



## CITY of CALABASAS

**CITY COUNCIL AGENDA  
REGULAR MEETING – WEDNESDAY, SEPTEMBER 28, 2016  
CITY HALL COUNCIL CHAMBERS  
100 CIVIC CENTER WAY, CALABASAS  
[www.cityofcalabasas.com](http://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.**

### **CLOSED SESSION – 6:30 P.M. – COUNCIL CONFERENCE ROOM**

1. Conference with legal counsel-Pending Litigation-One Case  
Malibu Canyon Community Association v. Calabasas et al.  
L.A. Superior Court Case No. BS162791

### **OPENING MATTERS – 7:00 P.M.**

Call to Order/Roll Call of Councilmembers  
Pledge of Allegiance by Boy Scouts Pack 333  
Approval of Agenda

### **ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.**

### **PRESENTATIONS – 7:30 P.M.**

- [SoCal Gas Company briefing regarding natural gas system and the importance of the Aliso Canyon Storage Field](#)
- [Sheriff's Crime Report](#)
- [Update on Storm Water Programs](#)

### **ORAL COMMUNICATION – PUBLIC COMMENT – 8:15 P.M.**

## CONSENT ITEMS – 8:25 P.M.

1. Approval of meeting minutes from September 14, 2016
2. Adoption of Resolution No. 2016-1532, recognizing October as Bullying Awareness Prevention Month in the City of Calabasas
3. Adoption of Resolution No 2016-1531 in support of the City enrolling in the National Wildlife Federation’s Community Wildlife Habitat Certification Program
4. Adoption of Design Guidelines regarding City designated local historic landmark plaques
5. Adoption of Ordinance No. 2016-338 to repeal Title 13 Public Peace, Moral and Welfare of the Los Angeles County Code, as adopted by the City of Calabasas and addition of new Chapters to Title 9 of the Calabasas Municipal Code related to the Public Peace and Welfare, incorporating the text, as amended, of certain Chapters of Title 13 Public Peace and Welfare of the Los Angeles County Code
6. Adoption of Ordinance, No. 2016-336, adding Chapter 10.22 to Title 10 of the City's Municipal Code to include parking regulations for City-owned and City-operated off-street parking facilities
7. Adoption of Ordinance No. 2016-339, amending Calabasas Municipal Code Sections 1.14.010 and 1.04.020, changing the date of the General Municipal Election date from the first Tuesday after the First Monday in November of odd-numbered years to the first Tuesday after the first Monday in November of even numbered years beginning November 2018

## **PUBLIC HEARING 8:45 P.M.**

8. Adoption of Resolution No. 2016-1529, approving File No. 150000780, an application inclusive of a request for a Site Plan Review, Scenic Corridor Permit, Development Plan Review, Variance and Oak Tree Permit to demolish an existing 4,458 square-foot two-story single-family residence and construct a new 7,961 square-foot two-story single-family residence, four-car attached garage, pool and associated residential accessory structures. A variance is required for placing a structure within 50 feet vertically or 50 feet horizontally of a significant ridgeline. The subject site is located at 24111 Saint Andrews Lane (APN: 4455-006-018), within the Open Space (OS) Zoning District and Scenic Corridor Overlay Zone. The Planning Commission recommended approval of the project at a public hearing held on September 1, 2016
9. Introduction of Ordinance No. 2016-340, amending Section 17.20.150 of the Land Use and Development Code by adding an exception for minor additions to existing single-family homes and for construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines

## **NEW BUSINESS – 9:30 P.M.**

10. Approval of an amendment to the Story Pole Policy by exempting from the requirement for story pole placement additions up to 1,200 square feet to existing single-family homes and construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines

## **INFORMATIONAL REPORTS – 10:10 P.M.**

11. Check Register for the period of September 7-15, 2016

## **TASK FORCE REPORTS – 10:15 P.M.**

## **CITY MANAGER’S REPORT – 10:20 P.M.**

## **FUTURE AGENDA ITEMS – 10:25 P.M.**

**ADJOURN – 10:30 P.M.**

The City Council will adjourn in memory of LA County Supervisor Ed Edelman to their next regular meeting scheduled on Wednesday, October 26, 2016, at 7:00 p.m.

A copy of the City Council agenda packet is available for review at City Hall and the Calabasas Library. Materials related to items on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 100 Civic Center Way, Calabasas, CA 91302, during normal business hours. Such documents are also available on the City of Calabasas website at [www.cityofcalabasas.com](http://www.cityofcalabasas.com) subject to the City staff's ability to post the documents before the meeting. The City of Calabasas, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's

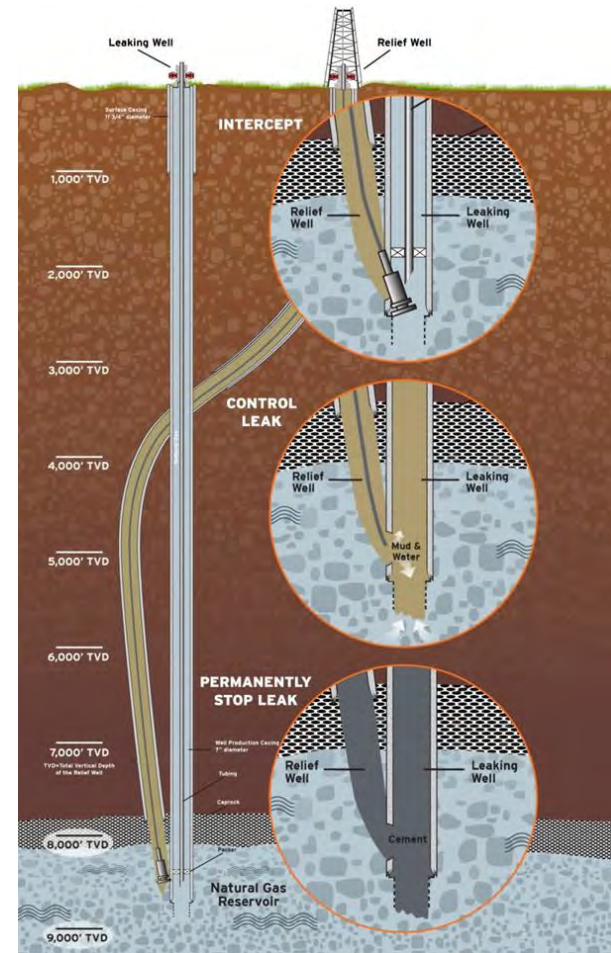


**ALISO CANYON STORAGE FACILITY  
STATUS & SYSTEM RELIABILITY UPDATE**

Marisol Espinoza, September 28, 2016

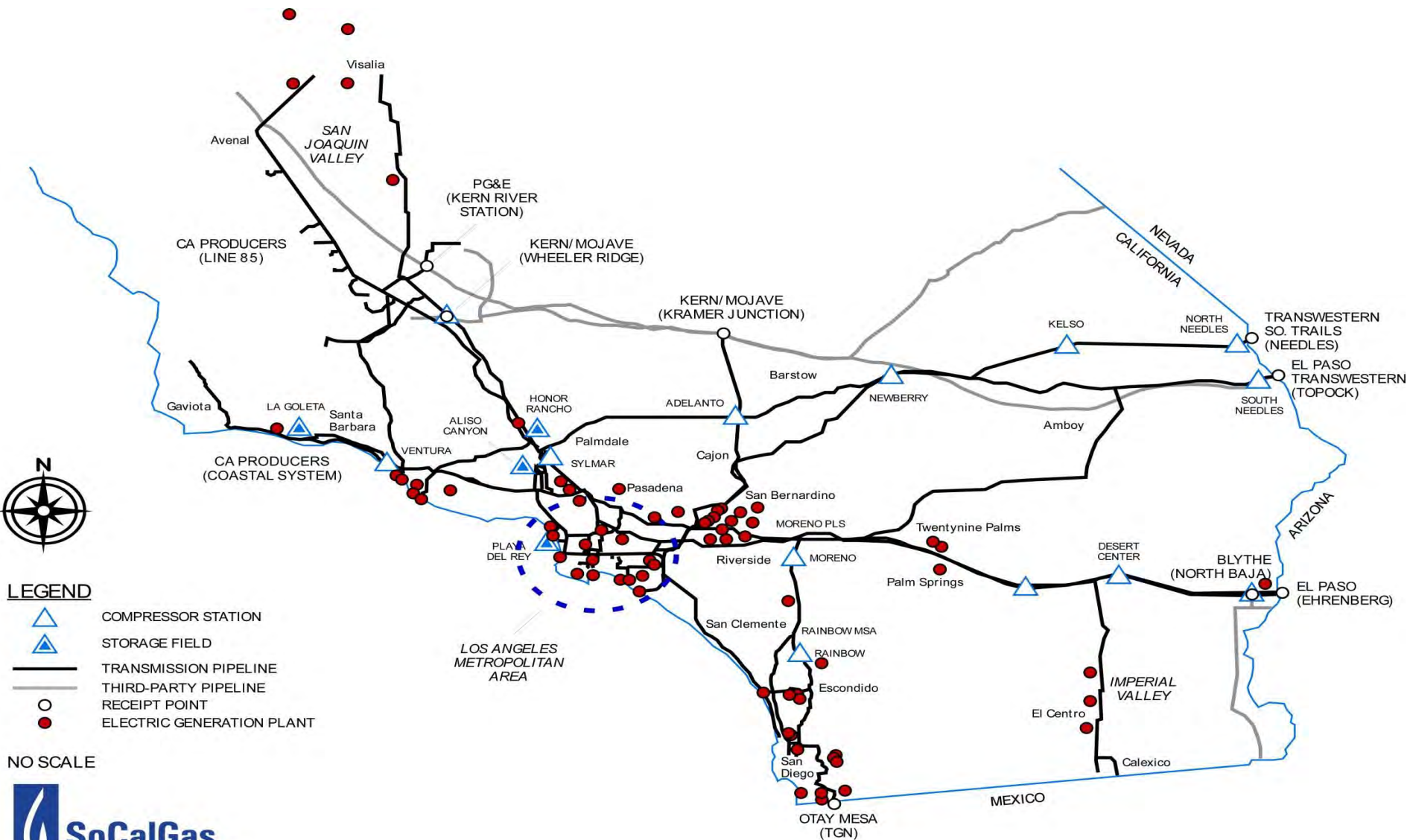
# Methane Leak at Aliso Canyon

- » The Division of Oil, Gas, and Geothermal Resources (DOGGR) confirmed that the leaking well was permanently sealed on February 18, 2016 – more than five months ago.
- » Since January 2016, the field has been shut in.
  - No withdrawals or injections.
  - Storage is less than 20% of facility capacity.



*Graphic is for informational purposes only.  
Scale and technical detail are not precise.*

# Natural Gas is Part of a Complex Energy System



- LEGEND**
- COMPRESSOR STATION
  - STORAGE FIELD
  - TRANSMISSION PIPELINE
  - THIRD-PARTY PIPELINE
  - RECEIPT POINT
  - ELECTRIC GENERATION PLANT

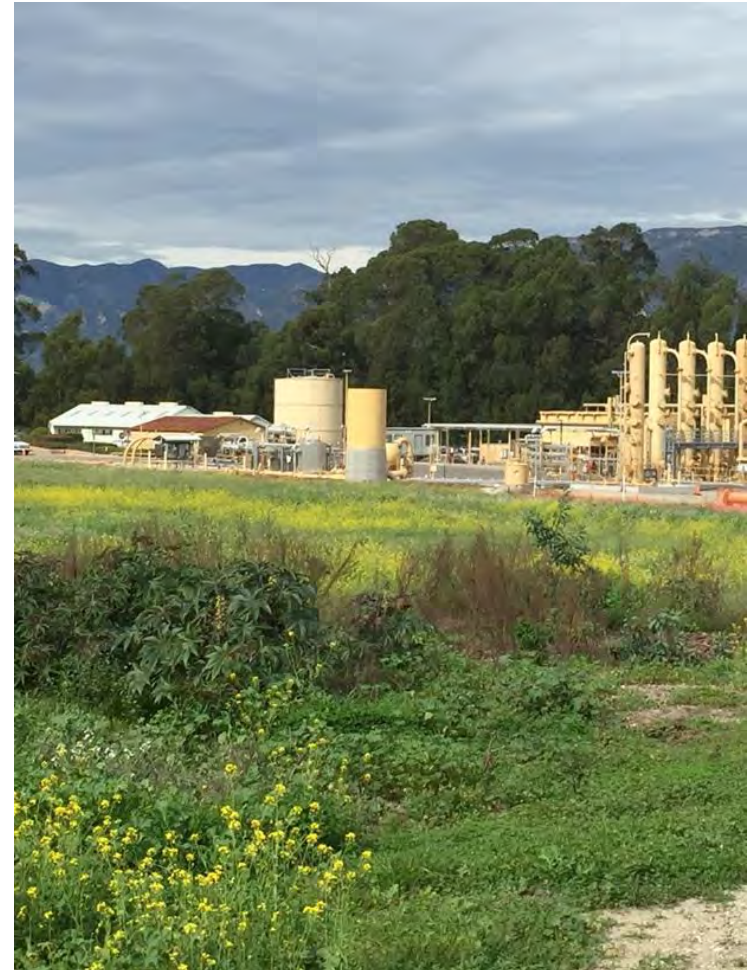
NO SCALE



A Sempra Energy utility

# Natural Gas Storage

- » **Critical element of SoCalGas' gas delivery system, serving millions of homes and businesses across Southern California**
- » **SoCalGas operates four gas storage fields in service territory:**
  - Aliso Canyon is needed to effectively support demand in Los Angeles (LA) Basin and parts of Orange County
  - Honor Rancho serves parts of the LA Basin and parts of Orange County
  - La Goleta serves the northern coastal area
  - Playa del Rey serves western LA, supporting peak demand in LA Basin





# Maintaining Energy Reliability This Year

- » **About 75 percent of the electricity generated in California during the summer months comes from power plants that run on natural gas**
- » **Natural gas powered generation facilities can be turned on quickly to meet spikes in energy demand**
  - For cooling in the summer and heating in the winter
- » **Currently coordinating operations with the California Independent System Operator (CAISO) and other agencies to manage the region's energy systems**
  - SoCalGas is providing technical support to the Joint Agency Team, similar to the summer technical assessment group, to determine potential issues in meeting winter gas demands.
- » **Working diligently towards restoring operations at Aliso Canyon by late summer and in compliance with all new regulations**
- » **Asking customers to do their part to conserve energy**
  - Promoting energy conservation through a joint coalition of Southern California natural gas and electric utilities, in partnership with the California Public Utilities Commission (CPUC), CAISO, and local city governments.

# Aliso Canyon Well Inspection Process

The well inspection process is divided into three distinct phases:

**PHASE 1**  
INITIAL TESTING

**PHASE 2**  
DIAGNOSTIC TESTS

**CONFIRMATION**

**1**

## INITIAL TESTING

All 114 wells at the Aliso Canyon Storage Facility are tested for:

- ✓ **Temperature:**  
A thermometer is lowered down the well on a weighted wire through the tubing to test for temperature variations. A temperature drop could indicate a leak.
- ✓ **Noise:**  
The noise test is conducted as the wire is pulled back to the surface using a sensitive microphone to record and listen for sound frequency changes that might indicate a leak.

Phase 1 approved wells will either move directly to phase 2 testing or be temporarily sealed and isolated from the reservoir until phase 2 can take place. Phase 1 non-approved wells will be temporarily sealed and isolated from the reservoir and scheduled for repairs or permanent abandonment.



**97** HAVE MOVED ON TO PHASE 2

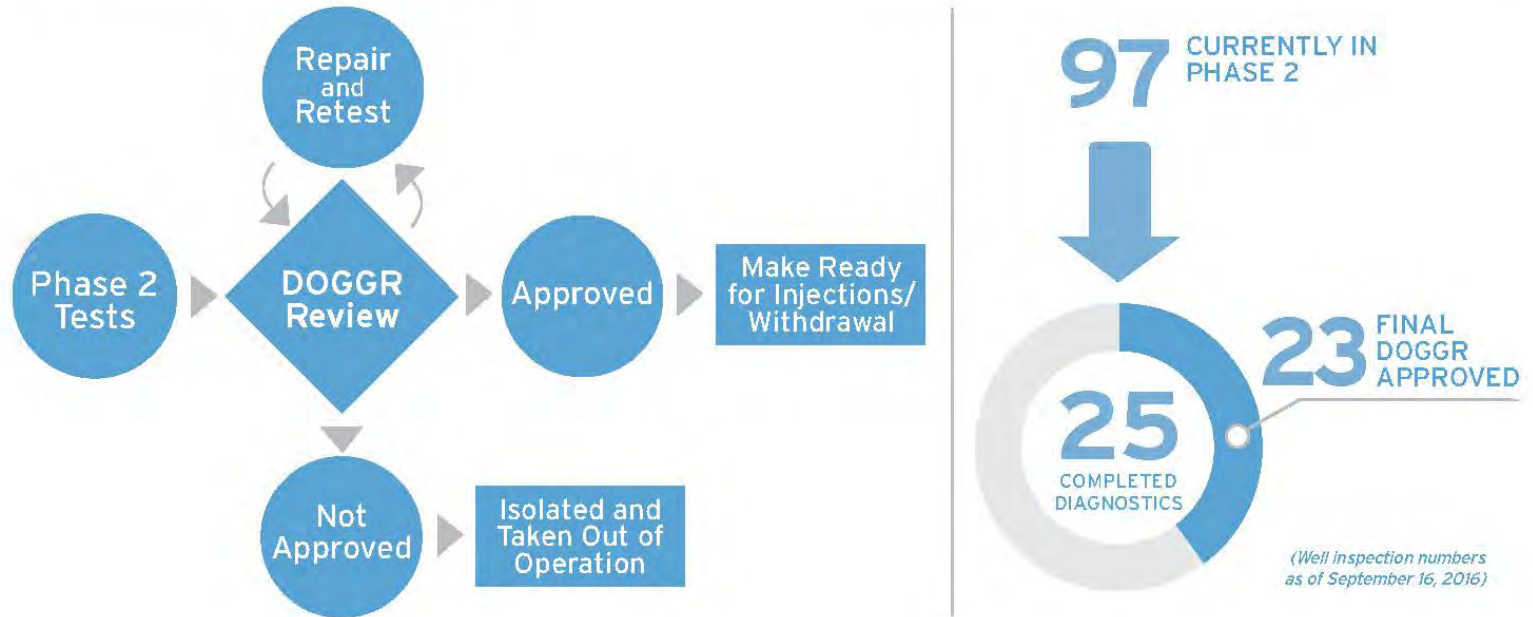
*(Well inspection numbers as of September 16, 2016)*

Temporarily sealed and isolated from the reservoir wells have a maximum of 12 months to complete phase 2 testing and be brought back in service or permanently abandoned.

# Aliso Canyon Well Inspection Process

## 2

### DIAGNOSTIC TESTS



## 3

### CONFIRMATION



The Division of Oil, Gas, and Geothermal Resources (DOGGR) must confirm in writing that all wells in the storage field have either completed and passed the full battery of tests required in the safety review, been taken out of service and isolated from the underground gas reservoir, or been properly plugged and abandoned.

# Comprehensive Safety Protocols

## » Continued use of several safety enhancements and tools to monitor field operations

- Routine daily and weekly safety and equipment checks
- Tubing-only flow
- Daily infrared video scanning
- Operation Center monitoring of all readings
- Continuous pressure monitoring
- Advanced technologies inspection program (SIMP)
  - Alternate language: proactive, six-year enhanced well integrity management program

## » Implemented Air Quality Notification Plan (PLAN)

- Members of the community can sign-up to receive real-time notifications in the event of a Reportable Release of air contaminants at our Aliso Canyon storage facility, including natural gas from SoCalGas-owned equipment.

# Well Inspection Video

- » Learn more about the Eight-Step Safety Review Testing Regime established by the state's Division of Oil, Gas and Geothermal Resources (DOGGR).

[Watch Video](#)

## Aliso Canyon Storage Facility Well Testing Procedure

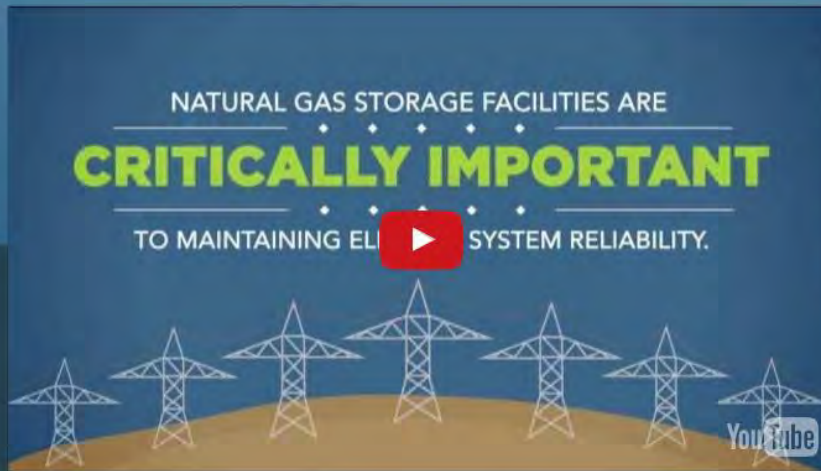


# Conserve Energy SoCal



PROVIDER PROGRAM FINDER

FLEX ALERT SIGN UP



## The Need To Conserve This Year

With the limited availability of natural gas from the Aliso Canyon storage facility, there's less natural gas locally to produce electricity, particularly during high-usage periods. But that's no reason to feel powerless.

READ MORE



THE NEED TO CONSERVE THIS YEAR



HOW ENERGY CONSERVATION WORKS



CONSERVATION STRATEGIES



OUTAGE PREPARATION



MAKING A DIFFERENCE

# Summary

- » The interdependence of natural gas and electricity generation has become increasingly interconnected and complex, especially as California moves toward its goal of 50 percent renewable energy by 2030.
- » Natural gas storage facilities, like Aliso Canyon, are critical to managing peaks in energy demand during the summer and winter months (for heating and cooling), when electric generators must utilize local peaking plants to meet the demand spikes. Natural gas from Aliso Canyon has been one of the important tools we have used to support this critical peaking generation.
- » As we work to manage summer energy reliability, we must also turn our focus to the winter when peak demands for natural gas are highest.
- » Through comprehensive well inspection testing and additional safety enhancements, SoCalGas has provided a technically sound approach to assess the integrity of all wells at Aliso Canyon and continues to support reasonable, forward-looking, regulatory policies for natural gas storage facilities.



# Our Ask Of You

- **Stay Engaged** by acknowledging the complexity and the growing interdependence of natural gas and electricity.
- **Share Efforts** being taken to Bring Aliso Canyon Back On-line safely, expeditiously, and in compliance with new regulations.
- **Help Us Educate** the community-at-large and let us know who else to reach out to.
- **Use Our Team** as a resource – our Regional Public Affairs team is here to assist you.

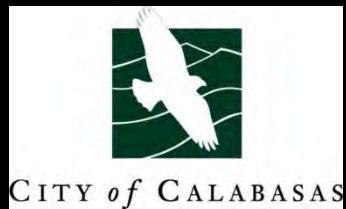


# Q&A Session

**FOR MORE INFORMATION, PLEASE VISIT –**  
**ENVOY.SEMPRA.COM**  
**CONSERVEENERGYSOCAL.COM**  
**SOCALGAS.COM/SMART-ENERGY/RELIABLE-NATURAL-GAS-FOR-**  
**THE-FUTURE**



**CALABASAS**  
Next Exit



**Lost Hills Sheriff's**  
**Crime Report**  
July and August 2016



# Crimes Against Persons

Type of Crime	JULY 2016	YTD 2016	YTD 2015	Change
Homicide	0	0	0	0
Rape	0	1	3	-2
Robbery	0	1	5	-4
Assault	3	8	0	8
Domestic Violence-Felony	0	0	0	0
Domestic Violence-Misdemeanor	2	21	17	4

# Crimes Against Property

Type of Crime	JULY 2016	YTD 2016	YTD 2015	Change
Arson	0	2	1	1
Grand Theft Auto	3	10	14	-4
Burglary- Residential	4	26	16	10
Burglary- Business	1	8	10	-2
Burglary- Garage/ Out-Building	0	3	7	-4
Burglary- Vehicle (Locked)	2	20	27	-7
Theft- Grand (over \$950)	1	10	23	-13
Theft- Petty	2	25	36	-11
Theft- Unlocked Vehicle	4	27	31	-4

CRIME	CURRENT MTH	YTD 2016	YTD 2016	CHANGE
Total Part I Crimes	20	141	173	-32
Percent Change				-18.5%





# Crimes Against Persons

Type of Crime	AUGUST 2016	YTD 2016	YTD 2015	Change
Homicide	0	0	0	0
Rape	0	1	3	-2
Robbery	0	1	5	-4
Assault	2	10	0	10
Domestic Violence-Felony	0	0	0	0
Domestic Violence-Misdemeanor	0	21	18	3

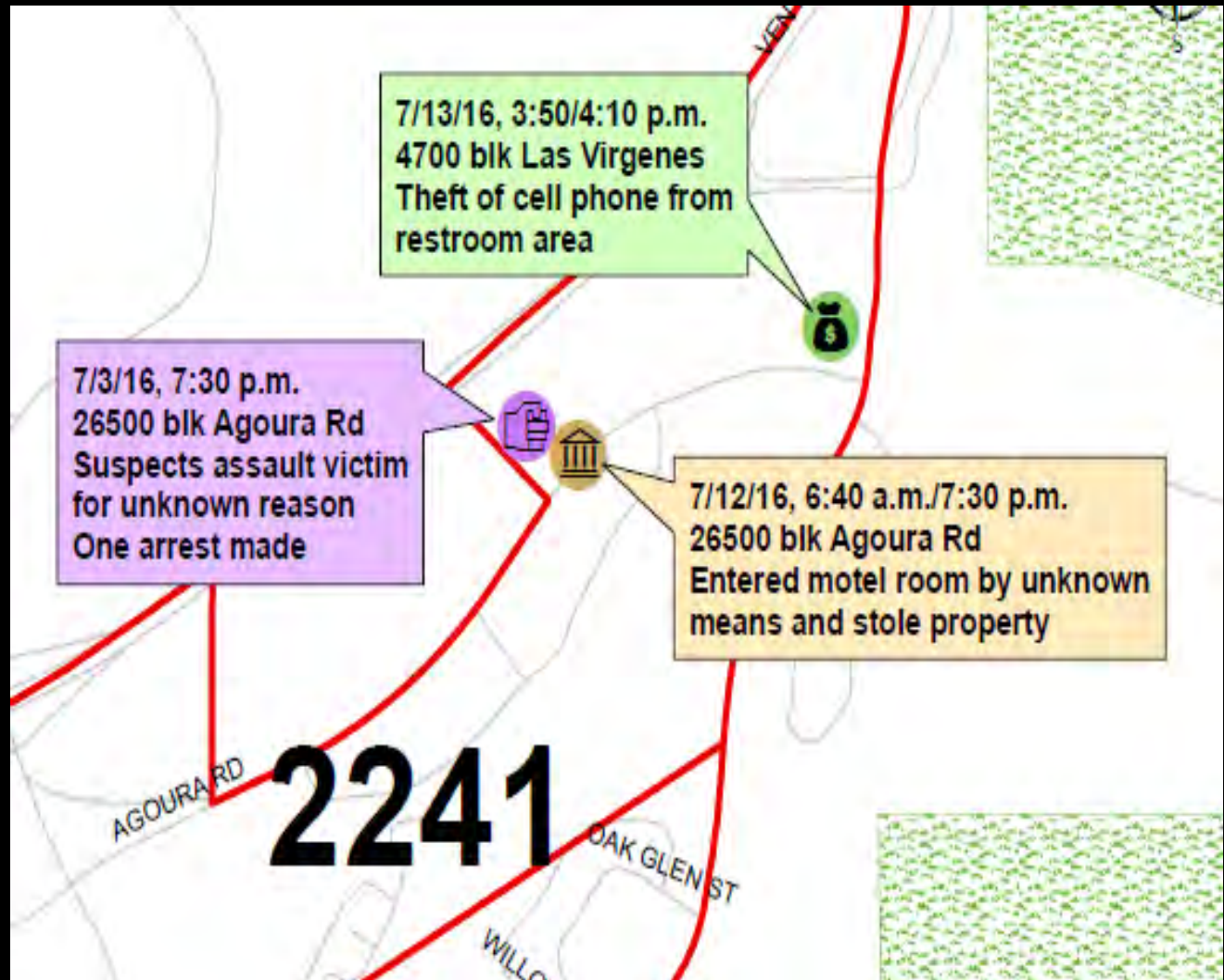
# Crimes Against Property

Type of Crime	AUGUST 2016	YTD 2016	YTD 2015	Change
Arson	0	2	1	1
Grand Theft Auto	1	11	14	-3
Burglary- Residential	5	31	20	11
Burglary- Business	4	12	10	2
Burglary- Garage/ Out-Building	1	4	7	-3
Burglary- Vehicle (Locked)	1	21	29	-8
Theft- Grand (over \$950)	2	12	27	-15
Theft- Petty	7	32	39	-7
Theft- Unlocked Vehicle	2	29	46	-17

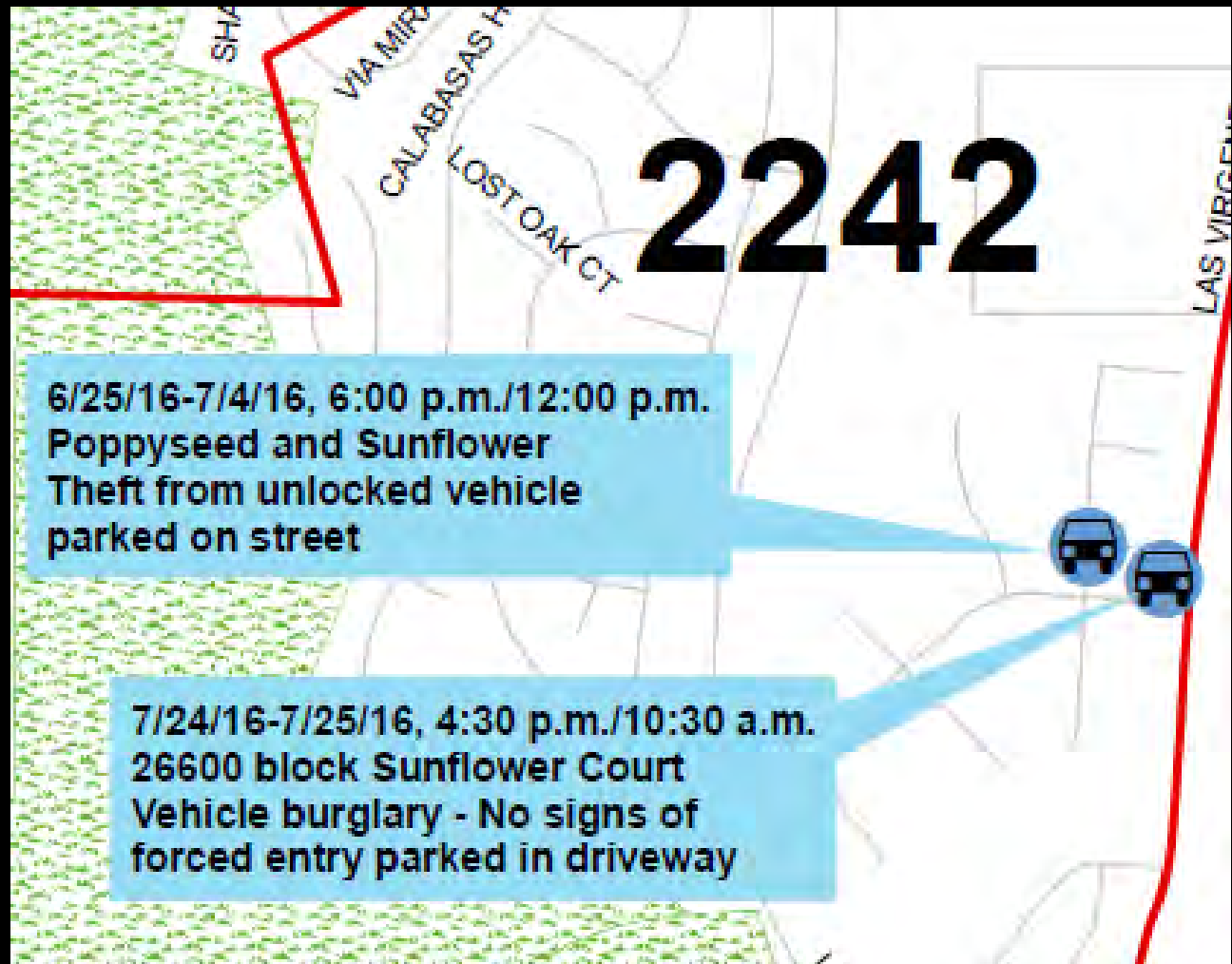
CRIME	CURRENT MTH	YTD 2016	YTD 2016	CHANGE
Total Part I Crimes	25	166	201	-35
Percent Change				-17.4%



# Part I Crimes July 2016



# Part I Crimes July 2016



## Legend



Vehicle Burglary



# Part I Crimes July 2016

## Legend

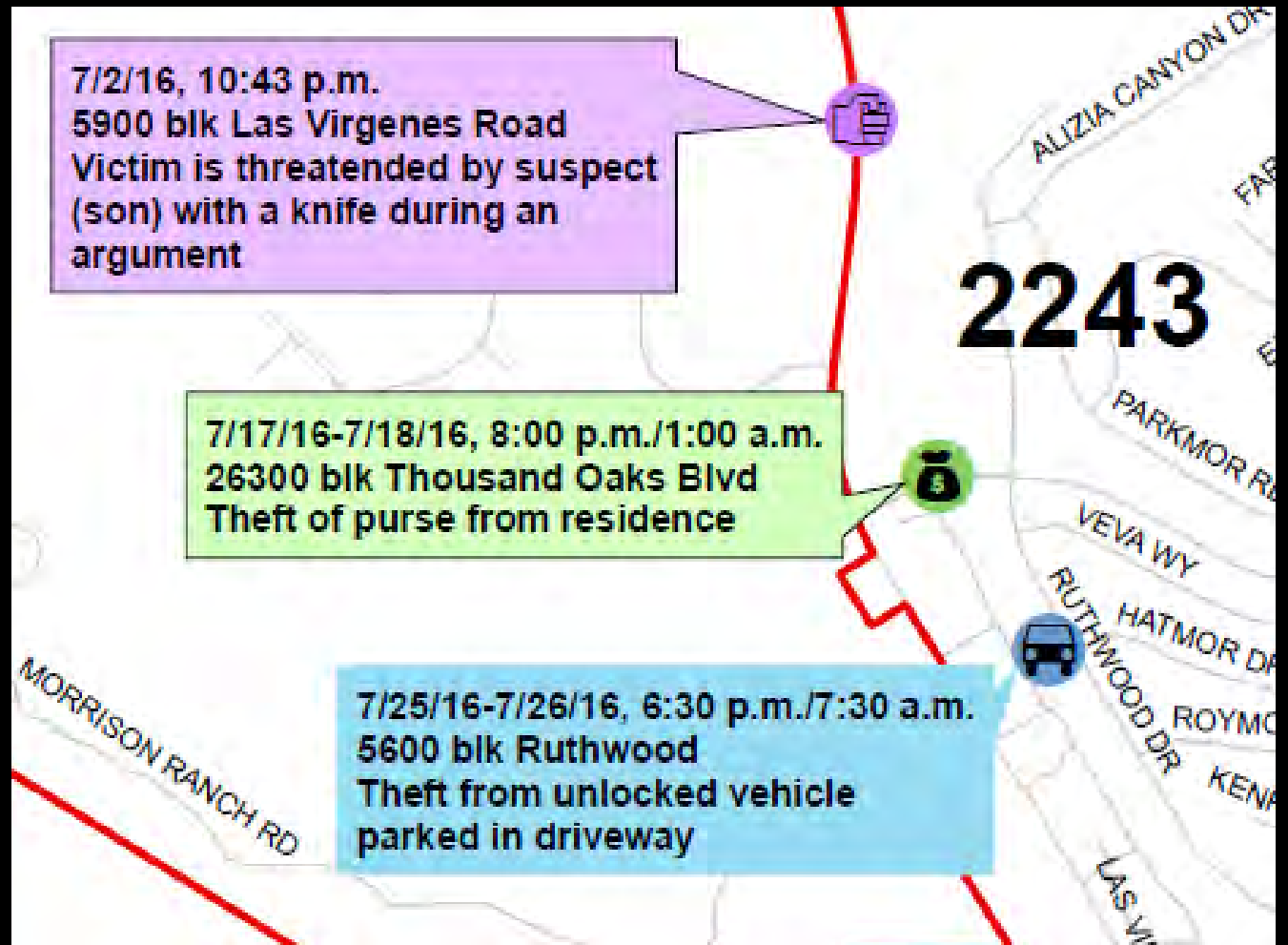
-  Aggravated Assault
-  Vehicle Burglary
-  Theft

7/2/16, 10:43 p.m.  
5900 blk Las Virgenes Road  
Victim is threatened by suspect  
(son) with a knife during an  
argument

7/17/16-7/18/16, 8:00 p.m./1:00 a.m.  
26300 blk Thousand Oaks Blvd  
Theft of purse from residence

7/25/16-7/26/16, 6:30 p.m./7:30 a.m.  
5600 blk Ruthwood  
Theft from unlocked vehicle  
parked in driveway

