Land Use Intensity: FAR of 0.2</i></p> <p><i><u>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</u></i></p> <p><i><u>Basic Land Use Intensity: FAR of ≤ 0.4</u></i></p> <p><i><u>Maximum Land Use Intensity: FAR of 0.6</u></i></p>
<p>B-R Business-Retail</p>	<p>The B-R designation accommodates general shopping and commercial services. Appropriate land uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales. Business offices, such as real estate offices, providing direct</p>



II. LAND USE ELEMENT

Table II-1
General Plan Land Use Districts

	<p>services to consumers may also be permitted within an overall retail setting. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.4; 20 du/ac for multiple family residential</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u> <u><i>Maximum Land Use Intensity: FAR of 0.6</i></u></p>
<p>B-PO Business-Professional Office</p>	<p>The B-PO designation accommodates office uses. Appropriate land uses include business, professional, and medical offices, as well as ancillary service functions.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.5</i></p>
<p>B-BP Business Park</p>	<p>The B-BP designation accommodates office and light industrial uses. Business park uses should generate minimal truck traffic and should provide employment opportunities and a net positive income stream to the City. Warehousing and distribution are not appropriate primary uses within the B-BP designation.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u></p>



II. LAND USE ELEMENT

Table II-1
General Plan Land Use Districts

<i>Maximum Land Use Intensity: FAR of 0.6</i>	
<p>B-OT Business-Old Town</p>	<p>The B-OT designation defines the limits of Old Town Calabasas. It accommodates a variety of office, retail, and commercial services. All development within the B-OT designation is to be designed to preserve and enhance the area's historic character. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 1.0; 20 du/ac for multiple family residential</i></p>
Urban-Mixed Use	
<p>MU 0.60 Mixed Use (Maximum FAR of 0.60)</p>	<p>The MU 0.60 designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6; maximum residential density of 20 du/ac</i></p>
<p>MU 0.95 Mixed Use (Maximum FAR of 0.95)</p>	<p>The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.95; maximum residential density of 20 du/ac</i></p>
<p>MU 1.0 Mixed Use (Maximum FAR of 1.0)</p>	<p>The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial</p>



P.C. RESOLUTION NO. 2017-640

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION; ADOPTION OF ORDINANCE NO. 2017-351 TO AMEND CHAPTER 17.11, ADD SECTION 17.18.035 TO THE CALABASAS MUNICIPAL CODE, AND AMEND THE CITY'S ZONING MAP; AND FURTHER RECOMMENDING AMENDMENTS TO THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN, RELATING TO THE CREATION OF A COMMERCIAL AUTO RETAILER (CAR) OVERLAY ZONE.

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

1. Agenda reports prepared by the Community Development Department.
2. Staff presentation at the public hearing held on February 16, 2017 before the Planning Commission.
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.

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

1. Notice of the February 16, 2017, Planning Commission public hearing was posted at Juan de Anza Bautista Park, the Calabasas Tennis and Swim Center, Gelson's market, the Agoura Hills/Calabasas Community Center, and at Calabasas City Hall.

2. Notice of the February 16, 2017 Planning Commission public hearing was published in the *Las Virgenes Enterprise* newspaper at least ten (10) days prior to the hearing date.
3. 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:

FINDINGS

Section 17.76.050(A) Calabasas Municipal Code stipulates that prior to consideration by the City Council of a proposed amendment to the General Plan, the Planning Commission shall conduct a public hearing and recommend to the City Council whether to approve the proposed amendment, provided that the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan;*

The proposed amendments to the Land Use Element of the City's General Plan include minor wording amendments to Section II.B (Community Structure) and to Table II-1 (General Plan Land Use Districts) located in Section II.C, including raising the basic land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR to 0.4 FAR for Land Use Districts B-LI, B-R and B-BP, and raising the maximum land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR and 0.4 FAR (for Land Use Districts B-LI and B-R respectively) to 0.6 FAR in order to create a new overlay zone (CAR Overlay Zone) related to commercial auto retailers in the west Calabasas Road area.

The proposed amendments will improve the internal consistency of the General Plan by making these sections of the plan consistent with the adopted West Calabasas Road Master Plan, which was incorporated into the General Plan by reference. The proposed changes are not in conflict with any other section of the City's 2030 General Plan.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The proposed amendments to the Calabasas General Plan Land Use Element are necessary for the creation of a new Commercial Auto Retailer (CAR) Overlay Zone, and to bring the General Plan into consistency with the adopted West Calabasas Road Master Plan. The proposed amendments to

the General Plan Land Use Districts will raise the basic land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) for the B-LI, B-R and B-BP districts (from 0.2 FAR to 0.4 FAR), and increase the maximum land use intensity (solely for automotive-related uses permitted by right within the CAR Overlay Zone) from 0.2 FAR and 0.4 FAR respectively (for the B-LI and B-R land use districts located in the CAR Overlay Zone) to 0.6 FAR to incentivize development of automobile retailers.

Creating an incentive for auto retail uses permitted by right within the CAR Overlay Zone by raising the allowable land use intensities will not be detrimental to the public interest, health, safety convenience or welfare because the amendments will affect only 93.1 acres (approximately 1% of the City) already developed with auto-related uses. Furthermore, potential impacts resulting from the increases in additional floor area (from 0.2 FAR to 0.6 FAR) have been studied and found to not cause significant impacts to biological resources, aesthetics, traffic conditions, air quality, hazards, noise, housing, public services, recreation, cultural resources or utility systems, as evidenced in the Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA). Therefore, the proposed amendments to the General Plan meet this finding.

3. *The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested/anticipated land use development(s)*

The proposed amendments to the General Plan affect 24 parcels located in the CAR Overlay Zone area (totaling 84.1 acres of private property and 9 acres of public streets) that vary in characteristics such as topography, configuration and presence of resources and/or other constraints. All parcels contained in the subject area are suitable for development due to the presence of adequate infrastructure including street access, water, power, drainage/sewage facilities, and emergency services. Furthermore, all parcels, while they may have a varying presence of resources such as biological, cultural, mineral, aesthetics, etc., will need site specific studies to identify resources on-site and propose mitigations to reduce impacts to those resources to the maximum extent feasible. For these reasons, sites within the proposed project area are suitable for the proposed amendments and future anticipated development, and this finding can be made.

4. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgement over the project and the project's potential environmental impacts. The Final IS/MND identified the areas

where the project may have a potential effect on the environment. All areas with impacts listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures. With the inclusion of the identified mitigation measures, the project will not have a significant effect on the environment.

Section 17.76.050(B) Calabasas Municipal Code stipulates that prior to consideration by the City Council of a proposed amendment to the Development Code, the Planning Commission shall conduct a public hearing and recommend to the City Council whether to approve the proposed amendment, provided that the following findings are made:

1. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan;*

The proposed amendments consist of creating a commercial auto retailer overlay zone to allow for and incentivize development of automobile retail (and accessory related uses) uses along Calabasas Road consistent with the guidance in the West Calabasas Road Master Plan. Code modifications include allowing auto retailers and offsite auto dealership storage lots in the corridor as a permitted use by right, and increasing the allowable development intensity solely for those automotive related uses permitted by right within the CAR Overlay Zone to a uniform 0.6 FAR. The Code amendments also define basic operational parameters for dealerships consistent with past Calabasas-approved auto retailer entitlements including hours of operation, lighting standards and design (through reference to the West Calabasas Road design standards).

The amendments are consistent with the goals, policies, and actions of the General Plan because it brings the Development Code into conformance with the development guidance contained within the West Calabasas Road Master Plan, incorporated by reference in the Calabasas General Plan's Community Design Element (p. IX-7). Although the West Calabasas Road Master Plan defines uses in this area to be auto retail focused, the existing Development Code (and the City's official zoning map) contains zoning standards and requirements which prohibit auto retail uses on some parcels, and allows auto retail uses with varying land use intensities on other parcels. The code amendments allow auto retail and accessory auto-related uses on all parcels within the overlay zone by right, and at a uniform maximum development intensity of 0.6 FAR (only for those automotive related uses located within the CAR Overlay Zone) consistent with the West Calabasas Road Master Plan. For these reasons, the proposed amendments meet this finding.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The proposed amendments to Title 17 (Land Use and Development Code) are necessary for the creation of a new Commercial Auto Retailer (CAR) Overlay Zone, and to bring the Land Use and Development Code into consistency with the adopted West Calabasas Road Master Plan, incorporated into the City's General Plan by reference. The proposed amendments to the City's Land Use and Development Code define the overlay zone boundaries, allow auto retail and related accessory uses by right (within the CAR Overlay Zone), define operational standards, and raise the land use intensity to a maximum 0.6 FAR (solely for automotive-related uses permitted by right within the CAR Overlay Zone) to incentivize development of automobile retailers.

Creating an overlay zone, and incentivizing development of auto retailers by raising the allowable land use intensities will not be detrimental to the public interest, health, safety convenience or welfare because the amendments will affect only 93.1 acres (approximately 1% of the City) already developed with auto-related uses. Furthermore, potential impacts resulting from the increases in additional floor area (from 0.2 FAR to 0.6 FAR) have been studied and found to not cause significant impacts to biological resources, aesthetics, traffic conditions, air quality, hazards, noise, housing, public services, recreation, cultural resources or utility systems, as evidenced in the Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA). Therefore, the proposed amendments to the Development Code meet this finding.

3. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgement over the project and the project's potential environmental impacts. The Final IS/MND identified the areas where the project may have a potential effect on the environment. All areas with impacts listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures. With the inclusion of the identified mitigation measures, the project will not have a significant effect on the environment.

4. *The proposed amendment is internally consistent with other applicable provisions of this development code;*

The proposed amendments consist of creating a commercial auto retailer (CAR) overlay zone to allow for and incentivize development and redevelopment of automobile retail (and accessory related uses) along Calabasas Road, consistent with the guidance in the West Calabasas Road Master Plan. Code modifications include allowing auto retailer and offsite

auto dealership storage lots in the corridor as a permitted use by right, and increasing the allowable development intensity to a uniform maximum 0.6 FAR solely for only those uses located within the CAR Overlay Zone. The Code amendments also define basic operational parameters for dealerships consistent with past Calabasas-approved auto retailer entitlements including hours of operation, lighting standards and design (through reference to the West Calabasas Road design standards).

The proposed amendments to the City's Land Use and Development Code are structured in a way to not affect any of the development standards contained in the remainder of the Code. None of the operational standards created for the Commercial Auto Retailer (CAR) Overlay Zone will pertain to other uses defined in the Code, nor will creation of the overlay zone change the underlying zoning of parcels outside of the defined overlay zone boundary. Additionally, amendments to the Land Use and Development Code only change the parameters of development for auto retail and accessory auto retail-related uses, and do not change the remaining underlying allowed uses on parcels existing within the overlay zone boundaries. Furthermore, the standards and requirements relating to hillside development, oak tree protection, scenic corridor protection, dark skies protection, water-efficient landscaping, green buildings, off-street parking and loading, etc. all still apply. For these reasons, the amendments meet this finding.

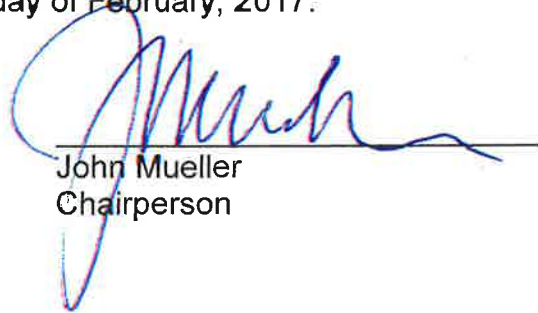
5. *The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.*

The proposed amendments to the City's Land Use and Development Code Map affect 24 parcels located in the CAR Overlay Zone area (totaling 84.1 acres of private property and 9 acres of public streets) that vary in characteristics such as topography, configuration and presence of resources and/or other constraints. All parcels contained in the subject area are suitable for development due to the presence of adequate infrastructure including street access, water, power, drainage/sewage facilities, and emergency services. Furthermore, all parcels, while they have a varying presence of resources such as biological, cultural, mineral, aesthetics, etc., will need site specific studies to identify resources on-site and propose mitigations to reduce impacts to those resources to the maximum extent feasible. For these reasons, sites within the proposed project area are suitable for the proposed zoning and future anticipated development, and this finding can be made.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends to the City Council adoption of a Mitigated Negative Declaration; adoption of Ordinance No. 2017-351, amending Chapter 17.11, adding Section 17.18.035 to the Development Code, and amending the City's Zoning Map; and further recommending amendments to the Land Use Element of the City's General Plan to create the Commercial Auto Retailer (CAR) Overlay Zone.

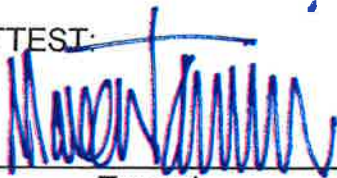
Section 5. All documents described in Section 1 of PC Resolution No. 2017-640 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2017-640 PASSED, APPROVED AND ADOPTED this 16th day of February, 2017.



John Mueller
Chairperson

ATTEST:



Maureen Tamuri
Community Development Director

APPROVED AS TO FORM:



Matthew T. Summers,
Assistant City Attorney

Planning Commission Resolution No. 2017-640, was adopted by the Planning Commission at a regular meeting held February 16, 2017, and that it was adopted by the following vote:

AYES: Chair Mueller, Commissioners Washburn, Kraut Sikand and Fassberg

NOES: None

ABSENT: None

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

PLANNING COMMISSION AGENDA REPORT
FEBRUARY 2, 2017

TO: Members of the Planning Commission

FROM: Glenn Michitsch, Senior Planner 

SUBJECT: Amendments to Chapter 17.11 and Chapter 17.18 of the Calabasas Municipal Code, the City's Zoning Map, and the General Plan Land Use Element to create a Commercial Automobile Retailer (CAR) Overlay Zone within the West Calabasas Road Master Planned area generally located along and on both sides of Calabasas Road between Parkway Calabasas on the east end, and to a point approximately 675 feet west of the intersection of Calabasas Road with Mureau Road on the west end. The proposed amendments seek to bring the Development Code and General Plan into conformance with the West Calabasas Road Master Plan, which envisioned uses in the described area to be oriented toward automotive retail sales, and other automobile related uses. A Mitigated Negative Declaration has been prepared in conformance with the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDATION: Adopt Resolution No. 2017-640 recommending that the City Council adopt a Mitigated Negative Declaration, approve an ordinance amending Chapter 17.11 and Chapter 17.18 of the City's Development Code, and the City's Zoning Map, and approve a resolution amending the City's General Plan Land Use Element.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 2017-640 recommending that the City Council adopt a Mitigated Negative Declaration, approve an ordinance amending Chapter 17.11 and Chapter 17.18 of the Calabasas Land Use and Development Code, and the City's Zoning Map, and approve a resolution amending the City's General Plan Land Use Element.

REVIEW AUTHORITY:

Pursuant to Chapter 17.76 of the Calabasas Land Use and Development Code, the Planning Commission is the recommending body for reviewing amendments to the Calabasas Land Use and Development Code and General Plan, and the City Council is the final approval body.

BACKGROUND:

Following discussions by the Planning Commission and City Council on November 20, 2014 and January 14, 2015 respectively, a Planning Commission workshop on March 12, 2015, and a final discussion at the City Council meeting of August 10, 2016, the City Council directed staff to create a Commercial Automobile Retail (CAR) Overlay Zone for the Calabasas Road corridor in accordance with the following parameters:

- Allow for automobile retail sales (including typical related accessory uses subordinate to the primary auto retail sales use) and offsite dealership and sales inventory lots as uses permitted by right;
- Retain the underlying zoning for all other uses (as they exist now);
- Allow for up to a maximum 0.6 Floor Area Ratio (FAR); and
- Allow for one off-site monument sign for the purpose of identifying the Calabasas auto retail area and all the dealerships located within (not a part of these amendments - to be discussed further by Council at a later date).

The direction to staff stated above by the City Council was based on the need to modify CMC Title 17 (Land Use and Development Code) and the City's General Plan to be consistent with the policies contained within the adopted West Calabasas Road Master Plan, incorporated by reference into the General Plan.

CRITICAL ISSUES:

The critical issues, which are explained in the analysis below, are as follows:

- Regulatory Background
- CAR Overlay Zone
- General Plan Amendments
- CEQA

STAFF ANALYSIS:

Regulatory Background

In 2006, the City underwent a visioning and planning exercise for the segment of Calabasas Road located between Parkway Calabasas and the western terminus of Calabasas Road, which concluded in the adoption of the West Calabasas Road Master Plan (adopted by the City Council on December 6, 2006 via Resolution No. 2006-1060). The Master Plan basically divided the area along Calabasas Road into two use-focused sub-areas; 1) between Parkway Calabasas and a point 675 feet west of the Calabasas Road/Mureau intersection to focus on automobile retail sales and other auto-related uses (subject area), and 2) land west of the auto-focused area described above, to focus on medical-related uses. In 2008, the City adopted the 2030 General Plan which incorporated the West Calabasas Road Master Plan by reference. Subsequently, the City amended CMC Title 17 (Land Use and Development Code) to align the development standards with the newly adopted 2030 General Plan.

However, the amended Land Use and Development Code and related zoning map did not include changes that aligned the zoning within the subject area with the West Calabasas Road Master Plan. Currently, the zoning designations (in the subject area) are Commercial Retail (CR), Commercial Business (CB), and Commercial Limited (CL). Both the CR and CB zone allow for auto retail sales with the approval of a Conditional Use Permit. The CL zone prohibits auto sales. Further, the allowable land use intensities (FAR) in the CB, CR and CL zones vary in that CB zone allows up to 0.6 FAR, the CR zone allows up to 0.4 FAR and the CL zone allows up to 0.2. The proposed amendments to CMC Title 17 (Land Use and Development Code), the City's Zoning Map and the City's General Plan seek to accomplish the following, per direction by the City Council:

- Create an overlay zone to allow auto sales (including typical related accessory uses subordinate to the primary auto retail sales use) and offsite auto dealership sales and inventory lots by right on all parcels throughout the subject area;
- Increase the allowable FAR (for auto retail sales only) to 0.6 FAR; and
- Retain the underlying zoning for the parcels for all other uses.