2243





# Part I Crimes July 2016

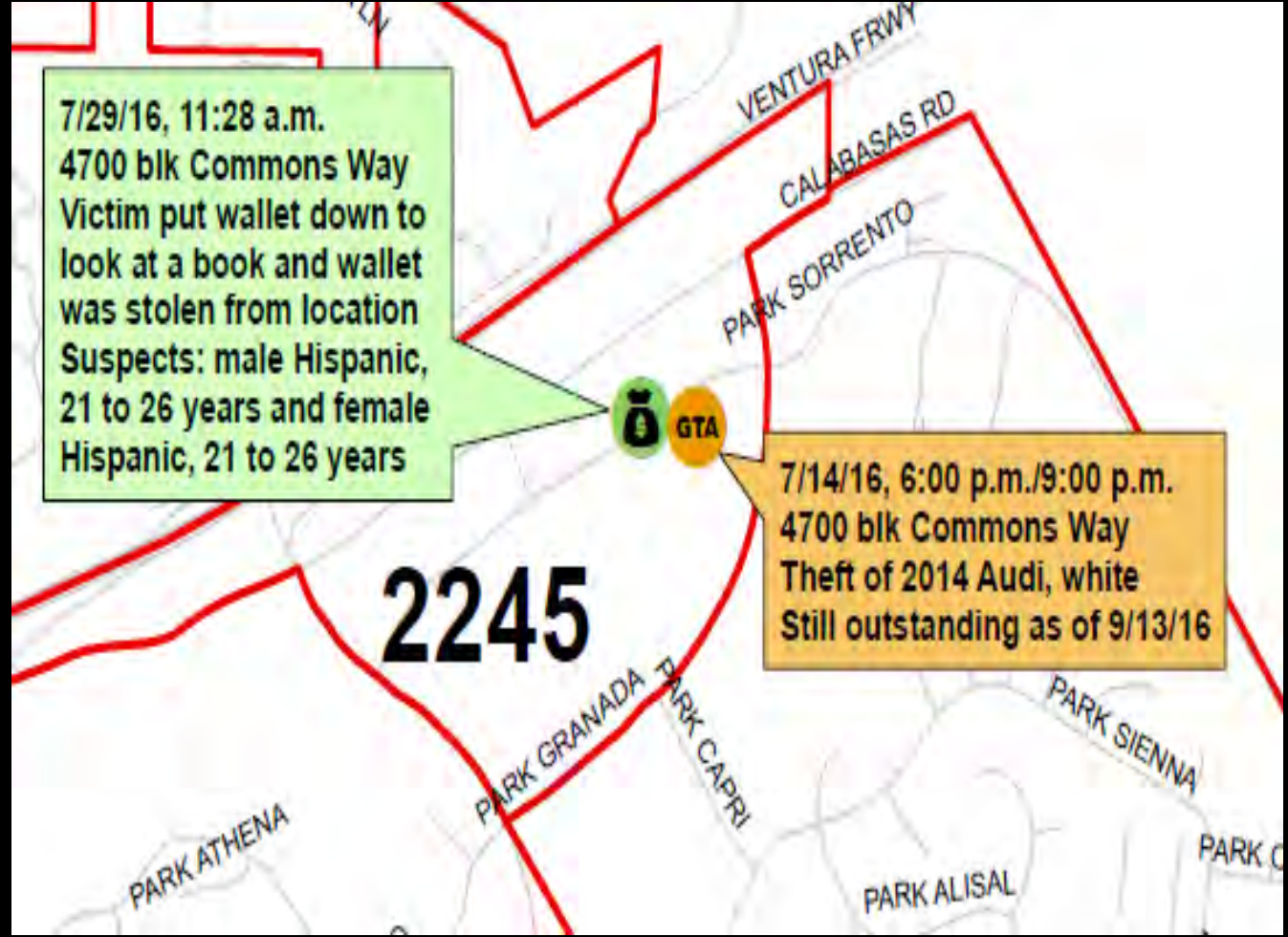
7/29/16, 11:28 a.m.  
4700 blk Commons Way  
Victim put wallet down to look at a book and wallet was stolen from location  
Suspects: male Hispanic, 21 to 26 years and female Hispanic, 21 to 26 years

7/14/16, 6:00 p.m./9:00 p.m.  
4700 blk Commons Way  
Theft of 2014 Audi, white  
Still outstanding as of 9/13/16

2245

**Legend**

-  Theft
-  Auto Theft



# Part I Crimes July 2016



7/10/16-7/11/16, 2:00 a.m./6:00 a.m.  
24600 blk Park Miramar  
Theft from unlocked vehicle

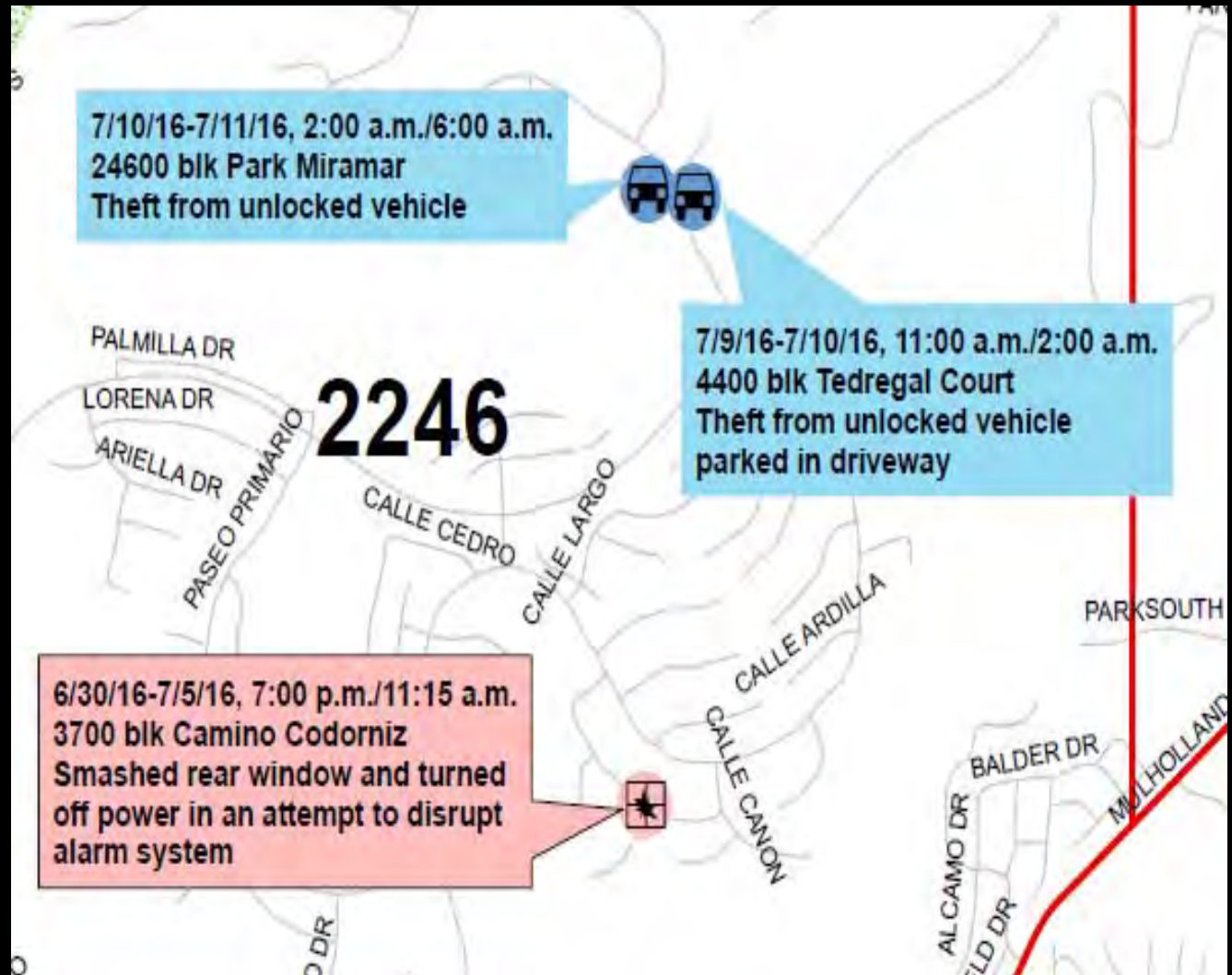
7/9/16-7/10/16, 11:00 a.m./2:00 a.m.  
4400 blk Tedregal Court  
Theft from unlocked vehicle  
parked in driveway

6/30/16-7/5/16, 7:00 p.m./11:15 a.m.  
3700 blk Camino Codorniz  
Smashed rear window and turned  
off power in an attempt to disrupt  
alarm system

2246

## Legend

-  Residential Burglary
-  Vehicle Burglary





# Part I Crimes July 2016

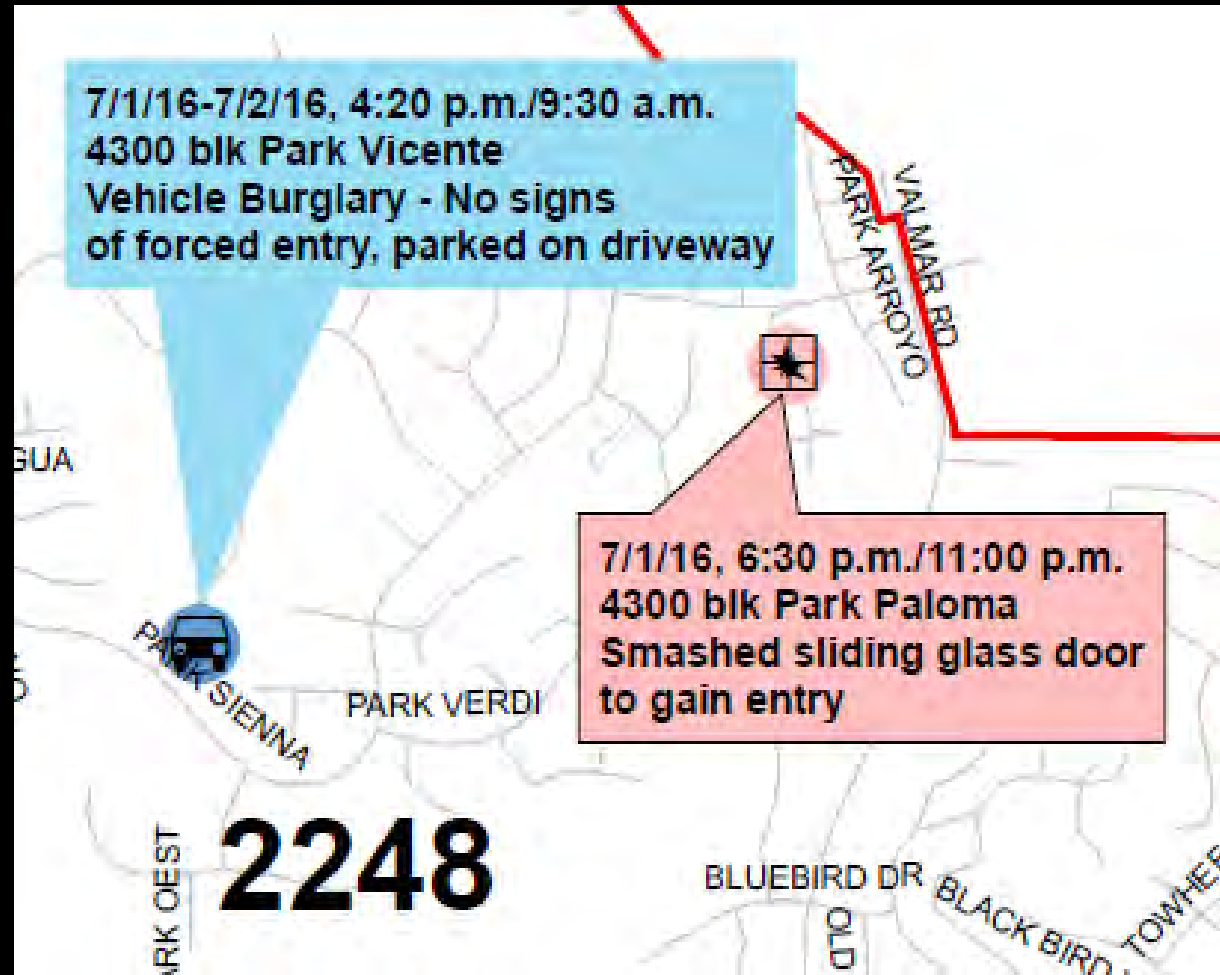
7/1/16-7/2/16, 4:20 p.m./9:30 a.m.  
4300 blk Park Vicente  
Vehicle Burglary - No signs  
of forced entry, parked on driveway

7/1/16, 6:30 p.m./11:00 p.m.  
4300 blk Park Paloma  
Smashed sliding glass door  
to gain entry

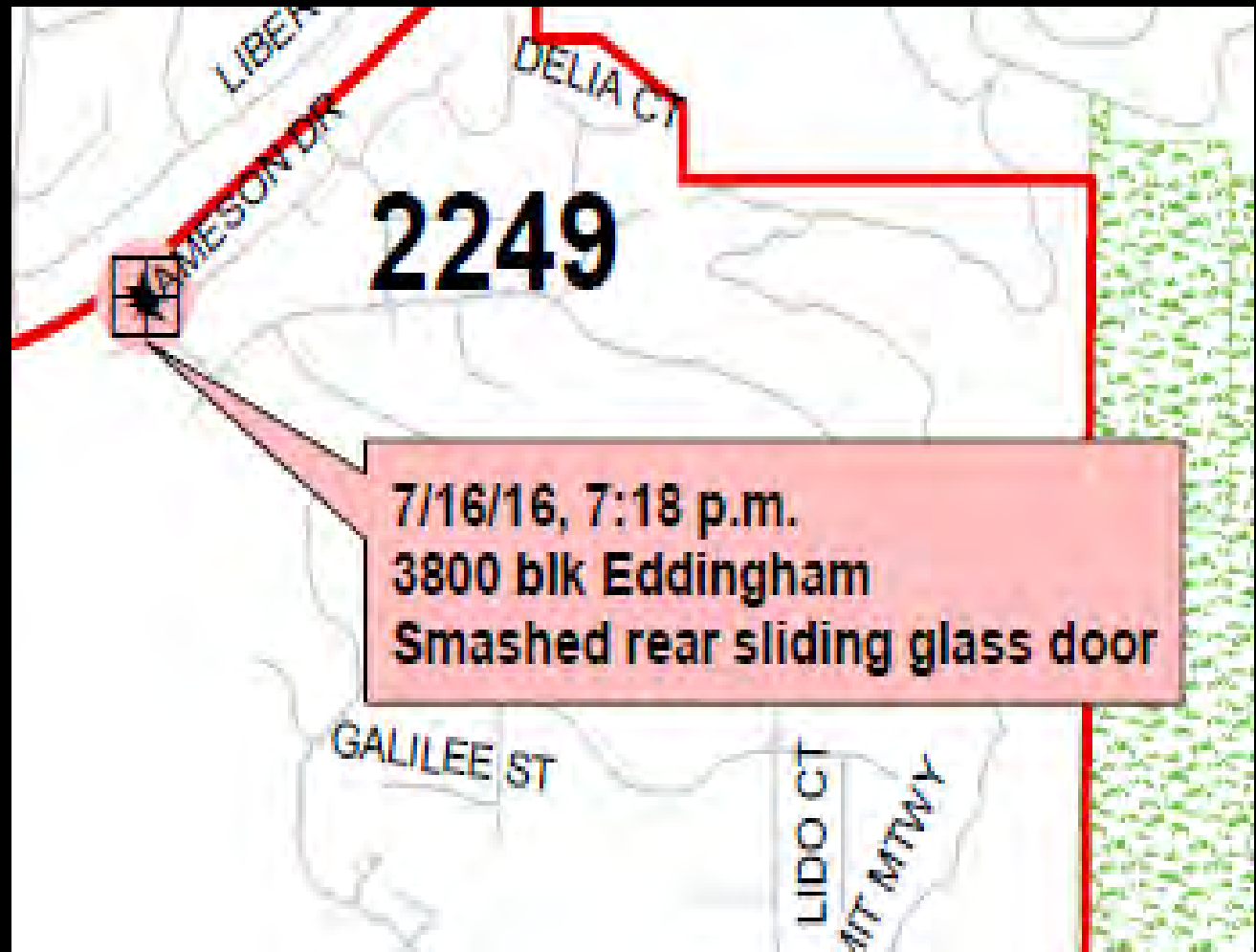
## Legend

 Residential Burglary

 Vehicle Burglary



# Part I Crimes July 2016

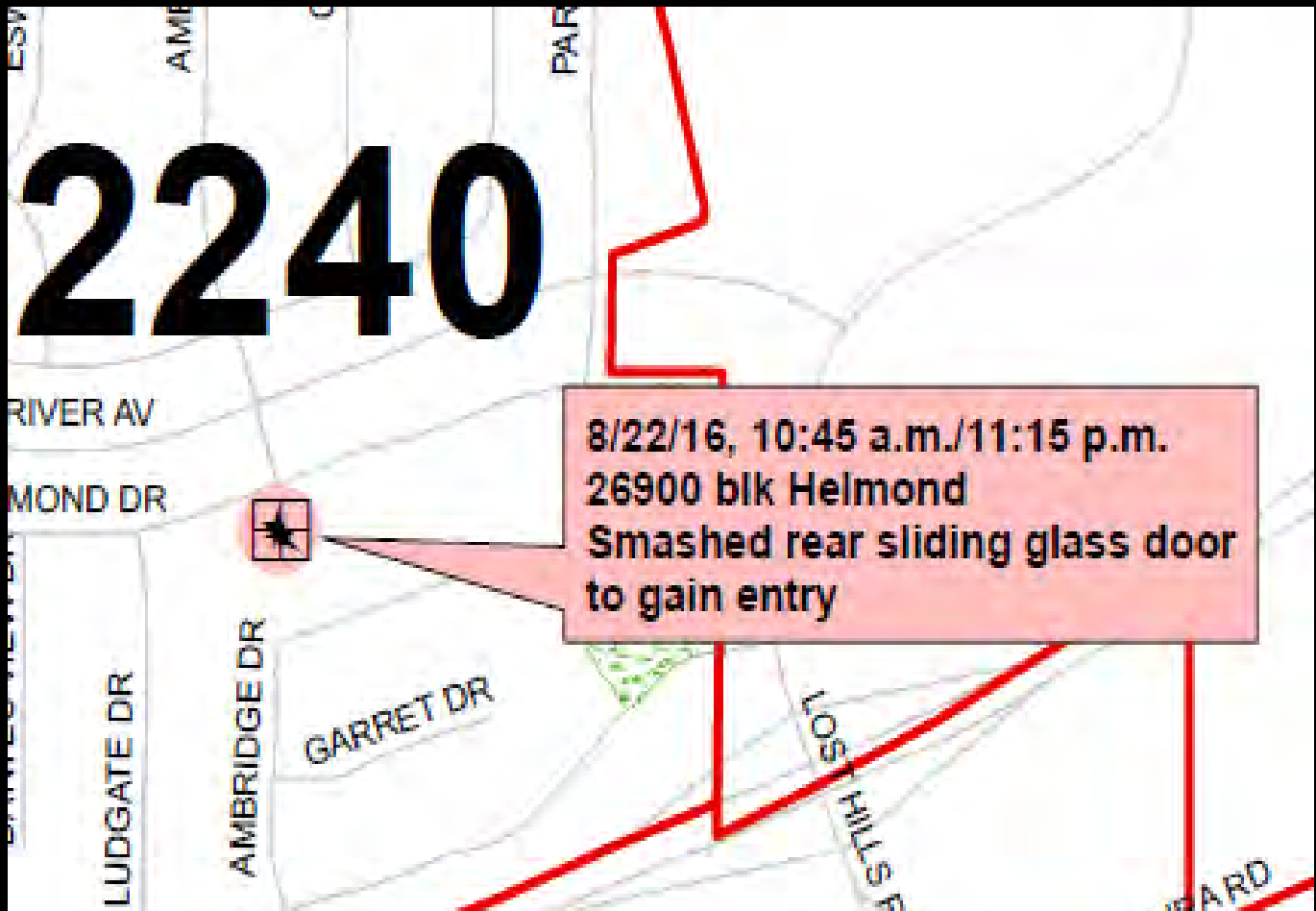


## Legend




Residential Burglary

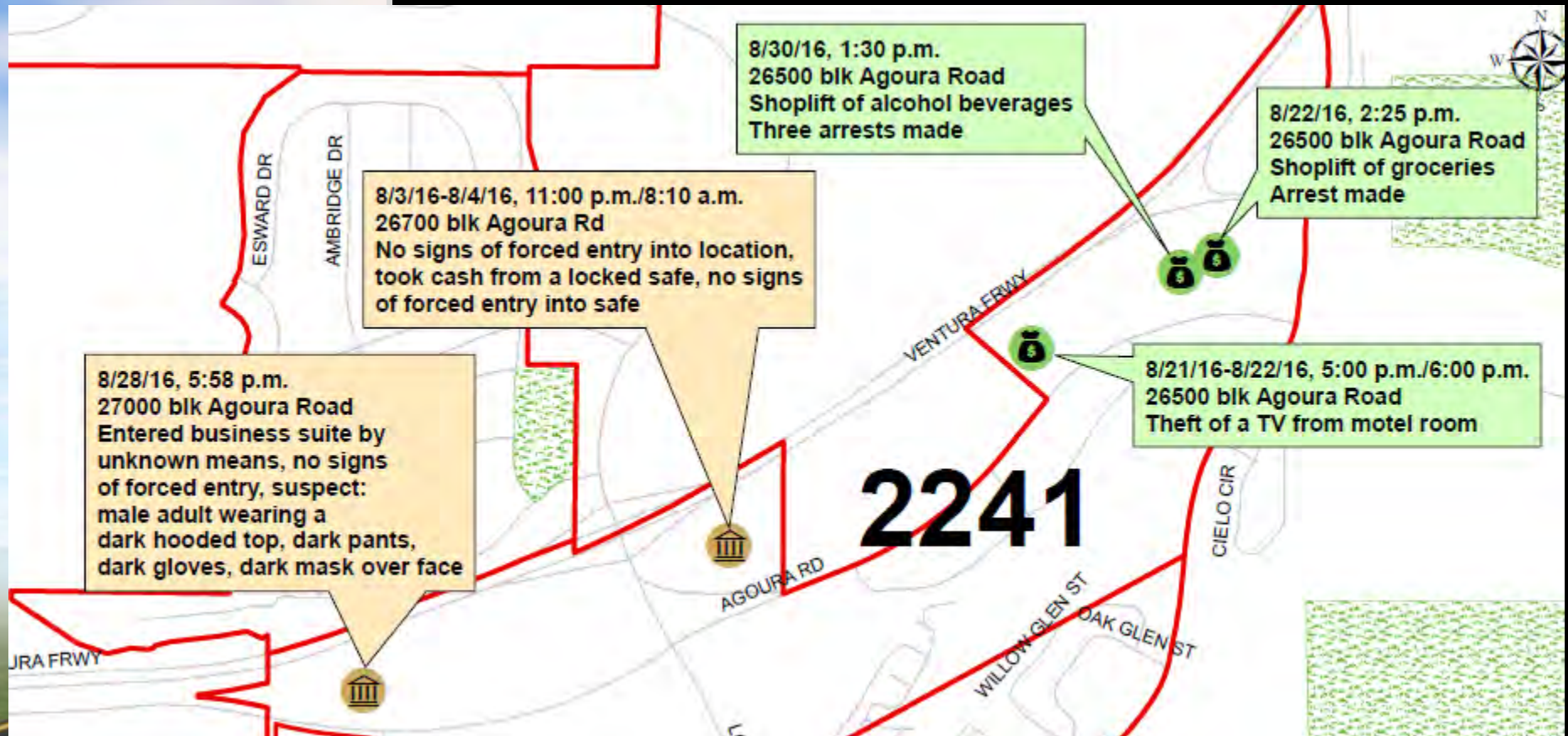
# Part I Crimes August 2016




## Legend


 Residential Burglary

# Part I Crimes August 2016

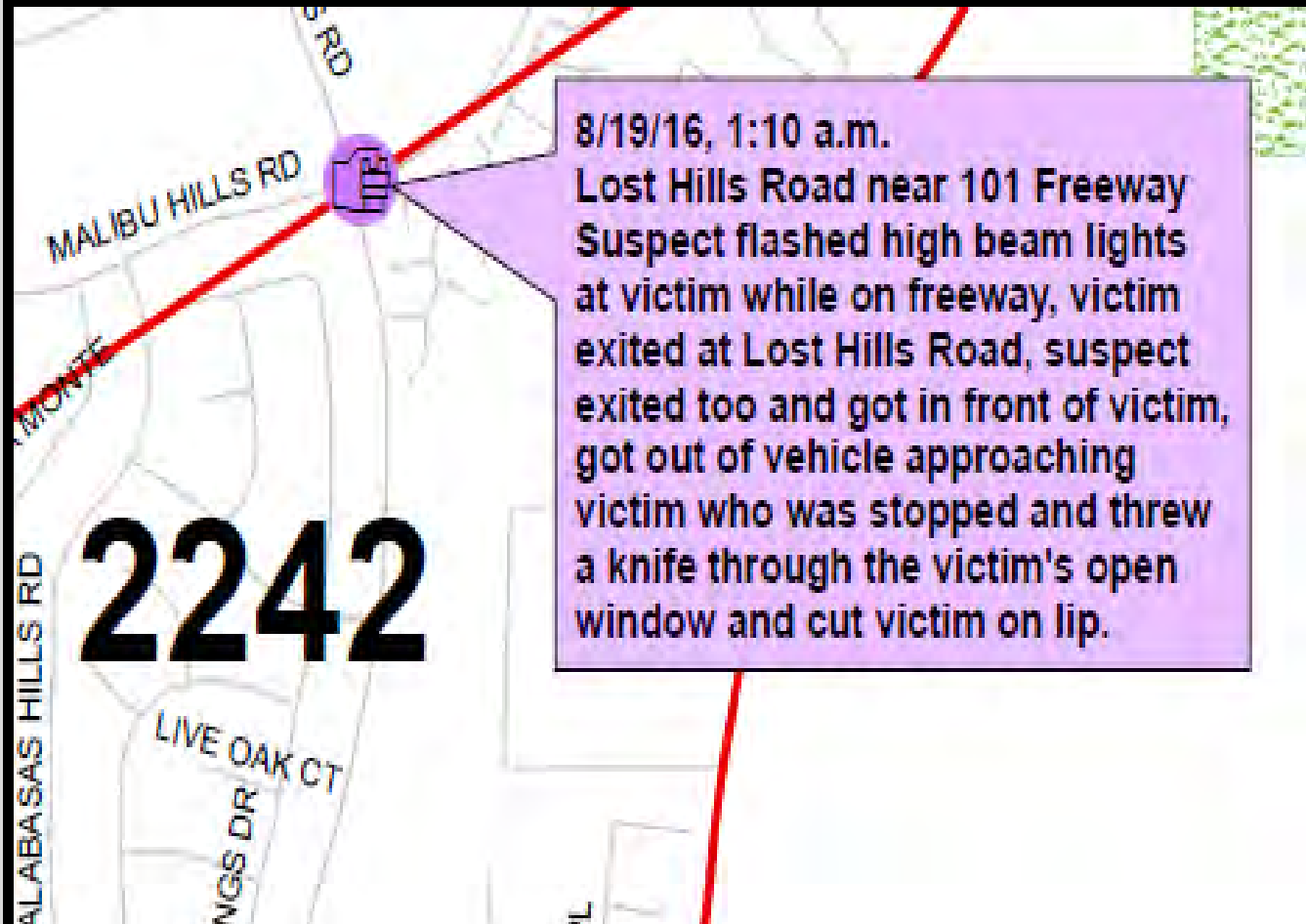


## Legend

 Other Burglary

 Theft

# Part I Crimes August 2016



## Legend



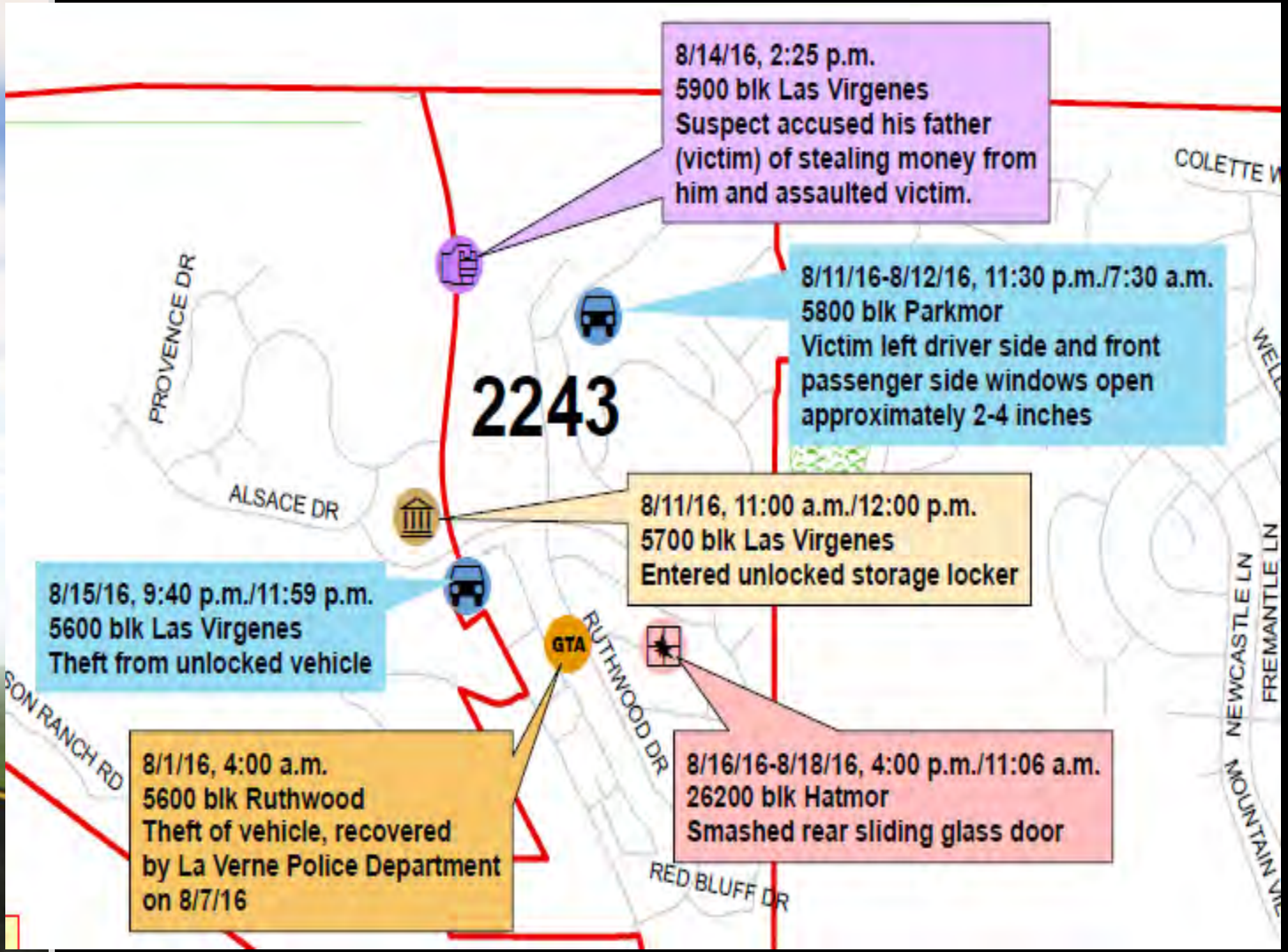
Aggravated Assault



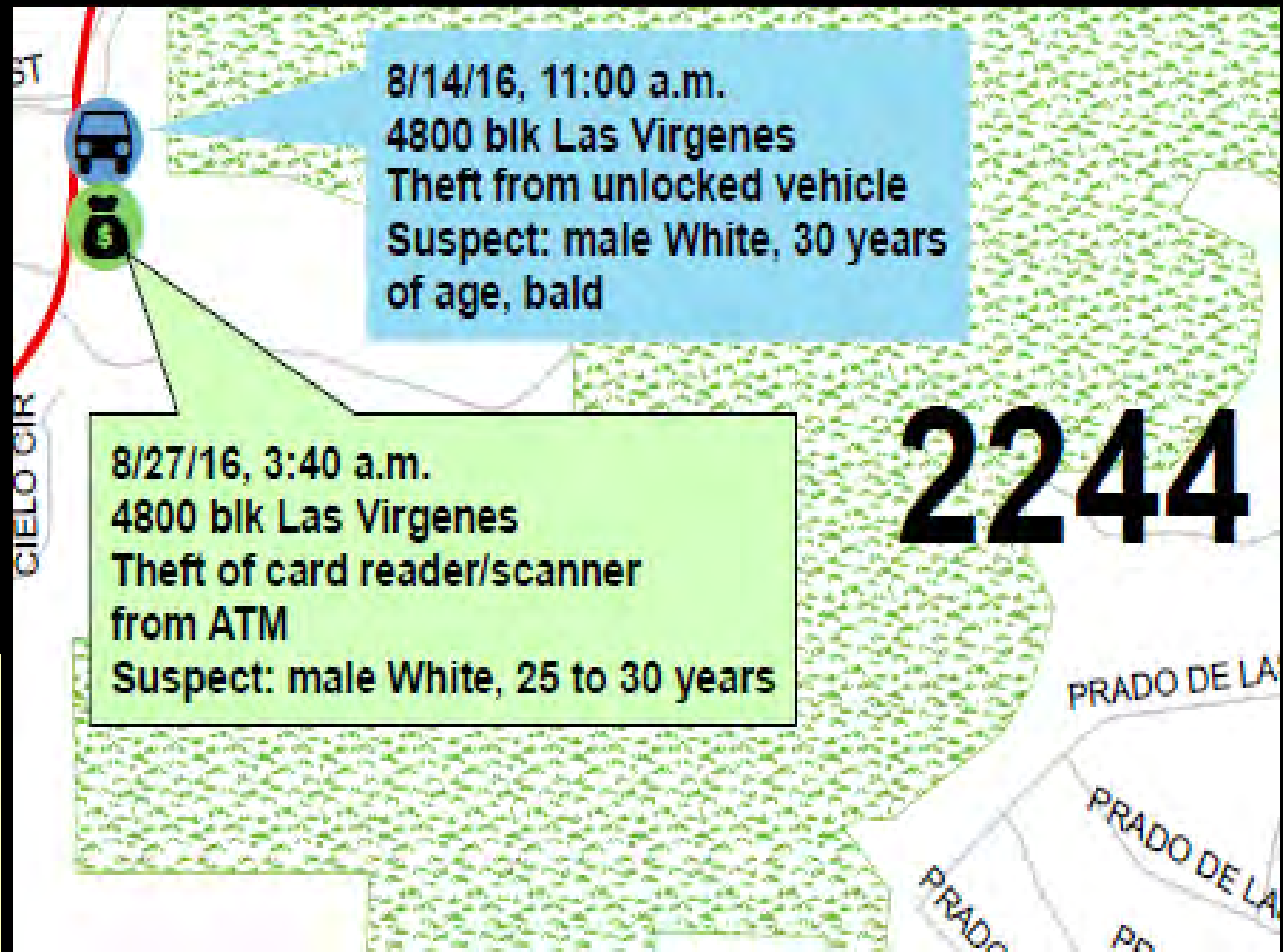
# Part I Crimes August 2016

**Legend**


-  Aggravated Assault
-  Residential Burglary
-  Other Burglary
-  Vehicle Burglary
-  AutoTheft