CAR Overlay Zone (Creation)

Creation of a CAR Overlay zone requires amendments to the following Sections of CMC Title 17:

- Section 17.11.010 – Permitted, conditional, and ancillary land uses - All land use districts (i.e. allowable land use matrix)
- Addition of new Section 17.18.035 to establish the CAR Overlay Zone, define purpose and applicability, and establish development standards; and

- Amendment to the Zoning Map to officially designate the parcels within the subject area as included in the CAR Overlay Zone

Please refer to Exhibit B for the draft amendments to CMC Title 17, and Exhibit C for draft amendments to the zoning map. In regards to the allowable use matrix (CMC Section 17.11.010), amendments were accomplished by inserting a "P" symbol (defined already by the code as a "Permitted" use), with an accompanying footnote (footnote #5). Footnote #5 describes that those particular uses are permitted by right only in the CAR Overlay Zone, and are subject to the standards contained in the newly created Section 17.18.035. This also ensures that auto retail and related uses allowed now through a Conditional Use Permit in all other CR and CB zones throughout the City, will continue to be allowed only through approval of a Conditional Use Permit and at the previously established use intensities (FAR).

Newly proposed Section 17.18.035 formally establishes the CAR Overlay Zone, defines its purpose and applicability, clearly delineates uses permitted by right, and establishes development standards applicable to the CAR Overlay Zone. Consistent with prior discussions with both the Planning Commission and the City Council, and with the Council direction given at the August 10, 2016 meeting, the overlay zone accomplishes the following:

- Protects an important economic base within the City;
- Incentivizes development of auto retail and related accessory uses;
- Safeguards property values and investment in the area;
- Enhances public health, safety and welfare;
- Creates consistency between the West Calabasas Road Master Plan, General Plan, and the Development Code (which is currently lacking);
- Provides specific standards to guide development and operation of auto related uses in line with existing approved auto dealerships, including hours of operation, lighting, and design (consistent with West Calabasas Road Master Plan guidance);
- Requires compliance with all other applicable development standards not otherwise listed in the new Section 17.18.035.

It is important to note that although auto retail and related uses are being incentivized throughout the CAR Overlay Zone by eliminating the need for a Conditional Use Permit, and allowing increased FAR, new development proposals for dealerships, and significant modification or expansions of existing properties and uses within the overlay zone will still require rigorous City review, including public hearings by the Planning Commission, because the CAR Overlay Zone is entirely within a Scenic Corridor, and development is also likely to need a Site Plan Review application (which also requires a public hearing by the Planning Commission). Furthermore, applications for new or significantly modified or expanded uses will need to be consistent with the design guidelines contained within the West Calabasas Road Master Plan, and Development Code, and will require review by the

City's Architectural Review Panel prior to consideration by the Planning Commission, and City Council. For these reasons, individual development proposals will still be thoroughly reviewed to ensure the development is attractively designed, that the project complies with CEQA, and is a good fit for the community.

General Plan Amendment

Because the CAR Overlay Zone seeks to incentivize development of automobile retailer uses by increasing the maximum allowable land use intensity to 0.6 FAR, the General Plan's Land Use Element must be modified to be consistent with the proposed Development Code amendments.

Currently, the parcels contained within the proposed overlay zone have General Plan Land Use Designations of Business – Limited Intensity (B-LI), Business – Retail (B-R), and Business Park (B-BP). All accommodate a range of commercial uses. Each land use designation has a basic land use intensity of 0.2 FAR. If a proposed development project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, then the basic land use intensity may be exceeded. In essence, the basic land use intensity represents the bottom of the range that's allowable. Currently, the maximum land use intensity varies between the represented land use districts. B-LI has a maximum land use intensity of 0.2 FAR, B-R has a maximum land use intensity of 0.4 FAR, and B-BP has a maximum land use intensity of 0.6 FAR.

For the proposed CAR Overlay Zone, the proposed amendments will raise the basic land use intensities for B-LI, B-R and B-BP from 0.2 FAR to 0.4 FAR, and raise the maximum land use intensities for the B-LI and B-R land use districts to 0.6 FAR. The maximum land use intensity for B-BP is already 0.6 FAR and so it does not need modification.

One other minor wording change is proposed to the "General Plan Approach" section contained within Section II.B (Community Structure) of the General Plan's Land Use Element. In it, the General Plan describes the City's vision for development along Calabaras Road between Parkway Calabaras Road and Mureau Road as being "low key". Since both existing and approved (but not yet constructed) uses located along that stretch of Calabaras Road include auto dealerships and a full service car wash and detailing facility, the term "low-key" is not consistent with what exists today, and what is likely to be developed in the future such as more auto retail uses. Furthermore, and as was discussed earlier in this report, the West Calabaras Road Master Plan identifies all of this area for auto-related uses. Thus, because the General Plan incorporated the Master Plan by reference, the General Plan is currently internally inconsistent. To correct this conflict with the General Plan, modifications to the text are proposed to eliminate references to "low-key" uses, but to still ensure development is constructed and operated in a manner consistent with the area's biological resources. Please refer to Exhibit D for a redline mark-

up of the proposed General Plan Amendments.

CEQA

Pursuant to the requirements of the California Environmental Quality Act (CEQA), a mitigated negative declaration (MND) has been prepared consistent with CEQA and the CEQA guidelines. The MND analyzed aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, and mandatory findings of significance. The MND found no significant unmitigable impacts that would result from implementation of the project.

Furthermore, the MND was circulated for public review, with the public review period commencing on December 2, 2016, and concluding on January 5, 2017. During the public comment period, the City received no comments from members of the public, and comments from the following three public agencies:

- California Department of Transportation
- Los Angeles County Fire Department
- Department of Conservation, Division of Oil, Gas and Geothermal resources

Comments from the above-mentioned agencies focused on requirements for any future site-specific development projects. All future site-specific development projects will each require review and compliance with CEQA, including possible implementation of specific mitigation measures related to the stated comments. Accordingly, no additional mitigation measures need to be incorporated into the MND for this proposed CAR Zone. The final MND (Exhibit E) includes both agency comments and responses to comments, and a mitigation monitoring and reporting program (MMRP) as required by CEQA. The MND also includes two mitigation measures that will be required for all future site-specific development projects that relate to biological resources and hazards.

REQUIRED FINDINGS:

The findings required in Section 17.76.050(A) and Section 17.76.050(B) of the Calabasas Municipal Code for General Plan Amendments, and Development Code Amendments are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration has been prepared and circulated in accordance with the CEQA and CEQA Guidelines, and is attached as Exhibit E.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2017-640
- Exhibit B: Proposed Redline Code Amendments
- Exhibit C: Proposed Overlay Zone Boundary / Zoning Map Amendment
- Exhibit D: Proposed Redline General Plan Amendments
- Exhibit E: Final Mitigated Negative Declaration



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY, FEBRUARY 16, 2017**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Mueller called the meeting to order at 7:00 PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Mueller, Vice Chair Washburn, Commissioners Fassberg, Sikand, Kraut, and Roseman.

Staff: Deputy City Attorney Summers, City Planner Bartlett, Senior Planner Michitsch, and Planner Rice

Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Carl Ehrlich.

Approval of Agenda

Commissioner Fassberg moved, seconded by Commissioner Sikand, to approve the Planning Commission Agenda of February 16, 2017.

MOTION CARRIED: 5/0

Announcements and Introductions

Vice-Chair Washburn mentioned that on March 3rd at 7:30 PM in Founder's Hall, the Savvy Seniors are welcoming speaker Michael McDaniel. His topic: Pirates and other Perils of the Sea.

Oral Communications – Public Comment

No persons addressed the Commission regarding any non-agenda topic.

Consent Item(s):

1. Commissioner Kraut moved, seconded by Commissioner Fassberg, to approve the Planning Commission meeting minutes of January 19, 2017.

MOTION CARRIED: 5/0

2. Amendments to Chapter 17.11 and Chapter 17.18 of the Calabasas Municipal Code, the City's Zoning Map, and the General Plan Land Use Element to create a Commercial Automobile Retailer (CAR) Overlay Zone within the West Calabasas Road Master Planned area generally located along and on both sides of Calabasas Road between Parkway Calabasas on the east end, and to a point approximately 675 feet west of the intersection of Calabasas Road with Mureau Road on the west end. The proposed amendments seek to bring the Development Code and General Plan into conformance with the West Calabasas Road Master Plan, which envisioned uses in the described area to be oriented toward automotive retail sales, and other automobile related uses. A Mitigated Negative Declaration has been prepared in conformance with the requirements of the California Environmental Quality Act (CEQA).

A presentation was made by Senior Planner Michitsch. The Commission members asked questions of Senior Planner Michitsch, City Planner Bartlett, and Assistant City Attorney Summers.

Chair Mueller opened the public hearing at 7:50PM.

Speakers: Carl Ehrlich, Francis Alet, Pricilla Lee, and John Suara.

Chair Mueller closed the public hearing at 8:03PM, and then reopened the public hearing at 8:05PM to accommodate one final speaker – Mr. Myer Sonkary. Chair Mueller again closed the public hearing at 8:08PM.

The Planning Commission discussed the proposed ordinance, with particular focus on potential impacts and mitigation measures, as documented in the Mitigated Negative Declaration. The Commission members also expressed concern about whether the proposed new Development Code language might open the door for other commercial uses (not auto sales related) to infiltrate the proposed overlay zone area. Following the discussion, staff and Assistant City Attorney Summers proposed amended language to Exhibit D of the staff report clearly specifying the other permitted uses as being allowed only when accessory to a permitted auto sales use that conforms to the CAR Overlay zone requirements.

Commissioner Washburn moved, seconded by Commissioner Fassberg, to approve Planning Commission Resolution No. 2017-640 with the following amendments:

- a) Exhibit D – the proposed FAR limits for CAR Overlay Zone properties located within either the Business – Limited Intensity land use district, the Business – Retail (B-R) land use district, or the Business – Business Park (B-P) land use district, as presented within General Plan Table II-1, are to be revised as suggested by Assistant City Attorney Summers, by adding the following: "The below listed FAR limits are solely for automotive related land uses permitted by right within the CAR

Overlay Zone district, and only when such uses are in compliance with the standards and requirements of the CAR Overlay Zone district.”

- b) All findings within the resolution, which in any way include or make reference to the General Plan land use FAR limits presented in Exhibit D are likewise amended to reflect the amended Exhibit D (per above).
- c) All references to the Planning Commission public hearing date within the resolution are to be corrected to reflect the February 16, 2017 hearing date.

MOTION CARRIED: 5/0

- 3. **File No. 160003454.** Request for: (1) a Conditional Use Permit to allow for the sale/on-site consumption of alcoholic beverages (Type 47 – On-Sale General Eating Place alcohol license) in conjunction with a new restaurant (Greenleaf Chopshop); and (2) a Site Plan Review to construct a 307 square-foot addition to the existing restaurant space, expand the outdoor dining area, construct a new attached patio cover, and install landscaping and a firepit at 4799 Commons Way Ste. J (APN: 2068-003-020), within the Commercial, Mixed Use (CMU) zoning district. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Sections 15301 (e)(1) – Existing Facilities, 15303(e) New Construction or Conversion of Small Structures, and 15311 – Accessory Structures, of the CEQA Guidelines.

A presentation was made by Planner Rice. The Commission members asked questions of Planner Rice, City Planner Bartlett, and Assistant City Attorney Summers.

Chair Mueller opened the public hearing at 9:19PM.

Speakers: Rick Lemmo from Caruso Affiliated (property owner and applicant), and Steven Jones (architect for the applicant). The Commission members asked questions of both speakers.

Chair Mueller closed the public hearing at 9:34PM.

Commissioner Washburn moved, seconded by Commissioner Kraut, to approve Planning Commission Resolution No. 2017-641.

MOTION CARRIED: 5/0

- 4. Director's Report: City Planner Bartlett reviewed tentative meeting agendas for upcoming Planning Commission meetings.
- 5. Reports from the Planning Commission. (None.)

Adjournment:

In response to the suggestion by Commissioner Washburn, at 9:41PM, Chair Mueller adjourned the meeting, in memory of the late Larry Dinovitz, to the regular meeting of the

Planning Commission on March 2, 2017 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.

**Calabasas Land Use and Development Code
January 2010**

Land Use Requirements

Chapter 17.11

Chapter 17.11 Allowable Land Uses

Sections:

17.11.010 Permitted, conditional and accessory land uses – all zoning districts.

17.11.020 Determination of similar use.

17.11.010 Permitted, conditional and ancillary land uses – all zoning districts.

- A. Land Use Permit Requirements. The uses of land allowed by this development code in the commercial zoning districts are identified in the following table as being:
1. A permitted use (identified with a "P" in the table), means that the use is permitted in the particular zoning district as long as all other zoning district and special criteria are met.
 2. An accessory use (identified with an "A" in the table) means that the use is allowed as long as it is ancillary to another permitted use and as long as all other zoning district and special criteria are met.
 3. A conditional use (identified with a "C" in the tables), means that a use is allowed subject to approval of a conditional use permit (Section 17.62.060).
 4. A temporary use (identified with a "TUP" in the tables), means that a use is allowed subject to prior approval and issuance of a temporary use permit (Section 17.62.030).
- B. Uses Not Listed. Land uses that are not listed on the table or when a space in the table is blank in a particular zoning district, the land use is prohibited, except where provided by Section 17.11.020.
- C. Additional Permit/Approval Requirements. A use of land allowed in compliance with subsection (A) of this section, as well as any proposed development related thereto, shall also comply with the following where applicable:
1. A site plan review (Section 17.62.020), administrative plan review (Section 17.62.090), or development plan review (Section 17.62.070) is required for all new development and a scenic corridor permit (Section 17.62.050) is required for new development in a scenic corridor. Where no other

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January 2010

Land Use Requirements

Chapter 17.11

authorization is required, a request for zoning clearance (Section 17.62.110) shall be required.

2. Design review (Chapter 2.40 of the Municipal Code) where required by the General Plan, or any specific plan, master plan, or design guidelines; and
3. A building or grading permit if required by Title 15, or any other permit or approval required by the Municipal Code.

The review or clearance discussed in Subsection C.1 and 2. Above shall be completed and approved by the review authority before the proposed use of land is commenced or established and before site work on any proposed development is started. Proposed uses shall also comply with all other applicable provisions of this Development Code.

- D. Standards for Specific Uses. Where the last column in the following table ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may apply as well.
- E. All processes and activities related to a permitted or conditional use are to be conducted within a completely enclosed building or structure with the following exceptions: temporary uses (Section 17.62.030), outdoor storage of materials and finished product (where permitted), and outdoor dining areas.
- F. Land Use Table. Land uses listed in the following table shall be defined using the North American Industry Classification System (NAICS) unless otherwise defined in Article VII. Specific land uses within the table are grouped under the following major headings:

AGRICULTURE

RESIDENTIAL

INSTITUTIONAL

Educational

Medical

Public

Religious

Non-profit / Service Organizations – 501(c) (3)

Utilities

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COMMERCIAL

Alcohol
Automobile Related Services
Automobile Repair
Communications
Day Care Facilities
Eating / Drinking Places and Food Services
Entertainment and Recreation
Lodging
Offices
Retail
Services
Transportation

INDUSTRIAL

Light Industrial
Manufacturing
Warehousing/Storage
Wholesale

TEMPORARY AND INTERIM USES

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January 2010**

Land Use Requirements

Chapter 17.11

TABLE 2-2 - LAND USE TABLE

**KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)**

LAND USE	ZONE																		See standards in section
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Campaign Offices						P						P	P	P	P	P	P	P(1)	
Charitable Distribution Services (i.e. food banks, etc.)													C	C			C		
Charitable, Philanthropic, Service, and other Non-profit Organization Offices						P						P	P	P	P	P	P	P(1)	
Utilities																			
Public Utility / Service Structure	C	C		C		P						P	P	P	P	P			17.02.020 (B)10
Public Utility Office						P						P	P	P	P	P	P	P(1)	
COMMERCIAL																			
Alcohol																			
Alcoholic Beverage Sales						C(3)						C(3)	C(3)	C(3)	C(3)	C(3)	C(1)(3)		17.12.035
Wine/Beer Specialty Shop						C							C		C		C(1)		17.12.035
Automobile Related Services																			
Automotive Parts and Accessories Stores												<u>P(5)</u>	<u>P(5)/C</u>			<u>P(5)/C</u>			<u>17.18.035</u>
Automobile Repair																			
Automotive Services – (i.e.: Tune-up, emission tests, batteries, etc.) (no use of impact wrenches or other equipment that could create noise impacts)												<u>P(5)</u>	<u>P(5)/C</u>			P			<u>17.18.035 (If within CAR Overlay Zone)</u>
Minor Repair (i.e.: Brakes, tires, radiators, electrical, etc.)												<u>P(5)</u>	<u>P(5)/C</u>			P			<u>17.18.035 (If within CAR Overlay Zone)</u>
Major Repair (i.e.: Engine and transmission repair/rebuild, etc.)												<u>P(5)</u>	<u>P(5)/C</u>			<u>P(5)/C</u>			<u>17.18.035</u>

**Calabasas Land Use and Development Code
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Land Use Requirements

Chapter 17.11

TABLE 2-2 - LAND USE TABLE

**KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)**

LAND USE	ZONE																		See standards in section
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Motorcycle Engine Customization																			
Car Wash – Full Service																			
Service Station													P(5)	P(5)/C				P(5)/C	17.18.035
Motor Vehicle Sales																			
New and Used																			
Motor Vehicle Storage																			
Indoor																			
<u>Off-site Dealership and Sales Inventory Lots</u>													P(5)/C	P(5)/C			C	P(5)/C	17.18.035
Parking: Commercial Lot / Garage													P(5)	P(5)				P(5)	17.18.035
Communications																			
Wireless Telecommunications Facilities																			
Satellite Antennas	A	A	A	A	A	A	A	A											C(1) 17.12.050
Recording and Sound Studios																			17.12.050
Day Care Facilities																			
Child Day Care Center –	C	C			C	C	C												
Large Family Day Care Home (9 to 14 children)	C	C			C	C	C												17.12.070
Small Family Day Care Home (8 or fewer children)	P	P			P	P	P												17.12.070
Eating/Drinking Places & Food Services																			
Bar / Cocktail Lounge																			
Night Club																			C(1)

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Land Use Requirements

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TABLE 2-2 - LAND USE TABLE																			
KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required), A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)																			
LAND USE	ZONE																	See standards in section	
	RS	RM	RMH	RR	RC	PD	HM	OS	OS- DR	PF	REC	CL	CR	CO	CMU	CB	CT		
Paper Product Manufacturing																		C	
Printing and Related Activities																		C	
Warehousing/Storage																			
Warehousing, accessory																		C	
Wholesaling and Distribution																		C	
TEMPORARY AND INTERIM USES																			
Construction Yards												T	T						17.62.030
Location Filming	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Chapter 5.04 & 17.62.030
Parking Lot Sales												T	T						17.62.030
Seasonal Sale (Christmas Tree, Pumpkin, and similar Lots)												T	T						17.62.030
Special Events (Street / Craft fair and Farmers Markets)													T						17.62.030
TEMPORARY AND INTERIM USES																			
Storage – Temporary Portable Containers	T	T	T	T	T	T	T	T				T	T	T	T	T	T	T	17.62.030
Temporary Structures (i.e. subdivision sales office, etc.)	T		T	T	T	T		T											17.62.030

- Notes: (1) Use allowed only where in compliance with the Old Town Calabasas Master Plan and Design Guidelines.
- (2) Use falls under Residential Care Homes and is subject to applicable standards and conditions.
- (3) Allowable only in conjunction with a primary allowable use (e.g., convenience store, grocery store, restaurant, etc.).
- (4) Research and development services/laboratories are allowed in the CO zone only as accessory to an office use, and as follows: (a) the use shall not exceed ten (10) percent of the total building(s) floor area; and (b) the use shall be limited to properties having a building(s) with a minimum floor area of 100,000 square feet.

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(5) Allowed as a "Permitted" use only within the Commercial Auto Retailer (CAR) Overlay Zone and subject to the requirements in Section 17.18.035

II. LAND USE ELEMENT

projects may not be fully consistent with the provisions of this General Plan, modifications to such projects may be found consistent with the General Plan if the following criteria are met:

- *The overall density/intensity of the modified project is no greater than that of the vested project;*
- *The modified project will not result in any environmental impacts greater than those which would have resulted from the vested project; and*
- *The modified project achieves a substantially greater degree of consistency with the policies and objectives of the General Plan and complies more fully with the standards and requirements of the Development Code than the vested project.*

II.B Community StructureObjectives

- ❖ Maintain Calabasas as a predominantly residential community with commercial, office, and business park uses playing a secondary, supporting role.
- ❖ Maintain a well-designed, high quality, and functional mix of open space, urban and rural residential, and supporting commercial and business park land uses which reflects local community values and integrates the resolution of other general plan issues into a cohesive pattern.

General Plan Approach

Calabasas' vision is to continue to be a low intensity, primarily residential community nestled in a natural environmental setting. In general, urban development will not extend beyond the areas that are now developed or designated for urban development. Rural residential uses will be located at the fringe of the urban area, transitioning into primarily open space uses with widely scattered home sites. Thus, consistent with Los Angeles County's Santa Monica Mountains North Area Plan and Local Coastal Plan, it is the City's vision that the rural, open character of lands to the south of existing urban development and approved urban density projects be preserved, including lands along Las Virgenes Road south of Lost Hills Road and lands along Mulholland Highway west of Old Topanga Canyon.



II. LAND USE ELEMENT

Low intensity rural residential and open space designations have been provided on the General Plan Land Use Map to recognize those areas that have already been committed to those uses, as well as to ensure that the intensity of future residential development is compatible with local social values and the significance and sensitivity of the area's natural environment. It is the City's vision that any new development occurring within these rural and undeveloped areas fit in with, rather than replace, the area's existing natural environment.

Land uses within Old Town and adjacent areas to the west along Calabasas Road up to Parkway Calabasas will continue to emphasize a pedestrian-oriented mix of retail and office uses. It is the City's desire to recreate the character of the traditional small town's "downtown" within this area, emphasizing the area's function as a community gathering place. Thus, the combination of individual developments within and adjacent to Old Town along Calabasas Road should provide a variety of plazas, as well as indoor and outdoor gathering areas that are accessible to the public. Old Town will retain its unique character and continue to provide restaurant and specialty commercial uses. Enhancement of the area's western character will continue to be undertaken in accordance with the Old Town Master Plan and Design Guidelines.

Calabasas Road will retain its current urban character between Old Town and Parkway Calabasas. The City's vision is that future redevelopment of lands along both sides of Calabasas Road with a mix of office, retail, and residential uses would complement the uses planned for Old Town Calabasas and provide the impetus for creating the pedestrian-oriented "city center" and gathering place that is desired.

The current mix of uses along the north side of the Ventura Freeway, from the Parkway Calabasas interchange to the westerly City limits, will generally be retained, though the area northeast and southeast of the Mureau Road/Las Virgenes Road intersection, which is currently developed with business park uses, may transition to a mix of office, retail, and multi-family residential uses. The City's vision for commercial development along Calabasas Road between Parkway Calabasas and Mureau Road is for low-key commercial uses that are developed and operated in a manner compatible with the area's biological sensitivity, and that will not dominate views of natural oak studded hillsides from the Ventura Freeway.

Natural hillsides will continue to dominate the Ventura Freeway corridor west to the Las Virgenes Road interchange. The office/business park uses in the northeast quadrant of the interchange may gradually transition to a mix of office, retail, and multi-family residential uses that create a village ambiance. Development of the northwest quadrant



II. LAND USE ELEMENT

will be limited to the lower portions of the hillside so as preserve the existing oak woodlands, and not dominate views from the Ventura Freeway. Freeway-oriented commercial uses will continue in the southern quadrants of the Las Virgenes interchange, focusing on urban design improvements to reduce the visual clutter created by a proliferation of driveways and signs. New commercial development and residential development may occur along the east side of Las Virgenes Road at Agoura Road. The Agoura Road corridor, currently dominated by suburban-scaled office and business park uses will gradually transition to a mix of office, retail, and residential uses that creates a strong “sense of place.”

The planned mixed uses along Agoura Road will transition to the existing business park uses west of Lost Hills Road. Business park uses will extend west along Agoura Road and the southerly freeway frontage to the western city limits. Commercial retail uses will be located at the northwest corner of the Agoura Road/Lost Hills Road intersection.

Policies

- II-8 Emphasize retention of Calabasas' natural environmental setting, neighborhood character, and scenic features as a priority over the expansion of urban areas.
- II-9 Require that development be compatible with the overall residential character of the community.
- II-10 Promote an assembly of distinct neighborhoods that encompass a range of housing types that:
- *Are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the surrounding natural environment; and*
 - *Meet the needs and suit the small town and rural lifestyles of present and future residents.*
- II-11 Promote a mix of retail and service commercial, office, and business park areas that:
- *Meet the retail and service needs of Calabasas citizens;*
 - *Contribute to a sound local economic base; and*



II. LAND USE ELEMENT

- *The overall density of the project area shall not exceed the maximum specified in Table II-1, calculated as if there were no clustering;*
- *The resulting project will not require a greater level of public services and facilities than would have an equivalent non-clustered project;*
- *The result of clustering development shall yield a more desirable and environmentally sensitive development plan, create usable open space areas for the enjoyment of project residents, and preserve significant environmental features; and*
- *The net intensity of the developed area that results from clustering is compatible with the surrounding environment.*

II.C General Plan Land Use Districts

Table II-1 outlines the various districts that are delineated on the Calabasas General Plan Land Use Map (Figure II-1). Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses.

At the second level, urban land uses are organized into Residential, Business, Mixed Use and Public Facilities land use types. Non-urban and open space uses include rural and open space uses. Each of these general land use types is assigned a "Basic Land Use Intensity."

At the most detailed level, specific land uses are designated. For each land use, a description of appropriate uses is provided along with a definition of the maximum allowable intensity that may be permitted. As discussed in Land Use Policy II-14, the assignment of maximum development intensity to the land uses identified on the General Plan Land Use Map does *not* imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity. If a proposed project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, the basic development intensity identified in Table II-1 and on Figure II-1 may be exceeded, up to but not beyond the maximum intensity.



Guidelines for Clustered Development

Avoid:

- *Disturbing areas within or adjacent to floodplains, stream buffer areas, wetlands, oak woodlands, habitat linkages, or other sensitive biological features;*
- *Developing on steep slopes, hilltops, and ridges where development would be highly visible;*
- *Placing numerous houses with access drives along collector and arterial roads;*
- *Backing houses directly or visibly onto collector and arterial roads; and*
- *Destroying existing tree stands, especially along rights-of-way.*

Require:

- *The resulting development after clustering to be consistent with the development's natural setting and the adjacent residential neighborhoods, if any;*
- *Substantial buffering and screening for development near all public rights-of-way;*
- *Preservation or enhancement of existing wooded areas and sensitive environmental areas;*
- *Homeowner-managed recreation areas and common spaces within larger clusters;*
- *Covenants and/or easements to permanently protect the undeveloped open space areas that remain after clustering is accomplished; and*
- *Appropriate sites for community facilities.*

Permit/Encourage:

- *Refinement of road and street design to better protect existing topography and landscape features such as streams and drainage patterns (measures include narrower road sections, steeper grades, reduced curve radii, no curbs, etc.); and*
- *Private courts and lanes instead of flag lots.*



II. LAND USE ELEMENT

Table II-1 General Plan Land Use Districts	
	<p><i>Maximum Land Use Intensity: 20 du/ac; 0.2 FAR for visitor-serving uses</i></p> <p><i>Anticipated Maximum Population Intensity: 46 persons/ac</i></p>
<p>R-MH Residential - Mobile Home</p>	<p>The R-MH designation accommodates mobile home parks.</p> <p><i>Basic Land Use Intensity: 2 du/ac</i> <i>Maximum Land Use Intensity: 8 du/ac</i> <i>Anticipated Maximum Population Intensity: 18.4 persons/ac</i></p>
<i>Urban-Business</i>	
<p>B-LI Business - Limited Intensity</p>	<p>The B-LI designation accommodates low intensity retail and commercial services on lands that, because of their unique locations, need special attention in order to maintain compatibility with adjacent uses or environmental features. Appropriate uses include limited retail and commercial services, restaurants, nurseries, convalescent facilities and professional offices.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.2</i></p> <p><i><u>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</u></i></p> <p><i><u>Basic Land Use Intensity: FAR of ≤ 0.4</u></i> <i><u>Maximum Land Use Intensity: FAR of 0.6</u></i></p>
<p>B-R Business-Retail</p>	<p>The B-R designation accommodates general shopping and commercial services. Appropriate land uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales. Business offices, such as real estate offices, providing direct</p>



II. LAND USE ELEMENT

Table II-1
General Plan Land Use Districts

	<p>services to consumers may also be permitted within an overall retail setting. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.4; 20 du/ac for multiple family residential</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u> <u><i>Maximum Land Use Intensity: FAR of 0.6</i></u></p>
<p>B-PO Business-Professional Office</p>	<p>The B-PO designation accommodates office uses. Appropriate land uses include business, professional, and medical offices, as well as ancillary service functions.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.5</i></p>
<p>B-BP Business Park</p>	<p>The B-BP designation accommodates office and light industrial uses. Business park uses should generate minimal truck traffic and should provide employment opportunities and a net positive income stream to the City. Warehousing and distribution are not appropriate primary uses within the B-BP designation.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u></p>



II. LAND USE ELEMENT

Table II-1
General Plan Land Use Districts

	<p>services to consumers may also be permitted within an overall retail setting. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.4; 20 du/ac for multiple family residential</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u> <u><i>Maximum Land Use Intensity: FAR of 0.6</i></u></p>
<p>B-PO Business-Professional Office</p>	<p>The B-PO designation accommodates office uses. Appropriate land uses include business, professional, and medical offices, as well as ancillary service functions.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.5</i></p>
<p>B-BP Business Park</p>	<p>The B-BP designation accommodates office and light industrial uses. Business park uses should generate minimal truck traffic and should provide employment opportunities and a net positive income stream to the City. Warehousing and distribution are not appropriate primary uses within the B-BP designation.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6</i></p> <p><u><i>Solely for automotive related uses permitted by right within the Commercial Auto Retailer (CAR) Overlay Zone District, and in compliance with the requirements of the CAR Overlay Zone District:</i></u></p> <p><u><i>Basic Land Use Intensity: FAR of ≤ 0.4</i></u></p>



II. LAND USE ELEMENT

Table II-1 General Plan Land Use Districts	
	<i>Maximum Land Use Intensity: FAR of 0.6</i>
B-OT Business-Old Town	<p>The B-OT designation defines the limits of Old Town Calabasas. It accommodates a variety of office, retail, and commercial services. All development within the B-OT designation is to be designed to preserve and enhance the area's historic character. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 1.0; 20 du/ac for multiple family residential</i></p>
<i>Urban-Mixed Use</i>	
MU 0.60 Mixed Use (Maximum FAR of 0.60)	<p>The MU 0.60 designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6; maximum residential density of 20 du/ac</i></p>
MU 0.95 Mixed Use (Maximum FAR of 0.95)	<p>The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.95; maximum residential density of 20 du/ac</i></p>
MU 1.0 Mixed Use (Maximum FAR of 1.0)	<p>The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial</p>



CAR OVERLAY ZONE BOUNDARY



Imagery provided by Google and its licensors © 2016

ATTACHMENT I – PUBLIC CORRESPONDENCE

- Attachment I-1a: Carl Ehrlich
- Attachment I-1b: Carl Ehrlich (Submitted at 2/16/17 PC Hearing)
- Attachment I-1c: Carl Ehrlich (Correction to Attachment I-1b)
- Attachment I-2: Rami Varsha

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FEB 07 2017

COMMUNITY DEVELOPMENT
PLANNING DEPT.

Public Comments CAR Overlay Zone

Carl Ehrlich – Calabasas

Comments & Observations

- Missed the original (Dec, 2016) MND announcement entirely
- Map (slide3) on the announcement for this hearing caught my eye because it encompassed existing residences – what would be the ramifications there?
- A more appropriate map is shown on slide 4 – taken from the MND report
- Closer look identified a public facility next to the 76 station – unknown before
- CAR focuses on automotive-related businesses – What is the potential impact on the proposed Westin Hotel??
- Traffic Impact Study (slides 5 and 6) yields some nonsensical numbers (to me, anyway) for the AM & PM peak hours, e.g.:
 - Deltas (differences between cars counted as entering and as leaving) reported for the road segment between Mureau Rd. and the 101 ramp – compare to number of peak trips per developed acre forecasted (highlighted) in slide 7 (MND Table 3).
 - In the evening, some 321 (207+114) cars seem go into three auto centers and stay (o they get lost in the car count)
 - In the morning, some 13 (31-18) cars do the same (but this is rational)
 - In the case of the caretaking facility (west of Mureau Rd) , there are also some interesting numbers
 - In the evening, about 154 (282-128) more cars leave the caretaking facility than enter – note that they only have about 100-125 parking places.
 - In the morning, about 142 (208-86) more cars go in than come out