# Part I Crimes August 2016





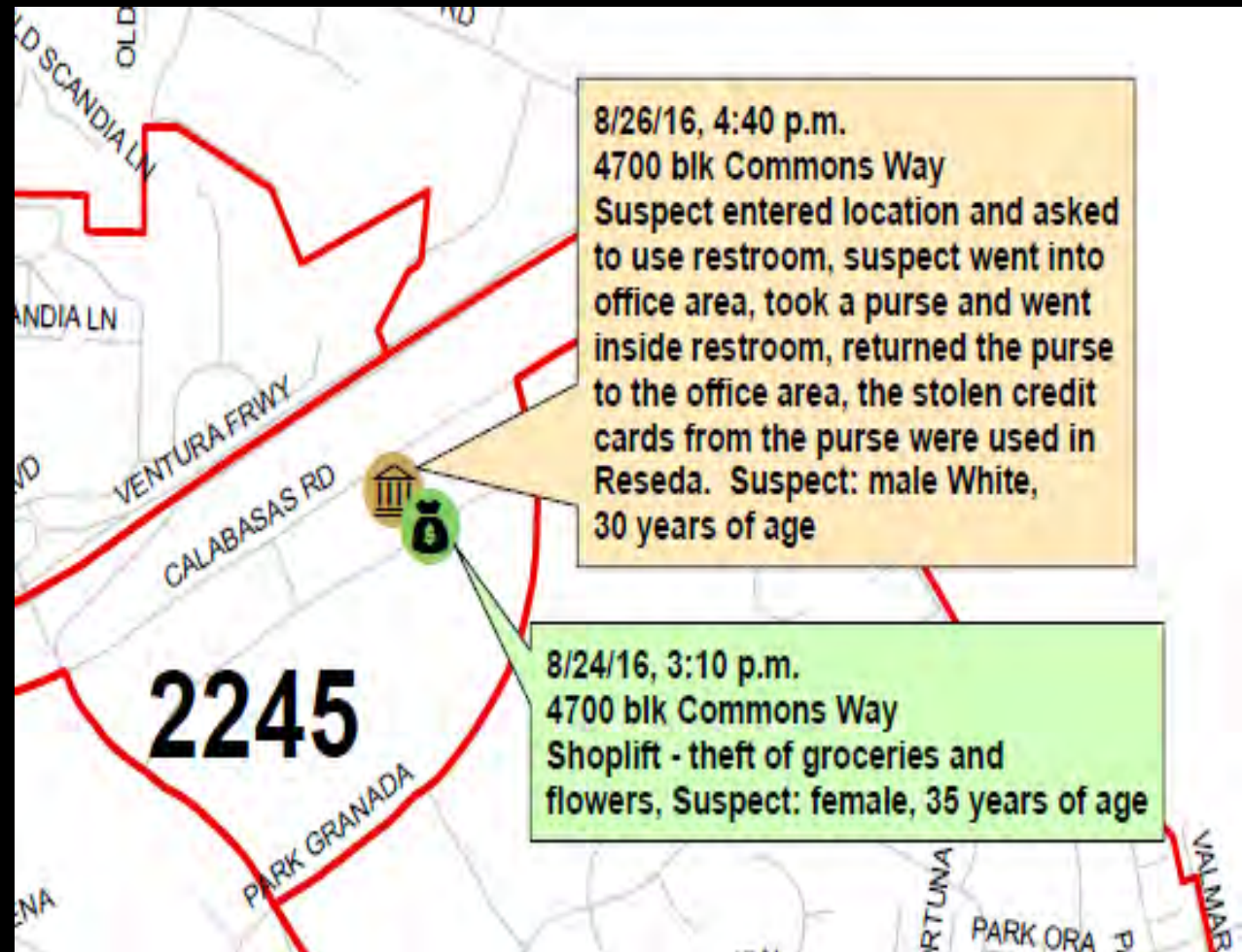
**Legend**

-  Vehicle Burglary
-  Theft

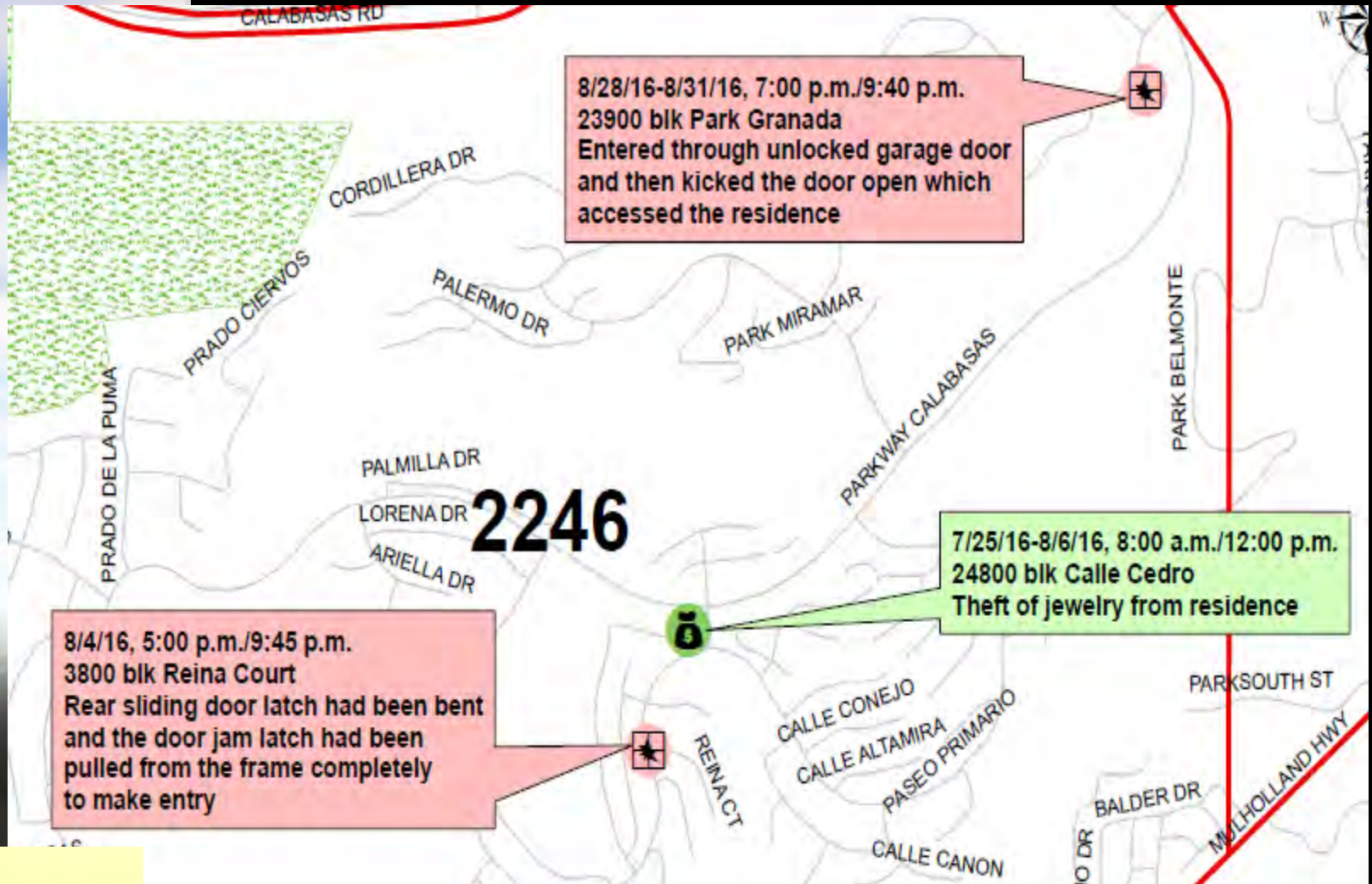
# Part I Crimes August 2016

## Legend

-  Other Burglary
-  Theft



# Part I Crimes August 2016



## Legend

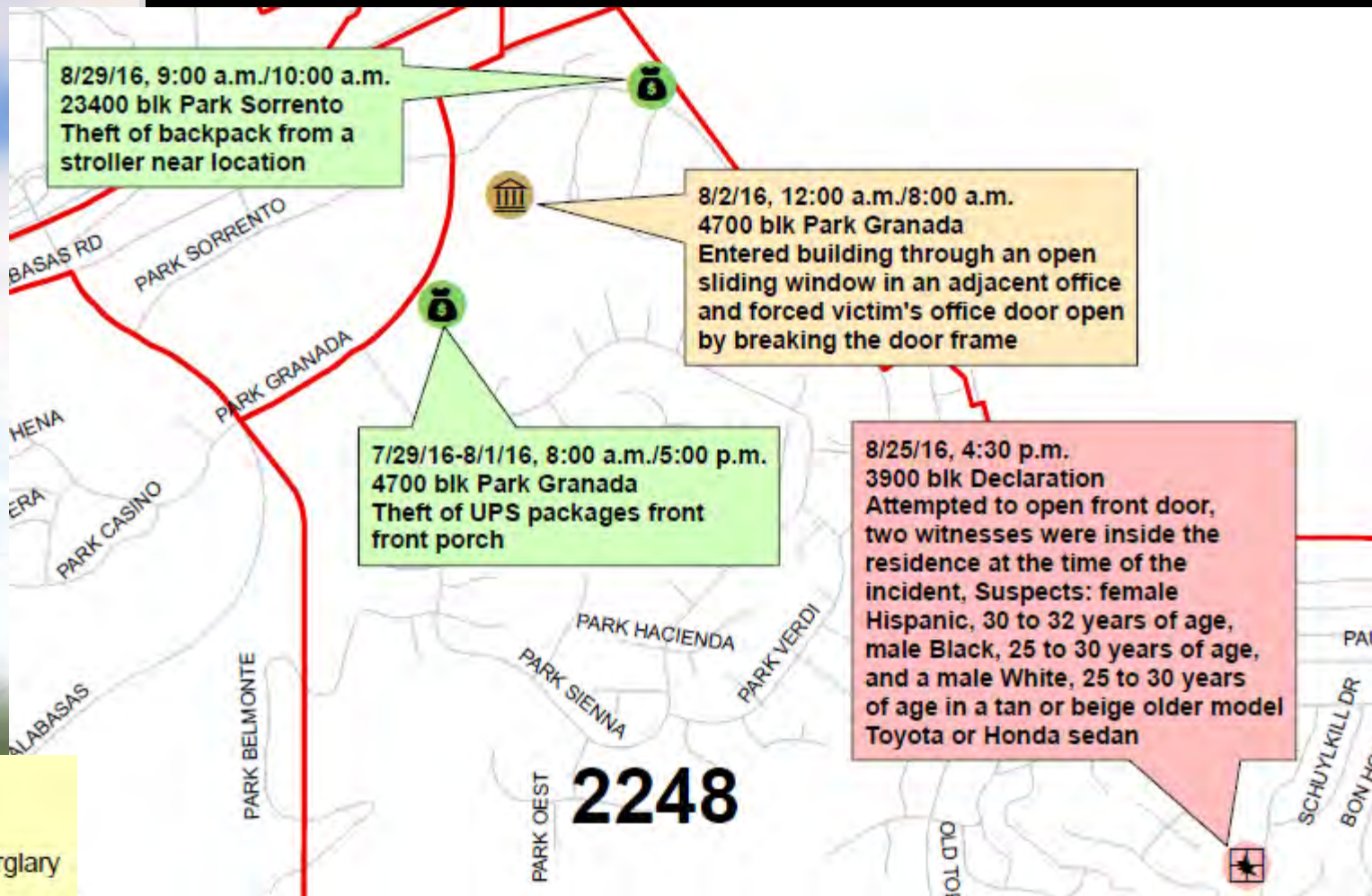


Residential Burglary






Theft

# Part I Crimes August 2016



## Legend

-  Residential Burglary
-  Other Burglary
-  Theft

# Part I Crimes August 2016

8/9/16, 8:00 a.m./2:00 p.m.

4200 blk Balcony

Smashed rear kitchen window  
to gain entry

2249

WILLOW DR

OLIVE

PROPERTY BELL RD

WHEEL DR

## Legend



Residential Burglary

# July 2016 Arrest Stats

**ARREST MADE**



Aggravated Assault	1	0
Weapon Laws	1	0
Narcotics	8	0
Vehicle/Boating Laws	9	0
Warrants	8	0
Misdemeanors, Miscellaneous	2	0
<b>ARREST TOTALS</b>	<b>29</b>	<b>0</b>

# August 2016 Arrest Stats



	<b>Adult</b>	<b>Juv.</b>
Aggravated Assault	1	0
Larceny Theft	2	0
Grand Theft Auto	2	0
Non-Aggravated Assault	1	0
Narcotics	5	0
Drunk/Alcohol/Drugs	5	0
Drunk Driving Vehicle/Boat	3	0
Vehicle/Boating Laws	3	0
Warrants	7	1
<b>ARREST TOTALS</b>	<b>29</b>	<b>1</b>



# July 2016 Traffic Stats



Number of Traffic Collisions	24
- Injury Collisions	4
- Non-Injury Collisions	20
Number of Citations Issued	75
- Total Hazardous Cites	53
- Total Non-Hazardous Cites	22

Most frequent citations issued:

- No insurance
- Failure to Stop at a Stop Sign



# August 2016 Traffic Stats



Number of Traffic Collisions	20
- Injury Collisions	4
- Non-Injury Collisions	16
Number of Citations Issued	142
- Total Hazardous Cites	95
- Total Non-Hazardous Cites	47

Most frequent citations issued:

- Off-Highway, Disobey Signs
- Failure to Stop at a Stop Sign





## **Noteworthy July Incidents**

A resident of Bishop was arrested for assault in the 26500 block of Agoura Road. The victim was at the location visiting a friend and met the suspects near the pool area. For unknown reasons, the suspects punched the victim so hard that he lost consciousness. The other suspect described as a male White in his 20's fled the area. (16-03637)

A Santa Paula resident was arrested for possession of pepper spray by a felon and drug paraphernalia in the area of Agoura Road and Lost Hills Road. His companion was arrested for giving a false name to a peace officer. The subjects were contacted by deputies during a traffic violation. (16-03871)



## **Noteworthy July Incidents**

A resident of Van Nuys was contacted by deputies during a traffic violation in the area of Las Virgenes Road and Thousand Oaks Blvd. The subject was arrested for possession of a prohibited weapon (a sap), narcotics for sales and paraphernalia.

(16-04209)



## **Noteworthy August Incidents**

A resident was arrested for assault in the 5900 block of Las Virgenes Road. The suspect assaulted his father during an argument. During the investigation, Ventura County Sheriff's Department deputies arrived at the location to serve a search warrant/probable cause to arrest on the suspect relating to a robbery committed with a handgun that occurred in their jurisdiction. The suspect barricaded himself but was apprehended by the Los Angeles County Sheriff's Department's Special Enforcement Bureau. (16-04546)



## **Noteworthy August Incidents**

An attempt residential burglary was reported in the 3900 block of Declaration Avenue. The suspects attempted to open the front door and fled when confronted by a witness that was inside the residence at the time of the incident. The suspects were described as a female Hispanic, 30 to 32 years of age, a male Black, 25 to 30 years of age and a male White, skinny, 25 to 30 years of age. The suspects fled in a tan or beige, older model Toyota or Honda sedan. (16-04766)



## **Noteworthy August Incidents**

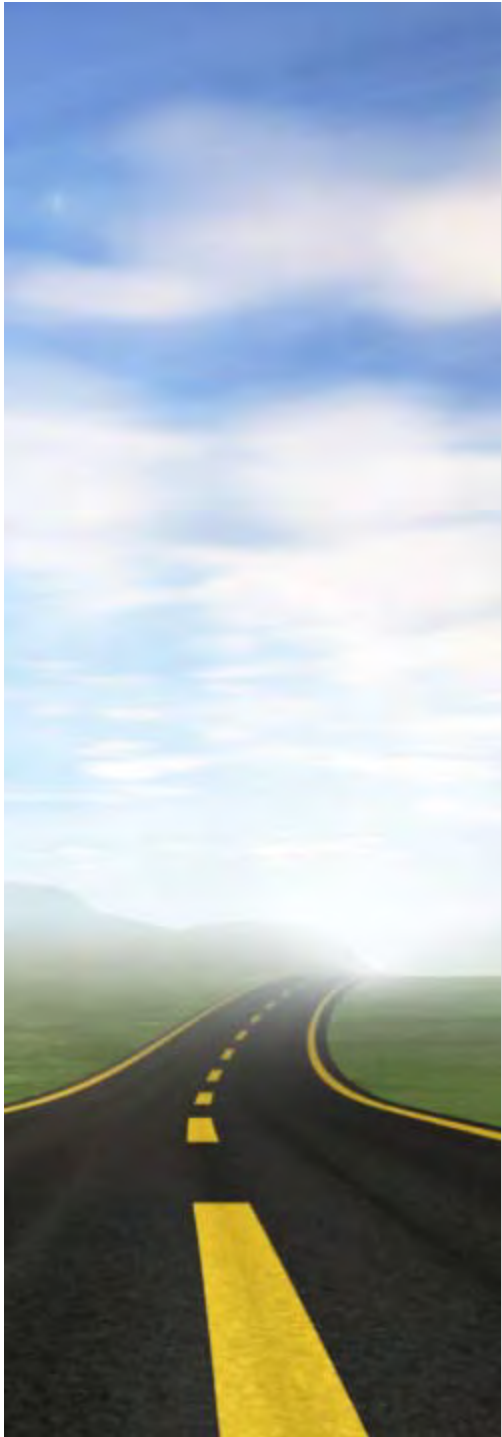
Two subjects, residents of Canoga Park and Reseda, were arrested for possession of a stolen vehicle and narcotics in the 4800 block of Las Virgenes Road. The vehicle was stolen from the jurisdiction of the Los Angeles Police Department's Devonshire Division. (16-04415)



## **Noteworthy August Incidents**

Three subjects, residents of El Monte, Lompoc and Los Angeles, were arrested for theft in the 26900 block of Agoura Road. The suspects entered the location, selected numerous bottles of alcoholic beverages and left the location without paying for the items. (16-04863)





## **Crime Tips**

Malibu/Lost Hills Sheriff Station

LostHillsTips@lasd.org

818-878-1808

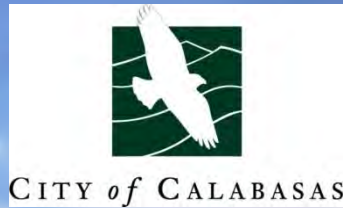
Crime Stoppers

800-222-TIPS (8477)

Web Tips

[www.lacrimestoppers.com](http://www.lacrimestoppers.com)





# Connect with US!

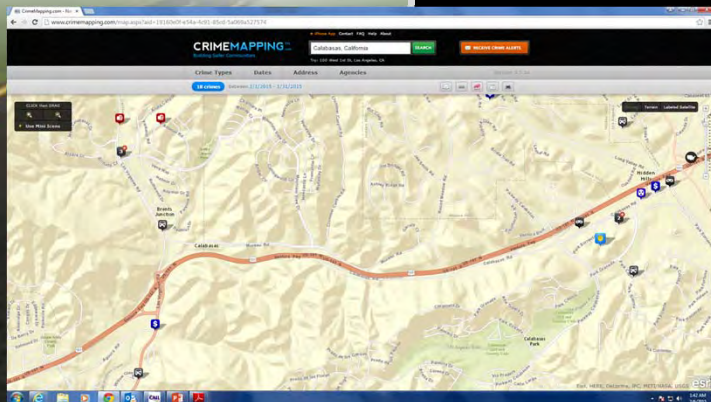
[www.LostHills.lasd.org](http://www.LostHills.lasd.org)

[twitter.com/LHSLASD](https://twitter.com/LHSLASD)



**NIXLE: Text your ZIP CODE to 888777  
to receive local alerts through SMS!**

[www.facebook.com/LostHillsSheriffsStation](https://www.facebook.com/LostHillsSheriffsStation)



[www.CrimeMapping.com](http://www.CrimeMapping.com)



# Questions? More Information?

*City of Calabasas*

LostHills@LASD.org

Service Area Lieutenant

A.J. Rotella

818-878-1808

Detective Team

Detective Ginni Alvarez

818-878-5584

Detective Jill Greenwood

818-878-5541

Detective Justin Solomon

818-878-5542

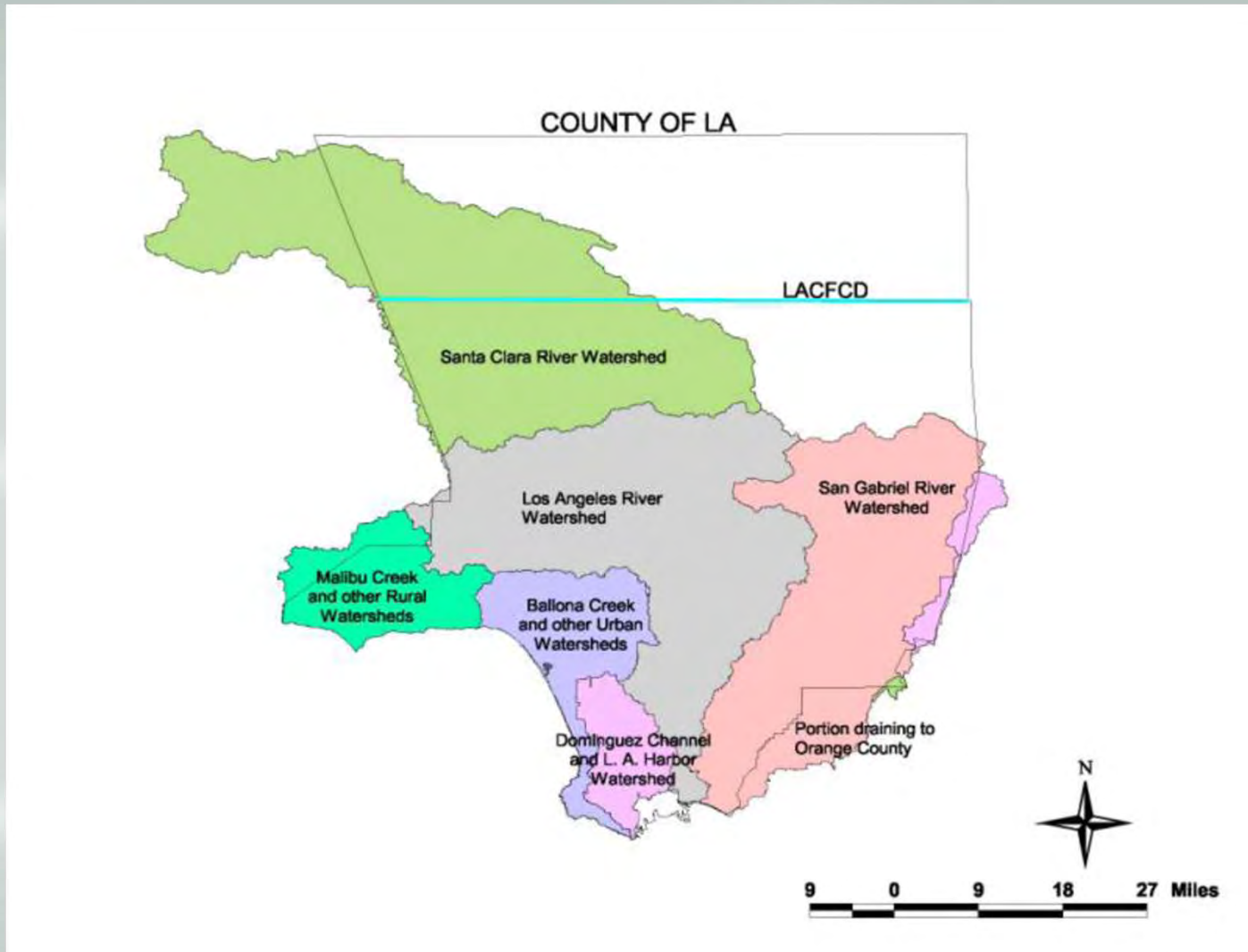
# Updates on Stormwater Programs



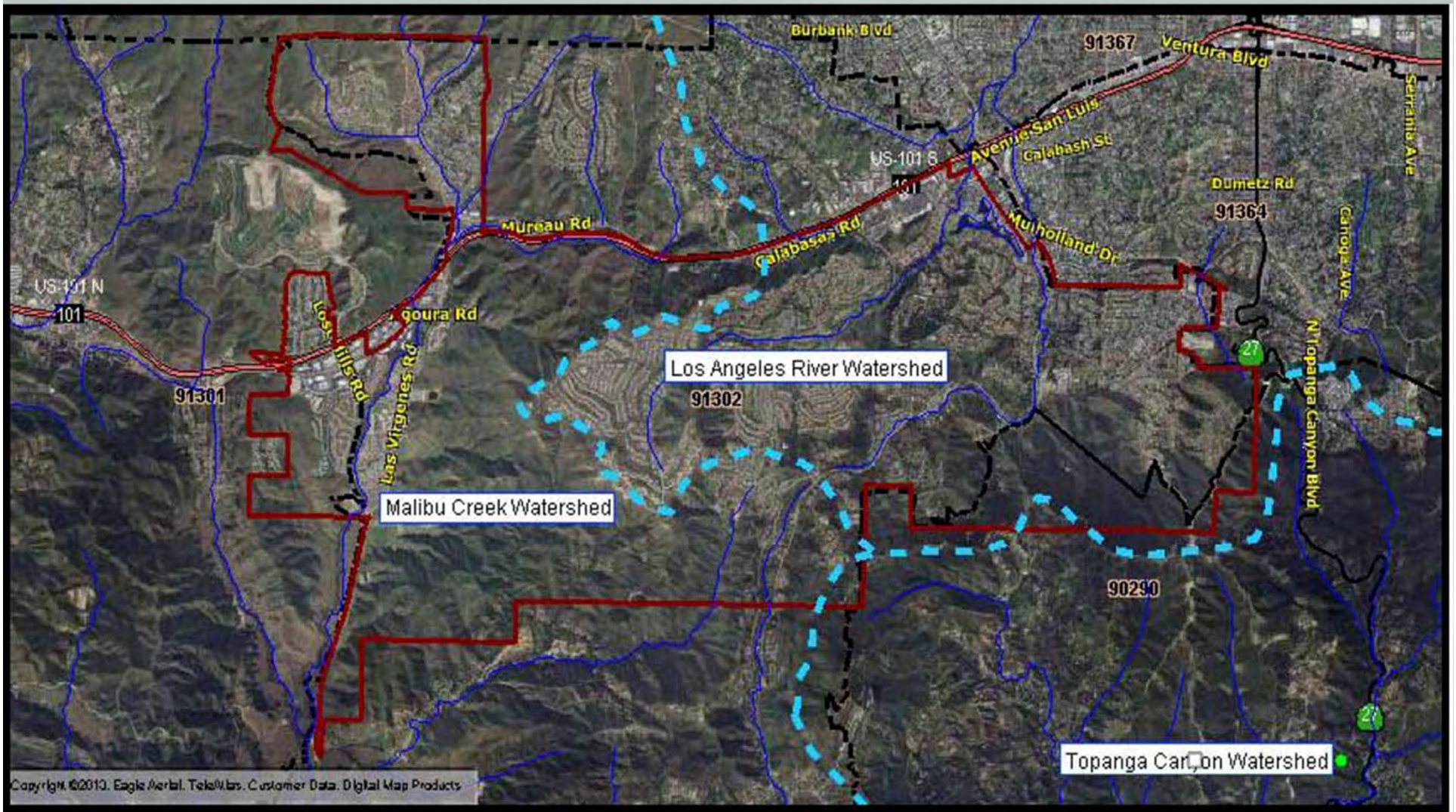
CITY *of* CALABASAS  
*Public Works Department*

**Presentation By: Alex Farassati, Ph.D.**  
Environmental Services Supervisor

## Geographic Coverage and 7 Watershed Management Areas



# City of Calabasas Drainage Areas

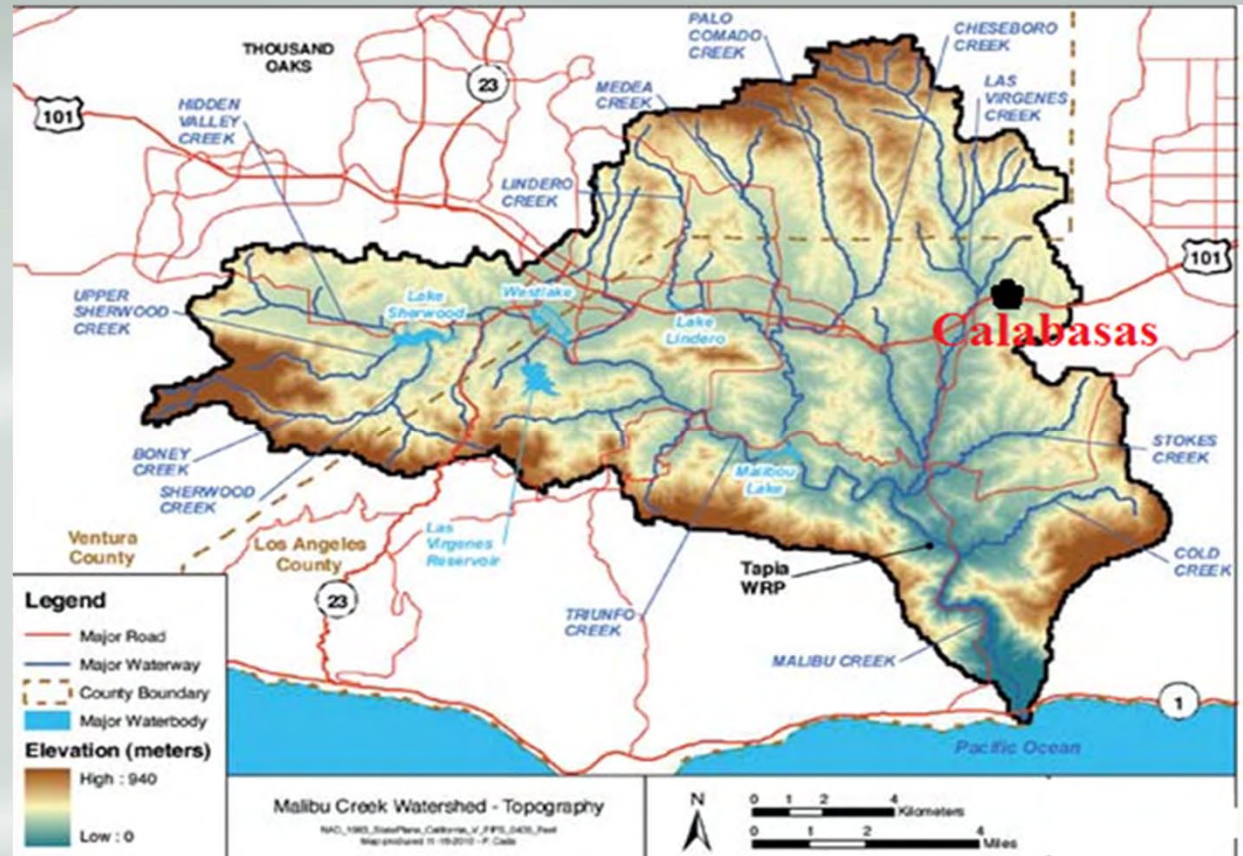


# Calabasas and Malibu Creek Watershed:

Lad Area: 4,941 acres

Land Share: 15%

Percentage of the City: 58%

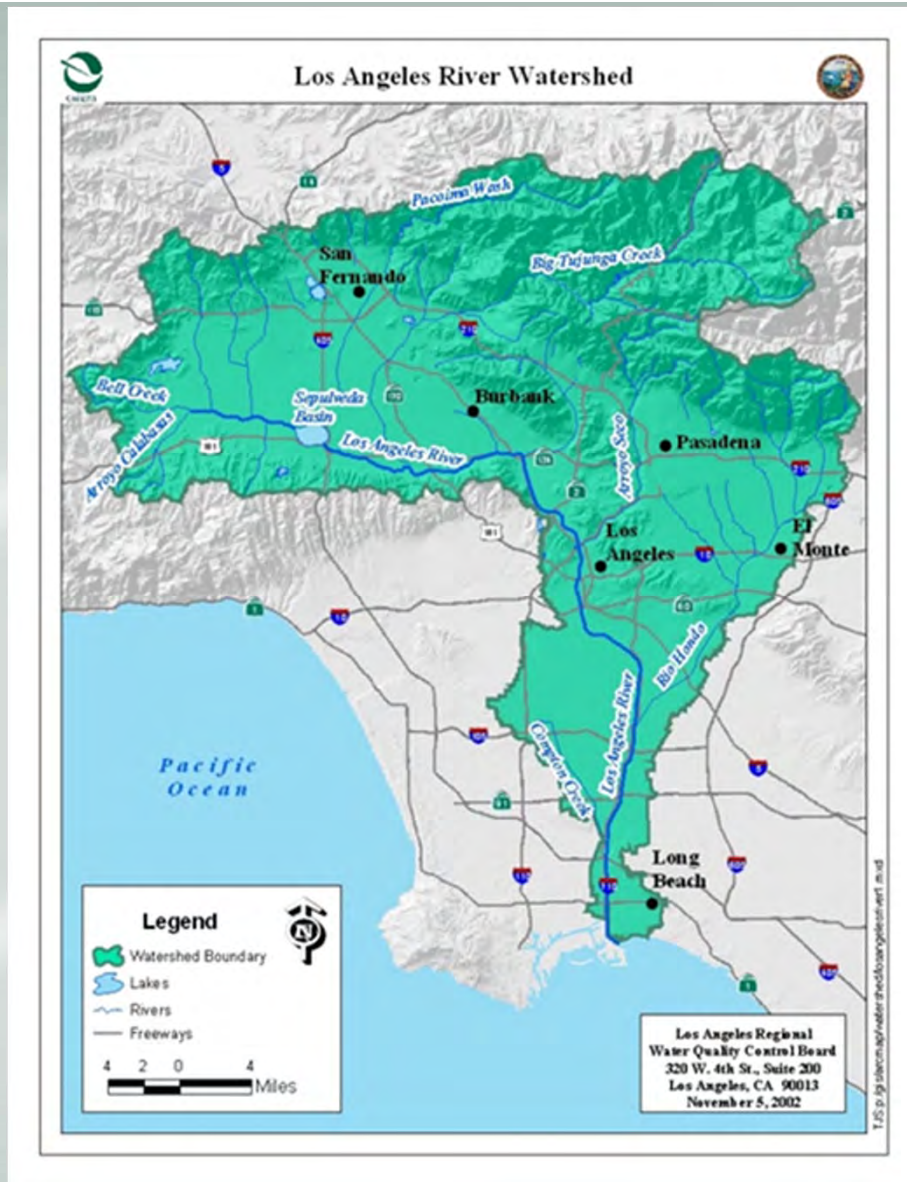


# Calabasas and Los Angeles River Watershed:

Land Area: 3,571 acres

Land Share: 0.94%

Percentage of the City: 42%





# Cost of Coordinated Integrated Monitoring Programs for the City of Calabasas:

Los Angeles River Watershed: **\$51,488** for 3 years

Malibu creek Watershed: **\$273,392** for 3 years

TOTAL for 3 years: **\$324,870**

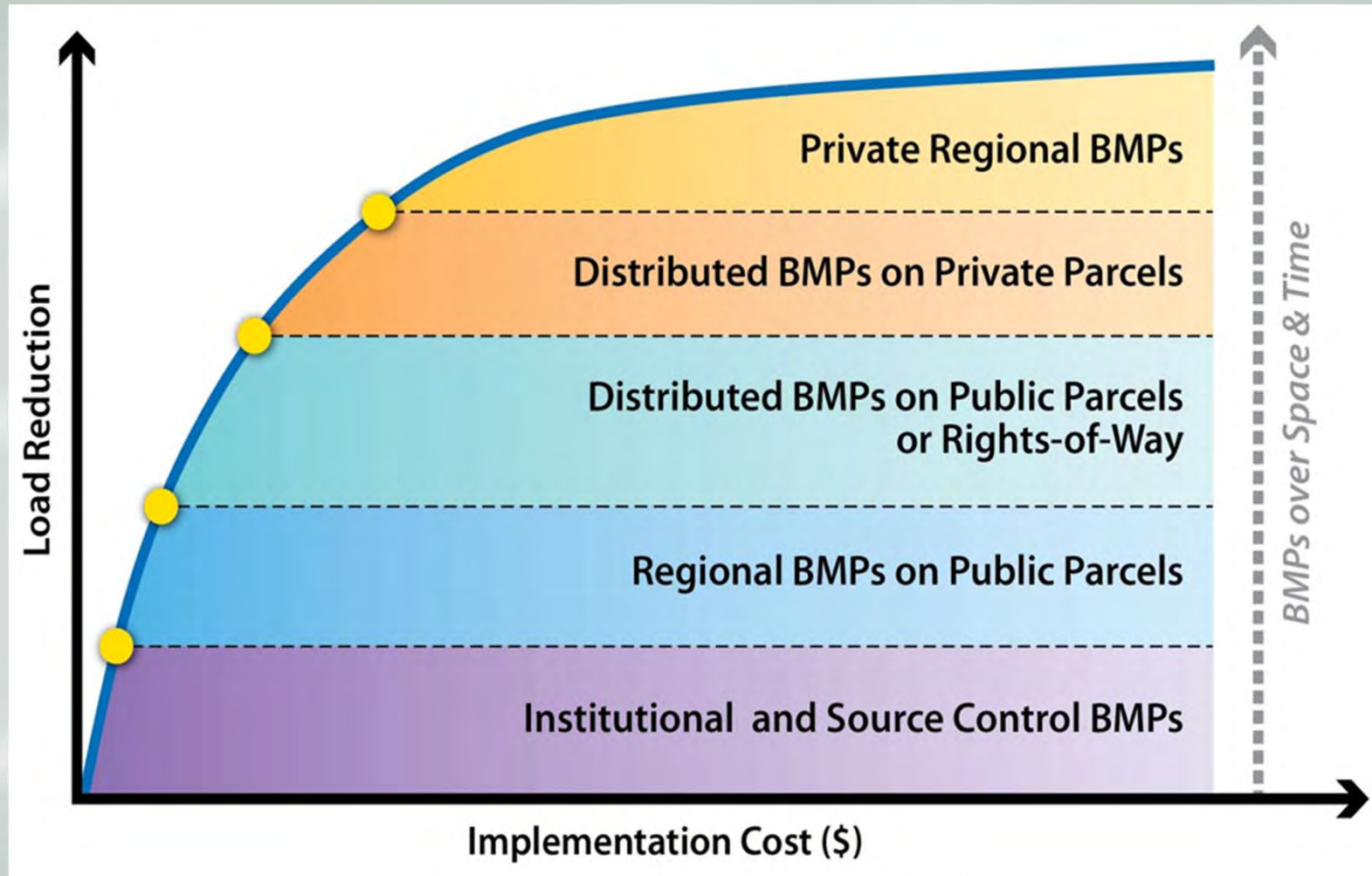


# EWMP Objectives

- Improve and protect water quality in the watershed and the beach
- Compliance with Municipal Stormwater Permit Order No. R4-2012-0175
- Collaboration among Permittees (Cities and LA County) & other stakeholders on multi-benefit regional projects
  - a) Water supply/water conservation
  - b) Stream/habitat restoration
  - c) Recreational activities
  - d) Flood Control
  - e) Public education and outreach



# EWMP BMP Approach



# Bacteria Source Control BMPs

## Pet Waste

- Outreach to Pet Owners Linking Waste to Bacterial Loading
- Bag Dispensers
- Pet Store/Vet/Shelter POS Campaign



## Trash Receptacles

- Signs on or near Trash Receptacles to Keep Lids Closed
- Outreach to Trash Haulers and Businesses
- Design of Trash Storage Areas
- Increase Frequency of Trash Collection at Restaurants



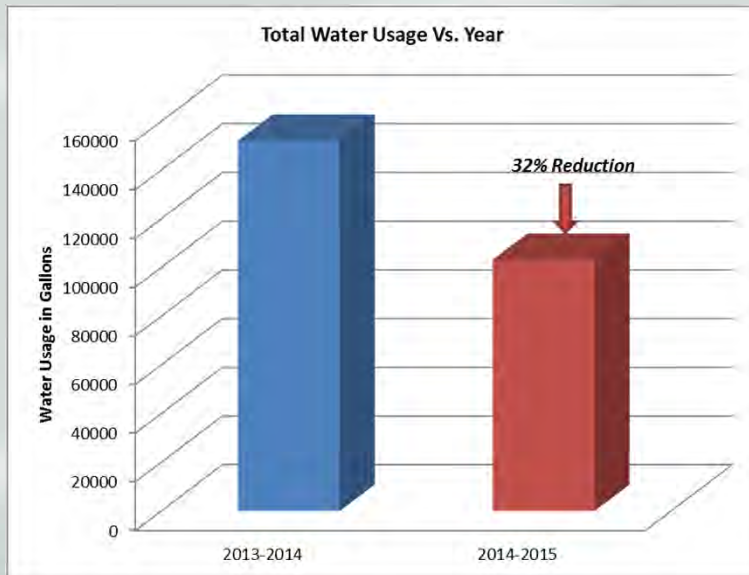
## Equestrian/Livestock Facilities

- Equestrian Facilities Outreach
- Post Signs at City and County-owned Trailheads for Equestrian Users
- Emphasizing Cleaning up After Horses
- Exclusion Fences
- Manure Management



# Nutrient Control BMPs

- Water Efficient Landscaping
- Eliminating over irrigation
- Fertilizer Reduction



Completion of Citywide  
Smart Irrigation Project:  
**32% Water Saving**



# Trash Source Control BMPs

- Storm Drain Screens
- Street Sweeping
- Storm Drain Marking
- Trash Receptacles
- Creek Cleanups



Completion of Citywide Catch Basin Curb Screen Project



# Regional Projects

Feasibility to Retain 85<sup>th</sup>% Storm Event



Infiltration Chamber



Infiltration Basin





Cistern/Harvest & Use

Low Impact Development (LID)





# Green Streets Projects



# Implementation Schedule

2017

Initial Source Control BMPs

2021

All Source Control BMPs

Install First Phase of Public Regional BMPs

Install First Phase of Green Street projects

2035

All Source Control BMPs

Install Final Phase of Public Regional BMPs

Install Final Phase of Green Street projects

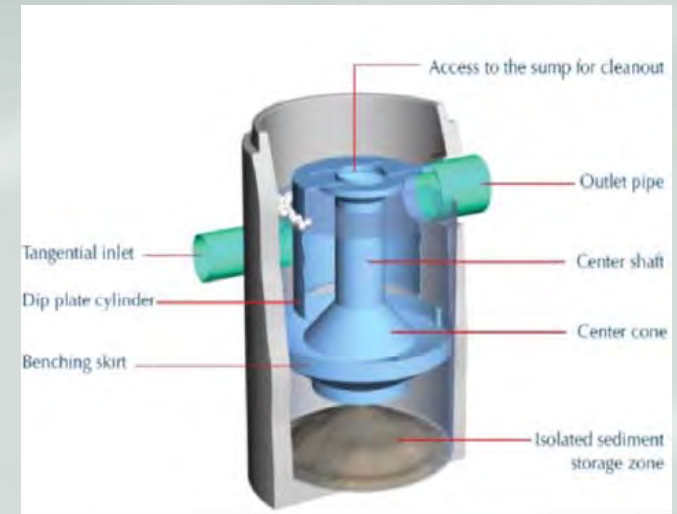
Install Private Regional BMPs



# Gates Canyon Park Regional BMP Project



Sample Infiltration Gallery

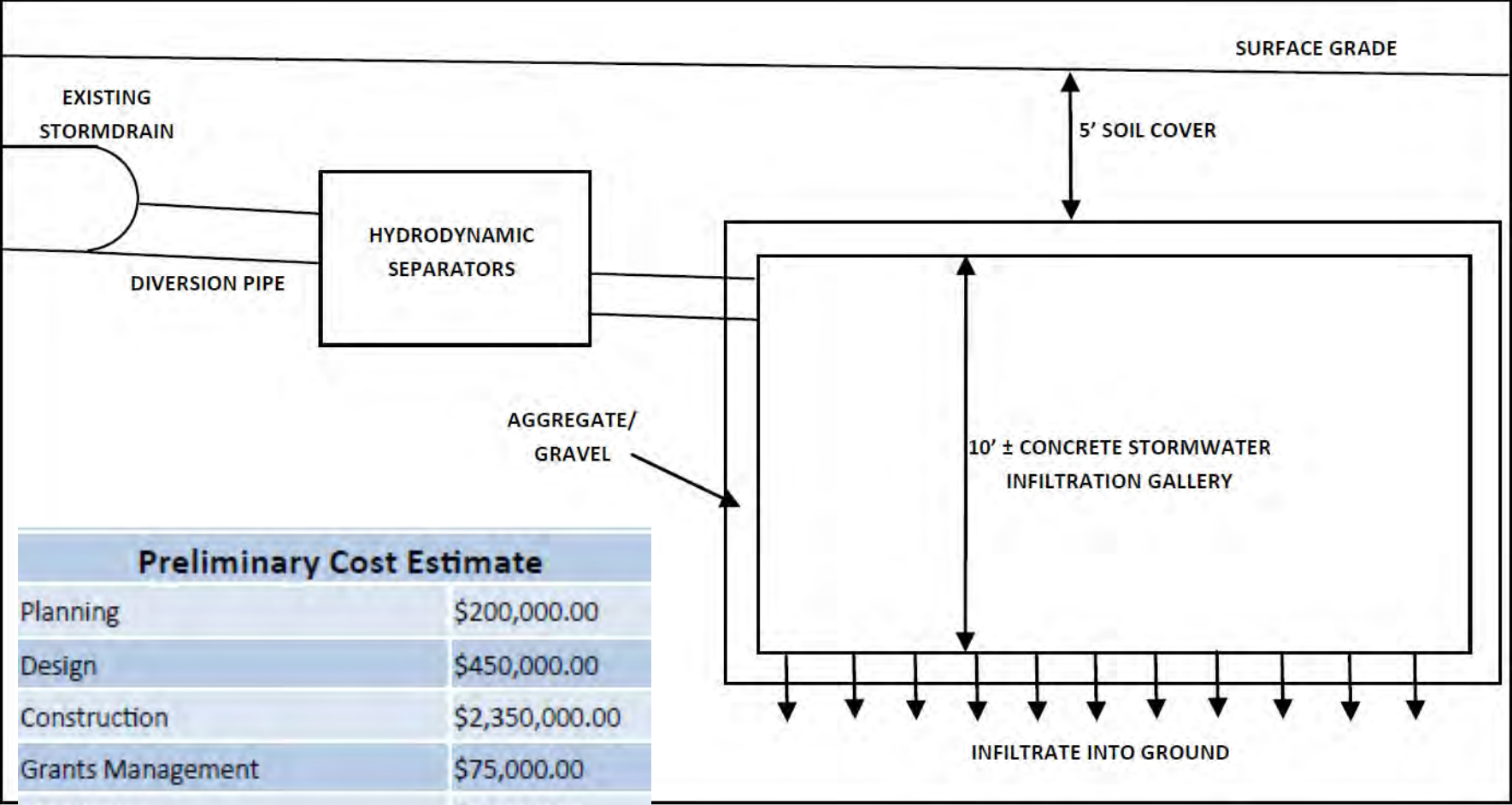


Hydrodynamic Separator

County of Los Angeles is the lead agency.