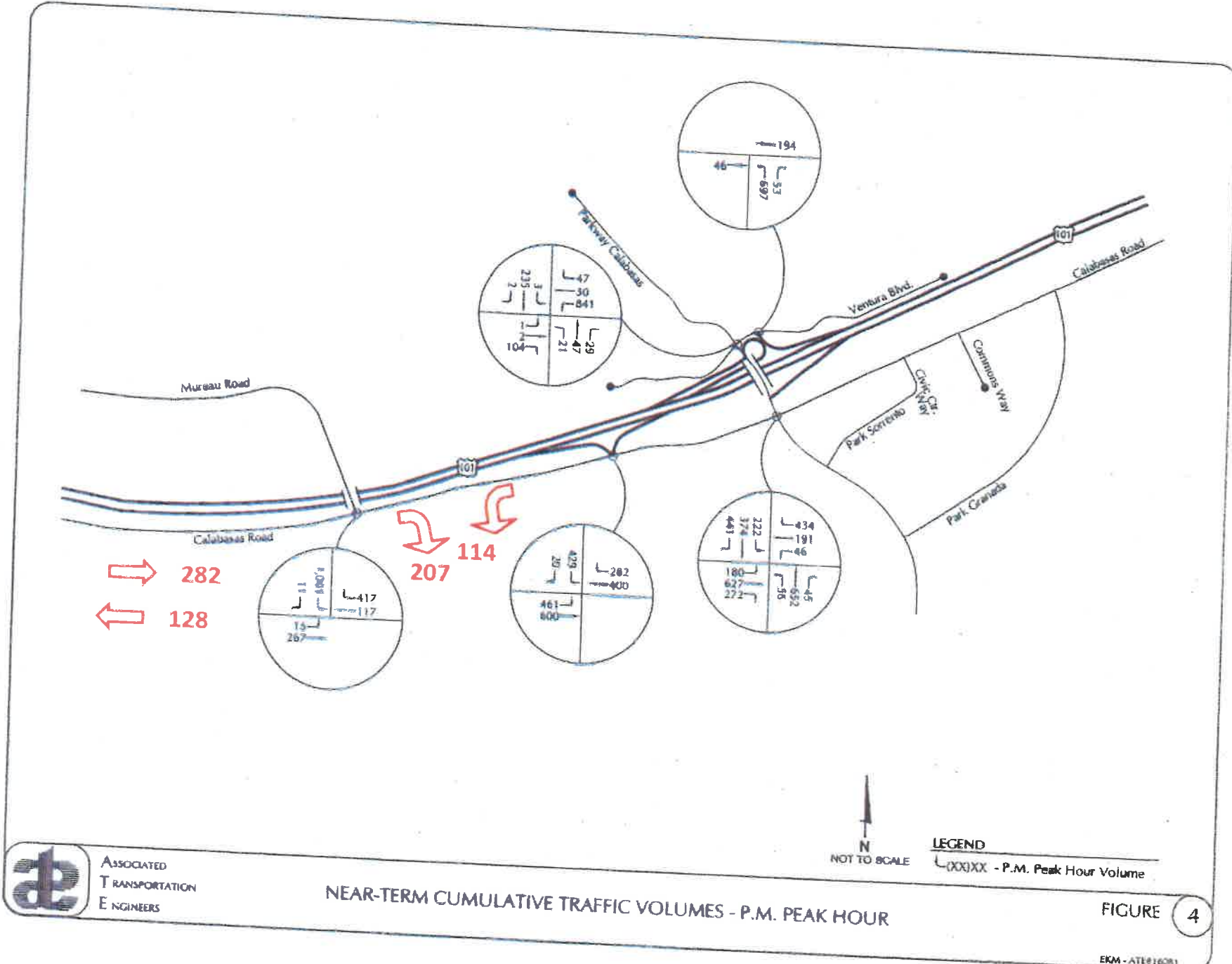



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 TRANSPORTATION
 ENGINEERS

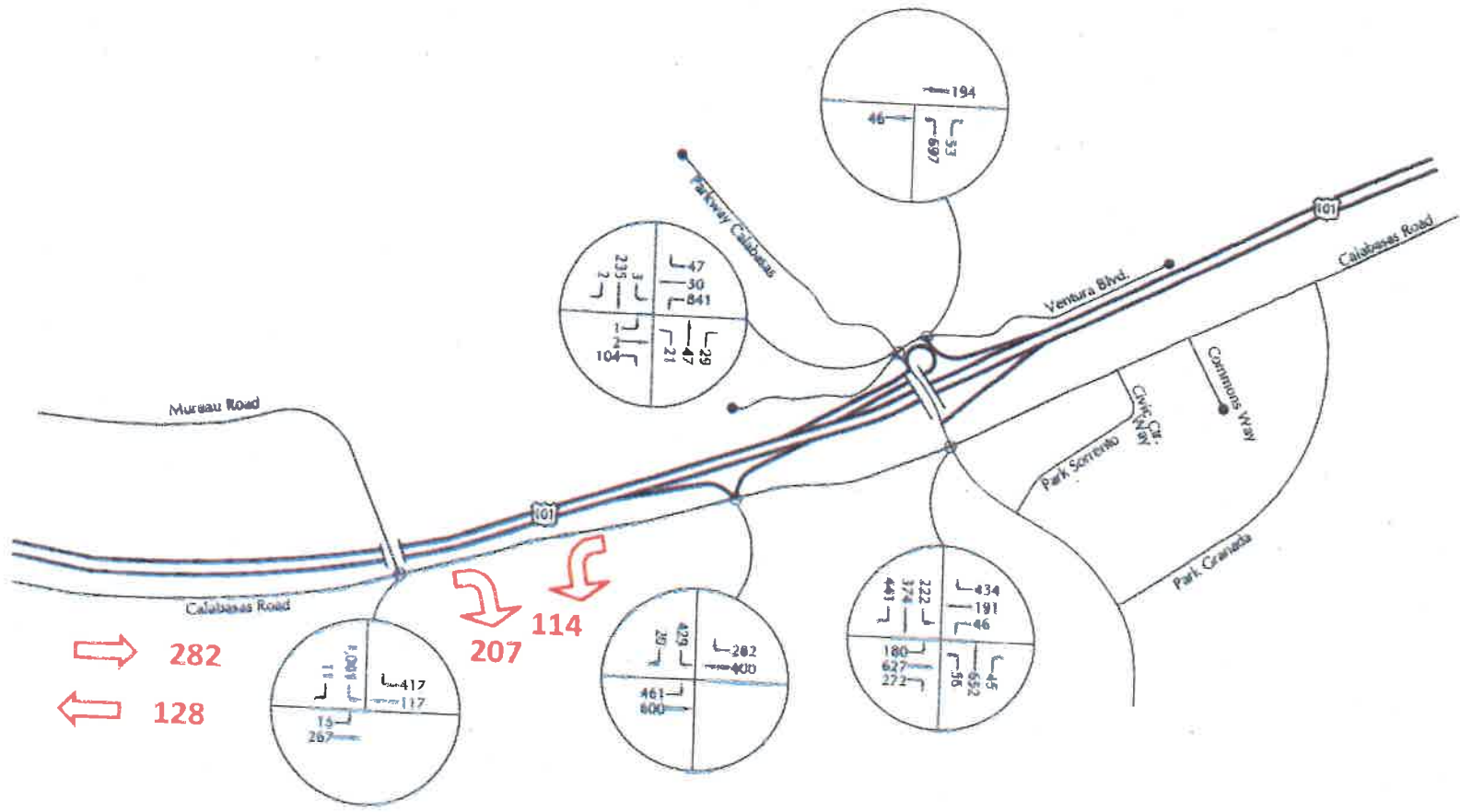
CAR OVERLAY ZONE PARCELS

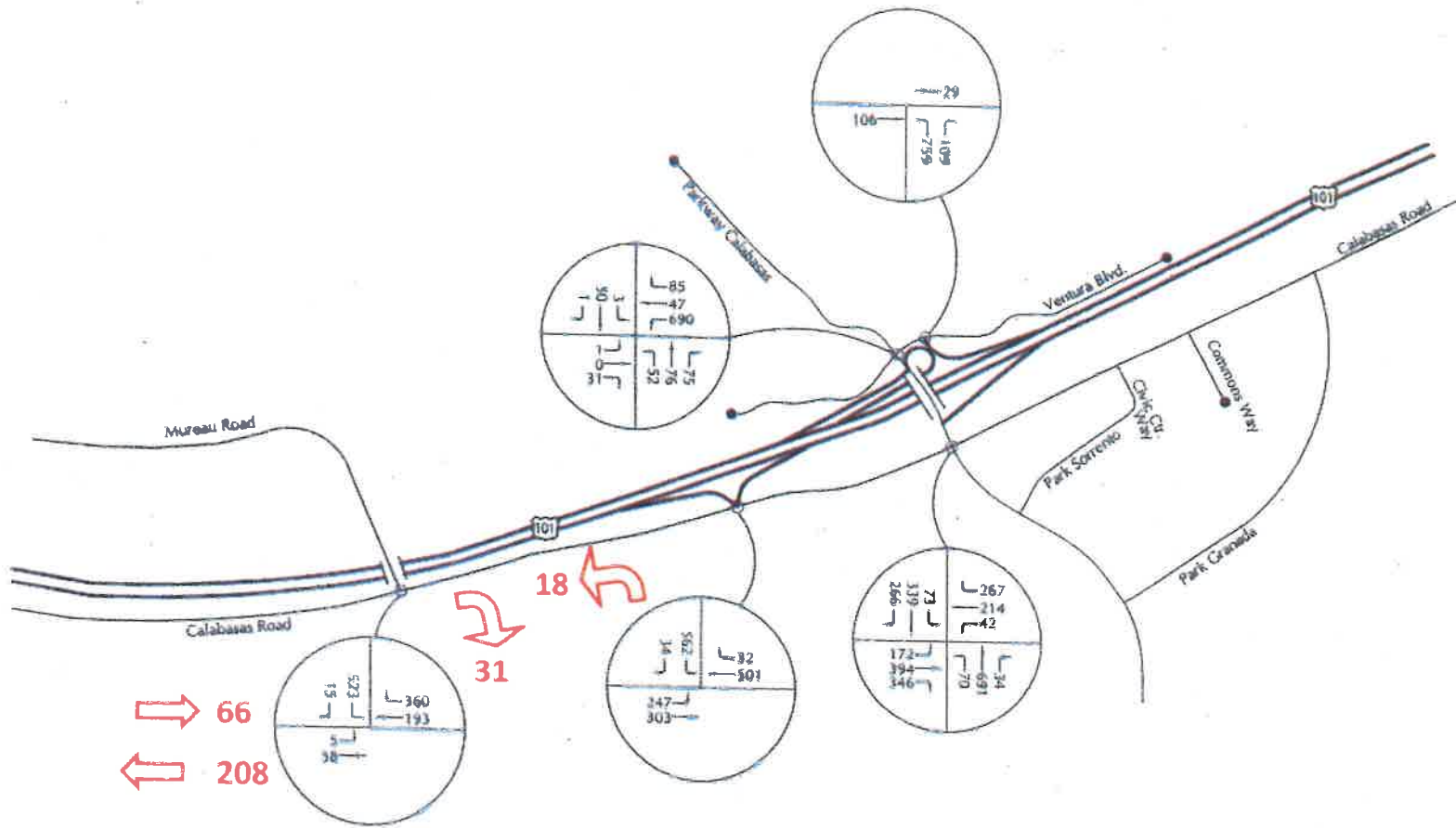
FIGURE 2

EAM-ATE#16081



5





N
NOT TO SCALE

LEGEND
L(XXXX) - A.M. Peak Hour Volume



NEAR-TERM CUMULATIVE TRAFFIC VOLUMES - A.M. PEAK HOUR

FIGURE 3

EKM - ATEE16001

Table 3
Auto Dealership Trip Generation Comparisons – Per Acre

Scenario / Land Use	Size	Trip Generation					
		ADT		A.M Peak		P.M. Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed Zoning (0.60 FAR)							
Auto Dealership	9,409 SF	32.3	304	1.92	18	2.62	25
Vehicle Storage	16,727 SF	0.0	0	0.0	0	0.0	0
Totals	26,136 SF		304		18		25
Existing Zoning (0.20 FAR)							
Auto Dealership	8,712 SF	32.3	281	1.92	17	2.62	23
Net Change	+697 SF		+23		+1		+2

Trip generation forecasts per acre using ITE rates for Automobile Sales (ITE Code 841).

Public Comments CAR Overlay Zone

Carl Ehrlich – Calabasas
Planning Commission Review
2/16/2017

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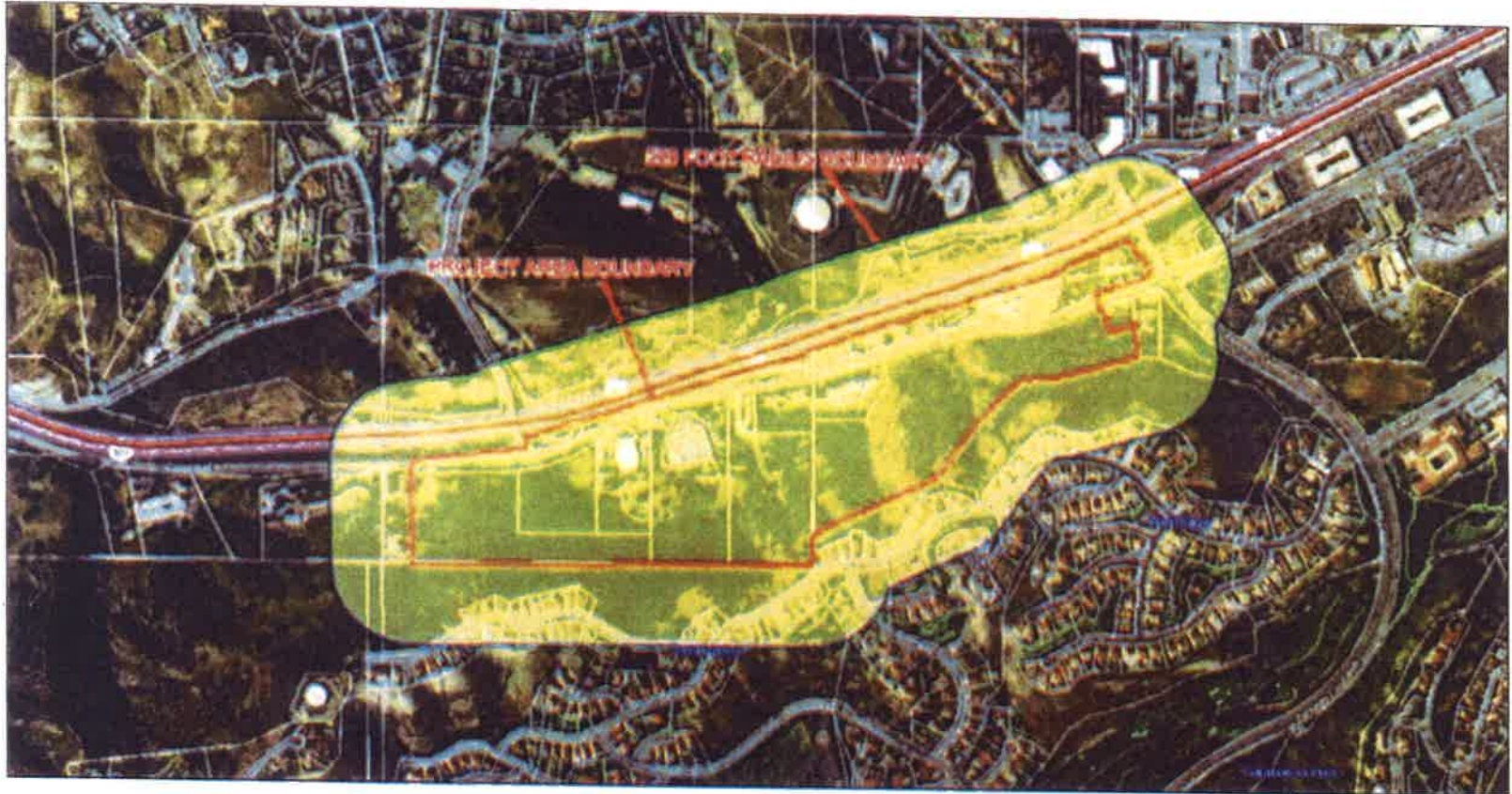
FEB 16 2017

COMMUNITY DEVELOPMENT
PLANNING DEPT.

Comments & Observations

- Missed the original (Dec, 2016) MND announcement entirely (My bad)
- The map (slide3) presented in the announcement for this hearing caught my eye because it encompassed existing residences – what would be the ramifications there? (I later determined that this map shows adjacent properties (within a 500 ft. radius) that could be affected.
 - The nomenclature needs to be improved for better public understanding.
 - A more appropriate map is shown on slide 4 – taken from the MND report
- CAR focuses on automotive-related businesses – What is the potential impact on the proposed Westin Hotel??
- In the MND Traffic Impact Study, the expression: “Near Term” is not defined. That could mean anything between 10 days a to 10 years, or more (or 10,000 years in geologic terms). In the following comments, I assume that this term means 1 to 2 years. Even if another dealership is established, my comments won’t change all that much.

Radius Map:





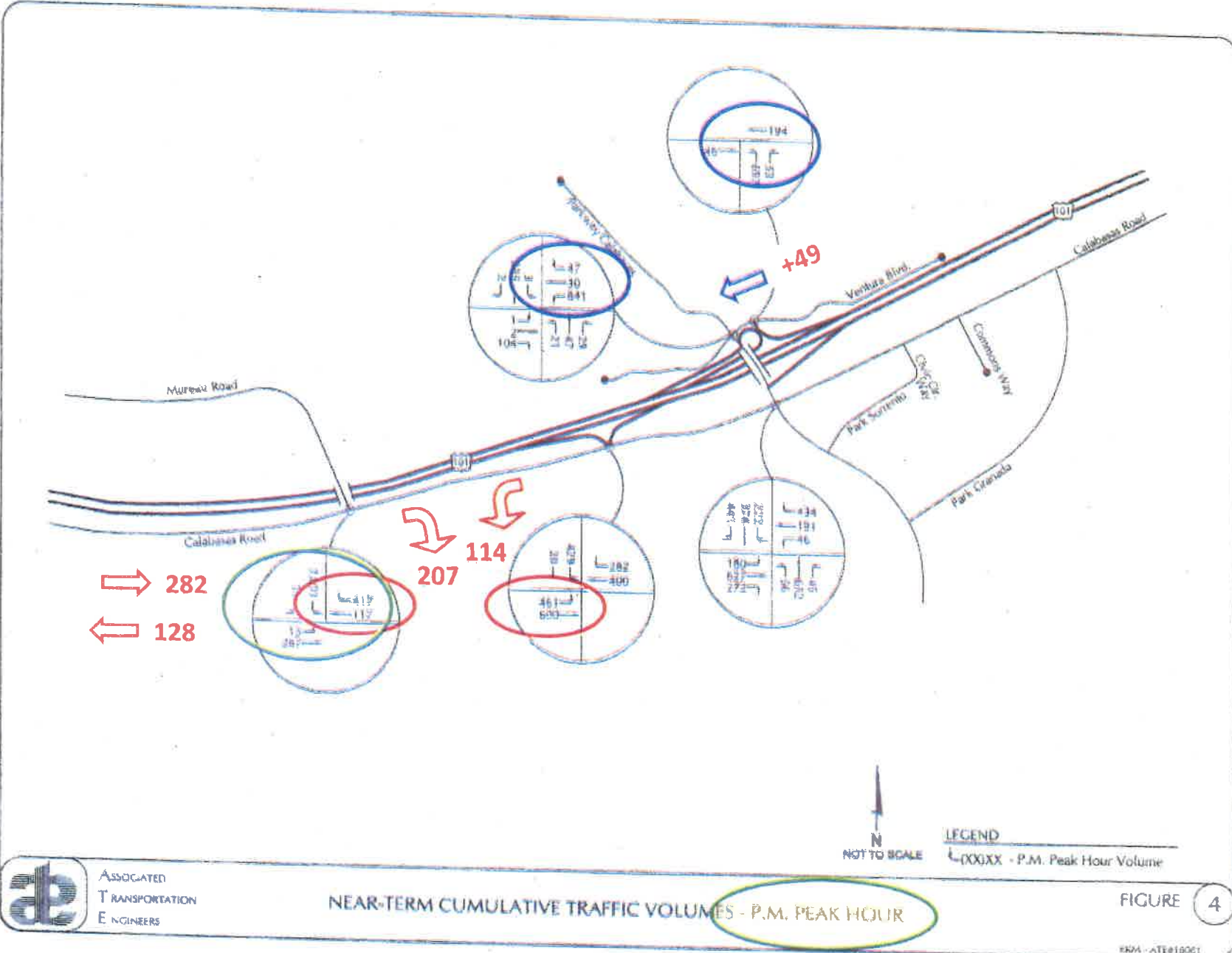

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CAR OVERLAY ZONE PARCELS

FIGURE 2

Comments & Observations (Continued)

- The Traffic Impact Study (slides 6 and 7) yields some nonsensical numbers (to me, anyway) for the AM & PM peak hours, e.g.:
 - The differences between cars counted as entering and as leaving that are reported for the road segment between Mureau Rd. and the 101 ramp show some surprising values:
 - In the evening, some 321 (207 in+114)in cars seem go into the three existing auto centers and stay. Data in red ovals.
 - In the morning, some 13 (31 in - 18 out) cars do the same (but this is rational to me)
 - At the northbound off-ramp at Parkway Calabasas (slide6) , there are 49 more cars leaving that stretch than enter. Note that there are no driveways in the short stretch. Data in blue ovals
 - In the case of the caretaking facility (west of Mureau Rd) , there are also some interesting numbers
 - In the evening, about 154 (282 out - 128 in) more cars leave the caretaking facility than enter – note that they only have about 100-125 parking places. Data in green ovals.
 - In the morning, about 142 (208 in -86 out) more cars go in than come out

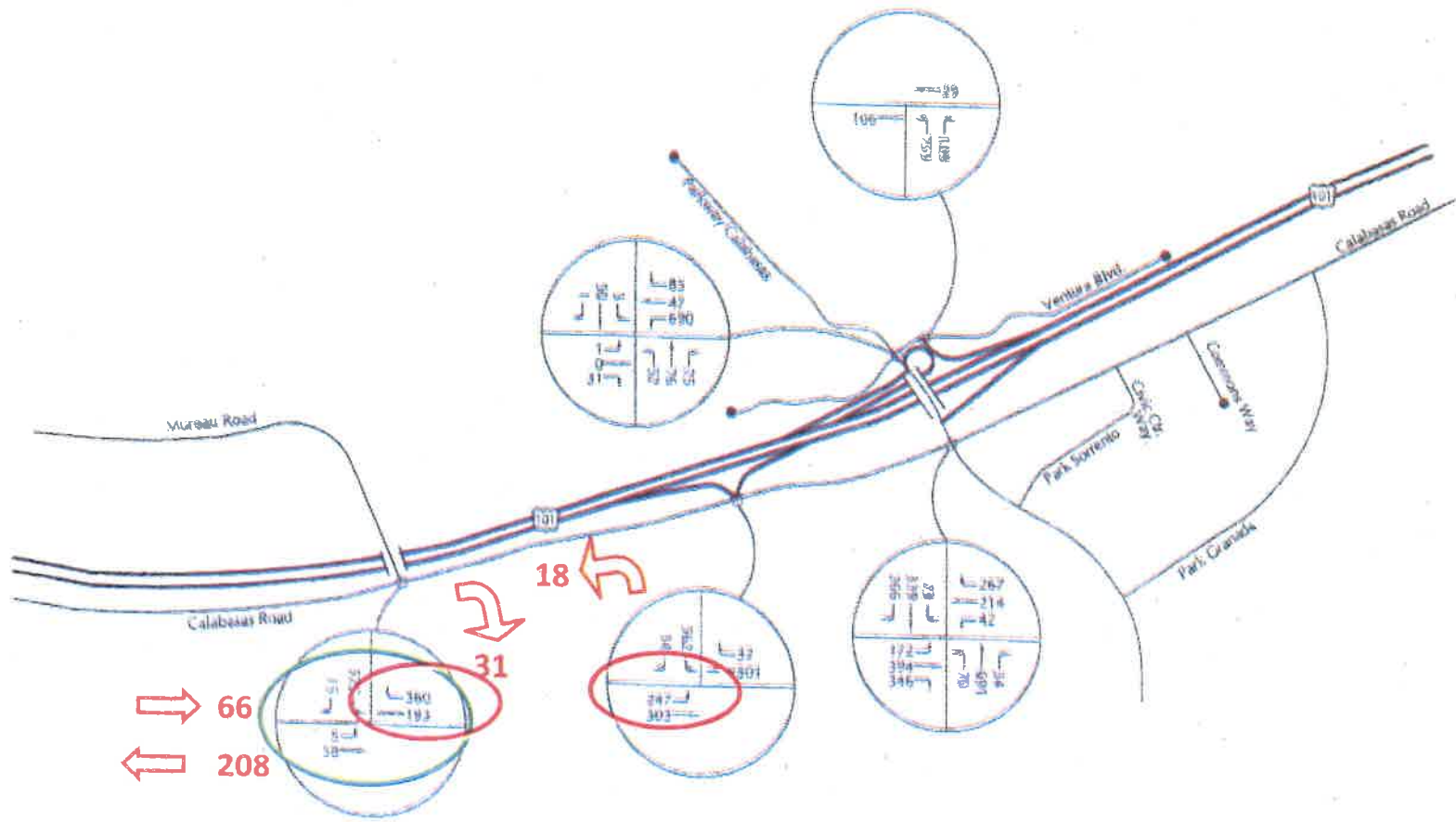


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NEAR-TERM CUMULATIVE TRAFFIC VOLUMES - P.M. PEAK HOUR

FIGURE 4

RMA-ATE18001



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NEAR-TERM CUMULATIVE TRAFFIC VOLUME - A.M. PEAK HOUR



NOT TO SCALE

LEGEND

(XX)XX - A.M. Peak Hour Volume

FIGURE 3

EKM-ATEP15021

Recommendations

With respect to the meeting announcement, use a better label when presenting the location map. The simple title: “radius map,” doesn’t quite do it for the average citizen. An alternative would be to provide a map of the specific properties.

Correct or explain/rationalize the significant differences in peak hour traffic volume entering and exiting selected roadway segments.

When referencing other documents, ensure that they are publically accessible.

Define the potential impacts on presently proposed projects that lay within the subject overlay zone.

Glenn Michitsch

From: Carl Ehrlich <ehrliccf@ix.netcom.com>
Sent: Friday, February 17, 2017 2:51 PM
To: Glenn Michitsch
Subject: Corrections to mt traffic analysis
Attachments: Public Comments with Corrections 2-17-2017.pptx

Hi Glenn,

I've done a couple of things to my traffic charts on this rainy, rainy day.

First, I've made the details more visible for a couple of the charts.

Second, I've corrected a few numerical errors. But we do need to look at these data out of the side of our eyes, because the traffic counts at each intersection apparently do not correspond to each other since they were recorded from slightly different time slots. This is what someone said during the discussion and also by the traffic analyst.

What is the analyst's name and email, by the way? I'd like to contact him for further discussions and my education, if he's interested. I'll also send him these new charts.

Regards,

Carl

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FEB 17 2017

COMMUNITY DEVELOPMENT
PLANNING DEPT.

Westbound Calabasas Road at Mureau Road:

$$\begin{array}{r} 417 \\ +117 \\ \hline 534 \end{array}$$

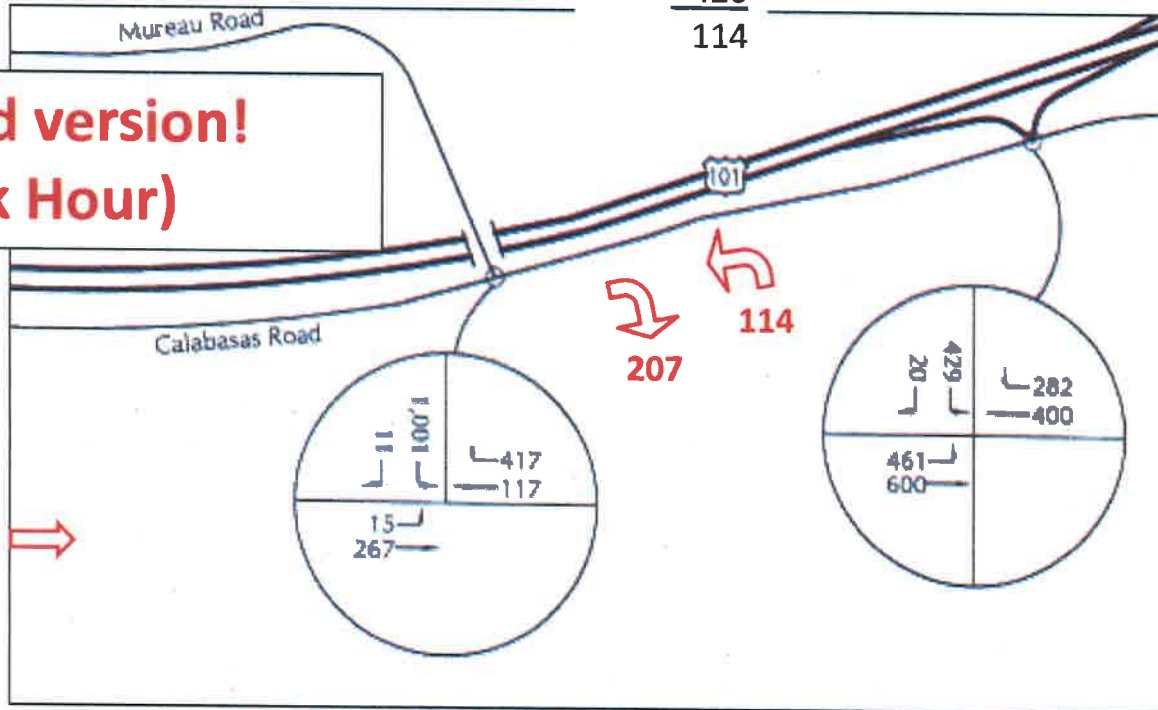
Westbound Calabasas Road from 101 ramps:

$$\begin{array}{r} 20 \\ +400 \\ \hline 420 \end{array}$$

Delta:

$$\begin{array}{r} 534 \\ -420 \\ \hline 114 \end{array}$$

**Corrected version!
(PM Peak Hour)**



Delta:

$$\begin{array}{r} 207 \\ -114 \\ \hline 93 \end{array}$$

(Entering Dealerships?)

Eastbound Calabasas Road from Mureau Road:

$$\begin{array}{r} 1,001 \\ +267 \\ \hline 1,268 \end{array}$$

Eastbound Calabasas Road at 101 ramps:

$$\begin{array}{r} 461 \\ +600 \\ \hline 1,061 \end{array}$$

Delta:

$$\begin{array}{r} 1,268 \\ -1,061 \\ \hline 207 \end{array}$$

Westbound Ventura Blvd at Parkway Calabasas:

$$\begin{array}{r} 47 \\ +30 \\ \hline +841 \\ \hline 918 \end{array}$$

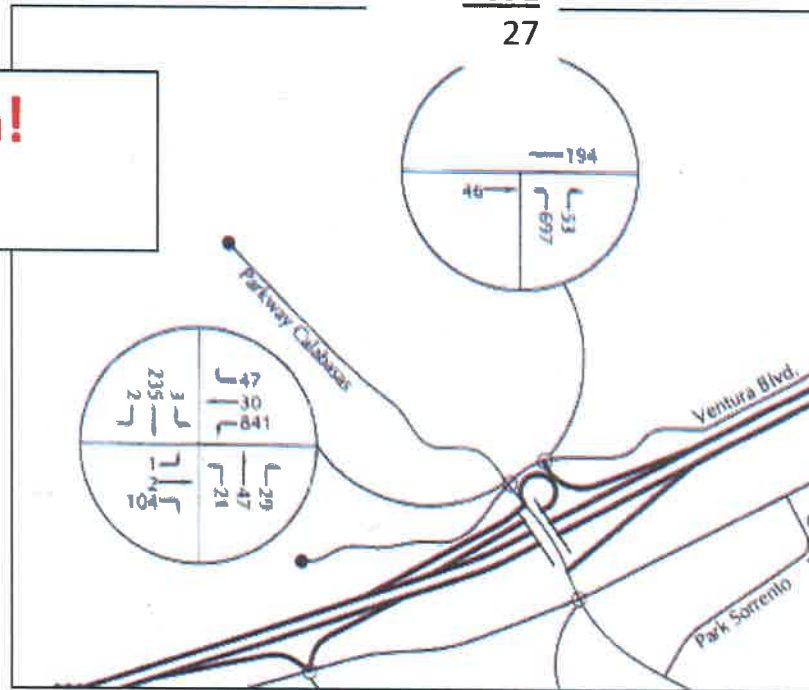
Westbound Ventura Blvd from NB Ramps::

$$\begin{array}{r} 194 \\ \hline +697 \\ \hline 891 \end{array}$$

Delta:

$$\begin{array}{r} 918 \\ -891 \\ \hline 27 \end{array}$$

**Corrected version!
(PM Peak Hour)**



Eastbound Calabasas Road at Mureau Road:

$$\begin{array}{r} 3 \\ +2 \\ \hline +29 \\ \hline 34 \end{array}$$

Eastbound Calabasas Road at Mureau Road:

$$\begin{array}{r} 46 \\ \hline +0 \\ \hline 46 \end{array}$$

Delta:

$$\begin{array}{r} 46 \\ -34 \\ \hline 12 \end{array} \text{ (More exit than enter?)}$$



CITY of CALABASAS

*STOP THE CONSTRUCTION

STOP

Community &
Planning Divi
100 Civic Center Way,
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

ATTACHMENT I-2

RECEIVED

JAN 26 2017

www.cityofcalabasas.com

FINANCE
CALABASAS

Notice of Public Hearing

The application described below has been initiated by the City of Calabasas Community Development Department. This notice is being mailed to you because either your property is located in or near the proposed project area boundary, your agency may be directly or indirectly affected by the project, or because you have requested such notice.

File No.: 160003342

Project Location: Along, and on both sides of Calabasas Road, south of the 101 Freeway, west of Parkway Calabasas, north of the Vista Point and Westridge residential communities, and east of a point 675 feet west of the Calabasas Road/Mureau Road intersection, in the City of Calabasas, County of Los Angeles.

Project Description: Request for amendments to the Calabasas Land Use & Development Code and General Plan. The project involves creation of a new CAR overlay zone that would encompass a 92.6-acre area comprised of commercially zoned property (CL, CR and CB) adjacent and along West Calabasas Road. This area lies within the Master Planned West Calabasas Road area and includes 24 parcels. The CAR Overlay zoning would ensure that auto sales and service, and other related automotive uses, are permitted within the area, consistent with the West Calabasas Road Master Plan and maximize density; increasing the maximum allowable FAR from 0.2 to 0.6 within the CAR overlay zone, for automotive uses in order to incentivize development consistent with the vision in the Master Plan.

Applicant: City of Calabasas, 100 Civic Center Way, Calabasas, CA 91302

Hearing Body: Planning Commission

Meeting Date & Time: February 2, 2017, at 7:00 PM

Meeting Location: Council Chambers, City Hall, 100 Civic Center Way, Calabasas, California

Environmental Review: A Mitigated Negative Declaration has been prepared and circulated in compliance with CEQA and the CEQA Guidelines.

For questions, comments or concerns regarding the project, or if you wish to review the project file please contact:

Project Planner: Glenn Michitsch
T: (818) 224-1600
F: (818) 225-7329

Or Visit Community Development Department offices located at:

Calabasas City Hall
100 Civic Center Way, Calabasas, CA 91302
Monday - Thursday: 7:30 a.m. to 5:30 p.m.
Friday: from 7:30 a.m. to 2:00 p.m.

} STOP THE CONSTRUCTION

The Planning Commission will be making a recommendation to the City Council regarding this item, after which a separate public hearing for the project will be conducted by the City Council. The City Council hearing will be separately noticed.

Date: 1-11-17

Signature: *Thomas J. Justice, City Planner*
(for) Maureen Tamuri, AICP, Community Development Director

Radius Map:



ATTACHMENT J – FINAL MITIGATED NEGATIVE DECLARATION

AVAILABLE ON THE CITY'S WEBSITE AT

(<http://www.cityofcalabasas.com/pdf/documents/planning/AutoRetailOverlay-MND-FINAL.pdf>) OR BY CONTACTING PLANNING

STAFF DURING NORMAL BUSINESS HOURS AT (818)

224-1600



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 28, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: SCOTT H. HOWARD, COLANTUONO HIGHSMITH & WHATLEY
CITY ATTORNEY

SUBJECT: INTRODUCTION OF ORDINANCE NO. 2017-348, AMENDING
PROCEDURE FOR REFUND OF DEPARTMENT FEES

**MEETING
DATE:** MARCH 8, 2017

SUMMARY RECOMMENDATION:

That the City Council consider introduction and adoption of the attached Ordinance No. 2017-348, which would amend the recently adopted (November 9, 2016) department fee refund ordinance. The council should also confirm approval of the Dabach refund request.

DISCUSSION:

Ordinance number 2016-341, adopted by the Council on November 9, 2016, established a procedure for a party to seek a refund of a permit fee, application fee, or other specified City fee paid to a Department.

Section 3.38.010 of the City's Municipal Code includes a specific time frame within which any request for a fee refund may be brought (12 months). On February 22, 2017, the council considered a fee refund request submitted by Alan Dabach. The council unanimously concurred that the request had merit and should be approved.

The refund request was based on the council having adopted an ordinance in October 2016 which exempted small projects from ridgeline development standards, which eliminated the requirement for a variance for these small rear yard improvements such as barbeque islands and in-ground swimming pools. Variances for these improvements were required prior to October 2016.

There also may be a small number of other parties who may have valid substantive claims but given the requirements of section 3.38.010, may be precluded from filing a request for refund. Therefore, in order to lawfully approve the Dabach refund and address others which may be similarly situated, we provide for your consideration an amendment to Section 3.38.010 which will allow the Council to extend the 12 month time limit for up to 24 months, if an applicant demonstrates good cause for consideration of their request outside the 12 month limit, but in no event beyond 24 months. The finding of good cause will be within the discretion of Council upon a request made by a party seeking a refund.

All other provisions of the ordinance (2016-341) remain unchanged.

FISCAL IMPACT/SOURCE OF FUNDING:

Possible small cost in processing additional refund claims along with the actual refund(s).

ATTACHMENT:

Ordinance 2017-348 amending Section 3.38.010

**ITEM 3 ATTACHMENT
ORDINANCE NO. 2017-348**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS,
CALIFORNIA AMENDING SECTION 3.38.010 OF THE CALABASAS
MUNICIPAL CODE TO PROVIDE FOR AN EXCEPTION TO THE TIME
LIMITS FOR FILING A REQUEST FOR REFUND OF FEES**

WHEREAS, the City Council has determined that the twelve month time limit for refund of department fees paid to the city for processing applications and other entitlements may have inadvertently excluded some qualified claimants from obtaining a refund; and

WHEREAS, the City Council finds it appropriate to allow claimants who may be otherwise qualified to receive a refund of department fees to seek an exception to the twelve month filing time limit.

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

SECTION 1. Section 3.38.010 of the Calabasas Municipal Code is hereby amended to read as follows:

3.38.010 - Claim for a refund.

No claim for a refund of department fees shall be allowed in whole or in part unless filed with the city clerk within the earlier of (1) twelve (12) months from the date of expiration of the permit/application or of any extensions granted by the department, or (2) twelve (12) months from the date of any department or commission action.

Upon request of a claimant, the City Council may make an exception to the twelve month filing limitation for good cause demonstrated by a claimant. [However, in no event may an exception be considered or granted if the claim was filed more than twenty four \(24\) months from the date of expiration of the permit/application or of any extensions granted by the department, or twenty four \(24\) months from the date of any department or commission action.](#)

SECTION 2. Severability Clause.