# Gates Canyon Park Regional BMP Project

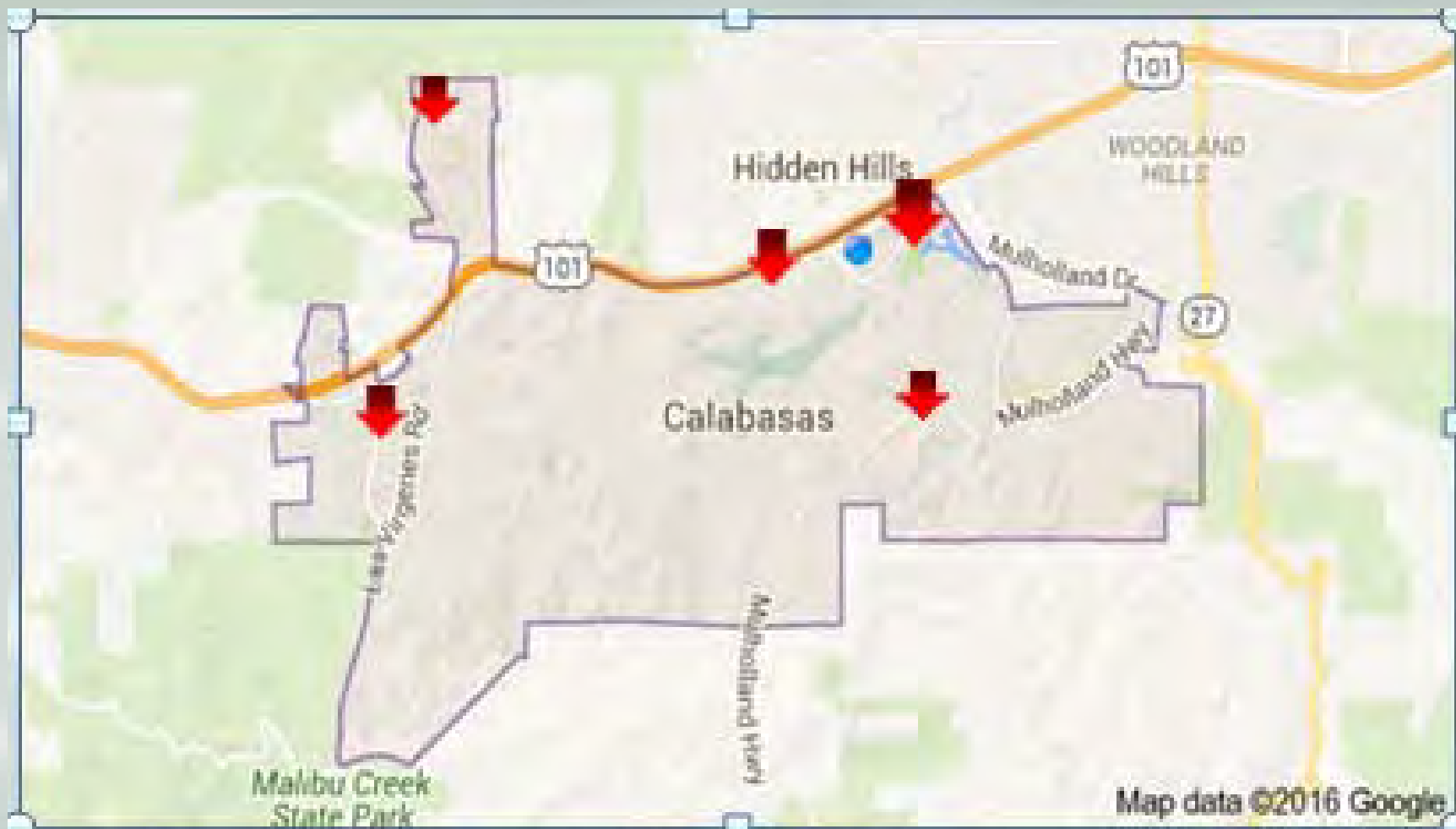


### Preliminary Cost Estimate

Planning	\$200,000.00
Design	\$450,000.00
Construction	\$2,350,000.00
Grants Management	\$75,000.00
Monitoring	\$50,000.00
<b>Total</b>	<b>\$3,125,000.00</b>



City of Calabasas adopted a Green Street Policy in 2015



# Citywide Green Street Project

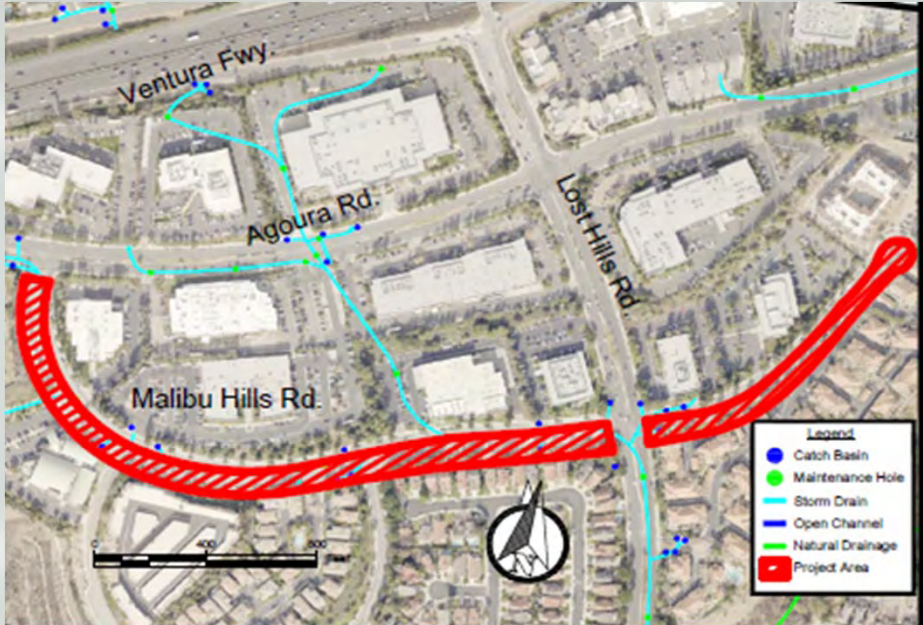
The project proposes to implement the City of Calabasas' Green Street Policy on 5 locations around the City:

1. Las Virgenes Road,
2. Malibu Hills Road,
3. Old Town Calabasas
4. Calabasas Road
5. Parkway Calabasas

Cost estimate is **\$5.4** million



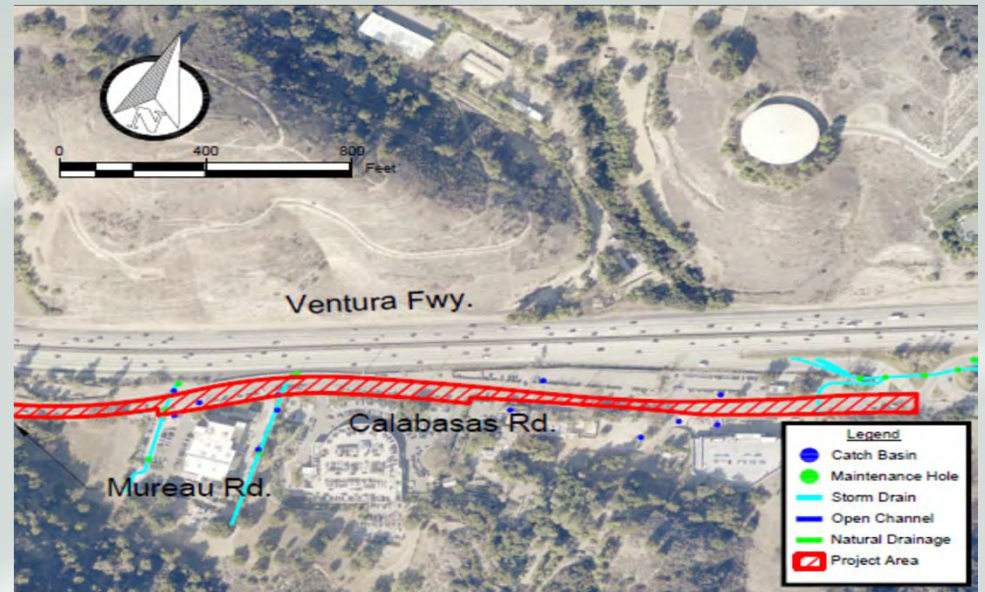
# Malibu Hills Road Green Street Project



Using Remaining \$208,000 funding from Prop 84



# Calabasas Road Green Street Project



Applied for a Grant Environmental Enhancement and Mitigation (EEM) for \$500,000





# Las Virgenes Creek Restoration Project – Phase II

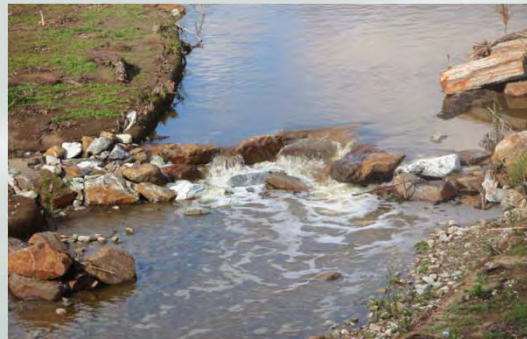


Have already secured \$2.7 M for construction



## Conclusion

- City of Calabasas contributes its fair share of the cost of regional projects.
- Most Calabasas Projects are grant funded.
- City of Calabasas is already in compliance with Trash TMDL and is working with other agencies to comply with other TMDLs.
- City will continue with multi-benefit projects within the City boundaries and will look for grant funding



**MINUTES OF A REGULAR MEETING OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD WEDNESDAY, SEPTEMBER 14, 2016**

Mayor Bozajian called the Closed Session to order at 6:30 p.m. in the Council Conference Room, 100 Civic Center Way, Calabasas, CA.

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

**CLOSED SESSION**

1. Closed session: Conference with legal counsel-one case  
Calabasas vs. Hamai, et al  
L.A. Superior Court Case No. BS 157268

The Council convened to Open Session in the Council Chambers at 7:05 p.m.

Mr. Howard reported that there was no reportable action regarding the Closed Session.

**ROLL CALL**

Present: Mayor Bozajian, Mayor pro Tem Maurer,  
Councilmembers Gaines, Shapiro and Weintraub  
Absent: None  
Staff: Coroalles, Friedman, Hernandez, Howard, Jordan,  
Rubin, Tamuri and Yalda.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Girl Scout Troop 1786.

**APPROVAL OF AGENDA**

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

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

**ANNOUNCEMENTS/INTRODUCTIONS**

Members of the Council made the following announcements:

Councilmember Gaines:

- State Assemblyman Matt Dababneh will hold a community meeting on September 15.
- A ribbon cutting ceremony will take place on September 18 for a new trail head at the Juan Bautista trail.
- The Chabad of Calabasas will hold a short parade and related activities on September 18 to celebrate their new Torah.
- Law Day is scheduled on September 23.
- Showcased the Las Virgenes Cup won by Calabasas High Football Team against Agoura Hills' and extended an invitation to the next home game on September 16. The opening game to honor first respondents who were involved in the Old Fire was a great success.

Mayor pro Tem Maurer:

- Congratulated Mayor Bozajian for a great first pitch at Calabasas Dodger night on September 6.
- The annual Pumpkin Festival is scheduled on October 15-16.
- Congratulated Mayor Bozajian for coordinating the fall Contracts Cities Association summit.

Councilmember Weintraub:

- The annual flu clinic will take place on October 22.

Councilmember Shapiro:

- Reiterated congratulations to Mayor Bozajian for a great pitch.
- The third annual Calabasas Film Festival will take place September 21-23.
- Encouraged everyone to drive with cautiously around schools.

**ORAL COMMUNICATIONS – PUBLIC COMMENT**

Bonnie Mulholland, Mark Levinson and Randi Feilich-Hirsch spoke during public comment.

**PRESENTATIONS**

- Los Angeles Community Choice Aggregation/Energy

Mr. Howard Choy made a presentation.

**CONSENT ITEMS**

1. Approval of meeting minutes from August 24, 2016

2. Recommendation to award a professional services agreement with an amount not to exceed \$3,396,545 to MV Public Transportation, Inc. as the City's transit service provider to operate Calabasas fixed-route services for the duration of five years subject to terms and conditions
  
3. Adoption of Resolution No. 2016-1530, requesting the Board of Supervisors of the Los Angeles County Flood Control District of the State of California to accept on behalf of said District the transfer and conveyance of the storm drain improvements know as Private Drain. No. 2452 in the City of Calabasas for future operation, maintenance, repair and improvement, and authorize the transfer and conveyance hereof

Mr. Yalda responded to Councilmember Weintraub's inquiry regarding Item No. 2 pertaining to GPS on transit vehicles. Mr. Howard explained that section 6.4 was added to the agreement with MV Transportation.

**Councilmember Shapiro moved, seconded by Councilmember Gaines to approve Consent Item Nos. 1-3. MOTION CARRIED 5/0 as follows:**

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

**NEW BUSINESS**

4. Consideration of a refund request from applicant Jay Perlmutter for variance and public hearing notification fees in the amount of \$1,597.88

**Councilmember Gaines moved, seconded by Councilmember Weintraub to approve Item No. 4. MOTION CARRIED 4/1 as follows:**

AYES: Mayor Bozajian, Councilmembers Gaines, Shapiro and Weintraub

NOES: Mayor pro Tem Maurer

5. Update on the Calabasas Klubhouse Pre School Program

Mr. Rubin and Ms. Friedman presented the report.

**After extensive discussion, direction was provided to staff.**

6. Consideration and discussion on City Council's position regarding Measure M

Mr. Dipple presented the report and introduced Abdollah Ansari and Karen Swift from METRO.

**Mayor pro Tem Maurer moved, seconded by Councilmember Shapiro to approve Item No. 6. MOTION CARRIED 4/1 as follows:**

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

**NOES:** Mayor Bozajian

The meeting recessed at 9:01 p.m.

The meeting reconvened at 9:15 p.m.

9. Introduction of Ordinance No. 2016-339, amending Calabasas Municipal Code Sections 1.14.010 and 1.04.020, changing the date of the General Municipal Election date from the first Tuesday after the First Monday in November of odd-numbered years to the first Tuesday after the first Monday in November of even numbered years beginning November 2018

Frances Alet, Joe Chilco, Jacy Shillan, Emma Wilby, Priscilla Lee, John Suwara, Michael Brockman, Nancy Kamali, and Susan Atkinson-Barr spoke on Item No. 9.

**After extensive discussion, Councilmember Gaines moved, seconded by Councilmember Weintraub to introduce Ordinance No. 2016-339. MOTION CARRIED 4/1 as follows:**

**AYES:** Mayor Bozajian, Councilmembers Gaines, Shapiro and Weintraub

**NOES:** Mayor pro Tem Maurer

7. Introduction of Ordinance No. 2016-338 to repeal Title 13 Public Peace, Moral and Welfare of the Los Angeles County Code, as adopted by the City of Calabasas and addition of new Chapters to Title 9 of the Calabasas Municipal Code related to the Public Peace and Welfare, incorporating the text, as amended, of certain Chapters of Title 13 Public Peace and Welfare of the Los Angeles County Code

**Councilmember Gaines moved, seconded by Mayor pro Tem Maurer to introduce Ordinance No. 2016-338. MOTION CARRIED 5/0 as follows:**

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

8. Introduction of Ordinance, No. 2016-336, adding Chapter 10.22 to Title 10 of the City's Municipal Code to include parking regulations for City-owned and City-operated off-street parking facilities

**Councilmember Weintraub moved, seconded by Councilmember Shapiro to introduce Ordinance No. 2016-336 with modifications. MOTION CARRIED 5/0 as follows:**

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

### **INFORMATIONAL REPORTS**

10. Check Register for the period of August 17-31, 2016

**No action was taken on this item.**

### **TASK FORCE REPORTS**

Mayor Bozajian reported on his and Mayor pro Tem Maurer's attendance to the Contract Cities Association fall summit. Councilmember Weintraub reported on her and Councilmember Shapiro's attendance to the Bay Laurel's PAF; AC Stelle and Calabasas High PFC meetings. Councilmember Gaines reported his and Mayor pro Tem Maurer's attendance to the School Area Traffic and Safety Committee meeting.

### **CITY MANAGER'S REPORT**

Mr. Coroalles reported that Building Official, Sparky Cohen suffered an accident while mountain biking and is now recovering at home.

### **FUTURE AGENDA ITEMS**

Discussion ensued regarding Senior Center membership and the possibility of a Council meeting in October. Discussion took place regarding a Budget Liaison meeting.

Mayor Bozajian announced the passing of LA County Supervisor Ed Edelman and said that the September 28 meeting would be adjourned in his memory.

**ADJOURN**

The City Council adjourned at 10:25 p.m. to their next regular meeting scheduled on Wednesday, September 28, 2016, at 7:00 p.m.

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Maricela Hernandez, MMC  
City Clerk





**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE:** SEPTEMBER 12, 2016

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

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

**SUBJECT:** ADOPTION OF RESOLUTION NO. 2016-1532 RECOGNIZING OCTOBER AS BULLYING AWARENESS PREVENTION MONTH IN THE CITY OF CALABASAS

**MEETING DATE:** SEPTEMBER 28, 2016

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**SUMMARY RECOMMENDATION:**

At the request of Councilmember Shapiro, it is recommended that the City Council adopt Resolution No. 2016-1532 recognizing October as Bullying Awareness Prevention Month in the City of Calabasas.

**BACKGROUND:**

The Bullying Awareness Prevention campaign is held during the month of October and unites communities nationwide to educate and raise awareness of bullying prevention. National Bullying Prevention Awareness Month is recognized in communities across the United States, with hundreds of schools and organizations signing on as partners.

National Bullying Awareness Prevention was developed in response to the need to raise awareness of bullying, as it was historically viewed "a childhood rite of passage" and believed that bullying "made kids tougher", when the reality is that bullying has devastating effects such as school avoidance, loss of self-esteem, increased anxiety, and depression.

**FISCAL IMPACT/SOURCE OF FUNDING:**

None.

**REQUESTED ACTION:**

It is recommended that the City Council adopt Resolution No. 2016-1532 recognizing October as Bullying Awareness Prevention Month in the City of Calabasas.

**ATTACHMENTS:**

Resolution No. 2016-1532

**ITEM 2 ATTACHMENT  
RESOLUTION NO. 2016-1532**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CALABASAS, CALIFORNIA, RECOGNIZING OCTOBER AS  
BULLYING PREVENTION AWARENESS MONTH IN THE  
CITY OF CALABASAS.**

**WHEREAS**, school bullying involves someone or a group of individuals harming another by: hitting or threatening (physical), teasing and name calling (verbal), spreading rumors, hurting someone's reputation or excluding someone (social isolation), using online and social media platforms to support deliberate, repeated and hostile behavior that is intended to harm another (cyber bullying); and

**WHEREAS**, one out of every four students (22 percent) report being bullied during the school year (National Center for Educational Statistics, 2015); and

**WHEREAS**, 19.6 percent of high school students in the US report being bullied at school in the past year. 14.8 percent reported being bullied online (Center for Disease Control, 2014); and

**WHEREAS**, 64 percent of children who were bullied did not report it; only 36 percent reported the bullying (Petrosina, Guckenburg, DeVoe, and Hanson, 2010); and

**WHEREAS**, bullying also happens in families, in the workplace and in the community at large; and

**WHEREAS**, bullying contributes to other more serious and life threatening situations including depression, eating disorders and suicide; and

**WHEREAS**, the City of Calabasas supports the Bullying Prevention Awareness efforts in our City by the Las Virgenes Unified School District, as well as through other organizations; and

**WHEREAS**, the City of Calabasas supports programs throughout the City to teach, educate, encourage and enlighten all our citizens on the positive ways to treat one another as well as the positive ways to enjoy our lives; and

**WHEREAS**, the City of Calabasas wishes to raise awareness in our community of this serious problem.

**NOW, THEREFORE, BE IT RESOLVED** that the Calabasas City Council hereby supports and proclaims October as Bullying Awareness Prevention Month in the City

of Calabasas.

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 28<sup>th</sup> day of September, 2016.

---

James R. Bozajian, Mayor

ATTEST:

---

Maricela Hernandez, MMC  
City Clerk

APPROVED AS TO FORM:

---

Scott H. Howard,  
City Attorney




**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE:** SEPTEMBER 19, 2016

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

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

**SUBJECT:** ADOPTION OF RESOLUTION NO. 2016-1531 IN SUPPORT OF THE CITY ENROLLING IN THE NATIONAL WILDLIFE FEDERATION'S COMMUNITY WILDLIFE HABITAT CERTIFICATION PROGRAM

**MEETING DATE:** SEPTEMBER 28, 2016

---

**SUMMARY RECOMMENDATION:**

Recommendation to adopt Resolution No. 2016-1531 in support of the City enrolling in the National Wildlife Federation's Community Wildlife Habitat Certification Program.

**BACKGROUND AND ANALYSIS:**

Community Wildlife Habitats provide habitat for wildlife throughout the community—where people live, learn, play and do business. Communities do this by certifying individual backyards, school grounds and public areas like parks, community gardens and businesses, as National Wildlife Federation (NWF) Certified Wildlife Habitats. Each individual certified site within the community provides the four basic elements that all wildlife need: food, water, cover and places to raise young.

When a community becomes an NWF Community Wildlife Habitat, that community joins a select group of communities that have made gardening for wildlife a priority.

By providing habitat, reducing chemicals, adding native plants, adjusting local policies to benefit pollinators and wildlife, reducing polluted runoff and conserving water, you will have made that community a healthier place for wildlife and humans alike.

NWF communities also do outreach to and educate residents about sustainable gardening practices such as reducing or eliminating chemical fertilizers and pesticides, conserving water, planting native plants and trees, composting and more. The community hosts workshops about gardening for wildlife and holds community events such as stream clean-ups and invasive species removal to make the community healthier for people and wildlife alike. Local citizens become knowledgeable advocates for wildlife and sustainability.

What does Calabasas enrolling in this program mean? At this point, we will just be announcing that you have enrolled and are working toward certification. It does not mean you have to complete any of the requirements at this time. Some cities take six months, others can take two years. Please see attached for more information.

To achieve certification through this program, the community must meet two sets of goals:

- a) A certain number of homes, schools and common areas must become NWF Certified Wildlife Habitats by providing the four basic elements that all wildlife need: food, water, cover and places to raise young. Certified Wildlife Habitats also require sustainable gardening practices such as using rain barrels, reducing water usage, removing invasive plants, using native plants or eliminating chemicals.
- b) Communities earn education and outreach points through a menu of options that include setting up tables at community events, having a native plant sale, organizing a stream clean-up, bringing NWF.

The certification criteria are based on each city's population. City of Calabasas shall earn 225 point to become certified. To achieve 225 points, 150 homes, 4 common areas and 4 school campuses shall meet the NWF's requirements. So far, 10 homes have voluntarily enrolled and have been certified.

City staff will create a webpage and conduct outreach to encourage homeowners, schools and businesses to enroll in this program and will work with work with other City department to identify 4 common areas to meet the requirements. This effort may take up to 2 years.

**FISCAL IMPACT/SOURCE OF FUNDING:**

At this time, there is a one-time enrollment fee that shall be provided thru Public Works' public outreach account.

**REQUESTED ACTION:**

That the City Council adopt Resolution No. 2016-1531 in support of the City enrolling in the National Wildlife Federation's Community Wildlife Habitat Certification Program.

**ATTACHMENT:**

Resolution No. 2016-1531

## ITEM 3 ATTACHMENT

### RESOLUTION NO. 2016-1531

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, IN SUPPORT OF THE CITY ENROLLING IN THE NATIONAL WILDLIFE FEDERATION'S COMMUNITY WILDLIFE HABITAT CERTIFICATION PROGRAM.**

WHEREAS, The City of Calabasas and its Environmental Commission demonstrate leadership in the environment and sustainability issues, and advocate for sound environmental policy and action in the areas of air quality, land use, water quality, waste management, flora and fauna and resources (water & energy).

WHEREAS, The National Wildlife Federation's (NWF) Community Wildlife Habitat Certification program recognizes the leadership efforts of the City of Calabasas on a national scale and assists the City with its environmental goals.

WHEREAS The NWF's Community Wildlife Habitat Certification program makes a community a healthier place for wildlife and humans alike and provides the following benefits:

- Engages local citizens in meeting your local goals around pollinators, wildlife, water conservation and more
- Reduces polluted runoff
- Maintains attractive landscapes through use of drought-resistant native plants
- Beautifies your community through more trees, wildflowers and greenery
- Engages local volunteers for restoration projects

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALABASAS HEREBY:

1. Supports the enrollment of the City of Calabasas in the NWF's Community Wildlife Habitat Certification Program and direct the Public Works Director or his designee
2. Appoints the Public Works Director or designee, as agent to submit all documents and enroll into the program and meet the eligibility requirements for the City of Calabasas to become a Certified Community Wildlife Habitat.



**PASSED, APPROVED AND ADOPTED** on this 28<sup>th</sup> day of September 2016.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott H. Howard, City Attorney



**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

---

**DATE: SEPTEMBER 19, 2016**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: TOM BARTLETT, AICP, CITY PLANNER**  
**TALYN MIRZAKHANIAN, SENIOR PLANNER**

TB

**SUBJECT: ADOPTION OF DESIGN GUIDELINES REGARDING CITY DESIGNATED LOCAL HISTORIC LANDMARK PLAQUES**

**MEETING DATE: SEPTEMBER 28, 2016**

---

**SUMMARY RECOMMENDATION:**

That the City Council adopt the recommended design guidelines regarding City designated local historic landmark plaques.

**BACKGROUND:**

On January 7, 2015, the Historic Preservation Commission considered various options for the design and material of plaques for the City's designated local historic landmarks. Their deliberation concluded with the Commission's unanimous approval of the following recommendations to the City Council:

1. Plaques shall be made of cast aluminum;
2. Plaques shall be rectangular in shape with the Historic Preservation Commission's logo in the top left corner;
3. Each plaque shall identify the designated landmark by its corresponding number;

4. Landmarks on public/City-owned property shall have a lengthier description. However, private property owners shall have the option of a plaque with a lengthier description or a simpler version with basic/minimal verbiage (while maintaining the standard shape and design).
5. All plaques shall be reviewed by the Historic Preservation Commission for verification of consistency with the provided design guidelines and for approval of exact verbiage; and
6. The City Council consider a budget to cover the cost of purchasing and installing the plaques.

An example of the plaque design preferred by the Commission is provided below:



Subsequently, on April 6, 2016, the Historic Preservation Commission had a follow-up discussion regarding additional plaque components and voted unanimously to add the following recommendation:

7. Plaques shall include: (a) a QR code (linked to a written and audio description of the landmark); and (b) a braille component.

Staff recommends that plaques not exceed a maximum size of two square-feet. Additionally, depending on the landmark, plaques will be either: (a) building-/wall-mounted; or (b) installed on a post.

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

The Historic Preservation Commission's recommended design parameters are summarized in the attached Design Guidelines for City Designated Local Historic Landmark Plaques (Attachment A). All design recommendations are supported by staff and found to be consistent with landmark plaques in other cities.

**FISCAL IMPACT/SOURCE OF FUNDING:**

Based on current pricing, a cast aluminum plaque, designed to comply with the Historic Preservation Commission's recommendations, may cost from \$270.00 - \$400.00, depending on the amount of language and detail on the plaque. The City currently has seven designated Historic Landmarks. There are currently no funds allocated to purchase and install plaques.

**REQUESTED ACTION:**

That the City Council adopt by minute action the attached Design Guidelines for City Designated Local Historic Landmark Plaques as recommended by the Historic Preservation Commission.

**ATTACHMENTS:**

A. Design Guidelines for City Designated Local Historic Landmark Plaques

## Design Guidelines for City Designated Local Historic Landmark Plaques

*Adopted by the City Council  
September 28, 2016*

The following design guidelines shall be applied to City of Calabasas designated local historic landmark plaques. All plaques shall be reviewed by the Historic Preservation Commission for verification of consistency with the provided design guidelines and for approval of exact verbiage and placement.

1. Plaques to be made of cast aluminum;
2. Plaques to be rectangular in shape with the Historic Preservation Commission's logo in the top left corner;
3. Plaques to identify the designated landmark by its corresponding number;
4. Landmarks on public/City-owned property to have a lengthier description. However, private property owners to have the option of a plaque with a lengthier description or a simpler version with basic/minimal verbiage (while maintaining the standard shape and design).
5. Plaques to include a QR code (linked to a written and audio description of the landmark);
6. Plaques to include a braille component;
7. Plaques may not exceed a maximum size of two (2) square-feet; and
8. Depending on the landmark, plaques may be either: (a) building-/wall-mounted; or (b) installed on a post.



*CITY of CALABASAS*

CITY COUNCIL AGENDA REPORT

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**DATE:** SEPTEMBER 20, 2016

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** JAMES JORDAN, DIRECTOR OF PUBLIC SAFETY

**SUBJECT:** ADOPTION OF ORDINANCE NO. 2016-338 TO REPEAL OF TITLE 13 PUBLIC PEACE, MORALS AND WELFARE OF THE LOS ANGELES COUNTY CODE, AS ADOPTED BY THE CITY OF CALABASAS AND ADDITION OF NEW CHAPTERS TO TITLE 9 OF THE CALABASAS MUNICIPAL CODE RELATED TO THE PUBLIC PEACE AND WELFARE, INCORPORATING THE TEXT, AS AMENDED, OF CERTAIN CHAPTERS OF TITLE 13 PUBLIC PEACE AND WELFARE OF THE LOS ANGELES COUNTY CODE.

**MEETING**

**DATE:** SEPTEMBER 28, 2016

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**SUMMARY RECOMMENDATION:**

Ordinance 2016-338 was introduced at the September 14, 2016, Council meeting.

**BACKGROUND:**

The City of Calabasas adopted the Los Angeles County Code(LACC) by reference on April 5, 1991. LACC Title 13 has not been reviewed since 1994. The PSC was tasked to review LACC Title 13 to determine if any sections should be repealed or modified. The PSC reviewed Title 13 and, with input from the Sheriff's Department, made recommendations for repealing and modifying certain sections. Sections recommended for repeal are not applicable to the City, or the Calabasas Municipal

Code has similar language covering the chapter. Other sections were modified to conform with current Calabasas Municipal Code chapters.

**REQUESTED ACTION:**

That the City Council adopt Ordinance No. 2016-338 repealing Title 13 Public Peace, Morals and Welfare of the Los Angeles County Code, as adopted by the City of Calabasas and addition of new chapters to Title 9 of the Calabasas Municipal Code related to the Public Peace and Welfare, incorporating the text, as amended, of certain chapters of Title 13 Public Peace, Morals and Welfare of the Los Angeles County Code.