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 3. Effective Date.

This Ordinance shall take effect 30 days after its passage and adoption pursuant to Government Code Section 36937 and shall supersede any conflicting provision of any City of Calabasas ordinance.

SECTION 4. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ____ day of March, 2017.

Mary Sue Maurer, Mayor

ATTEST:

APPROVED AS TO FORM

Maricela Hernandez, MMC
City Clerk

Scott H. Howard
Colantuono Highsmith & Whatley
City Attorney



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 28, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ANTHONY M. COROALLES, CITY MANAGER

SUBJECT: CONSIDERATION OF LETTER OF SUPPORT TO CALTRANS REGARDING FENCING ALONG HIGHWAY 118 TO PREVENT MOUNTAIN LION STRIKES

MEETING

DATE: MARCH 8, 2017

SUMMARY RECOMMENDATION:

As requested by Mayor Maurer, a letter of support to Caltrans regarding fencing along Highway 118 to prevent mountain lion strikes is being presented for Council consideration.

REQUESTED ACTION:

That the City Council discuss and consider a letter of support regarding fencing along Highway 118 to prevent mountain lion strikes is being presented for Council consideration.

ATTACHMENTS:

Draft letter of support

March 9, 2017

Ms. Carrie Bowen
District 7 Director
Caltrans
100 S. Main Street
Los Angeles, CA 90012

Re: Installation of Fencing along Highway 118 to Prevent Mountain Lion Strikes

Dear Ms. Bowen:

I would like to thank you for your offer to work with partners to install fencing along a segment of Highway 118 if funding is available. Fencing would serve to prevent mountain lions from being struck by motorists as well as to protect motorists from large animals crossing the highway. In the past ten weeks, three mountain lions have been struck and killed on Highway 118 just east of Rocky Peak.

Mountain lions and other carnivores in the Santa Monica Mountains are isolated by major roadways and urban encroachment. Our local mountain lion population in the Santa Monica Mountains is at risk of extinction. This risk will increase over time without the ability for these majestic animals to migrate to and from large open space areas to the north. Rocky Peak is a critical road crossing for this since there is natural habitat on both sides of Highway 118 and a big tunnel at Corriganville Park where fencing can channel wildlife under the freeway instead of across it.

Both Caltrans and the City of Calabasas recognize the importance of protecting wildlife movement. Caltrans has been a long-time supporter of fencing to prevent roadkill and is a vital partner in the wildlife corridor bridge project over the 101 Freeway.

Fencing is a proactive, easier, and less expensive solution to preventing mountain lion strikes than constructing a bridge and other types of safe passageways. I look forward to working with you on this.

Sincerely,

Mary Sue Maurer
Mayor, City of Calabasas



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 28, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MARICELA HERNANDEZ, MMC, CITY CLERK *Max*

SUBJECT: DISCUSSION OF 2017 COUNCIL MEETING SCHEDULE

MEETING
DATE: MARCH 8, 2017

SUMMARY RECOMMENDATION:

As requested at the last Council meeting, the 2017 meeting schedule is being presented for Council discussion.

REQUESTED ACTION:

That the City Council discuss the 2017 meeting schedule.

ATTACHMENTS:

- A. 2017 meeting schedule
- B. March-December 2017 online City calendar
- C. California Contract Cities Association's Municipal Seminar dates
- D. California League of Cities' Annual Conference dates

2017 City Council Meeting

Meeting Date	
Mar 22	
Apr 12	Canceled - Passover
Apr 26	
May 10	Canceled - CCCA Annual Conference
May 24	
Jun 3	Budget Workshop
Jun 14	
Jun 28	
Jul 12	Canceled
Jul 26	Canceled
Aug 9	
Aug 23	
Sep 13	Canceled - League of CA Cities Annual Conference
Sep 27	
Oct 11	
Oct 25	
Nov 8	
Nov 22	Canceled - Thanksgiving Eve
Nov 29	Special Meeting - Council Reorganization
Dec 13	
Dec 27	Canceled



HOME ABOUT US GOVERNMENT RESIDENTS CONNECT CTV LIBRARY SEARCH WHAT'S NEW

CALENDAR

<< JANUARY FEBRUARY **MARCH 2017** APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	1 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	2 Planning Commission 7:00pm Council Chambers CANCELLED CERT Training 7:00-9:30pm Founders Hall	3 Calabasas Special Speaker Series Michael McDaniel "Pirates and Other Perils of the Sea: It's Dangerous Out There!" 7:30 pm Founders Hall	4 E-Waste Collection Albertson's (Parking Lot) 26521 Agoura Rd 10am-3pm
5	6	7 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED	8 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	9 CERT Training 7:00-9:30pm Founders Hall Traffic & Transportation Commission SPECIAL MEETING 7:00pm Council Chambers LIVE ON CTV	10 Architectural Review Panel SPECIAL MEETING 2:30pm Council Chambers LIVE ON CTV	11 Water Based Paint and Used Oil Round-Up City Hall 10am-2pm St. Patrick's Day Celebration 11:00a - 3:00ppm AHCCC, 27040 Malibu Hills Rd.
12 Daylight Saving Time Begins 2:00am	13 Parks, Rec & Education Commission 5:30pm Council Chambers LIVE ON CTV	14 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED LIVE	15 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	16 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV CERT Training 7:00-9:30pm Founders Hall	17	18 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
19	20	21 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	22 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	23 CERT Training 7:00-9:30pm Founders Hall	24 Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	25
26	27	28 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED LIVE	29	30 CERT Training 7:00-9:30pm Founders Hall	31	1



HOME ABOUT US GOVERNMENT RESIDENTS CONNECT CTV LIBRARY SEARCH WHAT'S NEW

CALENDAR

<< JANUARY FEBRUARY MARCH **APRIL 2017** MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1 E-Waste Collection Albertson's (Parking Lot) 26521 Agoura Rd. 10:00am-3:00pm
2	3 Library Commission 6:30pm Council Chambers LIVE ON CTV	4 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED	5 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED Historic Preservation Commission 7:00pm Council Chambers LIVE ON CTV	6 Planning Commission 7:00pm Council Chambers LIVE ON CTV CERT Training 7:00-9:30pm Founders Hall	7	8
9	10	11	12 City Council Meeting 7:00pm Council Chambers CANCELLED PASSOVER	13	14	15 Bunny Trail Jr. Egg Hunt 9:00am - Noon De Anza Park E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr. Earth Day Festival 2:00pm - 5:00pm Las Virgenes Creek on Agoura Rd.
16	17	18 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	19 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	20 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	21	22
23	24 Public Safety Commission 4:00pm Council Chambers LIVE ON CTV	25 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED LIVE Traffic & Transportation Commission 7:00pm Council Chambers LIVE ON CTV	26 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	27	28 Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	29 Arbor Day Celebration 9:00am-Noon Calabasas High School

30	1	2	3	4	5	6
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HOME ABOUT US GOVERNMENT RESIDENTS CONNECT CTV LIBRARY SEARCH WHAT'S NEW

CALENDAR

<< JANUARY FEBRUARY MARCH APRIL **MAY 2017** JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1	2 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Environmental Commission 7:00pm Council Chambers LIVE ON CTV	3 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	4 Planning Commission 7:00pm Council Chambers LIVE ON CTV	5	6 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd 20th Annual Calabasas Fine Arts Festival 10:00am-5:00pm Commons at Calabasas & Civic Center
7 20th Annual Calabasas Fine Arts Festival 10:00am-5:00pm Commons at Calabasas & Civic Center	8	9 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED LIVE City of Calabasas Night at Dodger Stadium 7:10pm Dodger Stadium	10 City Council Meeting 7:00pm Council Chambers CANCELLED CCCA Municipal Seminar	11	12	13 Water Based Paint and Used Oil Round-Up 10:00am-2:00pm City Hall
14	15	16 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	17 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	18 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	19	20 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
21	22	23 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED LIVE	24 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	25	26 Architectoral Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	27
28	29 Memorial Day: CITY HALL CLOSED	30	31	1	2	3



HOME ABOUT US GOVERNMENT RESIDENTS CONNECT CTV LIBRARY SEARCH WHAT'S NEW

CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE 2017 JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER >>



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1 Planning Commission 7:00pm Council Chambers LIVE ON CTV	2	3 BUDGET WORKSHOP E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
4	5	6 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED	7 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	8	9	10
11	12 Parks, Rec & Education Commission 5:30pm Council Chambers LIVE ON CTV	13	14 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	15 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	16	17 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
18	19	20 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	21 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	22	23 Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	24
25 Sun Sets 2017 - Calabasas Summer Concert Series 6:00pm Calabasas Lake	26	27 LVUSD Board Meeting 6:00pm LVUSD District Office 4111 N. Las Virgenes Rd NOT TELEVISED	28 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	29	30	1



HOME ABOUT US GOVERNMENT RESIDENTS CONNECT CTV LIBRARY SEARCH WHAT'S NEW

CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY 2017 AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
25	26	27	28	29	30	1
						 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
2	3	4	5	6	7	8
	Library Commission 6:30pm Council Chambers LIVE ON CTV	Independence Day Observed: CITY HALL CLOSED 4th of July City Activities Various Times and Locations 4th of July Fireworks Spectacular 5:00pm Calabasas High School Development Review Committee 2:00 pm Conf. Rm. 3 CANCELLED	Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVIEWED Historic Preservation Commission 7:00pm Council Chambers LIVE ON CTV	Planning Commission 7:00pm Council Chambers LIVE ON CTV		Water Based Paint and Used Oil Round-Up 10:00am-2:00pm City Hall
9	10	11	12	13	14	15
			City Council Meeting 7:00pm Council Chambers CANCELLED			 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
16	17	18	19	20	21	22
Sun Sets 2017 - Calabasas Summer Concert Series 6:00pm Calabasas Lake		Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVIEWED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVIEWED	Teen Court 4:30pm Founders Hall NOT TELEVIEWED Planning Commission 7:00pm Council Chambers LIVE ON CTV		
23	24	25	26	27	28	29
	Public Safety Commission 4:00pm Council Chambers LIVE ON CTV	Traffic & Transportation Commission 7:00pm Council Chambers LIVE ON CTV	City Council Meeting 7:00pm Council Chambers CANCELLED		Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVIEWED	

30	31	1	2	3	4	5



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CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY **AUGUST 2017** SEPTEMBER OCTOBER NOVEMBER DECEMBER >>



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED	2 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	3 Planning Commission 7:00pm Council Chambers LIVE ON CTV	4	5 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
6	7	8	9 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	10	11	12
13 Sun Sets 2017 - Calabasas Summer Concert Series 6:00pm Calabasas Lake	14	15 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	16 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	17 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	18	19 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
20	21	22	23 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	24	25 Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	26
27 Sun Sets 2017 - Calabasas Summer Concert Series 6:00pm Calabasas Lake	28	29	30	31	1	2



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CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST **SEPTEMBER 2017** OCTOBER NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1	2
						 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
3	4	5	6	7	8	9
	Labor Day: CITY HALL CLOSED	Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Environmental Commission 7:00pm Council Chambers LIVE ON CTV	Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	Planning Commission 7:00pm Council Chambers LIVE ON CTV		Water Based Paint and Used Oil Round-Up 10:00am-2:00pm City Hall
10	11	12	13	14	15	16
	Parks, Rec & Education Commission 5:30pm Council Chambers LIVE ON CTV		City Council Meeting 7:00pm Council Chambers CANCELLED LEAGUE ANNUAL CONFERENCE			 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
17	18	19	20	21	22	23
		Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	
24	25	26	27	28	29	30
			City Council Meeting 7:00pm Council Chambers LIVE ON CTV			



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CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER **OCTOBER 2017** NOVEMBER DECEMBER >>

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Library Commission 6:30pm Council Chambers LIVE ON CTV	3 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED	4 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED Historic Preservation Commission 7:00pm Council Chambers LIVE ON CTV	5 Planning Commission 7:00pm Council Chambers LIVE ON CTV	6	7 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
8	9	10	11 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	12	13	14
15	16	17 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	18 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	19 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	20	21 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr. Calabasas Pumpkin Festival 10:00am-5:00pm Juan Bautista de Anza Park
22 Calabasas Pumpkin Festival 10:00am-5:00pm Juan Bautista de Anza Park	23 Public Safety Commission 4:00pm Council Chambers LIVE ON CTV	24 Traffic & Transportation Commission 7:00pm Council Chambers LIVE ON CTV	25 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	26	27 Architctural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVISED	28
29	30	31	1	2	3	4



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CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER **NOVEMBER 2017** DECEMBER >>



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	2 Planning Commission 7:00pm Council Chambers LIVE ON CTV	3	4 E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
5 Daylight Saving Time Ends 2:00am	6	7 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Environmental Commission 7:00pm Council Chambers LIVE ON CTV	8 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	9	10 Veterans' Day: CITY HALL CLOSED	11 Water Based Paint and Used Oil Round-Up 10:00am-2:00pm City Hall
12	13	14	15 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVISED	16 Teen Court 4:30pm Founders Hall NOT TELEVISED Planning Commission 7:00pm Council Chambers LIVE ON CTV	17	18 E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
19	20	21 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVISED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	22 City Council Meeting 7:00pm Council Chambers CANCELLED THANKGIVING EVE	23 Thanksgiving Day: CITY HALL CLOSED	24 Day After Thanksgiving: CITY HALL CLOSED Architectural Review Panel 2:00pm Conf. Rm. 3 CANCELLED	25
26	27	28	29 City Council Meeting - Council Reorganization SPECIAL MEETING 7:00pm Council Chambers LIVE ON CTV	30	1	2



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CALENDAR

<< JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1	2  E-Waste Collection 10:00am-3:00pm Albertson's (Parking Lot) 26521 Agoura Rd
3	4	5 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVIEWED Environmental Commission 7:00pm Council Chambers LIVE ON CTV	6 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVIEWED	7 Planning Commission 7:00pm Council Chambers LIVE ON CTV	8	9
10	11 Parks, Rec. & Education Commission 5:30pm Council Chambers LIVE ON CTV	12	13 City Council Meeting 7:00pm Council Chambers LIVE ON CTV	14	15	16  E-Waste Collection 10:00am-3:00pm El Camino Shopping Center (parking lot) 23381 Mulholland Dr.
17	18	19 Development Review Committee 2:00 pm Conf. Rm. 3 NOT TELEVIEWED Communications & Technology Commission 7:00pm Council Chambers LIVE ON CTV	20 Community Development Director's Hearing 2:00 pm Conf. Rm. 3 NOT TELEVIEWED	21 Teen Court 4:30pm Founders Hall NOT TELEVIEWED Planning Commission 7:00pm Council Chambers LIVE ON CTV	22 Architectural Review Panel 2:00pm Conf. Rm. 3 NOT TELEVIEWED	23
24	25 Christmas Day: CITY HALL CLOSED	26 CITY HALL CLOSED	27 City Council Meeting 7:00pm Council Chambers CANCELLED	28	29 New Year's Eve Observed: CITY HALL CLOSSES AT NOON	30
31	1	2	3	4	5	6



CALIFORNIA CONTRACT CITIES ASSOCIATION

Select Language | ▼

58th Annual Municipal Seminar

WHEN:

May 11, 2017 @ 7:30 am - May 14, 2017 @ 10:00 am

WHERE:

Renaissance Indian Wells Resort & Spa

44400 Indian Wells Ln

Indian Wells, CA 92210

USA

COST:

Various

CONTACT:

CCCA Staff

(562) 622-5533

Email (mailto:staff@contractcities.org)

Event website (www.contractcities.org)

(<http://www.contractcities.org/events/>)

(<http://www.cvent.com/d/k5qjp6/4W>)



< August City Managers Meeting

Sam Olivito's Retirement Dinner >

CALENDAR

MAR
2
Thu
(http://www.contractcities.org/events/action~oneday/exact_date)

11:00 am LASD's 29th Annual City Managers... @ Sheraton Cerritos
(http://www.contractcities.org/event/lasds-29th-annual-city-managers-educational-seminar-march-2-2017/?instance_id=177)

[Home](#) > [Education & Events](#) > Annual Conference

For Attendees

For Exhibitors



For Attendees

Hear new legal and legislative updates, debate controversial issues and vote on League Resolutions as your city's delegate.

[more info](#)



For Exhibitors

Q: How can you reach 400 California cities and 1,900 attendees in two days? A: Expo with the League.

[more info](#)

- ## Twitter Feed



[about 6 days ago](#) One week left to register for Public Works Officers Institute! Happening in San Diego March 22 - 24! cacities.org/Top/News/News-...



[about 13 days ago](#) Calling all Public Works Directors! Join us in March for sessions on road funding measures, stormwater & succession cacities.org/Education-Even...

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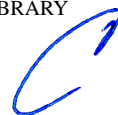


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 02/15/2017 to 02/22/2017

Date: 2/28/2017
 Time: 10:19:44AM
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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Boards and Commissions					
97827	2/16/2017	US BANK	VISA- RALPHS	40.01	Boards and Commissions
Total Amount for 1 Line Item(s) from Boards and Commissions				\$40.01	
City Clerk					
97822	2/15/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	701.07	City Clerk
97783	2/15/2017	CR PRINT	LABELS	415.43	City Clerk
97785	2/15/2017	CYBERCOPY	COPY/PRINTING SERVICE	47.03	City Clerk
97827	2/16/2017	US BANK	VISA- CITY CLERK ASSOCIATION	40.00	City Clerk
97827	2/16/2017	US BANK	VISA- ITUNES	6.99	City Clerk
Total Amount for 5 Line Item(s) from City Clerk				\$1,210.52	
City Council					
97839	2/22/2017	CALABASAS CHAMBER OF COMMERCE	CHAMBER BOWLING TOUR	300.00	City Council
97827	2/16/2017	US BANK	VISA- LA PAZ RESTAURANT	258.00	City Council
97827	2/16/2017	US BANK	VISA- ROSTI TUSCAN KITCHEN	238.24	City Council
97827	2/16/2017	US BANK	VISA- CALABASAS SELF STORAGE	184.00	City Council
97775	2/15/2017	CALABASAS- LAS VIRGENES	HOLIDAY PARTY- 12/18/16	20.00	City Council
97775	2/15/2017	CALABASAS- LAS VIRGENES	HOLIDAY PARTY- 12/18/16	20.00	City Council
Total Amount for 6 Line Item(s) from City Council				\$1,020.24	
Civic Center O&M					
97905	2/22/2017	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	826.71	Civic Center O&M
97768	2/15/2017	AMTECH ELEVATOR SERVICES	ELEVATOR SERVICES	795.00	Civic Center O&M
97823	2/15/2017	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	713.76	Civic Center O&M
97827	2/16/2017	US BANK	VISA- DISCOUNT PRINTING	599.50	Civic Center O&M
97812	2/15/2017	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	581.96	Civic Center O&M
97845	2/22/2017	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
97845	2/22/2017	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
97812	2/15/2017	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	470.53	Civic Center O&M
97845	2/22/2017	CIRCULATING AIR, INC.	HVAC MAINTENANCE	346.00	Civic Center O&M
97889	2/22/2017	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	218.28	Civic Center O&M
97889	2/22/2017	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	218.27	Civic Center O&M
97889	2/22/2017	SECURAL SECURITY CORP	SECURITY- LIBRARY	170.40	Civic Center O&M





Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 02/15/2017 to 02/22/2017

Date: 2/28/2017
 Time: 10:19:44AM
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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Total Amount for 12 Line Item(s) from Civic Center O&M				\$6,057.41	
<u>Community Development</u>					
97799	2/15/2017	M6 CONSULTING, INC.	PLAN CHECK SERVICES	25,524.40	Community Development
97799	2/15/2017	M6 CONSULTING, INC.	INSPECTION SERVICES	16,640.00	Community Development
97840	2/22/2017	CALABASAS CREST LTD	R.A.P.- MAR 2017	6,174.00	Community Development
97851	2/22/2017	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	5,013.75	Community Development
97799	2/15/2017	M6 CONSULTING, INC.	PERMIT SERVICES	4,725.00	Community Development
97787	2/15/2017	EDGESOFT, INC.	SOFTWARE MAINTENANCE	4,000.00	Community Development
97808	2/15/2017	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	2,357.50	Community Development
97851	2/22/2017	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	852.50	Community Development
97827	2/16/2017	US BANK	VISA- APA	735.00	Community Development
97767	2/15/2017	AMERICAN PLANNING ASSOCIATION	MEMBERSHIP DUES- M TAMURI	710.00	Community Development
97788	2/15/2017	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	310.00	Community Development
97903	2/22/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	285.54	Community Development
97785	2/15/2017	CYBERCOPY	COPY/PRINTING SERVICE	248.33	Community Development
97853	2/22/2017	FLEYSHMAN/ALBERT//	R.A.P.- MAR 2017	210.00	Community Development
97871	2/22/2017	MEDVETSKY/LINA//	R.A.P.- MAR 2017	210.00	Community Development
97857	2/22/2017	HENDERSON/LYN//	R.A.P.- MAR 2017	210.00	Community Development
97890	2/22/2017	SHAHIR/RAHIM//	R.A.P.- MAR 2017	210.00	Community Development
97907	2/22/2017	YAZDINIAN/SUSAN//	R.A.P.- MAR 2017	210.00	Community Development
97874	2/22/2017	MILES/AUDREY//	R.A.P.- MAR 2017	210.00	Community Development
97827	2/16/2017	US BANK	VISA- IAPMO	150.00	Community Development
97827	2/16/2017	US BANK	VISA- CA PRESERVATION	75.00	Community Development
97827	2/16/2017	US BANK	VISA- APA	45.00	Community Development
97900	2/22/2017	VALLEY NEWS GROUP	LEGAL ADVERTISING	45.00	Community Development
97900	2/22/2017	VALLEY NEWS GROUP	LEGAL ADVERTISING	45.00	Community Development
97827	2/16/2017	US BANK	VISA- UCLA EXT	30.00	Community Development
97827	2/16/2017	US BANK	VISA- NFPA	25.57	Community Development
97903	2/22/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	21.64	Community Development
Total Amount for 27 Line Item(s) from Community Development				\$69,273.23	
<u>Community Services</u>					
97877	2/22/2017	NOTIONIST	BROCHURE DESIGN- SPRING 2017	5,500.00	Community Services
97811	2/15/2017	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,424.22	Community Services



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97827	2/16/2017	US BANK	VISA- STONEFIRE GRILL	960.68	Community Services
97866	2/22/2017	LAS VIRGENES UNIFIED SCHOOL	FACILITY RENTAL	950.00	Community Services
97825	2/15/2017	WESTLAKE MALIBU LIFESTYLE	ARTS FEST ADVERTISING	790.00	Community Services
97823	2/15/2017	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	698.57	Community Services
97827	2/16/2017	US BANK	VISA- CALABASAS SELF STORAGE	658.00	Community Services
97782	2/15/2017	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	615.00	Community Services
97823	2/15/2017	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	541.80	Community Services
97827	2/16/2017	US BANK	VISA- SYSTEMATIC ART	530.34	Community Services
97827	2/16/2017	US BANK	VISA- COSTCO	475.51	Community Services
97827	2/16/2017	US BANK	VISA- COSTCO	472.26	Community Services
97889	2/22/2017	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES/GRP	431.42	Community Services
97889	2/22/2017	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES/GRP	425.68	Community Services
97789	2/15/2017	GESAS/HELAIN W.//	RECREATION INSTRUCTOR	385.00	Community Services
97868	2/22/2017	LIPTON/JEREMY//	BASKETBALL OFFICIAL	330.00	Community Services
97831	2/22/2017	ALAN-LEE/CRAIG//	BASKETBALL OFFICIAL	330.00	Community Services
97827	2/16/2017	US BANK	VISA- 10S TENNIS SUPPLY	290.91	Community Services
97836	2/22/2017	BILCHIK/DANIEL//	BASKETBALL OFFICIAL	270.00	Community Services
97861	2/22/2017	KOPSTEIN/STEVE//	BASKETBALL OFFICIAL	270.00	Community Services
97875	2/22/2017	MONTGOMERY/MICHAEL//	BASKETBALL OFFICIAL	270.00	Community Services
97827	2/16/2017	US BANK	VISA- COSTCO	269.50	Community Services
97777	2/15/2017	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	267.98	Community Services
97827	2/16/2017	US BANK	VISA- DIY	263.50	Community Services
97827	2/16/2017	US BANK	VISA- ULINE	259.19	Community Services
97827	2/16/2017	US BANK	VISA- ADMIT ONE	240.00	Community Services
97895	2/22/2017	TEMPLE/BRET//	BASKETBALL OFFICIAL	240.00	Community Services
97827	2/16/2017	US BANK	VISA- 7 ELEVEN	234.39	Community Services
97832	2/22/2017	ALLEN/HARVEY//	BASKETBALL OFFICIAL	200.00	Community Services
97827	2/16/2017	US BANK	VISA- VIKTOR BENES	200.00	Community Services
97812	2/15/2017	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	185.74	Community Services
97850	2/22/2017	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- SR CTR	185.00	Community Services
97872	2/22/2017	MEKJIAN/HENRY//	BASKETBALL OFFICIAL	180.00	Community Services
97881	2/22/2017	PORTARO/SAL//	BASKETBALL OFFICIAL	180.00	Community Services
97886	2/22/2017	RICCIO/JOE//	BASKETBALL OFFICIAL	180.00	Community Services
97860	2/22/2017	KELLER/MICHAEL//	BASKETBALL OFFICIAL	176.00	Community Services
97827	2/16/2017	US BANK	VISA- SMART & FINAL	167.49	Community Services
97812	2/15/2017	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	158.33	Community Services
97852	2/22/2017	FISHMAN/MICHAEL//	BASKETBALL OFFICIAL	150.00	Community Services



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97827	2/16/2017	US BANK	VISA- DISCOUNT PLAY	139.95	Community Services
97827	2/16/2017	US BANK	VISA- CITRUS COLLEGE	130.00	Community Services
97827	2/16/2017	US BANK	VISA- PARTY CITY	129.49	Community Services
97859	2/22/2017	ISRAEL/BOB//	BASKETBALL OFFICIAL	120.00	Community Services
97883	2/22/2017	RAMIREZ/MICHAEL//	BASKETBALL OFFICIAL	120.00	Community Services
97855	2/22/2017	FRIEDMAN/JORDAN//	BASKETBALL OFFICIAL	120.00	Community Services
97837	2/22/2017	BILCHIK/JONATHON//	BASKETBALL OFFICIAL	120.00	Community Services
97888	2/22/2017	ROTH/ALEXANDER//	BASKETBALL OFFICIAL	120.00	Community Services
97822	2/15/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	107.61	Community Services
97889	2/22/2017	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	100.00	Community Services
97827	2/16/2017	US BANK	VISA- COSTCO	97.21	Community Services
97827	2/16/2017	US BANK	VISA- DIRECT TV	93.61	Community Services
97834	2/22/2017	AT&T	TELEPHONE SERVICE	90.65	Community Services
97894	2/22/2017	TAKSEN/HOWARD//	BASKETBALL OFFICIAL	90.00	Community Services
97827	2/16/2017	US BANK	VISA- BARONES PIZZA	87.16	Community Services
97827	2/16/2017	US BANK	VISA- HOME DEPOT	85.02	Community Services
97805	2/15/2017	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
97805	2/15/2017	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
97827	2/16/2017	US BANK	VISA- ADVANCED SIGN & BANNER	78.48	Community Services
97827	2/16/2017	US BANK	VISA- MALIBU LAUNDRY	73.75	Community Services
97827	2/16/2017	US BANK	VISA- AMAZON.,COM	69.40	Community Services
97771	2/15/2017	AT&T	TELEPHONE SERVICE	66.58	Community Services
97786	2/15/2017	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	64.00	Community Services
97827	2/16/2017	US BANK	VISA- HOME DEPOT	60.69	Community Services
97828	2/22/2017	A RENTAL CONNECTION	EQUIPMENT RENTAL - SENIOR	55.08	Community Services
97818	2/15/2017	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	55.00	Community Services
97792	2/15/2017	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	49.99	Community Services
97827	2/16/2017	US BANK	VISA- TRADER JOE'S	48.84	Community Services
97827	2/16/2017	US BANK	VISA- AMAZON.COM	40.42	Community Services
97827	2/16/2017	US BANK	VISA- CONSTANT CONTACT	40.00	Community Services
97827	2/16/2017	US BANK	VISA- DS SERVICES	35.58	Community Services
97827	2/16/2017	US BANK	VISA- SMITH PIPE & SUPPLY	34.40	Community Services
97827	2/16/2017	US BANK	VISA- FENCE FACTORY	31.39	Community Services
97827	2/16/2017	US BANK	VISA- RALPHS	29.99	Community Services
97827	2/16/2017	US BANK	VISA- DOLLAR TREE	24.83	Community Services
97827	2/16/2017	US BANK	VISA- JERSEY MIKES	24.78	Community Services
97827	2/16/2017	US BANK	VISA- DOLLAR TREE	21.75	Community Services



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97827	2/16/2017	US BANK	VISA- HOME DEPOT	20.58	Community Services
97827	2/16/2017	US BANK	VISA- PARTY CITY	19.43	Community Services
97827	2/16/2017	US BANK	VISA- CALABASAS ARTS COUNCIL	15.99	Community Services
97827	2/16/2017	US BANK	VISA- TARGET	7.53	Community Services
97827	2/16/2017	US BANK	VISA- AMC PROMENADE	-330.00	Community Services
Total Amount for 81 Line Item(s) from Community Services				\$22,915.69	
Finance					
97791	2/15/2017	HDL, COREN & CONE INC.	PROPERTY TAX SERVICES	1,375.00	Finance
97765	2/15/2017	ADP, INC	PAYROLL PROCESSING	1,018.34	Finance
97879	2/22/2017	PELKA/LESLEY//	REIMB TRAVEL EXPS- CSMFO	153.00	Finance
97827	2/16/2017	US BANK	VISA- STAPLES	141.51	Finance
97765	2/15/2017	ADP, INC	PAYROLL PROCESSING	133.85	Finance
97827	2/16/2017	US BANK	VISA- OFFICE DEPOT	36.88	Finance
97822	2/15/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	24.44	Finance
97827	2/16/2017	US BANK	VISA- PRINTER CARTRIDGES	11.90	Finance
Total Amount for 8 Line Item(s) from Finance				\$2,894.92	
Klubhouse Preschool					
97827	2/16/2017	US BANK	VISA- COSTCO	2,572.23	Klubhouse Preschool
97782	2/15/2017	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	1,435.00	Klubhouse Preschool
97849	2/22/2017	DEPARTMENT OF SOCIAL SERVICES	ANNUAL LIC FEE-KLUBHOUSE	968.00	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- DISCOUNT SCHOOL SUPPLY	386.96	Klubhouse Preschool
97887	2/22/2017	ROSATI FARMS	MILK/YOGURT DELIVERY	254.40	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- TARGET	240.50	Klubhouse Preschool
97834	2/22/2017	AT&T	TELEPHONE SERVICE	216.01	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- HOME DEPOT	194.34	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- FACEBOOK	170.79	Klubhouse Preschool
97792	2/15/2017	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	116.64	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- L.A. SPARKS	100.00	Klubhouse Preschool
97827	2/16/2017	US BANK	VISA- SMART & FINAL	39.77	Klubhouse Preschool
Total Amount for 12 Line Item(s) from Klubhouse Preschool				\$6,694.64	

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97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	6,856.35	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	5,500.00	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	1,600.00	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	1,500.00	Library
97835	2/22/2017	BAKER & TAYLOR	BOOKS-LIBRARY	1,253.05	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	1,200.00	Library
97884	2/22/2017	RECORDED BOOKS, LLC	BOOKS ON CD	1,107.93	Library
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	857.56	Library
97858	2/22/2017	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	682.98	Library
97878	2/22/2017	OCLC, INC.	MEMBERSHIP DUES- FEB 2017	682.60	Library
97896	2/22/2017	TIME WARNER CABLE	CABLE MODEM- LIBRARY	580.00	Library
97848	2/22/2017	CR PRINT	BOOKMARKS	447.99	Library
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	426.15	Library
97856	2/22/2017	GALE CENGAGE LEARNING	E-BOOKS	300.00	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	286.40	Library
97777	2/15/2017	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	252.38	Library
97884	2/22/2017	RECORDED BOOKS, LLC	BOOKS ON CD	235.75	Library
97834	2/22/2017	AT&T	TELEPHONE SERVICE	178.87	Library
97835	2/22/2017	BAKER & TAYLOR	BOOKS-LIBRARY	153.05	Library
97858	2/22/2017	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	149.62	Library
97827	2/16/2017	US BANK	VISA- ELM USA	102.45	Library
97858	2/22/2017	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	86.48	Library
97858	2/22/2017	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	59.98	Library
97827	2/16/2017	US BANK	VISA- COSTCO	57.62	Library
97873	2/22/2017	MIDWEST TAPE	DVD'S-LIBRARY	57.30	Library
97873	2/22/2017	MIDWEST TAPE	DVD'S-LIBRARY	57.30	Library
97835	2/22/2017	BAKER & TAYLOR	BOOKS-LIBRARY	35.74	Library
97858	2/22/2017	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	30.66	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	25.06	Library
97827	2/16/2017	US BANK	VISA- INLAND LIBRARY	25.00	Library
97827	2/16/2017	US BANK	VISA- COSTCO	23.49	Library
97835	2/22/2017	BAKER & TAYLOR	BOOKS-LIBRARY	20.35	Library
97827	2/16/2016	US BANK	VISA- MALIBU LAUNDRY	20.00	Library
97884	2/22/2017	RECORDED BOOKS, LLC	BOOKS ON CD	17.13	Library
97884	2/22/2017	RECORDED BOOKS, LLC	E- AUDIO BOOKS	12.53	Library
97827	2/16/2017	US BANK	VISA- USPS	10.85	Library



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Total Amount for 36 Line Item(s) from Library				\$24,892.62	
<u>LMD #22</u>					
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	8,925.55	LMD #22
97772	2/15/2017	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	5,528.81	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,796.00	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,082.52	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,768.00	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,228.31	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,030.37	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,014.86	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,012.74	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	887.34	LMD #22
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	804.22	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	801.17	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	617.89	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	607.00	LMD #22
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	601.26	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	577.50	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	511.03	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	451.00	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	412.00	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	394.98	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	383.20	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	289.66	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	272.05	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	262.81	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	250.03	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	241.44	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	228.90	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	210.00	LMD #22
97772	2/15/2017	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	135.00	LMD #22
97811	2/15/2017	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	132.43	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	124.99	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	123.57	LMD #22
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	114.80	LMD #22



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97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	83.37	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	82.38	LMD #22
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	75.99	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	68.38	LMD #22
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	55.87	LMD #22
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	41.19	LMD #22
Total Amount for 39 Line Item(s) from LMD #22				\$37,228.61	
<u>LMD #24</u>					
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,913.74	LMD #24
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	400.00	LMD #24
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	373.91	LMD #24
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	8.20	LMD #24
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	5.43	LMD #24
Total Amount for 5 Line Item(s) from LMD #24				\$5,701.28	
<u>LMD #27</u>					
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,125.91	LMD #27
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	2.05	LMD #27
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	1.36	LMD #27
Total Amount for 3 Line Item(s) from LMD #27				\$1,129.32	
<u>LMD #32</u>					
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,861.52	LMD #32
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	130.64	LMD #32
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	2.05	LMD #32
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	1.36	LMD #32
Total Amount for 4 Line Item(s) from LMD #32				\$1,995.57	
<u>LMD 22 - Common Benefit Area</u>					
97870	2/22/2017	MARINE BIOCHEMISTS OF CA INC	LAKE MAINTENANCE	1,444.20	LMD 22 - Common Benefit Area
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	973.04	LMD 22 - Common Benefit Area



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97838	2/22/2017	BRIGHTVIEW TREE COMPANY	LANDSCAPE MAINTENANCE	900.00	LMD 22 - Common Benefit Area
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	712.48	LMD 22 - Common Benefit Area
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	566.58	LMD 22 - Common Benefit Area
97827	2/16/2017	US BANK	VISA- BOETHING TREELAND	550.70	LMD 22 - Common Benefit Area
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	536.72	LMD 22 - Common Benefit Area
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	338.12	LMD 22 - Common Benefit Area
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	274.07	LMD 22 - Common Benefit Area
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	233.50	LMD 22 - Common Benefit Area
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	232.39	LMD 22 - Common Benefit Area
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	141.72	LMD 22 - Common Benefit Area
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	87.60	LMD 22 - Common Benefit Area
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	68.38	LMD 22 - Common Benefit Area
Total Amount for 14 Line Item(s) from LMD 22 - Common Benefit Area				\$7,059.50	