**ATTACHMENT:**

A: Ordinance 2016-338

**ITEM 5 ATTACHMENT A  
ORDINANCE NO. 2016-338**

**AN ORDINANCE OF THE CITY OF CALABASAS,  
CALIFORNIA REPEALING TITLE 13 OF THE LOS ANGELES  
COUNTY CODE AS ADOPTED BY REFERENCE BY THE CITY  
COUNCIL OF THE CITY OF CALABASAS ON APRIL 5, 1991  
AND ADDING NEW CHAPTERS TO TITLE 9 OF THE  
CALABASAS MUNICIPAL CODE INCORPORATING THE  
TEXT, AS AMENDED, OF CERTAIN SECTIONS OF TITLE 13  
OF THE LOS ANGELES COUNTY CODE RELATED TO THE  
PUBLIC PEACE AND WELFARE.**

**WHEREAS**, The City of Calabasas adopted by reference the Los Angeles County Code as the Ordinances of the City of Calabasas on April 5, 1991; and

**WHEREAS**, upon review of Title 13 of the Los Angeles County Code it was determined by staff that certain chapters, referenced below (Chapters 13.05, 13.07, 13.10, 13.15, 13.17, 13.21, 13.41, 13.44, 13.48, 13.52, 13.54, 13.55, 13.57, 13.59, 13.63, 13.66, 13.67, 13.70, 13.80, and 13.90), are not applicable for the City of Calabasas Municipal Code and should therefore be repealed; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 1 entitled Offenses by or against Public Officers and Government contains Chapter 13.05 Burglar and Robbery Alarms; Chapter 13.07 Distribution of Funds from Forfeitures and Seizures; Chapter 13.10 Official Radio Broadcast Receivers; Chapter 13.15 Prohibited Acts of Solicitation; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 3 entitled Offenses against Public Decency contains Chapter 13.17 Pornography and Obscene Matter Defined; Chapter 13.21 Violent Sex Acts and Sex Abuse; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 4 entitled Offenses against Public Peace contains Chapter 13.41 Charging Admission to Parties; Chapter 13.44 Loitering by Criminal Street Gangs; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 6 entitled Consumer Protection contains Chapter 13.48 Destroying Food Products; Chapter 13.52 Solicitation of Claims; Chapter 13.54 Reporting Sale of Unregulated Chemicals; Chapter 13.55 Imitation Controlled Substances; and



**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 7 entitled Offenses by or against Minors contains Chapter 13.57 Daytime Restrictions for Minors; Chapter 13.59 Registered Sex Offenders; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 8 entitled Weapons contains Chapter 13.63 Threats with Replica Knives; Chapter 13.66 Firearms, Bows and Arrows; Chapter 13.67 Prohibit Sale of Firearms and Ammunition; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 9 entitled Discrimination against Persons with AIDS or AIDS RELATED CONDITIONS contains Chapter 13.70 Prohibited Discriminatory Practices; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 10 entitled Motor Vehicle Seizure and Forfeiture contains Chapter 13.80 Illegal Dumping; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 11 entitled Counterfeit Goods Nuisance Abatement contains Chapter 13.90 Counterfeit Goods Nuisance Abatement Law; and

**WHEREAS**, upon review of Title 13 of the Los Angeles County Code it was determined by staff that certain chapters, referenced below (Chapters 13.61, 13.18, 13.20, 13.22, 13.26, 13.28, 13.34, 13.38, 13.40, 13.42, 13.43, 13.45, 13.46, 13.56, 13.58, 13.62, 13.64, 13.81, and 13.82) are not applicable as previously adopted by reference for the City of Calabasas Municipal Code, but would be beneficial for the City to adopted with modifications, and should therefore be added as new chapters to Title 9 of the Calabasas Municipal Code, as modified from the original text in Title 13 of the Los Angeles County Code; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 3 entitled Offenses against Public Decency contains Chapter 13.16 Soliciting on County Property; Chapter 13.18 Alcoholic Beverages; Chapter 13.20 Gambling and Related Activities; Chapter 13.22 Nude Performers and Waiters; Chapter 13.26 Public Restrooms; Chapter 13.28 Use of White Canes for Blind Persons; Chapter 13.34 Lookouts for Criminal Activities; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 4 entitled Offenses against Public Peace contains Chapter 13.38 Littering, Loitering and Other Obstructions; Chapter 13.40 Noisy Street Hawking and Advertising; Chapter 13.42 Recovery of Costs Related to Unlawful Assemblies and Disturbances of the Peace; Chapter 13.43 Picketing Private Residences; Chapter

13.45 Loud, Unnecessary and Unusual Noise; Chapter 13.46 Spectators at Illegal Motor Vehicle Speed Contests and Exhibitions of Speed; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 7 entitled Offenses by or against Minors contains Chapter 13.56 Curfew for Minors; Chapter 13.58 Sale of Knives to Minors; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 8 entitled Weapons contains Chapter 13.62 Carrying Knives in Plain View; Chapter 13.64 Weapon-like Equipment at Public Assemblies; and

**WHEREAS**, Title 13 of the Los Angeles County Code entitled Public Peace, Morals and Welfare, Division 10 entitled Motor Vehicle Seizure and Forfeiture contains Chapter 13.81 Theft of Water; Chapter 13. 82 Street Racing-Motor Vehicle Seizure and Forfeiture; and

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

**SECTION 1.** Findings. The recitals above are true and correct and incorporated herein by reference.

**SECTION 2.** Repealed of Certain Chapters of Los Angeles County Code, Title 13, Public Peace, Morals, and Welfare

The following Chapters of the Los Angeles County Code, Title 13, Public Peace, Morals and Welfare as previously adopted by reference by the City of Calabasas shall be repealed.

<u>Title</u>	<u>Chapter</u>	<u>Subject</u>
13	13.05	Burglar and Robbery Alarms
13	13.07	Distribution of Funds from Forfeitures and Seizures
13	13.10	Official Radio Broadcast Receivers
13	13.15	Prohibited Acts of Solicitation
13	13.17	Pornography and Obscene Matter
13	13.21	Violent Sex Acts and Sex Abuse
13	13.41	Charging Admission to Parties
13	13.44	Loitering by Criminal Street Gangs
13	13.48	Destroying Food Products
13	13.52	Solicitation of Claims
13	13.54	Reporting Sale of Unregulated Chemicals
13	13.55	Imitation Controlled Substances
13	13.57	Daytime Restrictions for Minors
13	13.59	Registered Sex Offenders

13	13.63	Threats with Replica Firearms
13	13.66	Firearms, Bows and Arrows
13	13.67	Prohibition on the Sale of Firearms and Ammunition on County Property
13	13.70	Prohibited Discriminatory Practices
13	13.80	Illegal Dumping
13	13.90	Counterfeit Goods Nuisance Abatement Law

**SECTION 3.** Code Amendment Adding New Chapters to Title 9 of the Calabasas Municipal Code Incorporating the text, as amended, of Certain Sections of Title 13 of the Los Angeles County Code Related to the Public Peace and Welfare

The following Chapters of the Los Angeles County Code, Title 13, Public Peace, Morals and Welfare as previously adopted by reference by the City of Calabasas shall be modified as shown in Exhibit A to this Ordinance, which is incorporated by reference as if set forth herein in full, and shall be added as new Chapters to Title 9 of the Calabasas Municipal Code, as shown in Exhibit B to this Ordinance, which is incorporated by reference as if set forth herein in full.

<u>New</u>	<u>Old</u>	<u>Subject</u>
<u>CMC Chapter</u>	<u>LACC Chapter</u>	
9.17	13.16	Soliciting on County Property
9.18	13.18	Alcoholic Beverages
9.19	13.20	Gambling and Related Activities
9.20	13.22	Nude Performers and Waiters
9.21	13.26	Public Restrooms
9.22	13.28	Use of White Canes for Blind Persons
9.23	13.34	Lookouts for Criminal Activities
9.24	13.38	Littering, Loitering and Other Obstructions
9.25	13.40	Noisy Street Hawking and Advertising
9.26	13.42	Recovery of Costs Related to Unlawful Assemblies and Disturbing the Peace
9.27	13.43	Picketing Private Residences
9.28	13.45	Loud, Unnecessary and Unusual Noise
9.29	13.46	Spectators at Illegal Motor Vehicle Speed Contests and Exhibitions of Speed
9.30	13.56	Curfew for Minors
9.31	13.58	Sale of Knives to Minors
9.32	13.62	Carrying Knives in Plainview
9.33	13.64	Weapon-like Equipment at Public Assemblies
9.34	13.81	Theft of Water
9.35	13.82	Street Racing-Motor Vehicle Seizure and Forfeiture

**SECTION 4.** 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 5.** California Environmental Quality Act

The City Council has considered all of the evidence in the record, including the staff reports, the testimony received during public comment on the matter, and hereby determines that that this ordinance is exempt from the California Environmental Quality Act review under Title 14, section 15061(b)(3) as there is no potential for causing a significant effect on the environment . Furthermore, this ordinance will not cause a direct or indirect physical change to the environment and is therefore exempt pursuant to Title 14, Section 15378(b)(2) and (3) of the California Code of Regulations.

**SECTION 6.** Effective Date:

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

**SECTION 7.** 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 28<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

\_\_\_\_\_  
Scott H. Howard, City Attorney




**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

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**DATE: SEPTEMBER 20, 2016**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: BENJAMIN K. CHAN P.E., T.E., DEPUTY PUBLIC WORKS DIRECTOR**  
 **ROBERT YALDA P.E., T.E, PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: ADOPTION OF ORDINANCE NO. 2016-336, ADDING CHAPTER 10.22 TO TITLE 10 OF THE CITY'S MUNICIPAL CODE, TO INCLUDE PARKING REGULATIONS FOR CITY-OWNED AND CITY-OPERATED OFF-STREET PARKING FACILITIES.**

**MEETING DATE: SEPTEMBER 28, 2016**

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**SUMMARY RECOMMENDATION:**

That the City Council adopt Ordinance No. 2016-336, adding Chapter 10.22 to Title 10 of the City's Municipal Code, to include parking regulations for City-owned and City-operated off-street parking facilities, of the Calabasas Municipal Code.

**BACKGROUND:**

Ordinance No. 2016-336 was introduced at the September 14, 2016, Council meeting. The Calabasas Park and Ride Parking Lot, located at 23577 Calabasas Road, is currently under construction. The construction is scheduled to be completed by late October, 2016. This Park and Ride parking facility will eliminate a significant gap in the existing Park and Ride network north of Los Angeles, as existing lots are located 23 miles apart. The Calabasas Road Park and Ride Lot provides 63 off-street parking spaces for commuters. This facility could be used to accommodate the increasing parking demand in Old Town Calabasas during weeknights and weekends. In compliance with funding requirements, and reflecting

the City's vision for how the lot should function, an ordinance is required to regulate the operations of the City-owned public off-street parking facility. Vehicles parked at such facility that are in violation of the proposed ordinance, may then be penalized.

**RECOMMENDATION:**

That the City Council adopt Ordinance No. 2016-336, adding Chapter 10.22 to Title 10 of the City's Municipal Code, to include parking regulations for City-owned and City-operated off-street parking facilities, of the Calabasas Municipal Code.

**ATTACHMENTS:**

A: Ordinance No. 2016-336

**ITEM 6 ATTACHMENT A**

**ORDINANCE NO. 2016-336**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, ADDING CHAPTER 10.22 TO TITLE 10 OF THE CALABASAS MUNICIPAL CODE TO INCLUDE REGULATING PARKING OF VEHICLES AND USES OF CITY-OWNED AND CITY-OPERATED OFF-STREET PARKING FACILITIES.**

**WHEREAS**, the City has determined that it has the authority to prescribe regulations and rules for the stopping, standing and parking of vehicles and uses of City-owned and City-operated off-street parking facilities; and

**WHEREAS**, the City Council desires to adopt an ordinance to regulate the stopping, standing, parking and usage of vehicles on City-owned and City-operated off-street parking facilities within the City; and

**WHEREAS**, the City establishes parking restrictions on City-owned and City-operated off-street parking facilities pursuant to California Vehicle Code Sections 21113, 22519 and 22651; and

**WHEREAS**, the City Council authorizes the City Manager or the Director, to issue, on behalf of the City Council, parking regulations and restrictions related to the use of city owned and operated off-street parking facilities and tow services (when necessary), to implement the removal remedies in compliance with this ordinance; and

**WHEREAS**, the City Council desires to amend Title 10 (Vehicles and Traffic) of the Municipal Code to include regulations governing the operations and parking regulations of City-owned and City-operated off-street parking facilities; and

**WHEREAS**, the City has determined that adopting the ordinance will promote and protect the safety and welfare of the public using City-owned and City-operated off-street parking facilities.

**THE CITY COUNCIL OF THE CITY OF CALABASAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapter 10.22 is hereby added the Calabasas Municipal Code to read as follows:

**10.22.010 - Title**

**10.22.020 - Definitions**

The following definitions are applicable to provisions of this Ordinance:

**"City"** means the City of Calabasas

**"Parking Facility"** means any City-owned and City-operated off-street parking facility, including, but not limited to, a Park and Ride Lot.

**"Director"** means the Public Works Director or his/her designee.

**"Vehicle"** means an automobile or motorcycle, as defined in California Vehicle Code (CVC) Sections 465 and 400.

**"Oversize Commercial vehicle"** means a vehicle of a type required to be registered under the Vehicle Code, used or maintained for the transportation of persons for hire, compensation or profit, or designated, used or maintained primarily for the transportation of property, having a manufacturer's gross vehicle weight rating of ten thousand (10,000) pounds or more, at any time.

**"Parking"** means the parking or standing of a vehicle, whether occupied or not, other than temporarily for the purpose of loading or unloading merchandise or passengers.

**"Camper"** means a structure designed to be mounted onto a motor vehicle and to provide facilities for human habitation or for camping purposes.

**"Recreational vehicle"** means a vehicle or trailer capable of human habitation--- designed or used for recreational camping or for travel, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated to be a recreational vehicle by and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. "Recreational vehicle" includes, without limitation, any of the following: (1) camp trailer, as defined by California Vehicle Code Section 242; (2) fifth-wheel travel trailer, as defined by California Vehicle Code Section 324; (3) house car, as defined by California Vehicle Code Section 362; (4) trailer coach, as defined by California Vehicle Code Section 635; (5) mobile home, as defined by California Vehicle Code Section 396; (6) boat, watercraft, and/or a trailer for a boat or watercraft; (7) trailers designed to carry persons, property or animals on its own structure and drawn by a motor vehicle; and (8) recreational vehicle, as defined by California Health and Safety Code Section 18010.



***“Utility trailer”*** means a non-motorized vehicle designed to carry persons, property, animals, waste, materials, or any other items on its own structure and to be drawn by another motor vehicle which is not designed for recreational purposes.

***“Mobile Billboard”*** means an advertising display that is attached to a wheeled, mobile, non-motorized vehicle, that carries, pulls, or transports a sign or billboard, and is for the primary purpose of advertising.

#### **10.22.030 - Parking Restrictions**

1. No person shall park or leave standing in a parking facility any oversize commercial vehicle, recreational vehicle with or without camper and utility trailer.
2. No vehicle shall be parked or left standing adjacent to a red curb or line painted red.
3. No vehicle shall be parked or left standing in any parking space or area marked with a sign or diagonal white solid cross hatching pavement markings.
4. No vehicle shall be parked or left standing within two (2) or more designated parking spaces or in a manner that inhibits the use of adjacent parking space.
5. Parking of vehicles is permitted only in designated spots.
6. No person shall park or leave standing any vehicle in driveways.
7. No loitering in parking facility.
8. No person shall park or leave standing any vehicle overnight in the parking facility.
9. No parking of vehicles in violation of any applicable requirements of the California Vehicle Code, including without limitation, restrictions on parking in parking space for the exclusive use of those physically handicapped persons whose vehicles display the distinguishing license plates or placards issued to disabled persons pursuant to Section 22511.5 of the Vehicle Code, or to disabled veterans as specified in Section 5007 of the Vehicle Code.
10. No parking or leave standing a mobile billboard advertising display in parking facility.
11. Other general parking restrictions for the safety and welfare of the public as directed by the City Manager or Public Works Director.

#### **10.22.040 - Loading and Unloading of Merchandise**

Loading and unloading activity by any commercial vehicle shall be prohibited in the parking facility. Signage will be posted in the parking facility prohibiting this activity.

### **10.22.050 - Valet Service**

Valet service shall not be permitted in the parking facility. Signage will be posted in the parking facility prohibiting such service.

### **10.22.060 - Posting of Notice**

The parking restrictions set forth in section 10.22.040 this ordinance shall be posted on signs or on pavement markings, providing notice of all applicable regulations and restrictions, at the parking facility.

Any sign indicating that vehicles violating the parking restrictions may be removed at the owner's expense shall contain the telephone number of the local traffic law enforcement agency where a person, whose vehicle has been removed from the parking facility, may find out the status of the vehicle and the location to where it has been removed.

### **10.22.070 - Violation**

It is unlawful for any person to park a vehicle or cause, allow, or permit to be parked, a vehicle in any parking facility in violation of signs erected and/or pavement markings pursuant to this ordinance.

It is unlawful for any person to cause, allow, or permit any vehicle to remain in or upon any parking facility for more than the time indicated by signs erected pursuant to this ordinance.

### **10.22.080 - Removal of Vehicle from Parking Facility**

Pursuant to California Vehicle Code section 22651 (n), any peace officer, or the City's contracted vendor, who is engaged in enforcing parking laws and regulations for the City, may remove vehicles parked in the parking facility that violate the following:

1. The vehicle is parked or left standing adjacent to a red curb or line painted red
2. The vehicle is parked in stalls dedicated and designated by appropriate markings to the exclusive use of those physically handicapped persons or to disabled veterans.
3. In any area with posting of notice in accordance with CVC 22658.

**10.22.090 - Parking Citation Procedures**

Parking citations issued in the parking facility shall follow the ordinance codified in Chapter 10.04 in the City of Calabasas' Municipal Code.

**10.22.100 - Mobile Billboard Advertising Display**

Parking citations issued in the parking facility for this violation shall follow the ordinance codified in Chapter 10.20 in the City of Calabasas' Municipal Code.

**10.22.110 - Severability**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council declares that it has adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of any one or more sections, subsections, sentences, clauses, phrases or sections declared invalid or unconstitutional.

**EFFECTIVE DATE.** This ordinance shall take effect only after both thirty days have elapsed after its adoption and upon approval by the Los Angeles County Board of Supervisors.

**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 and transmitted to the Board of Supervisors for consideration.

**PASSED, APPROVED AND ADOPTED** this 28<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

\_\_\_\_\_  
Scott H. Howard, City Attorney



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

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**DATE:** SEPTEMBER 16, 2016

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

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

**SUBJECT:** ADOPTION OF ORDINANCE NO. 2016-339, AMENDING CALABASAS MUNICIPAL CODE SECTIONS 1.04.010 AND 1.04.020, CHANGING THE DATE OF THE GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER OF ODD-NUMBERED YEARS TO THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER OF EVEN-NUMBERED YEARS BEGINNING IN NOVEMBER 2018

**MEETING**

**DATE:** SEPTEMBER 28, 2016

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**SUMMARY RECOMMENDATION:**

Ordinance No. 2016-339 was introduced at the September 14, 2016, Council meeting.

**BACKGROUND:**

Ordinance No. 2016-339 will change the date of the City's General Municipal Election from the first Tuesday after the first Monday in November of odd-numbered years to the first Tuesday after the first Monday in November of even-numbered years beginning in November 2018; and will require approval by the Los Angeles County Board of Supervisors (Board). Within thirty (30) days after the approval by the Board, the City Clerk will mail a notice to all registered voters informing the voters of the change in election date. The notice will also inform the voters that the terms of elected City officials currently in office will be extended by 12 months.

**RECOMMENDATION:**

That the City Council adopt Ordinance No. 2016-339; amending Calabasas Municipal Code Sections No. 1.04.010 and 1.04.020, changing the date of the General Municipal Election from the first Tuesday after the first Monday in November of odd-numbered years to the first Tuesday after the first Monday in November of even-numbered years beginning in November 2018.

**ATTACHMENTS:**

Ordinance No. 2016-339

**ITEM 7 ATTACHMENT  
ORDINANCE NO. 2016-339**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING CALABASAS MUNICIPAL CODE SECTIONS 1.04.010 AND 1.04.020, CHANGING THE DATE OF THE GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER OF ODD-NUMBERED YEARS TO THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER OF EVEN-NUMBERED YEARS BEGINNING IN NOVEMBER 2018.**

**WHEREAS**, the general municipal elections of the City of Calabasas, California (City) are currently held on the first Tuesday after the first Monday in November of alternating odd-numbered years to elect five members of City Council (staggered terms); and

**WHEREAS**, beginning January 1, 2018, Senate Bill 415 (SB 415), the California Voter Participation Rights Act, prohibits a local government, such the City from holding an election other than on a statewide election date if holding an election on a non-concurrent date has previously resulted in a significant decrease in voter turnout (i.e., at least 25% less than the average voter turnout within the city for the previous four statewide general elections); and

**WHEREAS**, as the City has experienced a significant decrease in voter turnout (-22.96% less than the average voter turnout), the City has determined that, in accordance with SB 415, it must begin conducting its general municipal elections on statewide general election dates); and

**WHEREAS**, Elections Code Sections 1301 and 10403.5 authorize the City to change the date of its general municipal election to coincide with the date of a statewide general election); and

**WHEREAS**, the City Council wishes to consolidate its elections with the statewide general election conducted by the County of Los Angeles on the first Tuesday after the first Monday in November of even-numbered years beginning in November 2018); and

**WHEREAS**, pursuant to Elections Code Section 10403.5(b), and in order to accomplish the change in election date, the terms of all current incumbent City Councilmembers shall be increased by no more than 12 months (one year) as follows:

A. Those City Councilmembers whose terms of office would have, prior to

the adoption of this Ordinance, expired following the November 2017, general municipal election shall, instead, continue in their offices until certifications of the results and administration of the oaths of office after the November 2018 City election.

B. Those City Councilmembers whose terms of office would have, prior to the adoption of this Ordinance, expired following the November 2019, general municipal election shall, instead, continue in their offices until certifications of the results and administration of the oaths of office after the November 2020 City election; and

**WHEREAS**, pursuant to Elections Code Section 10403.5(e), within 30 days after the Ordinance becomes operative, the City Elections Official shall cause a notice to be mailed to all registered voters, within the City, informing the voters of the change in the election date and the extended terms of the current elected City Councilmembers.

**WHEREAS**, the adoption of this Ordinance shall cancel the City's November 7, 2017, general municipal election and set the next general municipal election of the City on November 6, 2018, and every election thereafter on the first Tuesday after the first Monday in November of even-numbered years.

**THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Section 1.04.010 of the Calabasas Municipal Code is hereby amended to read as follows:

**1.04.010 Election Date.**

General municipal elections shall be conducted on the first Tuesday after the first Monday in November of even-numbered years.

**SECTION 2.** Section 1.04.020 of the Calabasas Municipal Code is hereby amended to read as follows:

**1.04.020 - Effect on existing terms of office.**

B. Twelve (12) months means the period between the day upon which the term of office otherwise would have commenced and the first Tuesday after the first Monday in November of the even-numbered year in which the election is held, inclusive.

**SECTION 3. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Calabasas hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall take effect only after both thirty days have elapsed after its adoption and upon approval by the Los Angeles County Board of Supervisors.

**SECTION 5. 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 and transmitted to the Board of Supervisors for consideration.

**PASSED, APPROVED AND ADOPTED** this 28<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

\_\_\_\_\_  
Scott H. Howard, City Attorney





**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE: SEPTEMBER 7, 2016**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

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

**SUBJECT: ADOPTION OF RESOLUTION NO. 2016-1529, APPROVING FILE NO. 150000780, AN APPLICATION INCLUSIVE OF A REQUEST FOR A SITE PLAN REVIEW, SCENIC CORRIDOR PERMIT, DEVELOPMENT PLAN REVIEW, VARIANCE AND OAK TREE PERMIT TO DEMOLISH AN EXISTING 4,458 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 7,961 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, FOUR-CAR ATTACHED GARAGE, POOL AND ASSOCIATED RESIDENTIAL ACCESSORY STRUCTURES. A VARIANCE IS REQUIRED FOR PLACING A STRUCTURE WITHIN 50 FEET VERTICALLY OR 50 FEET HORIZONTALLY OF A SIGNIFICANT RIDGELINE. THE SUBJECT SITE IS LOCATED AT 24111 SAINT ANDREWS LANE (APN: 4455-006-018), WITHIN THE OPEN SPACE (OS) ZONING DISTRICT AND SCENIC CORRIDOR OVERLAY ZONE.**

**MEETING DATE: SEPTEMBER 28, 2016**

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**SUMMARY RECOMMENDATION:**

That the City Council adopt Resolution No. 2016-1529 (Attachment A) approving File No. 150000780, a Site Plan Review, Scenic Corridor Permit, Development Plan Review, Variance and Oak Tree Permit to demolish an existing 4,458 square-foot two-story single-family residence and construct a new 7,961 square-foot two-story

single-family residence, four-car attached garage, pool and associated residential accessory structures.

**BACKGROUND:**

In 1986 a subdivision tract map was approved for development of four estate homes on a private street (Saint Andrews Lane). In 1988 a single-family dwelling of approximately 4,458 square feet was permitted and constructed on the subject property. Following city incorporation in 1991, the property was zoned Open Space (OS), which permits the development of one single-family residence.

On June 26, 2015, the applicant submitted an application to demolish an existing two-story single-family residence, and construct a new two-story single-family residence on an existing legal lot, within the Open Space (OS) zoning district and Scenic Corridor (SC) overlay zone. The proposed project was reviewed by the Development Review Committee (DRC) on July 21, 2015, and comments were forwarded to the applicant. The Architectural Review Panel (ARP) reviewed the project on August 28, 2015. The Panel recommended approval of the design. In response to DRC comments, the applicant submitted revised plans, filed for an Oak Tree Permit and submitted an Oak Tree Report on June 20, 2016. The application was deemed complete on August 12, 2016.

On September 1, 2016, the Planning Commission reviewed the project at a noticed public hearing. At this hearing, no members of the public spoke regarding this project, other than the property owner and the project team. Two letters of support from neighboring property owners were submitted prior to the hearing (Attachment I). After thorough review and discussion, the Commission unanimously adopted Planning Commission Resolution No. 2016-622 (Attachment B) recommending to City Council approval of File No. 150000780. The Commission expressed satisfaction with the efforts made to achieve a superior overall design compared to the existing structure, particularly one which better fits the ridgeline and scenic corridor.

The City Council is reviewing this project because Section 17.62.070 of the Calabasas Municipal Code (CMC) stipulates that a Development Plan is required to establish setbacks in the Open Space zoning district, which requires review and recommendation by the Planning Commission to the City Council, who has final decision authority. Although the Site Plan Review, Scenic Corridor Permit, Oak Tree Permit and Variance applications are typically reviewed and decided by the Planning Commission, Section 17.60.020 stipulates that for concurrently filed applications, the final review authority on all applications is the higher review authority. In this case, the City Council is the review authority for the Development Plan application.

**DISCUSSION/ANALYSIS:**

A detailed analysis of the project is provided in the Planning Commission Staff Report attached as Attachment C.

**REQUIRED FINDINGS:**

The required findings are contained in City Council Resolution No. 2016-1529, attached as Attachment A.

**ENVIRONMENTAL REVIEW:**

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (new construction of one single-family residence), 15304 (minor alterations of land), and 15332 (in-fill development) of the California CEQA Guidelines.

**FISCAL IMPACT/SOURCE OF FUNDING:**

None

**REQUESTED ACTION:**

Staff recommends that City Council adopt Resolution No. 2016-1529 approving File No. 150000780, a Site Plan Review, Scenic Corridor Permit, Development Plan Review, Variance and Oak Tree Permit to demolish an existing 4,458 square-foot two-story single-family residence and construct a new 7,961 square-foot two-story single-family residence, four-car attached garage, pool and associated residential accessory structures.

**ATTACHMENTS:**

- Attachment A: City Council Resolution No. 2016-1529
- Attachment B: Planning Commission Resolution No. 2016-622
- Attachment C: Planning Commission Staff Report
- Attachment D: Architectural, Civil, and Landscape Plans
- Attachment E: View Study and Renderings
- Attachment F: Oak Tree Report
- Attachment G: Photos of the Site and Story Poles
- Attachment H: Letter from the City Arborist
- Attachment I: Public Correspondence

## ITEM 8 ATTACHMENT A

### RESOLUTION NO. 2016-1529

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS APPROVING FILE NO. 150000780 INCLUSIVE OF A SITE PLAN REVIEW, SCENIC CORRIDOR PERMIT, DEVELOPMENT PLAN REVIEW, VARIANCE AND OAK TREE PERMIT TO DEMOLISH AN EXISTING 4,458 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 7,961 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, FOUR-CAR ATTACHED GARAGE, POOL AND ASSOCIATED RESIDENTIAL ACCESSORY STRUCTURES. A VARIANCE IS REQUIRED IN ORDER TO CONSTRUCT THE PROPOSED HOUSE WITHIN 50 FEET VERTICALLY AND 50 FEET HORIZONTALLY OF A SIGNIFICANT RIDGELINE. THE SUBJECT SITE IS LOCATED AT 24111 SAINT ANDREWS LANE (APN: 4455-006-018), WITHIN THE OPEN SPACE (OS) ZONING DISTRICT AND SCENIC CORRIDOR OVERLAY ZONE.**

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 staff.
2. Staff presentation at the public hearing held on September 28, 2016, before the City Council.
3. The staff report, public comments, and minutes from the meeting of the Planning Commission on September 1, 2016.
4. Planning Commission Resolution No. 2016-622 recommending approval to the City Council of File No. 150000780.
5. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.
6. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the proposal.
7. 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.

8. All related documents received and/or submitted at or prior to the public hearing.

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

1. The applicant submitted an application for File No. 150000780 on June 26, 2016.
2. On August 15, 2016, the application was deemed complete and the applicant was notified.
3. On September 1, 2016, the Planning Commission reviewed the project at a public hearing and unanimously adopted Resolution No. 2016-622 recommending to the City Council approval of File No. 150000780.
4. Notice of the September 28, 2016, City Council public hearing was mailed or delivered to property owners within 500 feet of the property as shown on the latest equalized assessment roll, at least ten (10) days prior to the hearing.
5. Notice of the September 28, 2016, City Council public hearing was mailed or delivered to the project applicant at least ten (10) days prior to the hearing.
6. Notice of the September 28, 2016, City Council public hearing was posted at Juan de Anza Bautista Park, the Calabasas Tennis and Swim Center, Gelson's market, Agoura/Calabasas Community Center and at Calabasas City Hall
7. Notice of the City Council public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
8. The project site is currently zoned Open Space (OS), which allows for a single-family residence.
9. The land use designation for the project site under the City's adopted General Plan is Open Space – Resource Protected (OS-RP).
10. The surrounding land uses around the subject property are zoned Open Space (OS), Residential Single-Family Residence (RS), and Open Space – Development Restricted (OS-DR).

Section 3. In view of all of the evidence and based on the foregoing, the City Council concludes as follows:

Section 17.62.020 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Site Plan Review Permit** provided that the following findings are made:

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

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone characterized by large parcels in areas that are rural in character. As such, typical development standards such as setbacks are not a set value, and are instead approved by the appropriate decision making body on a case-by-case basis. In this case, the parcel is already developed with a two-story, 30-foot tall single-family residence constructed in 1988, prior to the City's incorporation. For development within the Open Space zoning designation, only the height requirement of 25 feet (maximum) is a stated fixed measurement. The applicant is proposing to demolish the existing 30-foot tall house and construct a new single-family residence at 25 feet tall, and therefore the proposed house meets this requirement. As mentioned earlier, required setbacks are set through the Development Plan process, but in no case shall the setbacks be less than what is required by the RS zoning district. The proposed house is setback 79 feet from the front property line, 10 feet from the side property line and 180 feet from the other side property line (there is no rear property line). As a result, the proposed house meets the minimum setbacks for the RS zone. Approval of the Development Plan application, therefore, establishes code compliant setbacks and the project will be consistent with Code requirements. Given these circumstances, the proposed project meets this finding.

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

The General Plan Land Use designation for the subject site is Open Space – Resource Protected (OS-RP), which applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management. The underlying zoning on the parcel is Open Space, which allows for residential development.

A stated objective of the Land Use Element of the General Plan is to maintain Calabasas as a predominantly residential community. Land Use Policy II-8 further supports this by requiring development to be compatible with the overall residential character of the community. As mentioned above, the subject parcel is developed with an existing residence, and the proposed project will not alter the existing use of the property.

The relevant stated objective of the Open Space Element of the General Plan is to maintain a citywide open space system that conserves natural resources and preserves scenic beauty. Open Space Policies III-5, III-7, III-11, III-12 and III-14 promote limiting landform alteration, using native landscape screening, maintaining the visual character of hillsides, and preserving significant ridgelines. The existing two-story single-family residence was constructed in 1988, prior to the City's incorporation. The 30-foot tall, white stucco residence is not consistent with the above stated policies or the City's Scenic Corridor Development Guidelines, which include design measures to blend development into the surrounding environment.

The proposed two-story home features a Contemporary architectural design intended to blend in with the natural environment. The design includes earth tone colors and rustic materials, with use of dark wood and stone elements. The overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. The two-story portion of the proposed house is set further back from the ridgeline than the existing two-story house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line of sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be adequately screened by an existing off-site berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines. Additionally, the preliminary landscape plan proposes enhancing the landscaping on the berm so that further concealment of the development will occur. To this end, the proposed project is consistent with the Open Space Element of the City's General Plan.

The relevant stated objective of the Conservation Element of the General Plan is to preserve critical biotic resources and enhance habitat value and biotic resource diversity within the Calabasas area. Conservation Element Policies IV-2, IV-3 and IV-9 require development to protect biotic habitat value in the City's open space areas including the protection of oak trees. As stated above, the proposed project is limited to the existing developed

portions of the property. The use of this existing developed pad for the proposed project reduces the amount of required grading. A biological conditions report and field survey, prepared by Biological Assessment Services (dated September 10, 2015) concluded that due to the developed nature of the site, no species listed as Rare, Threatened or Endangered by the state or federal governments were found on the property. As such, the proposed project will not impact ecologically sensitive areas. Additionally, although the proposed project requires the removal of 33 scrub oaks and 3 coast live oaks, the site contains more than 800 scrub oaks and 11 coast live oaks. As a result, the proposed removal of oak canopy is only 5% of the total on-site canopy area. Furthermore, the property owner will be required to mitigate the removal of 33 scrub oaks and 3 coast live oaks through a combination of on-site planting and a cash deposit into the City's Oak Tree Mitigation Fund. In this regard, the project meets the relevant objective and policies of the General Plan's Conservation Element.

The goal of the Community Design Element of the General Plan is to maintain a high quality appearance in the existing and future built environment, while protecting hillsides, ridgelines, and open space areas. The proposed project meets this goal because it is attractively designed and does not negatively impact public views of hillsides, ridgelines or open space areas. As already stated, the proposed house is designed to blend in with the surrounding environment and sited to reduce visibility from Mulholland Highway. Additionally, because the overall building height is 5 feet lower than the existing house, the proposed development will improve existing view impacts and ridgeline conditions. Therefore, the project is consistent with the Community Design Element of the General Plan. For all these reasons, the project meets this finding.

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

The project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303(A) (New Construction or Conversion of Small Structures) of the CEQA Guidelines because the project involves the construction of one single-family residence in an urbanized area. The project is also exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because the proposed single-family residence a) is consistent with the applicable general plan designation and policies, b) is within the City's limits and on a parcel of less than five acres, c) is located on a developed site with no value as



habitat for endangered, rare or threatened species, d) would not result in any significant effects relating to traffic, noise, air quality or water quality, and e) is adequately served by water, gas, sewer and electric utilities. Therefore, the project meets this finding.

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

The subject site is located within an existing developed single-family residential neighborhood on Saint Andrews Lane. The community of Saint Andrews Lane is a self-contained gated community consisting of four developed lots. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. Consequently, the floor area ratios of the three remaining parcels range from 0.006 to .01.

The proposed project involves construction of a 7,961 square-foot house with an attached four-car garage. Therefore, the proposed house is consistent with the size of other homes in the neighborhood. With a building footprint of 6,395 square feet, only 5% of the subject site will be occupied by the single-family residence. Furthermore, more than two acres of the subject site will be landscaped or remain undeveloped. As a result, the proposed project meets this finding.

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

The subject parcel is zoned Open Space (OS). As such, setbacks are established through a Development Plan process, but in no case less than the minimum setbacks required in the RS zoning district. As part of that process, the site is analyzed to determine if a proposed project is properly sited and designed at a size and location that is adequate and consistent with the intent of the Code. The subject parcel is 2.7 (gross) acres in size and was developed in 1988 with a single-family house, pool, spa and hardscape on a graded pad on top of a ridgeline (the ridgeline was not designated or protected as a "significant ridgeline" at the time). The applicant is requesting to demolish the existing house and construct a new home on the existing developed portions of the site. Additional grading would occur to accommodate various accessory structures, including a pool, spa, water features, bbq, and fire department access.

Additional landscape featuring native and drought tolerant plant materials will be installed to complement the proposed building and blend the development with the surrounding environment. Additionally, more than two acres of the subject site will be landscaped or remain in a natural state (undeveloped). Given these circumstances, the proposed project meets this finding.

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

The subject site is located in the southern portion of the City along Mulholland Highway, a designated rural scenic corridor. This portion of the City is made up of parcels that are generally larger in size and are characterized by steep hillsides with abundant habitat that includes expanses of relatively undisturbed natural vegetation. The subject site is zoned Open Space (OS), is 2.7 (gross) acres in size and generally fits the rural character described above. The existing residence was constructed in 1988; however, its current white stucco design does not integrate with the surrounding natural environment. The applicant is requesting to demolish the existing house and construct a Contemporary home that features design elements such as earth tone colors, dark roof material, rustic trims and barrel vaulted roofs in order to integrate the development with the surrounding natural environment. Furthermore, the applicant is proposing additional landscaping on the existing berm to further conceal and integrate the development with its surrounding. Therefore, the project meets this finding.

Section 17.62.050(D) of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Scenic Corridor Permit** provided that the following findings are made:

- 1. The proposed project design complies with the scenic corridor development guidelines adopted by the council;*

The area of development is not located within the Scenic Corridor overlay zoning district. However, because a small portion of the subject property is located within the Scenic Corridor overlay zone, the proposed development (regardless of where it is located) must comply with the Scenic Corridor Development Guidelines. The City has adopted the Scenic Corridor Design Guidelines to ensure that development is sited and designed in such a way as to not adversely impact views from the scenic roadway. The guidelines do this by requiring the use of design techniques including the use of pitched roofs, roofs of a medium to dark

color, avoidance of large, blank, straight facades, and the use of landscaping to help blend development. The existing house is a large two-story box with white stucco and a gray roof. At 30 feet tall, the second floor of the existing house is visible from one location along Mulholland Highway. Because the house was constructed in 1988, prior to the City's incorporation, it was not subject to the City's Scenic Corridor Development Guidelines. As a result, the existing house does not comply with the City's Scenic Corridor Development Guidelines.

The proposed new two-story home features a Contemporary architectural design which will blend in with the natural environment, through the use of earth tone colors and rustic materials, including dark wood and stone elements. At 25 feet tall, the overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. Furthermore, by stepping back the second floor, the second floor portion of the structure is further away from the ridgeline than the second floor of the existing house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line-of-sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be more completely screened by an existing landscaped berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines, and the project design meets the above finding.

*2. The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;*

The existing house is partially visible from Mulholland Highway, which is a designated Scenic Corridor. The original residence was constructed prior to the City's incorporation and was not subject to a Scenic Corridor permit or the Scenic Corridor Development Guidelines. Although the subject site is mostly screened from Mulholland Highway by a landscaped berm, the existing white stucco house does not blend in with the surrounding environment. The proposed house will lower in overall height and incorporates design measures such as barrel vaulted roofs, earth tone colors, stepped back second floor and rustic materials in order to ensure maximum compatibility with the surrounding environment. Furthermore, landscaping enhancements are proposed on the berm to further conceal the development from Mulholland Highway. Therefore, the project meets this finding.