Media Operations

97776	2/15/2017	CALNET TECHNOLOGY GROUP	25% PROGRESS PAY- LASER FICHE	12,498.75	Media Operations
97797	2/15/2017	LANAIR GROUP	SONIC WALL	8,381.43	Media Operations
97821	2/15/2017	VERIZON WIRELESS	TELEPHONE SERVICE	2,356.74	Media Operations
97877	2/22/2017	NOTIONIST	CITY NEWSLETTER- SPRING 2017	2,000.00	Media Operations
97864	2/22/2017	L.A. CO. SHERIFF'S DEPT.	EVENT FLYERS	1,228.33	Media Operations
97827	2/16/2017	US BANK	VISA- B&H PHOTO	489.95	Media Operations
97801	2/15/2017	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	378.00	Media Operations
97801	2/15/2017	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	336.00	Media Operations
97801	2/15/2017	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	294.00	Media Operations
97843	2/22/2017	CAPIO	ANNUAL MEMBER DUES-D STELLER	225.00	Media Operations
97770	2/15/2017	AT&T	TELEPHONE SERVICE	164.24	Media Operations
97827	2/16/2017	US BANK	VISA- AMAZON.COM	121.65	Media Operations
97898	2/22/2017	TRIBUNE MEDIA SERVICES, LLC	CTV GUIDE LISTING	96.88	Media Operations
97779	2/15/2017	CHARTER COMMUNICATIONS	CABLE MODEM- CITY HALL	77.99	Media Operations
97829	2/22/2017	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
97829	2/22/2017	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
97829	2/22/2017	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
97829	2/22/2017	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
97827	2/16/2017	US BANK	VISA- CREATIVE CLOUD	49.99	Media Operations



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Total Amount for 19 Line Item(s) from Media Operations				\$28,938.95	
<u>Non-Departmental</u>					
97794	2/15/2017	IRON MOUNTAIN	STORAGE SERVICES	2,059.95	Non-Departmental
97827	2/16/2017	US BANK	VISA- LIFE STORE	1,940.00	Non-Departmental
97769	2/15/2017	ART SOUP LA	ART RENTAL	1,520.35	Non-Departmental
97777	2/15/2017	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	1,361.73	Non-Departmental
97778	2/15/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- JME16861	1,263.90	Non-Departmental
97800	2/15/2017	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	892.50	Non-Departmental
97827	2/16/2017	US BANK	VISA- COFFEE WHOLESALE USA	832.05	Non-Departmental
97778	2/15/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- MEQ05335	636.77	Non-Departmental
97827	2/16/2017	US BANK	VISA- COSTCO	438.63	Non-Departmental
97778	2/15/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- TQH05599	381.94	Non-Departmental
97903	2/22/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	323.61	Non-Departmental
97827	2/16/2017	US BANK	VISA- TOYS R US	110.12	Non-Departmental
97827	2/16/2017	US BANK	VISA- KUERIG	76.44	Non-Departmental
97822	2/15/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	64.00	Non-Departmental
97842	2/22/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- KZT02095	61.10	Non-Departmental
97778	2/15/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- MEQ05335	58.90	Non-Departmental
97842	2/22/2017	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- NMC09173	27.89	Non-Departmental
97777	2/15/2017	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	19.64	Non-Departmental
Total Amount for 18 Line Item(s) from Non-Departmental				\$12,069.52	
<u>Payroll</u>					
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	8,299.73	Payroll
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	4,282.72	Payroll
Total Amount for 2 Line Item(s) from Payroll				\$12,582.45	
<u>Police / Fire / Safety</u>					
97863	2/22/2017	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- JAN 2017	358,335.25	Police / Fire / Safety
97863	2/22/2017	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- JAN 2017	8,333.39	Police / Fire / Safety
97796	2/15/2017	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- PARK EST	860.12	Police / Fire / Safety
97882	2/22/2017	PUBLIC SAFETY TECHNOLOGIES INC	RADAR EQUIPMENT REPAIRS	537.59	Police / Fire / Safety
97862	2/22/2017	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	101.22	Police / Fire / Safety



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97796	2/15/2017	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- FINGERPRINT	79.14	Police / Fire / Safety
97784	2/15/2017	CRASH DATA GROUP INC	DATA RECORDER EQUIPMENT REPAIR	64.37	Police / Fire / Safety
Total Amount for 7 Line Item(s) from Police / Fire / Safety				\$368,311.08	
<u>Public Safety & Emergency Preparedness</u>					
97827	2/16/2017	US BANK	VISA- MACKAY COMMUNICATION	233.58	Public Safety & Emergency Preparedness
97827	2/16/2017	US BANK	VISA- AMERICAN RADIO SUPPLY	41.98	Public Safety & Emergency Preparedness
Total Amount for 2 Line Item(s) from Public Safety & Emergency Preparedness				\$275.56	
<u>Public Works</u>					
97841	2/22/2017	CALIFORNIA GREEN CONSULTING	GREEN STREET PROJECT	14,715.00	Public Works
97820	2/15/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	11,250.00	Public Works
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	7,554.74	Public Works
97846	2/22/2017	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	7,108.84	Public Works
97802	2/15/2017	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	4,750.00	Public Works
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,514.12	Public Works
97802	2/15/2017	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	3,262.50	Public Works
97809	2/15/2017	RUIZ CONCRETE & PAVING INC.	STREET REPAIRS	2,783.55	Public Works
97815	2/15/2017	SUSTAINABLE SOLUTIONS SERVICES	ROAD CLEAN-UP	2,683.20	Public Works
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	2,403.09	Public Works
97815	2/15/2017	SUSTAINABLE SOLUTIONS SERVICES	ROAD CLEAN-UP	2,246.40	Public Works
97876	2/22/2017	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	2,175.00	Public Works
97815	2/15/2017	SUSTAINABLE SOLUTIONS SERVICES	ROAD CLEAN-UP	2,172.00	Public Works
97795	2/15/2017	ISSAKHANI/MARINA//	CONSULTING SERVICES	1,716.00	Public Works
97827	2/16/2017	US BANK	VISA- SUNBELT RENTAL	1,465.15	Public Works
97876	2/22/2017	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,315.00	Public Works
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	1,039.50	Public Works
97876	2/22/2017	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	845.00	Public Works
97790	2/15/2017	GORGIN/KLAYMOND//	CONSULTING SERVICES	704.00	Public Works
97867	2/22/2017	LEMUS/ALBA//	PROFESSIONAL SERVICES	616.00	Public Works
97906	2/22/2017	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	596.75	Public Works
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	556.72	Public Works
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	520.00	Public Works
97826	2/15/2017	WILLDAN ASSOCIATES INC.	CHECK LOT MERGER	487.50	Public Works
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	486.52	Public Works



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97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	435.63	Public Works
97867	2/22/2017	LEMUS/ALBA//	PROFESSIONAL SERVICES	363.00	Public Works
97902	2/22/2017	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	351.73	Public Works
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	329.66	Public Works
97903	2/22/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	275.75	Public Works
97764	2/15/2017	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
97827	2/16/2017	US BANK	VISA- CAPCA	165.00	Public Works
97798	2/15/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	155.31	Public Works
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	125.00	Public Works
97901	2/22/2017	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	125.00	Public Works
97827	2/16/2017	US BANK	VISA- HOME DEPOT	104.14	Public Works
97827	2/16/2017	US BANK	VISA- GRAINGER	73.77	Public Works
97906	2/22/2017	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	67.75	Public Works
97899	2/22/2017	UNDERGROUND SERVICE ALERT	MONTHLY MEMBERSHIP FEE	58.50	Public Works
97811	2/15/2017	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	46.73	Public Works
97821	2/15/2017	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
97827	2/16/2017	US BANK	VISA- HOME DEPOT	34.81	Public Works
97827	2/16/2017	US BANK	VISA- APWA	30.00	Public Works
97827	2/16/2017	US BANK	VISA- RITE AID	17.36	Public Works
Total Amount for 44 Line Item(s) from Public Works				\$81,036.94	

Recoverable / Refund / Liability

97885	2/22/2017	REEVES/PHILIP//	REFUND PLANNING PERMIT	1,915.00	Recoverable / Refund / Liability
97854	2/22/2017	FRANCHISE TAX BOARD	WAGE GARNISHMENT- 2/17/17	157.15	Recoverable / Refund / Liability
97819	2/15/2017	TYLER LIGHTING SERVICES, INC	REFUND BUILDING PERMIT	117.00	Recoverable / Refund / Liability
97892	2/22/2017	STEWART/JENNIFER//	REFUND- DOUBLE CHARGE	105.00	Recoverable / Refund / Liability
97880	2/22/2017	PERALTA/ DENISE//	REFUND- DOUBLE CHARGE	95.00	Recoverable / Refund / Liability
97814	2/15/2017	STERN/MORRIS AND MELANIE//	REFUND BUILDING PERMIT	56.25	Recoverable / Refund / Liability
97813	2/15/2017	STATE DISBURSMENT	WAGE GARNISHMENT- 2/3/17	46.15	Recoverable / Refund / Liability
97891	2/22/2017	STATE DISBURSMENT	WAGE GARNISHMENT- 2/17/17	46.15	Recoverable / Refund / Liability
97814	2/15/2017	STERN/MORRIS AND MELANIE//	REFUND BUILDING PERMIT	37.50	Recoverable / Refund / Liability
97892	2/22/2017	STEWART/JENNIFER//	REFUND- DOUBLE CHARGE	5.00	Recoverable / Refund / Liability
97880	2/22/2017	PERALTA/ DENISE//	REFUND- DOUBLE CHARGE	5.00	Recoverable / Refund / Liability
97827	2/16/2017	US BANK	VISA- AMAZON.COM	-17.39	Recoverable / Refund / Liability
97893	2/22/2017	SULLY-MILLER CONTRACTING CO.	PARK & RIDE PROJECT	-1,361.97	Recoverable / Refund / Liability



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Total Amount for 13 Line Item(s) from Recoverable / Refund / Liability				\$1,205.84	
<u>Tennis & Swim Center</u>					
97812	2/15/2017	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	6,590.85	Tennis & Swim Center
97865	2/22/2017	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,288.00	Tennis & Swim Center
97844	2/22/2017	CINTAS FIRST AID & SAFETY	FIRE EXTINGUISHER INSPECTION	995.45	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- NATIONAL GYM SUPPLY	766.60	Tennis & Swim Center
97781	2/15/2017	CLARK PEST CONTROL	PEST CONTROL SERVICES	650.00	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- HOME DEPOT	582.29	Tennis & Swim Center
97807	2/15/2017	R P BARRICADE INC	EQUIPMENT RENTAL- T&SC	500.80	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- CENTURY MA	494.97	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- ADOLF KIEFER	486.21	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- OFFICE DEPOT	477.83	Tennis & Swim Center
97847	2/22/2017	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	446.11	Tennis & Swim Center
97847	2/22/2017	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	439.15	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- SUPER A CLEANERS	395.00	Tennis & Swim Center
97816	2/15/2017	TIME WARNER CABLE	CABLE MODEM/HDTV- T&SC	322.42	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- TOTAL GRAPHICS	316.37	Tennis & Swim Center
97904	2/22/2017	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	248.29	Tennis & Swim Center
97897	2/22/2017	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	230.00	Tennis & Swim Center
97904	2/22/2017	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	228.38	Tennis & Swim Center
97804	2/15/2017	PETTY CASH-TENNIS & SWIM CNTR	REPLENISH PETTY CASH	174.89	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- RALPHS	167.40	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- HOME DEPOT	152.47	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- RALPHS	146.26	Tennis & Swim Center
97780	2/15/2017	CINTAS FIRST AID & SAFETY	QUARTERLY MONITORING- T&SC	120.00	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- BOB'S GARDEN EQUIP	119.26	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- FRANKLINS HARDWARE	115.37	Tennis & Swim Center
97904	2/22/2017	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	98.66	Tennis & Swim Center
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	97.60	Tennis & Swim Center
97806	2/15/2017	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 17	95.21	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- CONSTANT CONTACT	95.00	Tennis & Swim Center
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	92.14	Tennis & Swim Center
97804	2/15/2017	PETTY CASH-TENNIS & SWIM CNTR	REPLENISH PETTY CASH	82.64	Tennis & Swim Center
97904	2/22/2017	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	73.99	Tennis & Swim Center
97774	2/15/2017	BCC	LIFE & DISABILITY INS- FEB 17	64.14	Tennis & Swim Center



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97827	2/16/2017	US BANK	VISA- SMART & FINAL	63.95	Tennis & Swim Center
97804	2/15/2017	PETTY CASH-TENNIS & SWIM CNTR	REPLENISH PETTY CASH	52.29	Tennis & Swim Center
97830	2/22/2017	AIRGAS- WEST	TC HELIUM	31.15	Tennis & Swim Center
97827	2/16/2017	US BANK	VISA- RABI INC	30.62	Tennis & Swim Center
97804	2/15/2017	PETTY CASH-TENNIS & SWIM CNTR	REPLENISH PETTY CASH	14.91	Tennis & Swim Center
Total Amount for 38 Line Item(s) from Tennis & Swim Center				\$17,346.67	

Transportation

97810	2/15/2017	SECURITY PAVING COMPANY INC	LOST HILLS INTERCHANGE PROJ	386,205.04	Transportation
97803	2/15/2017	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	103,677.44	Transportation
97803	2/15/2017	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	93,729.60	Transportation
97893	2/22/2017	SULLY-MILLER CONTRACTING CO.	PARK & RIDE PROJECT	27,239.21	Transportation
97773	2/15/2017	BANK OF SACRAMENTO	LOST HILLS PROJ- RETENTION	20,326.58	Transportation
97793	2/15/2017	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE JAN 2017	7,026.00	Transportation
97869	2/22/2017	MALIBU CANYON SHELL	FUEL CHARGES- APR 2016	6,843.21	Transportation
97869	2/22/2017	MALIBU CANYON SHELL	FUEL CHARGES- JAN 2017	5,859.35	Transportation
97766	2/15/2017	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	4,831.98	Transportation
97766	2/15/2017	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	4,831.98	Transportation
97811	2/15/2017	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,392.50	Transportation
97833	2/22/2017	AMERICAN HONDA FINANCE CORP	LEASE PAYMENT- MAR 2017	1,920.59	Transportation
97824	2/15/2017	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	1,034.61	Transportation
97827	2/16/2017	US BANK	VISA- SHELL OIL	368.94	Transportation
97817	2/15/2017	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- FEB 2017	257.72	Transportation
97826	2/15/2017	WILLDAN ASSOCIATES INC.	LEGAL PREP FOR EASEMENT	243.75	Transportation
97827	2/16/2017	US BANK	VISA- TIREMAN	222.60	Transportation
97822	2/15/2017	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	99.96	Transportation
97827	2/16/2017	US BANK	VISA- AMAZON.COM	90.10	Transportation
97827	2/16/2017	US BANK	VISA- CHEVRON	79.01	Transportation
97827	2/16/2017	US BANK	VISA- EXXON MOBIL	69.37	Transportation
97827	2/16/2017	US BANK	VISA- SHELL OIL	43.76	Transportation
97827	2/16/2017	US BANK	VISA- SHELL OIL	31.53	Transportation
97827	2/16/2017	US BANK	VISA- EXXON MOBIL	31.51	Transportation
97827	2/16/2017	US BANK	VISA- RABI INC	28.49	Transportation
97827	2/16/2017	US BANK	VISA- UNION 76	28.00	Transportation
97827	2/16/2017	US BANK	VISA- UNION 76	24.66	Transportation
97827	2/16/2017	US BANK	VISA- UNION 76	24.30	Transportation



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97827	2/16/2017	US BANK	VISA- UNION 76	20.66	Transportation
Total Amount for 29 Line Item(s) from Transportation				\$668,582.45	
GRAND TOTAL for 425 Line Items				\$1,378,463.02	

FUTURE AGENDA ITEMS

Department Agenda Headings Agenda Title/Future Agenda

22-Mar

CC	Presentation	Presentation by Sheriff Dept. on crime statistics in the City
AS	Consent	Approval of Professional Services Agreement with Haynes Janitorial Services
CD	Consent	Adoption of Ordinance No. 2017-351, amendment to the Calabasas Land Use & Development Code and General Plan to create a new CAR Overlay Zone that would encompass a 92.6-acre area comprised of commercially zoned property (CL, CR and CB) adjacent and along West Calabasas Road
CC	Consent	Adoption of Ordinance No. 2017-348, amending Section 3.38.010 of the Calabasas Municipal Code to provide for an exception to the time limits for filing a request for refund of fees
CD	New Business	ADU lots
PS	New Business	Introduction of Ordinance for Knox boxes at HOA gates

Future Items

CD	New Business	Adoption of Resolution No. 2017-1546 regarding public workshops
CD	New Business	Introduction of Ordinance; changes for Recreational Marijuana use
CD	New Business	Rondell agreement
CC	Consent	Sheriff's crime report
CC	New Business	Headwaters Corner update
CS	New Business	Parks Master Plan briefing
CD	Public Hearing	Public Workshops ordinance
PW	Consent	Recommendation to approve the funding agreement between the City of Calabasas and Los Angeles County Metropolitan Transportation Authority for the Calabasas Signal Synchronization and bus speed improvement project
CD	Consent	Housing Element Report
PS	New Business	Introduction of Ordinance for drone regulations
PW	New Business	Environmental Commission review of programs/ordinances (plastic bag, coyote, styrofoam, car wash, rodenticide, etc.)
PW	New Business	Business recognition program for environmental efforts
CD	New Business	Noticing procedures/newspaper publications

2017 Meeting Dates	
12 Apr - Canceled Passover	23-Aug
26-Apr	13-Sep - Canceled League Annual Meeting
10-May - Canceled CCCA Annual Meeting	27-Sep
24-May	11-Oct
3-Jun Budget Workshop	25-Oct
14-Jun	8-Nov
28-Jun	22-Nov - Canceled Thanksgiving Eve
12-Jul - Canceled	29-Nov - Special Meeting Council Reorg.
26-Jul - Canceled	13-Dec
9-Aug	27-Dec - Canceled