- 3. The proposed project is within a rural or semi-rural scenic corridor designated by the General Plan, and is designed to ensure the continuing preservation of the character of the surrounding area;*

The project site is situated in a rural scenic corridor. Design elements (as discussed in findings number one and two above) have been incorporated to preserve the character of the surrounding area. The City's Architectural Review Panel (ARP) reviewed the project and recommended approval of the proposed design, citing that the proposed house is a vast improvement over the existing house and appropriately designed to respect the ridgeline. Therefore, the project meets this finding.

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

The subject site is located within an existing developed single-family residential neighborhood on Saint Andrews Lane. The community of Saint Andrews Lane is a self-contained gated community consisting of four developed lots. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. Consequently, the floor area ratios of the three remaining parcels range from 0.006 to .01.

The proposed project involves construction of a 7,961 square-foot house with an attached four-car garage. Therefore, the proposed house is consistent with the size of other homes in the neighborhood. With a building footprint of 6,395 square feet, only 5% of the subject site will be occupied by the single-family residence. Furthermore, more than two acres of the subject site will be landscaped or remain in a natural state (undeveloped). As a result, the proposed project meets this finding.

Section 17.62.070 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Development Plan Permit** provided that the following findings are made:

- 1. The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

One single-family home and ancillary accessory uses are allowed in the Open Space (OS) zone pursuant to Section 17.16.020 of the Land Use and Development Code. The parcel is already developed with a two-story, 30-foot high single-family residence built in 1988. Because the existing two-story house exceeds the 25-foot height limit for the OS zone, it is a legal non-conforming structure, but will be demolished in order to construct a new two-story house. The proposed two-story home is 25 feet tall, and therefore the proposed single-family residence meets this requirement. All other standards are set through the Development Plan process. Approval of the Development Plan application, therefore, establishes code compliant setbacks. To this end, because the use as a single-family residence is an allowed use and modification of development standards may occur via a Development Plan, the proposed use meets this finding.

2. *The proposed use is consistent with the General Plan and any applicable specific plan or master plan;*

The proposed project meets this finding because the General Plan Land Use Designation for this parcel is OS-RP (Open Space-Resource Protected) and single-family residential land uses are consistent with this land use designation. The subject parcel is one of four properties zoned Open Space (OS) within the Saint Andrews Lane gated subdivision and is surrounded by both residential development and vacant property zoned Open Space-Development Restricted (OS-DR). The proposed single-family residence will replace an existing single-family residence and does not alter the residential use on the subject property. Therefore, the project meets this finding.

3. *The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

The project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303(A) (New Construction or Conversion of Small Structures) of the CEQA Guidelines because the project involves the construction of one single-family residence in an urbanized area. The project is also exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because the proposed single-family residence a) is consistent with the applicable General Plan designation and policies, b) is within the City's limits and on a parcel of less than five acres, c) is located on a developed site with

no value as habitat for endangered, rare or threatened species, d) would not result in any significant effects relating to traffic, noise, air quality or water quality, and e) is adequately served by water, gas, sewer and electric utilities. Therefore, the project meets this finding.

4. *The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The subject property is located within a developed gated four-lot subdivision on Saint Andrews Lane. Both existing and future anticipated land uses in the vicinity are all residences. The applicant is requesting approval to demolish an existing 4,458 square foot two-story (30-foot tall) single-family residence and construct a new 7,961 square-foot two-story (25-foot tall) single-family residence, pool, spa and hardscape via a Development Plan application. A Development Plan application is utilized to establish the setback standards within the Open Space zoning district. Development of the proposed project is on an already developed pad location, and will result in a larger building footprint than currently exists. However, the subject site is more than 2.7 acres and the footprint of the proposed structure will occupy 6,395 square feet, which is only 5% of the site. Additionally, the proposed house will be 79 feet from the front property line, 10 feet from the side property line and 180 feet from the other side property line. Therefore, the proposed development will have more than adequate setbacks and ample open space. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. At 7,961square feet, the proposed house is consistent in size with other homes in the neighborhood.

The subject site is also situated in a designated scenic corridor, and any development has the possibility to impact views from Mulholland Highway. In this case, the existing residence is partially screened from Mulholland Highway by an existing landscaped berm, located just south of the property. The proposed new house, and specifically the second floor, is located further from the landscaped berm than the existing house. Additionally, the proposed two-story single-family residence is five feet lower in overall height than the existing single-family residence. As a result, the proposed single-family residence will be less visible from Mulholland Highway than the existing house, and will be more completely screened by the landscaped berm. Additionally, the landscaping on the existing berm will be improved pursuant to the preliminary landscaping plan, further screening the development from

view from Mulholland Highway. The City's Architectural Review Panel (ARP) reviewed the project and recommended approval of the proposed design, citing that with respect to visibility, the proposed lower and sleeker design is a drastic improvement over the existing house, and the proposed colors and materials are consistent with the Scenic Corridor Design Guidelines. For these reasons, the development is compatible with the location, design, scale and operating characteristics of existing and future land uses in the vicinity and the project meets this finding.

Section 17.62.080 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Variance** provided that the following findings are made:

1. *That there are special circumstances applicable to the property which do not generally apply to other properties in the same zoning district (i.e., size, shape, topography, location or surroundings), such that the strict application of this chapter denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts;*

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone that characteristically includes properties larger in size with steep topography, visual resources (such as ridgelines), and/or various plant and animal habitats. Only a handful of Open Space-zoned properties exist in the City due to these characteristics. The Saint Andrew's Lane subdivision is a four-lot gated community previously developed along and on top of a significant ridgeline.

The City's current Hillside and Ridgeline Ordinance (adopted in 2010 subsequent to the development of Saint Andrew's Lane) requires development to be sited 50 feet below and 50 feet horizontally from a significant ridgeline. Not all Open Space-zoned properties contain a significant ridgeline. To this end, not all Open Space-zoned properties are subject to the siting standard located in the City's Hillside and Ridgeline Ordinance. Additionally, it is common for existing development in any zone to update, redevelop and/or enlarge over time. In this case, because the existing development was developed on a graded pad on a ridgeline prior to designation of the ridgeline as a "significant ridgeline", and prior to codification of the 50-foot ridgeline setback standard, any new development on the existing pad will not be able to meet the standard. Furthermore, due to steep slopes with grades exceeding 50% throughout the remainder of the subject

property, there are no other feasible locations on the subject site to construct a home that could comply with the minimum 50-foot setback distances from the significant ridgeline. Additionally, a 50-foot horizontal setback from the ridgeline would take up 10,500 square feet of flat buildable area, which represents more than 30% of the proposed building pad. Strict application of these standards would deny the property owner the ability to redevelop their property in a manner proportional to other properties in the Saint Andrews Lane subdivision. Therefore, a special circumstance exists relative to the subject property when compared with other Open Space-zoned properties and other properties located on a significant ridgeline. Given these circumstances, the proposed project meets this finding.

2. *That granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;*

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone that characteristically includes properties larger in size with steep topography, visual resources (such as ridgelines), and/or various plant and animal habitats. Only a handful of Open Space-zoned properties exist in the City due to these characteristics. Saint Andrews Lane subdivision has four such properties, including the subject site.

The City's current Hillside and Ridgeline Ordinance was adopted in 2010, subsequent to the development of the Saint Andrew's Lane community. The statute requires development to be sited 50 feet below and away from a significant ridgeline. It is common for existing development in any zone to be updated, redeveloped and/or enlarged over time. In this case, because the existing development was constructed on top of the ridgeline prior to the codification of the ridgeline siting standard, any new development on the existing pad will not be able to meet the ridgeline setback standards.

Additionally, the Saint Andrew's Lane subdivision, which the subject property is a part of, is a four-lot gated community previously developed along and on top of a significant ridgeline. No other Open Space-zoned properties (other than the ones located on Saint Andrews Lane) are located in the immediate vicinity of the subject property. The four developed single-family homes on Saint Andrews Lane range in size (excluding the garages) from 3,657 square feet to 8,804 square feet on



properties that range in size from 2.72 acres to 26.2 acres. The proposed 7,961 square-foot single-family residence is consistent with the size of other homes in the area. To this end, the granting of the variance is warranted and necessary to afford the subject property owner the same rights as properties in the vicinity and with identical zoning. Given these circumstances, the proposed project meets this finding.

3. *That granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district;*

Granting of this variance, in this case, will not constitute the granting of a special privilege inconsistent with other properties in the same zoning district because all the properties (including the subject property) on Saint Andrews Lane are developed with similar sized single-family residences. As a result, granting this variance would allow the subject property to be redeveloped consistent with existing development of surrounding parcels. Given this circumstance, the proposed project meets this finding.

4. *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and zoning district in which the property is located; and*

The requested variance would permit development of a single-family home, as a replacement of an existing single-family home, on a previously graded pad, within 50 feet (vertical and horizontal) of a significant ridgeline. A landscaped berm is located adjacent to the subject site and is designed to screen the residence from Mulholland Highway (a designated scenic corridor). The applicant is proposing additional landscaping along the berm in order to better screen the proposed house from public view. Furthermore, the proposed single-family residence complies with the Scenic Corridor Development Guidelines, has a lower profile, and is set further back than the existing house. The above mentioned design features will ensure re-development of the site will be less visible from Mulholland Highway than the current conditions. The proposed development will comply with all other development standards, including applicable height limits. Therefore, granting this variance will not be detrimental to the public health, safety or welfare, or injurious to properties in the vicinity, and the proposed project meets this finding.

5. *That granting the variance is consistent with the General Plan and any applicable specific plan.*

The General Plan Land Use designation for the subject site is Open Space – Resource Protected (OS-RP), which applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management. The underlying zoning on the parcel is Open Space, which allows for residential development.

As already mentioned, the relevant objectives and policies of the City’s General Plan require limiting landform alteration, using native landscape screening, maintaining the visual character of hillsides, preserving significant ridgelines, and preserving biotic resources. To promote these goals for ridgeline areas, CMC Section 17.20.150 requires development to be sited off of ridgelines as a priority, unless siting development on a ridgeline is the least impactful location. In situations where development on the ridgeline is necessary and warranted, a variance application is required. In this case, the property is already developed with a two-story single-family residence, pool spa and hardscape, and is located on the ridgeline. Re-development of the parcel can occur only on the developed portion because the rest of the property is severely constrained by steep topography (slopes exceeding 50%) and dense scrub oak habitat. It is therefore not possible to re-develop the subject site and meet the siting standards contained in CMC Section 17.20.150. Additionally, the proposed home will comply with the City’s 25-foot height limit and designed to meet the Scenic Corridor Development Guidelines in order to be less visible from Mulholland Highway than the existing house which is 30 feet tall. Any alternative location on the parcel for the project would require significant additional grading and would cause the loss of significantly more scrub oak habitat than the current project. For these reasons, the project is consistent with the policies of the Calabasas 2030 General Plan and meets this finding.

Section 17.20.150(C)(3) of the Calabasas Municipal Code states that for projects that cannot meet the siting requirements of CMC Section 17.20.150(C)(2), the following two additional variance findings must be made:

1. *Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such*

*alternative site is used and that the siting principles outlined under subsection (C)(4) have been applied*

The siting principles in subsection (C)(4) lists three prioritized locations for siting development on properties with ridgelines. The first priority is to site development off of ridgelines on areas with a maximum slope of 20%. The second priority is to site development off of ridgelines in areas with slopes ranging between 20% and 30%. The final siting priority states that if the first or second priority cannot be met, then development should be sited in areas on ridge tops with slopes less than twenty (20) percent. Proposed buildings should be set back as far as possible from the edge of the ridge (where downhill slopes begin to exceed twenty (20) percent and landscaped, to minimize visibility.

In this case, the existing residence is developed on a 27,000 square-foot flat pad on top of the ridgeline that was graded as part of the original development prior to City incorporation. All other portions of the subject property (off of the ridgeline) exceed the slope criteria identified in priority 1 and priority 2 and exhibit dense scrub oak habitat (including more than 800 trees). Therefore, development on top of the flat previously graded and developed pad area is the only feasible location for re-development of the site. Further, development of the proposed single-family residence on the existing developed pad complies with subsection (C)(4) as the developed pad is within the third priority category. Moreover, the proposed location, on the developed pad, minimizes grading and habitat damage as discussed and documented in the staff report and elsewhere in this resolution. Therefore, the project meets this finding.

2. *The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project including minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project.*

The existing residence is developed on a 27,000 square-foot flat pad on top of the ridge graded as part of the original development. At 30 feet tall, the existing structure is legal non-conforming because it exceeds the 25-foot height limit for the OS zoning district. Additionally, the white stucco "box" design fails to incorporate design features (such as a stepped-back plan, and articulated facades) to comply with the City's Scenic Corridor Development Guidelines.

The proposed new replacement two-story home features a Contemporary architectural design which is 15% shorter, far more articulated, and thoroughly constructed and decorated in natural materials and colors so as to blend in with the natural environment. The design includes earth tone colors and rustic materials, including dark wood and stone elements. The overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel-vaulted roof and dark roof material in order to blend in with the surrounding hillsides. The two-story portion of the proposed house is set further back from the ridgeline than the existing two-story house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line of sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be adequately screened by an existing off-site berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines. Therefore, the project meets this finding.

Section 17.32.010(E) of the Calabasas Municipal Code (CMC) allows the review authority to approve an **Oak Tree Permit** provided that the following findings are made:

1. *The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines; and*

The project site was previously developed with a two-story residence on a graded pad located on top of a ridgeline. The existing pad is approximately 27,000 square feet and is proposed to be enlarged by approximately 4,000 square feet in order to accommodate the new house, driveway, pool/spa, water features, walls and landscaping. An off-site landscaped berm is located to the south of the developed pad to help screen the residence from Mulholland Highway. In order to respect the adjacent ridgeline, the proposed house is mostly one-story and shifted further away from the ridgeline than the existing house. Additionally, the LA County Fire Department requires additional fire department access and turn-around at the southern portion of the existing pad, which also caused the new home location to shift and the pad to be enlarged in order to accommodate the turn-around. As a result, the building footprint is larger than would otherwise be required

for a typical two-story 7,961 square-foot house and additional site grading is needed to accommodate the structure. Similarly, the soils report states that the existing pad should be excavated an additional 7-10 feet below its current elevation, with the excavated material to be replaced and re-compacted in order to create a suitable foundation for new construction. This over-excavation would be required for any re-development of the site. The area of over-excavation includes scrub oaks and coast live oak trees. As result, the proposed project requires the removal of 33 scrub oaks (total of 93 inches of trunk diameter) and 3 coast live oaks (total of 8 inches in trunk diameter) in order to accommodate fire department access around the structure, development of the pool, rear yard improvements and necessary grading. Development of the proposed house with a pool, spa and yard improvements is consistent with the other properties in the surrounding neighborhood that include homes of similar size and yard improvements. Furthermore, with more than 800 scrub oaks and 11 coast live oaks, the total on-site oak canopy is approximately 34,150 square feet. The proposed removals represent approximately 1,727 square feet of oak canopy. As a result, 95% of the existing oak canopy will be preserved. Given these circumstances the request to remove 33 scrub oaks and 3 coast live oak trees is warranted to enable a reasonable and conforming use of the site, which would otherwise be prevented by the presence of oaks and meets this finding.

2. *The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The project site was previously developed with a two-story residence on a graded pad located on top of a ridgeline. The existing pad is approximately 27,000 square feet and is proposed to be enlarged by approximately 15% (4,000 square feet) in order to accommodate the new house, driveway, pool/spa, water features, walls and landscaping. An off-site landscaped berm is located to the south of the developed pad to help screen the residence from Mulholland Highway. In order to respect the adjacent ridgeline, the proposed house is mostly one-story and shifted further away from the ridgeline than the existing house. As a result, the building footprint is larger than would otherwise be required

for a typical two-story 7,961 square-foot house and additional site grading is needed to accommodate the structure. Similarly, the soils report states that the existing pad should be excavated 7-8 feet below its current elevation and re-compacted in order to create a suitable foundation for new construction. This over-excavation would be required for any re-development of the site, and the area of over-excavation includes scrub oaks and coast live oak trees. Therefore, there are areas of the site with oak trees where development is unavoidable because the project has been designed to balance existing site constraints with hillside and ridgeline development objectives. As result, the proposed structures and grading activities will permanently encroach into the protect zone of 40 scrub oaks and 2 coast live oaks in order to accommodate fire department access around the structure, development of the pool, rear yard improvements and associated grading.

According to the oak tree report, prepared by Carlberg Associates, the proposed encroachments will not have a negative impact on the oak trees with proper care during construction. This conclusion has been confirmed by the City's Arborist and the recommendations of the oak tree report are included as conditions of approval in this resolution. Development of the proposed house with a pool, spa and yard improvements is consistent with the other properties in the surrounding neighborhood that include homes of similar size and yard improvements. Given these circumstances, the request to encroach into the protected zone of 40 scrub oaks and 2 coast live oak trees is warranted to enable a reasonable and conforming use of the site, which would otherwise be prevented by the presence of oaks and meets this finding.

3. *Removal or altering of the oak trees will have minimal impact on the total hardwood canopy with special emphasis on associated tree growth and their natural regeneration, wildlife habitat and heritage oak trees.*

According to the oak tree report, there are more than 800 scrub oaks and 11 coast live oak trees on the subject site. Accordingly, the oak tree report states that the total on-site oak canopy is approximately 34,150 square feet (0.78 acres). The proposed project requires the removal of 33 scrub oaks and 3 coast live oak trees, which represents approximately 1,727 square feet (0.04 acres) of oak canopy. As a result, the proposed project would result in the loss of approximately 5% of the existing on-site oak canopy. Therefore, with 95% of the total hardwood canopy being retained, the proposed oak removal will have a minimal impact on the total hardwood canopy. Furthermore, the biological survey determined that there is no presence of nesting birds,

Rare, Threatened or Endangered species on the subject site. Given these circumstances, the proposed project meets this finding.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City Council approves File No. 150000780 subject to the following agreements and conditions:

## **I. INDEMNIFICATION AGREEMENT**

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of any approvals or permits relating to this File No. 150000780, or the activities conducted pursuant to this File No. 150000780. Accordingly, to the fullest extent permitted by law, Steve and Jill Heimler, in their capacity as the property owner, shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this File No. 150000780, or the activities conducted pursuant to this File No. 150000780. Steve and Jill Heimler in their capacity as the property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

## **II. CONDITIONS OF APPROVAL**

### **Community Development Department/Planning**

#### General Conditions

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.
2. All project conditions shall be imprinted on the title sheet of the construction drawings. One copy of the "Approved" set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use

of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.

3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped "Approved" by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Community Development Director.
4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.
5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
7. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. All landscaping is to be installed within 90 days of occupancy by the applicant to the satisfaction of the Director of the Community Development Department or his or her designee. All landscaping will be consistent with the adopted City ordinance for landscape and water efficiency.



9. Landscaping planted in compliance with this permit, located on and in close proximity to the berm, which serves to screen the view of the dwelling from the Scenic Corridor shall be maintained in good health to accomplish this purpose. Prior to the issuance of a Final Certificate of Occupancy, the applicant shall provide additional landscape to adequately screen the house from Mulholland Highway to the satisfaction of the Director.
10. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such MWELo compliant plans and to the satisfaction of the Director of Community Development or his/her designee.
11. All ground and roof-mounted equipment (with the exception of solar panels) is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through landscaping, walls or a combination thereof.
12. All exterior lights are subject to the provision set forth in the Lighting Ordinance Chapter 17.20 of the Land Use and Development Code. Lighting of 60 watts or less on residential projects is exempt by the Lighting Ordinance.
13. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved materials and colors outlined in the Staff Report and the plans.
14. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.
15. The project must comply with the building codes of Title 15 of the City of Calabasas Municipal Code at the time of building plan check submittal.

16. The project is located within a designated "Very High Fire Hazard Severity Zone". The requirements of Chapter 15.04.900 of the Calabasas Municipal Code must be incorporated into all plans.
17. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
18. Perimeter fencing that is not immediately adjacent to the developed area of the site, shall be designed, constructed and maintained as a wildlife friendly fence.
19. Project activities, including but not limited to tree removal, tree pruning, site preparation, construction, or fuel modification activities, with potential to disturb suitable bird-nesting habitat, shall be prohibited within the breeding/nesting season for native bird species (February 1 through August 31).
20. If the breeding/nesting season cannot be avoided, then no earlier than 7 days prior to project activities with potential to disturb suitable bird nesting habitat, a qualified biologist shall perform two surveys to determine if active nests of any birds protected by state or federal law are present at the time of disturbance, or within 500 feet of the limits of disturbance. In the event that an active nest(s) is (are) found within the survey area, project activities with potential to disturb suitable nesting habitat shall stop until the nesting season is over or an appropriate setback is established by a qualified biologist. The setback shall be demarcated and project activities within the setback shall halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist.
21. Construction Activities - Hours of construction activity shall be limited to:
  - i. 7:00 a.m. to 6:00 p.m., Monday through Friday
  - ii. 8:00 a.m. to 5:00 p.m., Saturday

Construction is prohibited on Sundays and City observed Holidays. Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent residences or schools. The applicant or its successors shall notify the director of Transportation and Intergovernmental Relations of the construction employee parking locations, prior to commencement of construction.

### Oak Trees

22. The applicant is permitted to encroach into the protected zone of 40 scrub oaks and 2 coast live oaks, as shown in the Oak Tree Report, dated August 8, 2016.
23. The applicant is permitted to remove the following oak trees, as shown in the Oak Tree Report dated August 8, 2016: nos. 9-39, 49, 50, 100, 101 and 104 (93 trunk diameter inches of scrub oak and 8 trunk diameter inches of coast live oak trees).
24. In order to offset the loss of the above mentioned oaks, the applicant shall plant 8 inches in trunk diameter of coast live oak and 93 inches in trunk diameter of scrub oak. All mitigation Oak trees shall be planted on-site if feasible. If it is not feasible to plant all mitigation Oak tree on-site, then the applicant shall plant the mitigation trees in a viable off-site location approved by the Community Development Director in consultation with the City Arborist or pay a fee in-lieu of mitigation into the City's Oak Tree Mitigation fund to be used for future mitigation efforts. The applicant shall be responsible for the monitoring and maintenance of the replacement trees for a minimum of five (5) years. If any replacement tree(s) dies during the five-year period, the applicant shall plant new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement Oak.
25. Prior to the issuance of a grading or building permit, the applicant shall submit an Oak tree mitigation plan for review and approval by the Community Development Director and City's Arborist. The mitigation plan shall include a plan for planting and establishment of mitigation trees, including the size, species and location, and a monitoring and maintenance schedule. The mitigation plan shall be prepared by the project's Oak tree preservation consultant in accordance with the requirements outlined in the City's Oak Tree Prevention and Protection Guidelines.

26. All mitigation work shall be completed and in-lieu fees paid prior to the issuance of a Final Certificate of Occupancy.
27. Prior to the issuance of a grading or building permit, the applicant shall submit a monitoring plan consistent with the applicant's oak tree consultant's recommendations and the City's Oak Tree Preservation and Protection Guidelines for all encroached upon trees. The plan should propose quarterly monitoring of encroached upon trees for an initial period of three years, followed by two additional years of bi-annual monitoring. Any tree that fails as a result of the project shall be replaced. Pruning of any scrub oak shall be prohibited except for fuel modification purposes, and shall be limited to the minimum amount necessary to meet LA County Fire Department requirements. The annual monitoring shall include the status of scrub oaks within the fuel modification zone.
28. Prior to the issuance of a grading or building permit, the applicant shall submit a refundable security deposit (or other surety), in an amount equal to the PRC value of the impacted oak trees plus the cost of planting and possible replacement, to be deposited in trust with the City of Calabasas. The deposit shall be refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period.
29. Copies of the following shall be maintained on the site during any work to or around the oaks: Oak tree report; Oak tree permit, including conditions of approval; City Oak Tree Preservation Guidelines; Oak Tree Ordinance No. 2001-166; and approved oak tree plan, landscape plan and site plan.
30. No chemicals or herbicides shall be applied to the soil surface within 100 feet of an oak tree's aerial/root zone (i.e., root protection zone).
31. Prior to the issuance of a grading permit, the applicant shall submit a copy of the Oak Tree Fencing Plan to the Community Development Director for review and approval. The applicant shall notify the City a minimum of 48 hours prior to the start of any work so that the City may inspect the placement of the Oak tree protective fencing.
32. All work performed within the Oak Trees' aerial/root protected zones shall be regularly observed by the applicant's oak tree consultant.
33. The oak tree protective zone fencing (approved fencing materials are in the Oak Tree Guidelines - 5 ft. minimum height) should be installed at

the limit of approved work to protect the Oak Trees and surrounding trees from any damage and remain in place until completion of construction. Should any work be required within the limit of work and the temporary fence must be opened, the applicant's oak tree consultant must direct all work at any time the fence is open.

34. Soil compaction within the dripline and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the dripline and/or Protected Zone of any oak tree. No dumping of liquids or solvents, cleaning fluid, paints, concrete washout or other harmful substances within the driplines and/or Protected Zones shall be permitted.
35. The area within the protective fencing shall not be used at any time for material or equipment storage and parking.
36. The applicant shall adhere to the specific recommendations contained within the Oak Tree Report dated August 8, 2016, and all provisions of the Oak Tree Ordinance and policies of the City of Calabasas.
37. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. The certification shall describe all work performed and shall certify that such work was performed in accordance with the above permit conditions. If any work was performed in a manner not in conformance with these conditions of approval then the applicant's oak tree consultant shall identify the instance or instances of a deviation to any of these conditions.

#### Development Plan

38. Due to the triangular shape of the flag lot, the subject site has no rear lot line. The southwestern property line is the front lot line, and all other property lines shall be considered side lot lines.
39. The following setback requirements are established for the subject site:
  - a. Front setback, 75 feet
  - b. Side setbacks, 10 feet (from east PL) and 180 feet (from north PL)
  - c. Rear setback, N/A
  - d. Architectural features (including attached and detached patio covers), allowed to encroach into the above setbacks in compliance with Title 17 of the CMC
  - e. Residential accessory structures, shall comply with the setback requirements of Title 17 of the CMC.

## Public Works Department:

### Environmental Division

40. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." Only specified service providers are licensed and permitted to operate in the City of Calabasas. Please contact 818-224-1600, or the City website (<http://www.cityofcalabasas.com/services.html#trash>), for the current list of approved roll-off or temporary container service providers. An Encroachment Permit is required prior to placing a refuse bin/container on the street (public or private).
  
41. The applicant must complete and submit a Local Storm Water Pollution Prevention Plan (L-SWPPP) prior to issuance of the grading permit. The SWPPP must be certified by a civil engineer licensed with the State of California. Guidance to prepare a Local SWPPP is available on city's website at:  
  
<http://www.cityofcalabasas.com/pdf/documents/environmental-services/SWPPP.pdf>  
Please submit a detailed site plan showing the extent of grading, proposed structures, the location of all applicable BMPs and the corresponding SWPPP fact sheet.
  
42. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction sites:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

43. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.
44. Grading shall be prohibited from **October 1<sup>st</sup>** through **April 15<sup>th</sup>**, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
45. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to get final clearance of occupancy.

#### Grading and Geotechnical

46. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed residential construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan shall include designs for wet utility services including sanitary sewers and water lines.

47. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Calabasas Public Works Department standards and requirements.
48. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the approved geotechnical studies.
49. Precise grading plan must show limits and depth of recommended grading and removals (minimum ten feet per the approved soils report).
50. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
51. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.
52. All retaining and privacy walls shall be in conformance with the City's wall requirements pursuant to CMC Section 17.20.100. Any variations require Planning Division approval. The wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading shall be so noted on the plans and must have the approval of the City Engineer.
53. The applicant shall provide a foundation plan, identifying all deepened footings location and depth and pile locations.
54. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage devices.
55. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the



employment of a registered civil engineer and technical consultants (Public Works Form K).

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

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

61. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval.
62. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form Q) Certifications on the City's forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.
63. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community Development Department and the Building and Safety Division, prior to the issuance of a Building Permit. **No Building Permit shall be issued for the project without these approvals.**
64. Prior to Issuance of a Certificate of Occupancy, the project Civil Engineer of record shall provide As-Built or Record Drawings, prepared on mylar, reflecting the as-built field conditions, including any changes to the approved plan, to the satisfaction of the City Engineer. As-built plans shall be furnished prior to initiation of final inspection by the Public Works Department.
65. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification (Public Works Form P). The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.

## Drainage and Hydrology

66. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence ( $Q_{25}$ ). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood storm recurrence interval ( $Q_{50BB}$ ) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.
67. All drainage devices, pipes, and structures in the approved grading plan shall be the sole responsibility of the applicant to construct and applicant shall maintain those devices, pipes and structures located on their property. Adequate access shall be established and easements will be provided to the City. A maintenance covenant shall be recorded against the property to ensure that all drainage devices, pipes and structures not located in public right-of-way are properly maintained. Provisions will be provided and approved by the City of Calabasas Public Works Department that ensure that proper maintenance is provided, and provisions to reimburse the City for any remedial work that will, at the City's sole discretion, require the City to maintain the before-mentioned devices and structures should they not be properly maintained.
68. The applicant shall provide for the proper interception, conveyance and disposal of off-site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
69. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal.

Utilities

- 70. Relocation of utilities shall be coordinated with and approved by an appropriate utility company.

Traffic

- 71. The applicant shall pay to the City a Citywide Traffic Mitigation fee in the amount of \$1,230 for a single-family residence prior to issuance of a Building Permit.
- 72. Construction activity and traffic control shall be staged such that vehicular access to adjacent properties is maintained at all times.

Fire Department

- 73. The applicant shall obtain all necessary permits from the Los Angeles County Fire Department.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby approves the Site Plan Review, Oak Tree Permit, Scenic Corridor Permit, Variance and Development Plan Permit associated with File No. 150000780.

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 28<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
James R. Bozajian  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

\_\_\_\_\_  
Scott H. Howard  
City Attorney

P.C. RESOLUTION NO. 2016-622

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF FILE NO 150000780 A REQUEST FOR A SITE PLAN REVIEW, SCENIC CORRIDOR PERMIT, DEVELOPMENT PLAN REVIEW, VARIANCE AND OAK TREE PERMIT TO DEMOLISH AN EXISTING 4,458 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 7,961 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, FOUR-CAR ATTACHED GARAGE, POOL AND ASSOCIATED RESIDENTIAL ACCESSORY STRUCTURES. A VARIANCE IS REQUIRED IN ORDER TO CONSTRUCT THE PROPOSED HOUSE WITHIN 50 FEET VERTICALLY AND 50 FEET HORIZONTALLY OF A SIGNIFICANT RIDGELINE. THE SUBJECT SITE IS LOCATED AT 24111 SAINT ANDREWS LANE (APN: 4455-006-018), WITHIN THE OPEN SPACE (OS) ZONING DISTRICT AND SCENIC CORRIDOR 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 September 1, 2016, 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 on the foregoing evidence, the Planning Commission finds that:

1. The applicant submitted an application for a Site Plan Review, a Scenic Corridor Permit, Variance and a Development Plan on June 26, 2015. The applicant also submitted an Oak Tree Permit application on March 16, 2016.
2. On July 23, 2015, staff determined that the application was incomplete and the applicant was duly notified of this incomplete status.
3. On August 15, 2016, the application was deemed complete and the applicant was notified.
4. Notice of the September 1, 2016, Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's market, the Agoura/Calabasas Community Center, and at Calabasas City Hall.
5. Notice of the September 1, 2016, Planning Commission public hearing was provided to property owners within 500 feet of the property as shown on the latest equalized assessment roll.
6. Notice of the Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
7. Notice of September 1, 2016 Planning Commission public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
8. A public hearing was held at the September 1, 2016 Planning Commission meeting, during which public testimony was taken.
9. The project site is currently zoned Open Space (OS).
10. The land use designation for the project site under the City's adopted General Plan is Open Space – Resource Protected (OS-RP).
11. The surrounding land uses around the subject property are zoned Open Space (OS), Residential, and Open Space – Development Restricted (OS-DR).

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

**FINDINGS**

Section 17.62.070(D) Calabasas Municipal Code allows the Planning Commission to recommend approval of a **Development Plan Permit** provided that the following findings are made:

1. *The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this Development Code;*

One single-family home and ancillary accessory uses are allowed in the Open Space (OS) zone pursuant to Section 17.16.020 of the Land Use and Development Code. The parcel is already developed with a two-story, 30-foot high single-family residence built in 1988. Because the existing two-story house exceeds the 25-foot height limit for the OS zone, it is a legal non-conforming structure, but will be demolished in order to construct a new two-story house. The proposed two-story home is 25 feet tall, and therefore the proposed single-family residence meets this requirement. All other standards are set through the Development Plan process. Approval of the Development Plan application, therefore, establishes code compliant setbacks. To this end, because the use as a single-family residence is an allowed use and modification of development standards may occur via a Development Plan, the proposed use meets this finding.

2. *The proposed use is consistent with the General Plan and any applicable specific plan or master plan;*

The proposed project meets this finding because the General Plan Land Use Designation for this parcel is OS-RP (Open Space-Resource Protected) and single-family residential land uses are consistent with this land use designation. The subject parcel is one of four properties zoned Open Space (OS) within the Saint Andrews Lane gated subdivision and is surrounded by both residential development and vacant property zoned Open Space-Development Restricted (OS-DR). The proposed single-family residence will replace an existing single-family residence and does not alter the residential use on the subject property. Therefore, the project meets this finding.

3. *The approval of the development plan for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

The project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303(A) (New Construction or Conversion of Small Structures) of the CEQA Guidelines because the project involves the construction of one single-family residence in an urbanized area. The project is also exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because the proposed single-family residence a) is consistent with the applicable General Plan designation and policies, b) is within the City's limits and on a parcel of less than five acres, c) is located on a developed site with no value as habitat for endangered, rare or threatened species, d) would not result in any significant effects relating to traffic, noise, air quality or water quality, and e) is adequately served by water,

gas, sewer and electric utilities. Therefore, the project meets this finding.

4. *The location, design, scale and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The subject property is located within a developed gated four-lot subdivision on Saint Andrews Lane. Both existing and future anticipated land uses in the vicinity are all residences. The applicant is requesting approval to demolish an existing 4,458 square foot two-story (30-foot tall) single-family residence and construct a new 7,961 square-foot two-story (25-foot tall) single-family residence, pool, spa and hardscape via a Development Plan application. A Development Plan application is utilized to establish the setback standards within the Open Space zoning district. Development of the proposed project is on an already developed pad location, and will result in a larger building footprint than currently exists. However, the subject site is more than 2.7 acres and the footprint of the proposed structure will occupy 6,395 square feet, which is only 5% of the site. Additionally, the proposed house will be 79 feet from the front property line, 10 feet from the side property line and 180 feet from the other side property line. Therefore, the proposed development will have more than adequate setbacks and ample open space. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. At 7,961square feet, the proposed house is consistent in size with other homes in the neighborhood.

The subject site is also situated in a designated scenic corridor, and any development has the possibility to impact views from Mulholland Highway. In this case, the existing residence is partially screened from Mulholland Highway by an existing landscaped berm, located just south of the property. The proposed new house, and specifically the second floor, is located further from the landscaped berm than the existing house. Additionally, the proposed two-story single-family residence is five feet lower in overall height than the existing single-family residence. As a result, the proposed single-family residence will be less visible from Mulholland Highway than the existing house, and will be more completely screened by the landscaped berm. Additionally, the landscaping on the existing berm will be improved pursuant to the preliminary landscaping plan, further screening the development from view from Mulholland Highway. The City's Architectural Review Panel (ARP) reviewed the project and recommended approval of the proposed design, citing that with respect to visibility, the proposed lower and sleeker design is a drastic improvement over the existing house, and the proposed colors and materials are consistent with the Scenic Corridor Design Guidelines. For these reasons, the development is compatible with the location, design, scale and operating characteristics of existing and future land uses in the vicinity and the project meets this finding.



Section 17.62.050(D) Calabasas Municipal Code allows the Planning Commission to recommend approval of a **Scenic Corridor Permit** provided that the following findings are made:

1. *The proposed project design complies with the scenic corridor development guidelines adopted by the Council;*

The area of development is not located within the Scenic Corridor overlay zoning district. However, because a small portion of the subject property is located within the Scenic Corridor overlay zone, the proposed development (regardless of where it is located) must comply with the Scenic Corridor Development Guidelines. The City has adopted the Scenic Corridor Design Guidelines to ensure that development is sited and designed in such a way as to not adversely impact views from the scenic roadway. The guidelines do this by requiring the use of design techniques including the use of pitched roofs, roofs of a medium to dark color, avoidance of large, blank, straight facades, and the use of landscaping to help blend development. The existing house is a large two-story box with white stucco and a gray roof. At 30 feet tall, the second floor of the existing house is visible from one location along Mulholland Highway. Because the house was constructed in 1988, prior to the City's incorporation, it was not subject to the City's Scenic Corridor Development Guidelines. As a result, the existing house does not comply with the City's Scenic Corridor Development Guidelines.

The proposed new two-story home features a Contemporary architectural design which will blend in with the natural environment, through the use of earth tone colors and rustic materials, including dark wood and stone elements. At 25 feet tall, the overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. Furthermore, by stepping back the second floor, the second floor portion of the structure is further away from the ridgeline than the second floor of the existing house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line-of-sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be more completely screened by an existing landscaped berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines, and the project design meets the above finding.

2. *The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;*

The existing house is partially visible from Mulholland Highway, which is a designated Scenic Corridor. The original residence was constructed prior to the City's incorporation and was not subject to a Scenic Corridor permit or the Scenic Corridor Development Guidelines. Although the subject site is mostly screened from Mulholland Highway by a landscaped berm, the existing white stucco house does not blend in with the surrounding environment. The proposed house will lower in overall height and incorporates design measures such as barrel vaulted roofs, earth tone colors, stepped back second floor and rustic materials in order to ensure maximum compatibility with the surrounding environment. Furthermore, landscaping enhancements are proposed on the berm to further conceal the development from Mulholland Highway. Therefore, the project meets this finding.

3. *The proposed project is within a rural or semi-rural scenic corridor designated by the General Plan, and includes adequate design to ensure the continuing preservation of the character of the surrounding area;*

The project site is situated in a rural scenic corridor. Design elements (as discussed in findings number one and two above) have been incorporated to preserve the character of the surrounding area. The City's Architectural Review Panel (ARP) reviewed the project and recommended approval of the proposed design, citing that the proposed house is a vast improvement over the existing house and appropriately designed to respect the ridgeline. Therefore, the project meets this finding.

4. *The proposed structures, signs, site development, grading, and/or landscaping related to the proposed use are compatible in design, appearance, and scale, with existing uses, development, signs, structures, and landscaping of the surrounding area.*

The subject site is located within an existing developed single-family residential neighborhood on Saint Andrews Lane. The community of Saint Andrews Lane is a self-contained gated community consisting of four developed lots. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. Consequently, the floor area ratios of the three remaining parcels range from 0.006 to .01.

The proposed project involves construction of a 7,961 square-foot house with an attached four-car garage. Therefore, the proposed house is consistent with the size of other homes in the neighborhood. With a building footprint of 6,395 square feet, only 5% of the subject site will be occupied by the single-family residence. Furthermore, more than two acres of the subject site will be landscaped or remain in a natural state (undeveloped). As a result, the proposed project meets this finding.

Section 17.62.020(E) of the Calabasas Municipal Code allows the Planning Commission to approve a **Site Plan Review** provided that the following findings are made:

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

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone characterized by large parcels in areas that are rural in character. As such, typical development standards such as setbacks are not a set value, and are instead approved by the appropriate decision making body on a case-by-case basis. In this case, the parcel is already developed with a two-story, 30-foot tall single-family residence constructed in 1988, prior to the City's incorporation. For development within the Open Space zoning designation, only the height requirement of 25 feet (maximum) is a stated fixed measurement. The applicant is proposing to demolish the existing 30-foot tall house and construct a new single-family residence at 25 feet tall, and therefore the proposed house meets this requirement. As mentioned earlier, required setbacks are set through the Development Plan process, but in no case shall the setbacks be less than what is required by the RS zoning district. The proposed house is setback 79 feet from the front property line, 10 feet from the side property line and 180 feet from the other side property line (there is no rear property line). As a result, the proposed house meets the minimum setbacks for the RS zone. Approval of the Development Plan application, therefore, establishes code compliant setbacks and the project will be consistent with Code requirements. Given these circumstances, the proposed project meets this finding.

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

The General Plan Land Use designation for the subject site is Open Space – Resource Protected (OS-RP), which applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management. The underlying zoning on the parcel is Open Space, which allows for residential development.

A stated objective of the Land Use Element of the General Plan is to maintain Calabasas as a predominantly residential community. Land Use Policy II-8 further supports this by requiring development to be compatible with the overall residential character of the community. As mentioned above, the subject parcel is developed with an existing residence, and the proposed project will not alter the existing use of the property.

The relevant stated objective of the Open Space Element of the General Plan

is to maintain a citywide open space system that conserves natural resources and preserves scenic beauty. Open Space Policies III-5, III-7, III-11, III-12 and III-14 promote limiting landform alteration, using native landscape screening, maintaining the visual character of hillsides, and preserving significant ridgelines. The existing two-story single-family residence was constructed in 1988, prior to the City's incorporation. The 30-foot tall, white stucco residence is not consistent with the above stated policies or the City's Scenic Corridor Development Guidelines, which include design measures to blend development into the surrounding environment.

The proposed two-story home features a Contemporary architectural design intended to blend in with the natural environment. The design includes earth tone colors and rustic materials, with use of dark wood and stone elements. The overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. The two-story portion of the proposed house is set further back from the ridgeline than the existing two-story house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line of sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be adequately screened by an existing off-site berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines. Additionally, the preliminary landscape plan proposes enhancing the landscaping on the berm so that further concealment of the development will occur. To this end, the proposed project is consistent with the Open Space Element of the City's General Plan.

The relevant stated objective of the Conservation Element of the General Plan is to preserve critical biotic resources and enhance habitat value and biotic resource diversity within the Calabasas area. Conservation Element Policies IV-2, IV-3 and IV-9 require development to protect biotic habitat value in the City's open space areas including the protection of oak trees. As stated above, the proposed project is limited to the existing developed portions of the property. The use of this existing developed pad for the proposed project reduces the amount of required grading. A biological conditions report and field survey, prepared by Biological Assessment Services (dated September 10, 2015) concluded that due to the developed nature of the site, no species listed as Rare, Threatened or Endangered by the state or federal governments were found on the property. As such, the proposed project will not impact ecologically sensitive areas. Additionally, although the proposed project requires the removal of 33 scrub oaks and 3 coast live oaks, the site contains more than 800 scrub oaks and 11 coast live oaks. As a result, the proposed removal of oak canopy is only 5% of the total on-site canopy area. Furthermore, the property owner will be required to mitigate the removal of 33 scrub oaks and 3 coast live oaks through a combination of on-site planting

and a cash deposit into the City's Oak Tree Mitigation Fund. In this regard, the project meets the relevant objective and policies of the General Plan's Conservation Element.

The goal of the Community Design Element of the General Plan is to maintain a high quality appearance in the existing and future built environment, while protecting hillsides, ridgelines, and open space areas. The proposed project meets this goal because it is attractively designed and does not negatively impact public views of hillsides, ridgelines or open space areas. As already stated, the proposed house is designed to blend in with the surrounding environment and sited to reduce visibility from Mulholland Highway. Additionally, because the overall building height is 5 feet lower than the existing house, the proposed development will improve existing view impacts and ridgeline conditions. Therefore, the project is consistent with the Community Design Element of the General Plan. For all these reasons, the project meets this finding.

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

The project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303(A) (New Construction or Conversion of Small Structures) of the CEQA Guidelines because the project involves the construction of one single-family residence in an urbanized area. The project is also exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because the proposed single-family residence a) is consistent with the applicable general plan designation and policies, b) is within the City's limits and on a parcel of less than five acres, c) is located on a developed site with no value as habitat for endangered, rare or threatened species, d) would not result in any significant effects relating to traffic, noise, air quality or water quality, and e) is adequately served by water, gas, sewer and electric utilities. Therefore, the project meets this finding.

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

The subject site is located within an existing developed single-family residential neighborhood on Saint Andrews Lane. The community of Saint Andrews Lane is a self-contained gated community consisting of four developed lots. The remaining three parcels in the neighborhood have an average parcel size of approximately 8.5 acres and the homes range in size from 3,657 square-feet to 8,732 square feet. Consequently, the floor area ratios of the three remaining parcels range from 0.006 to .01.

The proposed project involves construction of a 7,961 square-foot house with an attached four-car garage. Therefore, the proposed house is consistent with the size of other homes in the neighborhood. With a building footprint of 6,395 square feet, only 5% of the subject site will be occupied by the single-family residence. Furthermore, more than two acres of the subject site will be landscaped or remain undeveloped. As a result, the proposed project meets this finding.

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

The subject parcel is zoned Open Space (OS). As such, setbacks are established through a Development Plan process, but in no case less than the minimum setbacks required in the RS zoning district. As part of that process, the site is analyzed to determine if a proposed project is properly sited and designed at a size and location that is adequate and consistent with the intent of the Code. The subject parcel is 2.7 (gross) acres in size and was developed in 1988 with a single-family house, pool, spa and hardscape on a graded pad on top of a ridgeline (the ridgeline was not designated or protected as a "significant ridgeline" at the time). The applicant is requesting to demolish the existing house and construct a new home on the existing developed portions of the site. Additional grading would occur to accommodate various accessory structures, including a pool, spa, water features, bbq, and fire department access. Additional landscape featuring native and drought tolerant plant materials will be installed to complement the proposed building and blend the development with the surrounding environment. Additionally, more than two acres of the subject site will be landscaped or remain in a natural state (undeveloped). Given these circumstances, the proposed project meets this finding.

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

The subject site is located in the southern portion of the City along Mulholland Highway, a designated rural scenic corridor. This portion of the City is made up of parcels that are generally larger in size and are characterized by steep hillsides with abundant habitat that includes expanses of relatively undisturbed natural vegetation. The subject site is zoned Open Space (OS), is 2.7 (gross) acres in size and generally fits the rural character described above. The existing residence was constructed in 1988; however, its current white stucco design does not integrate with the surrounding natural environment. The applicant is requesting to demolish the existing house and construct a Contemporary home that features design elements such as earth tone colors, dark roof material, rustic trims and barrel vaulted roofs in order to integrate the development with the surrounding natural environment.

Furthermore, the applicant is proposing additional landscaping on the existing berm to further conceal and integrate the development with its surrounding. Therefore, the project meets this finding.

Section 17.32.010(E) of the Calabasas Municipal Code allows the Planning Commission to recommend to the Council approval of an **Oak Tree Permit** provided that the following findings are made:

1. *The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The project site was previously developed with a two-story residence on a graded pad located on top of a ridgeline. The existing pad is approximately 27,000 square feet and is proposed to be enlarged by approximately 4,000 square feet in order to accommodate the new house, driveway, pool/spa, water features, walls and landscaping. An off-site landscaped berm is located to the south of the developed pad to help screen the residence from Mulholland Highway. In order to respect the adjacent ridgeline, the proposed house is mostly one-story and shifted further away from the ridgeline than the existing house. As a result, the building footprint is larger than would otherwise be required for a typical two-story 7,961 square-foot house and additional site grading is needed to accommodate the structure. Similarly, the soils report states that the existing pad should be excavated an additional 7-10 feet below its current elevation, with the excavated material to be replaced and re-compacted in order to create a suitable foundation for new construction. This over-excavation would be required for any re-development of the site. The area of over-excavation includes scrub oaks and coast live oak trees. As result, the proposed project requires the removal of 33 scrub oaks (total of 93 inches of trunk diameter) and 3 coast live oaks (total of 8 inches in trunk diameter) in order to accommodate fire department access around the structure, development of the pool, rear yard improvements and necessary grading. Development of the proposed house with a pool, spa and yard improvements is consistent with the other properties in the surrounding neighborhood that include homes of similar size and yard improvements. Furthermore, with more than 800 scrub oaks and 11 coast live oaks, the total on-site oak canopy is approximately 34,150 square feet. The proposed removals represent approximately 1,727 square feet of oak canopy. As a result, 95% of the existing oak canopy will be preserved. Given these circumstances the request to remove 33 scrub oaks and 3 coast live oak trees is warranted to enable a reasonable and conforming use of the site, which would otherwise be prevented by the presence of oaks and meets this finding.

2. *The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which is otherwise prevented by the presence of the oak tree or scrub oak habitat. In addition, said alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the Guidelines.*

The project site was previously developed with a two-story residence on a graded pad located on top of a ridgeline. The existing pad is approximately 27,000 square feet and is proposed to be enlarged by approximately 4,000 square feet in order to accommodate the new house, driveway, pool/spa, water features, walls and landscaping. An off-site landscaped berm is located to the south of the developed pad to help screen the residence from Mulholland Highway. In order to respect the adjacent ridgeline, the proposed house is mostly one-story and shifted further away from the ridgeline than the existing house. As a result, the building footprint is larger than would otherwise be required for a typical two-story 7,961 square-foot house and additional site grading is needed to accommodate the structure. Similarly, the soils report states that the existing pad should be excavated 7-8 feet below its current elevation and re-compacted in order to create a suitable foundation for new construction. This over-excavation would be required for any re-development of the site, and the area of over-excavation includes scrub oaks and coast live oak trees. Therefore, there are areas of the site with oak trees where development is unavoidable because the project has been designed to balance existing site constraints with hillside and ridgeline development objectives. As result, the proposed project requires the removal of 33 scrub oaks (total of 93 inches of trunk diameter) and 3 coast live oaks (total of 8 inches in trunk diameter) in order to accommodate fire department access around the structure, development of the pool, rear yard improvements and necessary grading. Development of the proposed house with a pool, spa and yard improvements is consistent with the other properties in the surrounding neighborhood that include homes of similar size and yard improvements. Therefore, there are areas of the site with oak trees where development is unavoidable because the project has been designed to balance existing site constraints with hillside and ridgeline development objectives. As result, the proposed structures and grading activities will permanently encroach into the protect zone of 40 scrub oaks and 2 coast live oaks in order to accommodate fire department access around the structure, development of the pool, rear yard improvements and associated grading.

According to the oak tree report, prepared by Carlberg Associates, the proposed encroachments will not have a negative impact on the oak trees with proper care during construction. This conclusion has been confirmed by the City's Arborist and the recommendations of the oak tree report are



included as conditions of approval in this resolution. Development of the proposed house with a pool, spa and yard improvements is consistent with the other properties in the surrounding neighborhood that include homes of similar size and yard improvements. Given these circumstances, the request to encroach into the protected zone of 40 scrub oaks and 2 coast live oak trees is warranted to enable a reasonable and conforming use of the site, which would otherwise be prevented by the presence of oaks and meets this finding.

3. *Removal or altering of the oak trees will have minimal impact on the total hardwood canopy with special emphasis on associated tree growth and their natural regeneration, wildlife habitat and heritage oak trees.*

According to the oak tree report, there are more than 800 scrub oaks and 11 coast live oak trees on the subject site. Accordingly, the oak tree report states that the total on-site oak canopy is approximately 34,150 square feet (0.78 acres). The proposed project requires the removal of 33 scrub oaks and 3 coast live oak trees, which represents approximately 1,727 square feet (0.04 acres) of oak canopy. As a result, the proposed project would result in the loss of approximately 5% of the existing on-site oak canopy. Therefore, with 95% of the total hardwood canopy being retained, the proposed oak removal will have a minimal impact on the total hardwood canopy. Furthermore, the biological survey determined that there is no presence of nesting birds, Rare, Threatened or Endangered species on the subject site. Given these circumstances, the proposed project meets this finding.

Section 17.62.080(E) of the Calabasas Municipal Code allows the Planning Commission to approve a **Variance** provided that the following findings are made:

1. *That there are special circumstances applicable to the property which do not generally apply to other properties in the same zoning district (i.e., size, shape, topography, location or surroundings), such that the strict application of this chapter denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts;*

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone that characteristically includes properties larger in size with steep topography, visual resources (such as ridgelines), and/or various plant and animal habitats. Only a handful of Open Space-zoned properties exist in the City due to these characteristics. The Saint Andrew's Lane subdivision is a four-lot gated community previously developed along and on top of a significant ridgeline.

The City's current Hillside and Ridgeline Ordinance (adopted in 2010 subsequent to the development of Saint Andrew's Lane) requires

development to be sited 50 feet below and 50 feet horizontally from a significant ridgeline. Not all Open Space-zoned properties contain a significant ridgeline. To this end, not all Open Space-zoned properties are subject to the siting standard located in the City's Hillside and Ridgeline Ordinance. Additionally, it is common for existing development in any zone to update, redevelop and/or enlarge over time. In this case, because the existing development was developed on a graded pad on a ridgeline prior to designation of the ridgeline as a "significant ridgeline", and prior to codification of the 50-foot ridgeline setback standard, any new development on the existing pad will not be able to meet the standard. Furthermore, due to steep slopes with grades exceeding 50% throughout the remainder of the subject property, there are no other feasible locations on the subject site to construct a home that could comply with the minimum 50-foot setback distances from the significant ridgeline. Additionally, a 50-foot horizontal setback from the ridgeline would take up 10,500 square feet of flat buildable area, which represents more than 30% of the proposed building pad. Strict application of these standards would deny the property owner the ability to redevelop their property in a manner proportional to other properties in the Saint Andrews Lane subdivision. Therefore, a special circumstance exists relative to the subject property when compared with other Open Space-zoned properties and other properties located on a significant ridgeline. Given these circumstances, the proposed project meets this finding.

- 2. That granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;*

The subject site is within the Open Space (OS) zone. The Open Space zone is a special purpose zone that characteristically includes properties larger in size with steep topography, visual resources (such as ridgelines), and/or various plant and animal habitats. Only a handful of Open Space-zoned properties exist in the City due to these characteristics. Saint Andrews Lane subdivision has four such properties, including the subject site.

The City's current Hillside and Ridgeline Ordinance was adopted in 2010, subsequent to the development of the Saint Andrew's Lane community. The statute requires development to be sited 50 feet below and away from a significant ridgeline. It is common for existing development in any zone to be updated, redeveloped and/or enlarged over time. In this case, because the existing development was constructed on top of the ridgeline prior to the codification of the ridgeline siting standard, any new development on the existing pad will not be able to meet the ridgeline setback standards.

Additionally, the Saint Andrew's Lane subdivision, which the subject property is a part of, is a four-lot gated community previously developed along and on

top of a significant ridgeline. No other Open Space-zoned properties (other than the ones located on Saint Andrews Lane) are located in the immediate vicinity of the subject property. The four developed single-family homes on Saint Andrews Lane range in size (excluding the garages) from 3,657 square feet to 8,804 square feet on properties that range in size from 2.72 acres to 26.2 acres. The proposed 7,961 square-foot single-family residence is consistent with the size of other homes in the area. To this end, the granting of the variance is warranted and necessary to afford the subject property owner the same rights as properties in the vicinity and with identical zoning. Given these circumstances, the proposed project meets this finding.

3. *That granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district;*

Granting of this variance, in this case, will not constitute the granting of a special privilege inconsistent with other properties in the same zoning district because all the properties (including the subject property) on Saint Andrews Lane are developed with similar sized single-family residences. As a result, granting this variance would allow the subject property to be redeveloped consistent with existing development of surrounding parcels. Given this circumstance, the proposed project meets this finding.

4. *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and zoning district in which the property is located; and*

The requested variance would permit development of a single-family home, as a replacement of an existing single-family home, on a previously graded pad, within 50 feet (vertical and horizontal) of a significant ridgeline. A landscaped berm is located adjacent to the subject site and is designed to screen the residence from Mulholland Highway (a designated scenic corridor). The applicant is proposing additional landscaping along the berm in order to better screen the proposed house from public view. Furthermore, the proposed single-family residence complies with the Scenic Corridor Development Guidelines, has a lower profile, and is set further back than the existing house. The above mentioned design features will ensure re-development of the site will be less visible from Mulholland Highway than the current conditions. The proposed development will comply with all other development standards, including applicable height limits. Therefore, granting this variance will not be detrimental to the public health, safety or welfare, or injurious to properties in the vicinity, and the proposed project meets this finding.

5. *That granting the variance is consistent with the General Plan and any applicable specific plan.*

The General Plan Land Use designation for the subject site is Open Space – Resource Protected (OS-RP), which applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management. The underlying zoning on the parcel is Open Space, which allows for residential development.

As already mentioned, the relevant objectives and policies of the City's General Plan require limiting landform alteration, using native landscape screening, maintaining the visual character of hillsides, preserving significant ridgelines, and preserving biotic resources. To promote these goals for ridgeline areas, CMC Section 17.20.150 requires development to be sited off of ridgelines as a priority, unless siting development on a ridgeline is the least impactful location. In situations where development on the ridgeline is necessary and warranted, a variance application is required. In this case, the property is already developed with a two-story single-family residence, pool spa and hardscape, and is located on the ridgeline. Re-development of the parcel can occur only on the developed portion because the rest of the property is severely constrained by steep topography (slopes exceeding 50%) and dense scrub oak habitat. It is therefore not possible to re-develop the subject site and meet the siting standards contained in CMC Section 17.20.150. Additionally, the proposed home will comply with the City's 25-foot height limit and designed to meet the Scenic Corridor Development Guidelines in order to be less visible from Mulholland Highway than the existing house which is 30 feet tall. Any alternative location on the parcel for the project would require significant additional grading and would cause the loss of significantly more scrub oak habitat than the current project. For these reasons, the project is consistent with the policies of the Calabasas 2030 General Plan and meets this finding.

Section 17.20.150(C)(3) of the Calabasas Municipal Code states that for projects that cannot meet the siting requirements of CMC Section 17.20.150(C)(2), the following findings must be made:

- 1. Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used and that the siting principles outlined under subsection (C)(4) have been applied*

The siting principles in subsection (C)(4) lists three prioritized locations for siting development on properties with ridgelines. The first priority is to site development off of ridgelines on areas with a maximum slope of 20%. The second priority is to site development off of ridgelines in areas with slopes ranging between 20% and 30%. The final siting priority states that if the first or second priority cannot be met, then development should be sited in areas on ridge tops with slopes less than twenty (20) percent. Proposed buildings should be set back as far as possible from the edge of the ridge (where

downhill slopes begin to exceed twenty (20) percent and landscaped, to minimize visibility.

In this case, the existing residence is developed on a 27,000 square-foot flat pad on top of the ridgeline that was graded as part of the original development. All other portions of the subject property (off of the ridgeline) exceed the slope criteria identified in priority 1 and priority 2 and exhibit dense scrub oak habitat (including more than 800 trees). Therefore, development on top of the flat previously graded and developed pad area is the only feasible location for re-development of the site. Further, development of the proposed single-family residence on the existing developed pad complies with subsection (C)(4) as the developed pad is within the third priority category. Moreover, the proposed location, on the developed pad, minimizes grading and habitat damage as discussed and documented in the staff report and elsewhere in this resolution. Therefore, the project meets this finding.

2. *The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project including minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project.*

The existing residence is developed on a 27,000 square-foot flat pad on top of the ridge graded as part of the original development. At 30 feet tall, the existing structure is legal non-conforming because it exceeds the 25-foot height limit for the OS zoning district. Additionally, the white stucco "box" design fails to incorporate design features (such as a stepped-back plan, and articulated facades) to comply with the City's Scenic Corridor Development Guidelines.

The proposed new replacement two-story home features a Contemporary architectural design intended to blend in with the natural environment. The design includes earth tone colors and rustic materials, including dark wood and stone elements. The overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. The two-story portion of the proposed house is set further back from the ridgeline than the existing two-story house. As a result, the lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line of sight analysis demonstrates that while the existing house is partially visible from the Mulholland Highway, the lower building height of the proposed house will be adequately screened by an existing off-site berm. As a result, the proposed house will bring the subject site into conformance with the Scenic Corridor Development Guidelines. Therefore, the project meets this finding.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends to the City Council approval of File no. 150000780 subject to the following agreements and conditions:

## **I. INDEMNIFICATION AGREEMENT**

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of any approvals or permits relating to this File No. 150000780, or the activities conducted pursuant to this File No. 150000780. Accordingly, to the fullest extent permitted by law, Steve and Jill Heimler, in their capacity as the property owner, shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this File No. 150000780, or the activities conducted pursuant to this File No. 150000780. Steve and Jill Heimler in their capacity as the property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

## **II. CONDITIONS OF APPROVAL**

### **Community Development Department / Planning Division**

#### **General Conditions**

1. The proposed project shall be built in compliance with the plans on file with the Planning Division.
2. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.

3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Community Development Director.
4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.
5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
7. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. All landscaping is to be installed within 90 days of occupancy by the applicant to the satisfaction of the Director of the Community Development Department or his or her designee. All landscaping will be consistent with the adopted City ordinance for landscape and water efficiency.
9. Landscaping planted in compliance with this permit, located on and in close proximity to the berm, which serves to screen the view of the dwelling from the Scenic Corridor shall be maintained in good health to accomplish this purpose. Prior to the issuance of a Final Certificate of Occupancy, the applicant shall provide additional landscape to adequately screen the house from Mulholland Highway to the satisfaction of the Director.
10. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and

hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such MWELo compliant plans and to the satisfaction of the Director of Community Development or his/her designee.

11. All ground and roof-mounted equipment (with the exception of solar panels) is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through landscaping, walls or a combination thereof.
12. All exterior lights are subject to the provision set forth in the Lighting Ordinance Chapter 17.20 of the Land Use and Development Code. Lighting of 60 watts or less on residential projects is exempt by the Lighting Ordinance.
13. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved materials and colors outlined in the Staff Report and the plans.
14. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.
15. The project must comply with the building codes of Title 15 of the City of Calabasas Municipal Code at the time of building plan check submittal.
16. The project is located within a designated "Very High Fire Hazard Severity Zone". The requirements of Chapter 15.04.900 of the Calabasas Municipal Code must be incorporated into all plans.
17. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
18. Perimeter fencing that is not immediately adjacent to the developed area of the site, shall be designed, constructed and maintained as a wildlife friendly fence.



19. Project activities, including but not limited to tree removal, tree pruning, site preparation, construction, or fuel modification activities, with potential to disturb suitable bird-nesting habitat, shall be prohibited within the breeding/nesting season for native bird species (February 1 through August 31).
20. If the breeding/nesting season cannot be avoided, then no earlier than 7 days prior to project activities with potential to disturb suitable bird nesting habitat, a qualified biologist shall perform two surveys to determine if active nests of any birds protected by state or federal law are present at the time of disturbance, or within 500 feet of the limits of disturbance. In the event that an active nest(s) is (are) found within the survey area, project activities with potential to disturb suitable nesting habitat shall stop until the nesting season is over or an appropriate setback is established by a qualified biologist. The setback shall be demarcated and project activities within the setback shall halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist.
21. Construction Activities - Hours of construction activity shall be limited to:
  - i. 7:00 a.m. to 6:00 p.m., Monday through Friday
  - ii. 8:00 a.m. to 5:00 p.m., Saturday

Construction is prohibited on Sundays and City observed Holidays. Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent residences or schools. The applicant or its successors shall notify the director of Transportation and Intergovernmental Relations of the construction employee parking locations, prior to commencement of construction.

#### Oak Trees

22. The applicant is permitted to encroach into the protected zone of 40 scrub oaks and 2 coast live oaks, as shown in the Oak Tree Report, dated August 8, 2016.
23. The applicant is permitted to remove the following oak trees, as shown in the Oak Tree Report dated August 8, 2016: nos. 9-39, 49, 50, 100, 101 and 104 (93 trunk diameter inches of scrub oak and 8 trunk diameter inches of coast live oak trees).
24. In order to offset the loss of the above mentioned oaks, the applicant shall plant 8 inches in trunk diameter of coast live oak and 93 inches in trunk diameter of scrub oak. All mitigation Oak trees shall be planted on-site if feasible. If it is not feasible to plant all mitigation Oak tree on-site, then the

applicant shall plant the mitigation trees in a viable off-site location approved by the Community Development Director in consultation with the City Arborist or pay a fee in-lieu of mitigation into the City's Oak Tree Mitigation fund to be used for future mitigation efforts. The applicant shall be responsible for the monitoring and maintenance of the replacement trees for a minimum of five (5) years. If any replacement tree(s) dies during the five-year period, the applicant shall plant new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement Oak.

25. Prior to the issuance of a grading or building permit, the applicant shall submit an Oak tree mitigation plan for review and approval by the Community Development Director and City's Arborist. The mitigation plan shall include a plan for planting and establishment of mitigation trees, including the size, species and location, and a monitoring and maintenance schedule. The mitigation plan shall be prepared by the project's Oak tree preservation consultant in accordance with the requirements outlined in the City's Oak Tree Prevention and Protection Guidelines.
26. All mitigation work shall be completed and in-lieu fees paid prior to the issuance of a Final Certificate of Occupancy.
27. Prior to the issuance of a grading or building permit, the applicant shall submit a monitoring plan consistent with the applicant's oak tree consultant's recommendations and the City's Oak Tree Preservation and Protection Guidelines for all encroached upon trees. The plan should propose quarterly monitoring of encroached upon trees for an initial period of three years, followed by two additional years of bi-annual monitoring. Any tree that fails as a result of the project shall be replaced. Pruning of any scrub oak shall be prohibited except for fuel modification purposes, and shall be limited to the minimum amount necessary to meet LA County Fire Department requirements. The annual monitoring shall include the status of scrub oaks within the fuel modification zone.
28. Prior to the issuance of a grading or building permit, the applicant shall submit a refundable security deposit (or other surety), in an amount equal to the PRC value of the impacted oak trees plus the cost of planting and possible replacement, to be deposited in trust with the City of Calabasas. The deposit shall be refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period.
29. Copies of the following shall be maintained on the site during any work to or around the oaks: Oak tree report; Oak tree permit, including conditions of approval; City Oak Tree Preservation Guidelines; Oak Tree Ordinance No. 2001-166; and approved oak tree plan, landscape plan and site plan.
30. No chemicals or herbicides shall be applied to the soil surface within 100 feet of an oak tree's aerial/root zone (i.e., root protection zone).

31. Prior to the issuance of a grading permit, the applicant shall submit a copy of the Oak Tree Fencing Plan to the Community Development Director for review and approval. The applicant shall notify the City a minimum of 48 hours prior to the start of any work so that the City may inspect the placement of the Oak tree protective fencing.
32. All work performed within the Oak Trees' aerial/root protected zones shall be regularly observed by the applicant's oak tree consultant.
33. The oak tree protective zone fencing (approved fencing materials are in the Oak Tree Guidelines - 5 ft. minimum height) should be installed at the limit of approved work to protect the Oak Trees and surrounding trees from any damage and remain in place until completion of construction. Should any work be required within the limit of work and the temporary fence must be opened, the applicant's oak tree consultant must direct all work at any time the fence is open.
34. Soil compaction within the dripline and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the dripline and/or Protected Zone of any oak tree. No dumping of liquids or solvents, cleaning fluid, paints, concrete washout or other harmful substances within the driplines and/or Protected Zones shall be permitted.
35. The area within the protective fencing shall not be used at any time for material or equipment storage and parking.
36. The applicant shall adhere to the specific recommendations contained within the Oak Tree Report dated August 8, 2016, and all provisions of the Oak Tree Ordinance and policies of the City of Calabasas.
37. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. The certification shall describe all work performed and shall certify that such work was performed in accordance with the above permit conditions. If any work was performed in a manner not in conformance with these conditions of approval then the applicant's oak tree consultant shall identify the instance or instances of a deviation to any of these conditions.

#### Development Plan

38. Due to the triangular shape of the flag lot, the subject site has no rear lot line. The southwestern property line is the front lot line, and all other property lines shall be considered side lot lines.
39. The following setback requirements are established for the subject site:

- a. Front setback, 75 feet
- b. Side setbacks, 10 feet (from east PL) and 180 feet (from north PL)
- c. Rear setback, N/A
- d. Architectural features (including attached and detached patio covers), allowed to encroach into the above setbacks in compliance with Title 17 of the CMC
- e. Residential accessory structures, shall comply with the setback requirements of Title 17 of the CMC.

**Public Works Department:**

Environmental Division

40. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." Only specified service providers are licensed and permitted to operate in the City of Calabasas. Please contact 818-224-1600, or the City website (<http://www.cityofcalabasas.com/services.html#trash>), for the current list of approved roll-off or temporary container service providers. An Encroachment Permit is required prior to placing a refuse bin/container on the street (public or private).
41. The applicant must complete and submit a Local Storm Water Pollution Prevention Plan (L-SWPPP) prior to issuance of the grading permit. The SWPPP must be certified by a civil engineer licensed with the State of California. Guidance to prepare a Local SWPPP is available on city's website at:  
  
<http://www.cityofcalabasas.com/pdf/documents/environmental-services/SWPPP.pdf>  
Please submit a detailed site plan showing the extent of grading, proposed structures, the location of all applicable BMPs and the corresponding SWPPP fact sheet.
42. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction sites:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and

- d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
43. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.
44. Grading shall be prohibited from **October 1<sup>st</sup>** through **April 15<sup>th</sup>**, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
45. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to get final clearance of occupancy.

#### Grading and Geotechnical

46. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed residential construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan shall include designs for wet utility services including sanitary sewers and water lines.

47. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Calabasas Public Works Department standards and requirements.
48. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the approved geotechnical studies.
49. Precise grading plan must show limits and depth of recommended grading and removals (minimum ten feet per the approved soils report).
50. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
51. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.
52. All retaining and privacy walls shall be in conformance with the City's wall requirements pursuant to CMC Section 17.20.100. Any variations require Planning Division approval. The wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading shall be so noted on the plans and must have the approval of the City Engineer.
53. The applicant shall provide a foundation plan, identifying all deepened footings location and depth and pile locations.
54. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage devices.
55. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).

56. Prior to commencement of work under a grading permit, the contractor shall conduct a preconstruction meeting with the City. The contractor shall be responsible for setting the meeting time, date and location and notifying City staff at least one week in advance of the meeting.
57. All excavation, grading, site utility, pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the approved Grading and Drainage Plans. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.
58. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission.
59. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto Public Streets shall be enforced. The grading contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites. Prior to start of hauling operations, the applicant shall obtain a Haul Route permit from the Public Works Department.
60. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report and Grading and Drainage Plans. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the City Engineer.
61. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval.

62. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form Q) Certifications on the City's forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.
63. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community Development Department and the Building and Safety Division, prior to the issuance of a Building Permit. **No Building Permit shall be issued for the project without these approvals.**
64. Prior to Issuance of a Certificate of Occupancy, the project Civil Engineer of record shall provide As-Built or Record Drawings, prepared on mylar, reflecting the as-built field conditions, including any changes to the approved plan, to the satisfaction of the City Engineer. As-built plans shall be furnished prior to initiation of final inspection by the Public Works Department.
65. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification (Public Works Form P). The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.

#### Drainage and Hydrology

66. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence ( $Q_{25}$ ). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood storm recurrence interval ( $Q_{50BB}$ ) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.



67. All drainage devices, pipes, and structures in the approved grading plan shall be the sole responsibility of the applicant to construct and applicant shall maintain those devices, pipes and structures located on their property. Adequate access shall be established and easements will be provided to the City. A maintenance covenant shall be recorded against the property to ensure that all drainage devices, pipes and structures not located in public right-of-way are properly maintained. Provisions will be provided and approved by the City of Calabasas Public Works Department that ensure that proper maintenance is provided, and provisions to reimburse the City for any remedial work that will, at the City's sole discretion, require the City to maintain the before-mentioned devices and structures should they not be properly maintained.

68. The applicant shall provide for the proper interception, conveyance and disposal of off-site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.

69. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal.

#### Utilities

70. Relocation of utilities shall be coordinated with and approved by an appropriate utility company.

#### Traffic

71. The applicant shall pay to the City a Citywide Traffic Mitigation fee in the amount of \$1,230 for a single-family residence prior to issuance of a Building Permit.

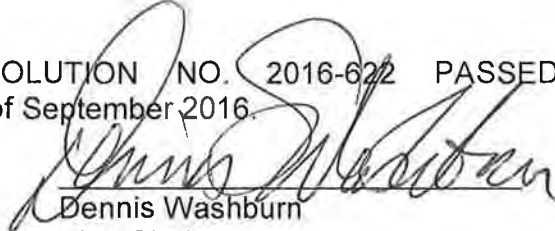
72. Construction activity and traffic control shall be staged such that vehicular access to adjacent properties is maintained at all times.

#### Fire Department

73. The applicant shall obtain all necessary permits from the Los Angeles County Fire Department.

**Section 5. In view of the all the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends approval of File No. 150000780.**

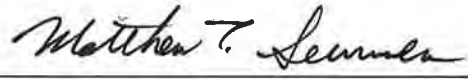
PLANNING COMMISSION RESOLUTION NO. 2016-622 PASSED,  
APPROVED AND ADOPTED this 1<sup>st</sup> day of September 2016.

  
Dennis Washburn  
Vice Chair

ATTEST:

  
Maureen Tamuri, AICP  
Community Development Director

APPROVED AS TO FORM:

  
Matt Summers  
Assistant City Attorney

Planning Commission Resolution No. 2016-622, was adopted by the Planning Commission at a meeting held September 1, 2016, and that it was adopted by the following vote:

AYES: Vice Chair Washburn, Commissioners Kraut, Sikand, Fassberg and Roseman

NOES: None

ABSENT: Chair Mueller

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**  
**SEPTEMBER 1, 2016**

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**TO:** Members of the Planning Commission

**FROM:** Michael Klein, Planner *MAK*

**FILE NO.:** 150000780

**PROPOSAL:** A request for a Site Plan Review, Scenic Corridor Permit, Development Plan Review, Variance and Oak Tree Permit to demolish an existing 4,458 square-foot two-story single-family residence and construct a new 7,961 square-foot two-story single-family residence, four-car attached garage, pool and associated residential accessory structures. A variance is required for placing a structure within 50 feet vertically or 50 feet horizontally of a significant ridgeline. The subject site is located at 24111 Saint Andrews Lane (APN: 4455-006-018), within the Open Space (OS) zoning district and Scenic Corridor overlay zone.

**APPLICANT:** Steve Heimler

**RECOMMENDATION:** Adopt Resolution No. 2016-622 recommending approval of File No. 15000780 to the City Council.

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**STAFF RECOMMENDATION:**

That the Commission adopt Resolution No. 2016-622 recommending approval of File No. 15000780 to the City Council.

**REVIEW AUTHORITY:**

The Planning Commission is reviewing this project because Section 17.62.070 of the Calabasas Municipal Code (CMC) stipulates that a Development Plan is required to establish setbacks in the Open Space Zoning District, which requires review and recommendation by the Planning Commission to the City Council, who has final decision authority. Although the Site Plan Review, Scenic Corridor Permit, Oak Tree Permit and Variance applications are typically reviewed and decided by the Planning Commission,

Section 17.60.020 stipulates that for concurrent applications, the final review authority on all applications is the higher review authority. In this case, the City Council is the review authority for the Development Plan application.

### **BACKGROUND:**

On June 26, 2015, the applicant submitted an application to demolish an existing two-story single-family residence, and construct a new two-story single-family residence on an existing legal lot, within the Open Space (OS) zoning district and Scenic Corridor (SC) overlay zone. The proposed project was reviewed by the Development Review Committee (DRC) on July 21, 2015, and comments were forwarded to the applicant. The Architectural Review Panel (ARP) reviewed the project on August 28, 2015. The Panel recommended approval of the design. In response to DRC comments, the applicant submitted revised plans, filed for an Oak Tree Permit and submitted an Oak Tree Report on June 20, 2016. The application was deemed complete on August 12, 2016.

### **STAFF ANALYSIS:**

- A. Site Design/Building Layout: The subject site is a 2.72 gross acre (2.41 net acre) irregularly shaped flag lot located in a gated four-lot subdivision located on Saint Andrews Lane (off of Dry Canyon Cold Creek Road near the intersection of Mulholland Highway and Dry Canyon Cold Creek Road). The site is accessed via a private gated road, Saint Andrews Lane, that also serves three additional single-family residences. The subject site is located within the Open Space (OS) zoning district, which permits the construction and use of one single-family residence and associated residential accessory structures. The subject site is also located within the Scenic Corridor overlay zone and subject to the Scenic Corridor Development Guidelines. Existing development consists of a two-story (30 feet tall) 4,458 square-foot house with a three car attached garage, pool, spa, driveway, retaining walls, hardscape and landscaping. A landscape berm partially conceals the existing house from Mulholland Highway, which is a locally designated scenic roadway. The existing improvements and landscape occupy approximately 0.5 acres of flat area on the southern portion of the site, which is located on top of (and confined to) the ridgeline. The northern portion of the site (approximately 2 acres) is constrained by steep slopes and scrub oak habitat. Because the minimum lot size for a lot in the OS zoning district is 160 acres, the 2.72 acre subject site is legal non-conforming and cannot be further subdivided. Similarly, at 30 feet tall, the height of the existing house is legal non-conforming. Because the existing single-family residence already sits on top of the designated (mapped) significant ridgeline, then the existing single-family residence is legal non-conforming in regards to the City's hillside and ridgelines development standards.

The applicant is proposing to demolish all existing improvements (i.e. the house, pools, hardscape etc) and all existing landscape on the developed portions of the site (the

landscaped berm will remain untouched). The applicant is proposing to construct a new two-story home (with basement), attached four-car garage, pool, spa, water features and landscape areas in the same general location as the existing development. The proposed house is 7,961 square-feet and consists of five bedrooms, six bathrooms, living room, kitchen, den, and a subterranean theater. The proposed 25-foot tall house will be 5 feet lower than the existing house and will comply with the maximum permitted height limit of 25 feet for the OS zone. The OS zoning district does not have a maximum site coverage or minimum pervious surface requirement, nevertheless, approximately 2.4 acres of the site (89%) will remain landscaped, undisturbed or permeable to water through the use of permeable paving materials. Landscaped areas utilize low water, drought tolerant and native plant species. Finally, the driveway, site access and fuel modification plans have been designed to meet LA County Fire Department requirements.

The existing house was constructed in 1988 on an approximately 24,000 square-foot graded pad. The northern portion of the property is constrained by steep downward slopes that exceed grades of 50%. Section 17.20.150(B) of the CMC regulates development on sites with hillside slope conditions; accordingly, large flat building pads should be avoided on slopes between 10%-20%, limited grading may occur on slopes between 20%-50%, and grading shall be avoided altogether on slopes greater than 50%. In all cases, grading on slopes should maintain the natural shape of the topography and major topographic features such as ridgelines, bluffs and rock outcroppings. The proposed house will be situated on the previously disturbed and flat portion of the site. As a result, the building configuration and site plan limit grading activities to areas with less than 20% slopes in accordance with Section 17.20.150(B) of the CMC.

**B. Architecture:**

The existing house was built in 1988 with a "Mediterranean" style architecture, typical from that time period. The 4,458 square-foot house is a two-story box with white stucco and a gray roof. The front elevation includes an off-white stone veneer, but no other notable architectural features. The applicant is proposing to demolish the existing house and construct a new two-story single-family residence. The proposed house is a Contemporary design with barrel vaulted roofs, rustic materials and a lower profile than the existing house. The landscape would also be completely renovated, replacing the existing concrete and lawn with permeable paving and drought tolerant planting.

On August 28, 2015 the project was reviewed by the City's Architectural Review Panel (ARP). The Panel unanimously recommended approval of the design. The panel complimented the efforts made by the architect to site the building, lower the building profile and use of rustic materials in order to reduce impacts to the ridgeline and Scenic

Corridor. The Panel stated that “the existing two-story stucco white structure is not respectful of the ridgeline and that the proposed new design is vastly superior”.

- C. Scenic Corridor/Aesthetics:** The area of development is approximately 600 feet from Mulholland Highway, and is therefore not located within the Scenic Corridor overlay zone. However, because a small portion of the property is located within the Scenic Corridor overlay zone, the proposed project requires a Scenic Corridor Permit and is subject to the Scenic Corridor Development Guidelines. Furthermore, the existing residence is located on top of a designated significant ridgeline and is partially visible from Mulholland Highway. The guidelines state that development within a scenic corridor should be sited and designed not to impact the scenic corridor. The following design features should be incorporated into a project in order to achieve this goal; roofs should be dark non-reflective materials, structures should avoid large blank facades, upper floors should be stepped back from lower floors, buildings should incorporate earth tone colors and rustic materials, and landscaping should be used to blend the development with the surrounding area. The existing house is a large two-story “box”, with no articulation, with white stucco and a gray roof. At 30 feet tall, the second floor of the existing house is visible from a portion of Mulholland Highway. Because the house was constructed in 1988, prior to the City’s incorporation, it was not subject to the City’s Scenic Corridor Development Guidelines. As a result, the existing house does not comply with the City’s Scenic Corridor Development Guidelines.

The proposed two-story home features a Contemporary architectural design which will blend in with the natural environment, through the use of earth tone colors and rustic materials, including dark wood and stone elements. At 25 feet, the overall height of the proposed house is 5 feet shorter than the existing house and utilizes a barrel vaulted roof and dark roof material in order to blend in with the surrounding hillsides. The two-story portion of the proposed house is set further back from the ridgeline than the existing two-story house. The lower profile and proposed location will reduce the visibility of the new house from Mulholland Highway. A line-of-sight analysis demonstrates that while the existing house is somewhat visible from the Mulholland Highway, the lower building height of the proposed house will be more completely screened by the existing off-site berm. As a result, the proposed house will be less visible and will bring the subject site into conformance with the Scenic Corridor Development Guidelines.

The placement of story poles on the subject site is required to gauge the visual impact of the proposed project for development within a designated Scenic Corridor. Story poles were installed on July 5, 2016, in accordance with the City’s Story Pole Procedures, and will remain up until the time of the City Council public hearing.

- D. Landscape and Oak Trees:** The proposed landscaping is shown on the landscape plan included in Exhibit B. The applicant proposes to retain most of the trees on the

perimeter of the site and maintain 95% of the scrub oak habitat along the slope. New drought tolerant and native plant species combined with a few areas of grass and artificial turf will be located on the flat (previously disturbed) portion of the site. More than 2 acres of the site will remain landscaped, natural or covered with permeable paving. As a result, the proposed landscape plan will complement the site and surrounding area.

As described in the Oak Tree Report dated August 18, 2016 and provided as Exhibit D, there are 11 coast live oak trees and approximately 800 scrub oaks on the subject site.

Because the majority of the scrub oak is located along the slope, the proposed project will have no impact on more than 750 of the existing scrub oaks. However, the proposed project will result in the encroachment into the protected zone of 40 scrub oaks and two (2) coast live oaks trees. With proper care during construction, as conditioned in Resolution No. 2016-622, the proposed encroachments will not have a detrimental impact on the oaks to remain. Due to the location of proposed structures, fire department access, and necessary grading activities, the proposed project also requires the removal of 33 scrub oaks and three (3) coast live oak trees. The three coast live oaks identified for removal just qualify as a protected oak tree, each with a trunk diameter of less than 3.5 inches. As a result, the applicant is requesting approval to remove 101 inches of oak trunk diameter (93 inches of scrub oak and 8 inches of coast live oak). The applicant/property owner will be required to mitigate for the loss of 101 oak trunk diameter through a combination of new oak planting on-site and a fee payment into the City's oak tree mitigation fund.

As discussed above, there are over 800 scrub oaks on the subject site, however, approximately 750 of those scrub oaks are more than 50 feet away from the proposed development. However, fuel modification requirements may impact some of the scrub oak habitat. A fuel modification plan has been prepared, in accordance with LA County Fire Department requirements, and has been included in the oak tree report. Periodically, the shrubs may require pruning to keep fuel away from surrounding grasses; however, the pruning is not expected to impact the survival of the shrubs. Therefore, no significant impacts are expected to occur.

On August 16, 2016, the City's oak tree consultant, Greg Ainsworth, rendered a recommendation of approval for this Oak Tree Permit. His recommendation was based on a site inspection and the information provided in the Oak Tree Report.

- E. Significant Ridgeline/Variance:** Project sites with a natural slope of 10% or greater, or that include a ridgeline are subject to the requirements of CMC Section 17.20.150 (Hillside and Ridgeline Development). The project site meets both these applicability requirements, and because the site includes a ridgeline, the application is further subject to the standards set forth in CMC Section 17.20.150(C), which identifies siting priorities on sites with ridgelines. The statute requires development to be sited off of

ridgelines (both 50 vertical and 50 horizontal feet) as a priority, and sited and designed in such a way so as not to be silhouetted against the sky as viewed from any location along a scenic roadway (Mulholland Highway in this case). However, if the top-of-ridge is the only feasible alternative to siting development, then the development requires approval of a variance with five required findings for approval, along with two additional findings relating to siting and design.

As written, this Code standard applies not only to new site development, but to any development including re-development of an existing built site. In this case, since the existing development was constructed on top of the ridgeline (and prior to the codification of the 50-foot ridgeline setback requirement), any re-development within the already developed portions of the property cannot meet the siting location standards of 50 feet below and 50 feet horizontally distant from the ridgeline. A variance application is therefore required. In the case of ridgeline development such as this one, it is important that the development is sited and designed to minimize its impact to the ridgeline and the view corridor. As discussed in Section C (Scenic Corridor/Aesthetics) of this staff report, the new structure is sited and designed in a manner so that it is lower in profile and the second floor is further back from the ridgeline than the existing house. As a result, the new structure will be more concealed by the adjacent berm than the existing structure and will reduce the impacts to the ridgeline and Scenic Corridor. Furthermore, given that the remainder of the site contains steep slopes (with grades in excess of 50%) and largely covered by scrub oak habitat, it is not feasible for re-development of the property to meet the siting standard for parcels with ridgelines. Because of this, there is justification for a variance.

- F. Development Plan:** The subject site is located within the Open Space (OS) zoning district, consistent with the Open Space-Resource Protected (OS-RP). Section 17.16.020 of the CMC stipulates that setbacks for new development shall be established through the Development Plan Process, but in no case less than the setbacks required in the RS zone. Due to its unique shape, the subject site has a front property line, side property lines and no rear property line. The proposed development would establish a minimum front yard setback of 75 feet, a minimum side yard setback of 10 feet, and no applicable rear yard setback. The proposed setbacks are consistent with Section 17.16.020 of the CMC because they are not less than the setbacks required in the RS zone.
- G. Geology, Grading and Drainage:** The site consists of a developed home site with a graded pad located adjacent to Saint Andrews Road. The property is constrained by steep slopes that exceed grades of 50%. Bedrock underlies the subject site. Above the bedrock is a varying thickness of topsoil and artificial fill. The City's Public Works Department has reviewed a geotechnical report prepared by Byer Geotechnical, Inc for the project site. The report provided suitable discussion, data and analysis to support the findings that the site is feasible for re-development. The report recommends that 8-



10 feet of the existing pad should be excavated and re-compacted to create a more stable foundation for the house, pool and spa. As a result, approximately 760 cubic yards of earth will be cut and balanced by fill on-site. Conceptual grading and drainage plans were submitted by the applicant to the City's Public Works Department for review. The plans were conceptually approved by Public Works. Conditions of approval related to grading, geology and drainage are included in Resolution No. 2016-622.

**REQUIRED FINDINGS:**

The findings required in CMC Section 17.62.070 for a Development Plan; CMC Section 17.62.050 for a Scenic Corridor Permit; CMC Section 17.62.020(E) for a Site Plan Review; CMC Section 17.62.080 for a Variance; CMC Section 17.20.150(C)(3) for additional findings related to development on a significant ridgeline; and 17.32.010(E) for an Oak Tree permit are contained in the resolution attached as Exhibit A.

**ENVIRONMENTAL REVIEW:**

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (new construction of one single-family residence), 15304 (minor alterations of land), and 15332 (in-fill development) of the California CEQA Guidelines.

**CONDITIONS OF APPROVAL:**

See conditions contained in the resolution attached as Exhibit A. The following table is a summary of conditions contained in the resolution. Unless otherwise noted, the conditions in each category are standard conditions applied to projects of similar scope.

Condition No.(s)	Category	Notes
<b>Community Development</b>		
1-21	General	Condition number 9 requires additional landscaping on the berm; Condition number 10 requires compliance with MWEL0; and Condition numbers 19-20 requires compliance with state and federal regulations for nesting birds.
22-37	Oak Trees	Condition number 24 allows for a combination of on and off-site replacement oak plantings.
38-39	Development Plan	Establishes setbacks for the subject parcel in accordance with Section 17.16.020 of the CMC
<b>Public Works</b>		

40-45	Environmental Division	
46-65	Grading and Geotechnical	
66-69	Drainage and Hydrology	
70	Utilities	
71-72	Traffic	
<b>Fire Department</b>		
73	General	

**PREVIOUS REVIEWS:**

**Development Review Committee (DRC):**

July 21, 2015                                      Comments forwarded to applicant

**Architectural Review Panel (DRP):**

August 8, 2015                                      The Panel asked initial questions of the applicant. The applicant described the vision behind the design of the house taking into account the fact that there is an existing house on the ridgeline, and steps taken to minimize impact of the new house to the ridgeline. The Panel compliments the design. Furthermore, the Panel uniformly agrees that the design was tastefully detailed and beautifully executed. The Panel especially appreciated the architect's choice of materials and colors, and the way they have been intentionally selected to blend into the hillside. The Panel noted that the existing two story stucco white structure is not respectful of the ridgeline and feels that the proposed new design is vastly superior. The Panel also noted that the siting of the proposed new home is restricted due to the site and appreciated that the profile is lower and more sleek than the existing structure.

**ATTACHMENTS:**

- Exhibit A: Planning Commission Resolution No. 2016-622
- Exhibit B: Site Plans and Elevations
- Exhibit C: View Study and Renderings
- Exhibit D: Oak Tree Report
- Exhibit E: Photographs of the site and story poles
- Exhibit F: Letter from City Arborist
- Exhibit G: Public Correspondence

**TECHNICAL APPENDIX**

**Location Map:**



<b>Development Standards:</b>				<b>Code Limit</b>	<b>Meets Code</b>
Lot Size:	118,476	Sq. Ft.	gross	6,969,600 s.f min.	No (legal non-conforming)
	104,979	Sq. Ft.	net	N/A	N/A
Floor Area:					
House:	7,961	Sq. Ft.			
Garage:	1,456	Sq. Ft.			
Total:	9,417	Sq. Ft.			
Floor Area Ratio (FAR):	0.08			N/A	N/A
Setbacks:					
Front:	79	Ft.		20 Ft. min	Yes
Rear:	N/A			N/A	N/A
Side:	10	Ft.		10 Ft. min	Yes
Side:	180	Ft.		10 Ft. min	Yes
Height:	25	Ft.		25 Ft. max	Yes
Pervious Surface:					
Proposed:	90,265	Sq. Ft.	76 %	N/A	N/A
Site Coverage:					
Proposed:	6,395	Sq. Ft.	5 %	N/A	N/A

**Proposed Color Palette:**

Body Color:	Shamrock Stucco, Color 891
Trim Color:	Benjamin Moore, Spanish Moss
Accent Color:	Shamrock Stucco, Color 890

**Surrounding Properties:**

	<u>Existing Land Use</u>	<u>Zoning</u>	<u>General Plan Designation</u>
Site	Single-family residence	Open Space (OS) – Scenic Corridor (SC) overlay zone	Open Space-Resource Protected
West	Single-family residence	Open Space (OS) – Scenic Corridor (SC) overlay zone	Open Space-Resource Protected
East	Single-family residence	Open Space (OS) – Scenic Corridor (SC)	Open Space-Resource Protected

overlay zone			
North	Vacant (HOA Slope)	Open Space-Development Restricted (OS-DR)	Open Space-Resource Protected
South	Vacant	Open Space (OS) – Scenic Corridor (SC) overlay zone	Open Space-Resource Protected

**Home Comparison:**

Address	APN	House Size (SF)	Lot Size (SF)	FAR
<b>Project Site:</b>				
<b>24111 Saint Andrews Ln</b>	<b>4455006018</b>	<b>7,961</b>	<b>118,476</b>	<b>0.07</b>
<b>Neighboring Homes:</b>				
24107 Saint Andrews Ln	4455006019	8,732	1,214,376	0.007
24115 Saint Andrews Ln	4455006017	3,657	566,259	0.006
24119 Saint Andrews Ln	445500601	4,413	425,616	0.01
<b>Average:</b>		<b>5,600</b>	<b>735,417</b>	<b>0.008</b>

**Notes:** The House sizes do not include garages.  
 Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.

**ITEM 8 ATTACHMENT D  
IS AVAILABLE BY  
CONTACTING THE CITY  
CLERK'S OFFICE**

**ITEM 8 ATTACHMENT E  
IS AVAILABLE BY  
CONTACTING THE CITY  
CLERK'S OFFICE**



**OAK TREE REPORT (REV. 1)  
HEIMLER PROPERTY REDEVELOPMENT  
24111 ST. ANDREWS PLACE  
CALABASAS, CALIFORNIA 91302**

**SUBMITTED TO:**

**STEVE AND JILL HEIMLER  
24111 ST. ANDREWS PLACE  
CALABASAS, CALIFORNIA 91302**

**PREPARED BY:**

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**AUGUST 8, 2016**

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**OAK TREE REPORT (REV. 1) – HEIMLER PROPERTY, 24111 ST. ANDREWS PLACE, CALABASAS**

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FULL-SIZE OAK TREE LOCATION MAP (24" X 36") ..... BACK POCKET  
FULL-SIZE OAK TREE IMPACT MAP AND PROTECTION PLAN (24" X 36") ..... BACK POCKET



August 8, 2016

Steve and Jill Heimler  
24111 St. Andrews Lane  
Calabasas, California 91302

**Re: Oak Tree Report (Rev.1) – 24111 St. Andrews Place, Calabasas**

## **EXECUTIVE SUMMARY**

Property owners of 24111 St. Andrews Lane in Calabasas, Steve and Jill Heimler (Heimlers), propose redevelopment of the existing single-family residence and landscape. Redevelopment will include demolition of the existing home, hardscape, and most of the man-made landscape. A new single-family residence, hardscape, and landscape areas will be constructed. Retaining walls, hillside walking paths, and a new drainage system are included in the design. Grading will be required to moderately reconfigure the building pad. This report supersedes our June 8, 2016 report and addresses the City of Calabasas's comments, including the addition of six individual scrub oak trees.

The 2.4-acre property contains indigenous oak trees that are protected by the City of Calabasas Municipal Code. Given the concentration of scrub oaks located onsite, but well away from direct project impacts, we met with City staff to delineate the focused area of potential impact (API) and inventory. We were allowed to perform a count of the scrub oaks outside the potential API and a full inventory of the oaks within the API. A total of 110 protected oak trees, including 99 scrub oaks and 11 coast live oaks, were located during the site inventories of the API. Approximately 720 additional scrub oaks are estimated to occur on or immediately adjacent to the property boundaries. The inventoried trees comprise a canopy area of approximately 8,042 square feet (0.18 acre). The non-inventoried scrub oak areas comprise a canopy area of roughly 26,100 square feet (0.60 acre). In total, it is estimated that there is roughly 34,150 square feet (.78 acre) of oak canopy on and immediately adjacent to the project site.

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Of the 110 oaks inventoried, 36 are proposed for removal (33 scrub oaks and 3 coast live oaks), 42 are proposed for encroachment (40 scrub oaks and 2 coast live oaks), and 32 are proposed to remain without direct impact (26 scrub oaks and 6 coast live oaks). None of the inventoried oaks qualify as Heritage status trees. Implementation of the project will result in removal of roughly 1,727 square feet of canopy area (about 5% of the total oak canopy) and approximately 101 additive trunk diameter inches.

Captioned photographs, exhibits, tables, various appendices, and full-scale maps are included in this report. Recommendations for preservation, mitigation, construction monitoring, and long-term maintenance are also included. Specific mitigation planting and future fuel modification plans will be prepared in collaboration with the project's landscape architect.

## INTRODUCTION

This report describes the condition of, and potential impacts to, the protected oak trees existing on the Heimler property located at 24111 St. Andrews Lane in the City of Calabasas. The tree inventory information gathered and represented herein was produced in accordance with the City of Calabasas Oak Tree Preservation and Protection Guidelines, Section 17.26.070 of the Calabasas Municipal Code. Off-property trees located within reasonable distance from the potential construction limits were included as access allowed and as deemed necessary by the undersigned arborist.

The 2.4± acres property is located on St. Andrews Lane (private), north of Mulholland Highway and east of Dry Canyon-Cold Creek Road, in the City of Calabasas, County of Los Angeles, California. The Heimler project consists of demolition of an existing single-family residence and associated hardscape and landscape, cut/fill and over-excavation grading to reconfigure the building pad, and redevelopment of the site with a new single-family residence, hardscape, and landscape areas. Additionally, retaining walls, hillside walking paths, and a new drainage system will be installed.

City of Calabasas Municipal Code, Section 17.32.010 requires that all native oak trees with trunk diameters greater than two inches are included in a report and on a location map. In addition to specific tree data on trunk diameter and tree health, accurate dripline and protected zones for each oak tree and scrub oak must be recorded and mapped for impact analysis.

It is estimated that over 800 scrub oaks occur on or immediately adjacent to the property. Eleven coast live oaks occur on the property. Most of the scrub oak habitat near the house has been severely pruned for fire fuel modification, but other areas are less disturbed or intact. Based on the limited area of proposed impact, the City of Calabasas Planning Department<sup>1</sup> agreed to limit the area of the oak tree inventory to that illustrated on the enclosed area of potential impact (API) exhibit. The City allowed this modified inventory area on the condition that all the oak trees/scrub oaks within the illustrated envelope are fully inventoried and the oak trees outside of the API envelope are generally mapped on the Oak Tree Location Exhibit. This modified inventory was also based upon the condition that no permanent structure(s) would be constructed at the end of the ridgeline north of the house. If a structure is proposed at the end of the ridgeline, full oak tree inventories for those trees within the potential fire fuel modification area associated with that new structure would be required. **Exhibit 1** on the next page illustrates the area of potential impact (API) and the approved limits of the comprehensive oak tree inventory.

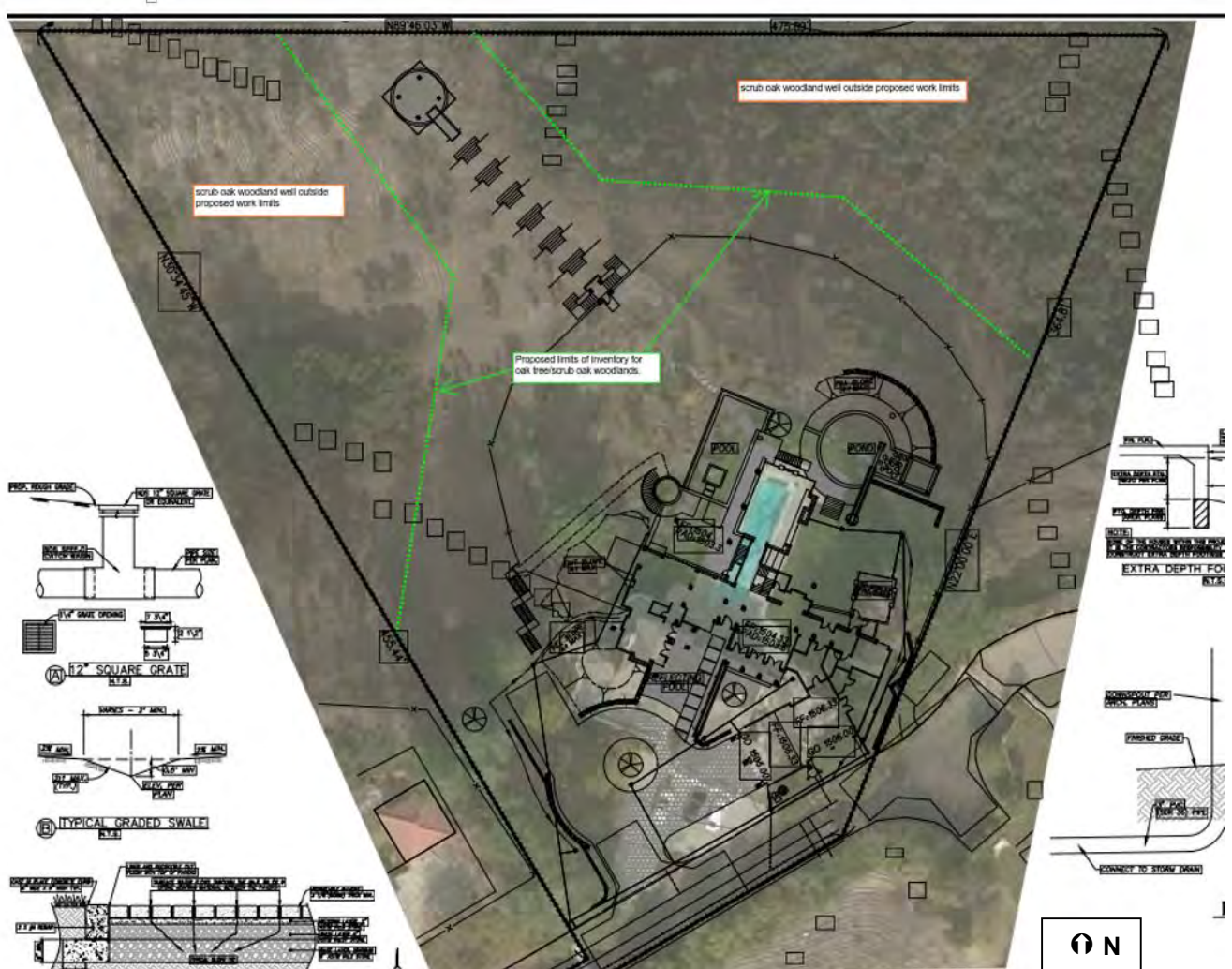
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<sup>1</sup> A pre-inventory site meeting was held on November 3, 2015 with City Planner Michael Klein, City Oak Tree Specialist Greg Ainsworth, Carlberg Associates staff, other members of the project team (Matt Sawyer/United Civil, Nancy Johns/Wildflower Development), and property owner, Jill Heimler. The purpose of the meeting was to define the API and the oak inventory area.



The oak tree inventory was conducted by Carlberg Associates' arborists over a period of two days in November 2015 and another brief site visit was performed on August 4, 2016. A total of 110 individual oak trees were inventoried in the API as defined in Exhibit 1. Of those, 11 are coast live oaks and 99 are scrub oaks. Additionally, we counted approximately 720 scrub oaks outside the API, but within or immediately adjacent to the estimated property boundaries. In areas where the scrub oaks and understory were too dense for access, we extrapolated from adjacent scrub oak counts.

None of the inventoried oaks meet the minimum size requirement of 24-inches in diameter for the City's 'Heritage Tree' designation. The enclosed Oak Tree Location Map illustrates the locations and canopies of the inventoried oak trees and the general outline of the non-inventoried scrub oak habitat recorded during the field assessment.



**EXHIBIT 1** – Area of Potential Impact (API) as accepted by the City of Calabasas for the complete oak tree inventory; trees outside the API were counted and generally mapped. (Not to Scale)



## METHODOLOGY AND DEFINITIONS

The following discussion expands on the information summarized in the oak tree inventory field worksheet attached in **Appendix I**.

Oak trees are field-mapped on the Oak Tree Location Exhibit, which illustrates the approximate trunk location, canopy spread, and protected zone for each tree (or group of trees when in a grove). Oak trees were located by walking the project site and utilizing a base topographic and boundary map that was provided by the civil engineer, United Civil Engineering.<sup>2</sup> All of the protected oak tree locations and canopies were visually recorded in the field by Carlberg Associates' arborists. The full-size Oak Tree Location Exhibit is included in the back pocket of this report. The property line was not staked, continuously fenced, or otherwise accurately marked. Therefore, we used topographic features to generally determine the boundaries of the property. Since we did not have authorization to access neighboring properties, we included off-site oak trees in the inventory only when their trunks were immediately adjacent or their canopies appeared to physically cross the estimated property boundary.

Oak trees in the API were numbered and tagged with an embossed, circular metal tag that was placed on the north side of the trunk. All of the recorded trees exhibit single trunk, or combined trunk diameters that meet the City of Calabasas' Oak Tree Preservation and Protection Guidelines (Guidelines) and Section 17.26.070 of the Calabasas Municipal Code (Code). The Guidelines and Code require inventory and permits for alteration or removal of oaks or scrub oak habitat. For non-scrub oaks, trees are protected when they exhibit a diameter at breast height (DBH)<sup>3</sup> of two (2) inches or greater. Scrub oaks must be documented and tagged when they exhibit trunks that are one inch or more in diameter at 12 inches from grade.

Heritage Trees, by City of Calabasas definition, are those trees with a DBH of 24 inches or greater. For trees with multiple trunks, the cumulative DBH must total 24 inches or greater to be considered a Heritage Tree. However, the City of Calabasas Planning Commission and/or the City Council may classify trees that do not meet these criteria as Heritage Trees. In order to be classified in this manner, the tree must be determined to have "exceptional historic, aesthetic and/or environmental qualities of major significance or prominence to the community" (City of Calabasas Oak Tree Preservation and Protection Guidelines).

The protected zone of a non-Heritage oak tree includes the dripline and extends out to a point at least five feet outside the dripline, or 15 feet from the trunk of a tree, whichever distance is greater. Heritage oak trees have a protected zone that extends to a point at least five feet outside the dripline and no less than 50 feet from the trunk of the tree.

Each inventoried tree was assigned three letter grades, one health and one aesthetic rating as required by the City, and an overall grade that incorporates ecological value in addition to health and aesthetic values. The health and aesthetic rating of the trees are based on the guidelines established in the City of Calabasas Oak Tree Preservation and Protection Guidelines (copy enclosed). The overall grade of each tree was determined through a subjective evaluation of its health, aesthetic value, and ecological value.

The health of the tree depends on soil conditions, presence or absence of drought or other stressors, and the level of damage caused by fire or infestation of various pests. Mechanical damage, such as excessive pruning,

---

<sup>2</sup> The oak tree locations were not surveyed by a licensed land surveyor.

<sup>3</sup> Diameter breast height, or DBH, is a commonly used measurement in arboriculture. DBH is the trunk diameter measured at 4.5 feet above the natural grade surrounding the tree.



can also contribute to health issues. Pests can include termites, wood boring beetles, cambium eating beetles, fungus of various types, and parasitic plants (i.e., mistletoe). Climbing plants which use the oak for support are also included as infestations when physiological function is interrupted. Other factors affecting tree health are discussed later in this report.

While the aesthetic value of a tree is subjective, a tree is usually considered highly aesthetic if it has generally dense foliage, a relatively uniform or spectacular irregular shape, and large size. Ecological value is based on many factors, not all of which have a positive correlation with the health and aesthetic value of the tree. Most important is the likelihood that the tree will continue to survive (this factor is positively correlated to tree health). The following criteria are used to establish each overall grade:

**"A" = Outstanding:** A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease or pest infestation.

**"B" = Above Average:** A healthy and vigorous tree with less than 25% of the tree affected by visible signs of stress, disease and/or pest infestation.

**"C" = Average:** Although healthy in overall appearance, 25% - 75% of the tree shows evidence of stress, disease and/or pest infestation.

**"D" = Below Average/Poor:** Greater than 75% of this tree shows evidence of stress, disease and/or pest infestation and appears to be in a state of rapid decline. The degree of decline may vary greatly.

**"F" = Dead:** This tree exhibits no signs of life at all.

A multi-trunked tree has more than one trunk originating from a single root system or basal burl. In some cases, the trunks may not appear to be joined, but their direction of growth and orientation to adjacent trunks indicates the presence of a subsurface connection. This can occur when a large tree declines and the main trunk is removed or decays, or when a fire or mechanical damage destroys a main stem. The basal burl or root crown will often produce new shoots around the perimeter of the former trunk. In some cases, a basal cavity may persist surrounded by smaller trunks. These trunks may, or may not, be obviously connected. It is not always clear whether a tree is multi-trunked or just has several main branches that diverge near ground level. In these cases, the tree is considered multi-trunked if the diverging stems do not exit the ground perpendicularly, but at an angle away from the center of the tree. Oaks with multiple trunks originating from fire-related root or stump sprouting are considered as single trees.

Trunk diameter is measured at breast height, approximately 4½ feet (54") above the natural grade. This measurement system was developed primarily for forestry applications and is most appropriate for trees with vertical growth forms. Oak trees often have large lateral branches diverging from the trunk at or near breast height. Measuring a tree of this type at exactly 4½ feet above natural grade would often result in an inaccurate impression of tree size. For trees that exhibit lateral branching at breast height, the trunk diameter measurement is made at the nearest point where the measurement can be accomplished without being impeded by the branches. For multi-trunked trees, the number of trunks and the diameter of each trunk is recorded. Measurements that deviate from the standard DBH are noted on the field worksheets.

Evaluation of canopy characteristics includes two sets of measurements; the dripline radius and the height of the branch from the natural grade at the dripline (canopy to grade). The dripline radius is measured along a line



extending from the center of the trunk outward in four magnetic compass directions. The measurement is made from the center of the trunk to the outermost living part of the tree. Where a tree has several trunks, the dripline radius is measured from the center of the group. In order to determine canopy to grade, a measurement is taken from the lowest living leaf on the outer-most branch to the natural grade for each compass direction. Four compass directions were recorded for canopy to grade unless the intermediate compass directions were significantly different. Leaves on small sucker stems growing directly from the trunk are not used for branch height measurements. The canopy spread measurement is the maximum canopy diameter of the tree in question.

The health rating of the tree is based on the guidelines established in the City of Calabasas Oak Tree Preservation and Protection Guidelines. The following discussion summarizes some of the most common threats to the health of oak trees. The most important threat to the health of a tree is physical or mechanical damage of a non-biotic origin. This damage may be the result of human activities such as improper pruning, activities resulting in soil compaction, or carelessness and vandalism. However, it is not uncommon for trees growing along watercourses to be undercut by erosion and become unstable.

The most common source of natural mechanical damage is fire. Often, fire will burn through an oak woodland or savanna, eliminating the undergrowth and defoliating the trees, but doing little permanent damage. Oak trees often quickly recover from fire defoliation. A hotter fire will often char the outer bark of the tree but not damage the living cambium tissue beneath the bark. Frequently, the outer bark is so damaged that it sloughs off in a process known as checking. Occasionally, the cambium is killed: usually this is on the lee side of the tree where the fire tends to linger and on the bottom sides of lower branches where the fire is hottest. When this happens, the dead portion stops growing. However, the remainder of the tree will continue to grow and will often cover the wound with new callous tissue.

Injuries and prolonged periods of drought leave trees vulnerable to many potential sources of damage and disease. Insect pests will take advantage of an injured or stressed tree to invade compromised wood and cambium. Some fungi which break down wood will also take advantage of a wound to enter the tree. These fungi will result in the softening of the wood called heart rot. Heart rot, in combination with the activities of insects, animals and/or fire, will eventually produce cavities in the trunk or branches of the tree.

Structural stability also affects the potential survival of a tree. Trees that are structurally unstable are assumed to have a shorter potential life span than structurally stable trees. Oaks frequently grow in loose soil on steep slopes; this soil is prone to down slope movement, resulting in trees that have been undermined and lean precariously downhill. The action of streams, as described above, also results in unstable trees. Young oaks are highly phototropic (growing toward light). In woodland environment this trait often causes young trees to grow toward an opening in the canopy that may be far from directly overhead, resulting in a poorly balanced tree. Another common cause of structural instability is severe cavitation or mechanical damage as described above.

The most common health problem affecting oak trees is some form of biological infestation. Almost all oak trees have subcritical infestations of one type or another. Only when the tree has been significantly injured or drought-stressed are the infesting organisms able to invade the tree and become a severe problem. Termites are one of the most common pests to utilize oak trees as a food source. Termites eat only dead wood and must enter the tree through an opening in the bark or root. Most oaks have a limited (and usually harmless) number of termites in the smaller terminal twigs and branches that have died. Wood boring beetles are similar to termites in their requirements and have a similar effect on the tree. Only when the infestation becomes



severe do wood eating insects pose a threat to the tree. However, beetles that eat cambium can be a serious threat to a tree even in small numbers. Cambium eaters can easily kill a small branch or trunk by girdling the structure and curtailing the flow of nutrients through the cambium.

There are a host of other insects and arthropods which utilize oaks in a variety of ways. In natural situations these potential threats are kept in check by abundant natural enemies and the oak's natural protective features. Climbing plants, though not technically an infestation, are also included in this category. Two of the most common climbing plants in the southern California oak woodland are the honeysuckle (*Lonicera subspicata*) and poison oak (*Toxicodendron diversilobum*). These species, which utilize oaks (and other trees) for support, can create such a burden and block out enough sunlight as to become a threat to the well-being of a tree.

## BACKGROUND AND ASSIGNMENT

The Heimler redevelopment project is in the planning review stage. The architectural, grading, drainage, and landscape plans are in preliminary stages of design. An inventory of the oak trees and an impact analysis is required as part of the development application process.

Carlberg Associates was retained to conduct an oak tree inventory, document the existing condition of the trees, analyze the potential impacts of the project design, and prepare a comprehensive oak tree report for review and consideration by the City of Calabasas. Preservation guidelines and mitigation recommendations are also included in this report. In accordance with City guidelines, the Production Replacement Cost (PRC) values for all the inventoried oak trees are included in **Appendix III**.

## OBSERVATIONS

The Heimler project site comprises about 2.4 acres of hilltop and hillside land. The residential pad is located at the high point of the property, in the southern portion of the lot. The southern end is relatively narrow but the property gradually widens to the north, encompassing a ridgeline and associated descending hillsides. Coast live oak trees are concentrated on the north-facing slopes near the current building pad and in the enclosed garden area. Individuals and clusters of scrub oaks occur on the hillside portions of the site. Several coast live and numerous scrub oaks closest to the home have been significantly pruned, some into topiary form, for fire fuel clearance or ornamental purposes. Other vegetation on-site comprises ornamental trees, shrubs and ground cover near the house, and native coastal sage scrub, chaparral, a variety of native and non-native grasses, and herbaceous plants on the hillsides. Some thickets of scrub oak/chaparral habitat were too dense to penetrate.

There are 11 ordinance-sized coast live oaks (*Quercus agrifolia*) and 99 scrub oaks (*Quercus berberidifolia*) located in or immediately adjacent to the project's API.

**Exhibit 2** provides an aerial perspective of the Heimler project site. **Exhibit 3** illustrates the topography and boundary of the site under current conditions. **Appendix I** and **Appendix II** contain the full field data matrix and photographs for each inventoried tree, respectively. **Table 1** provides a summary of the oak tree resources found on-site, including their tag number, common and botanical names, and number of trunks, diameters, approximate height, overall grade, comments, added trunk diameters, trunk areas, and canopy areas.





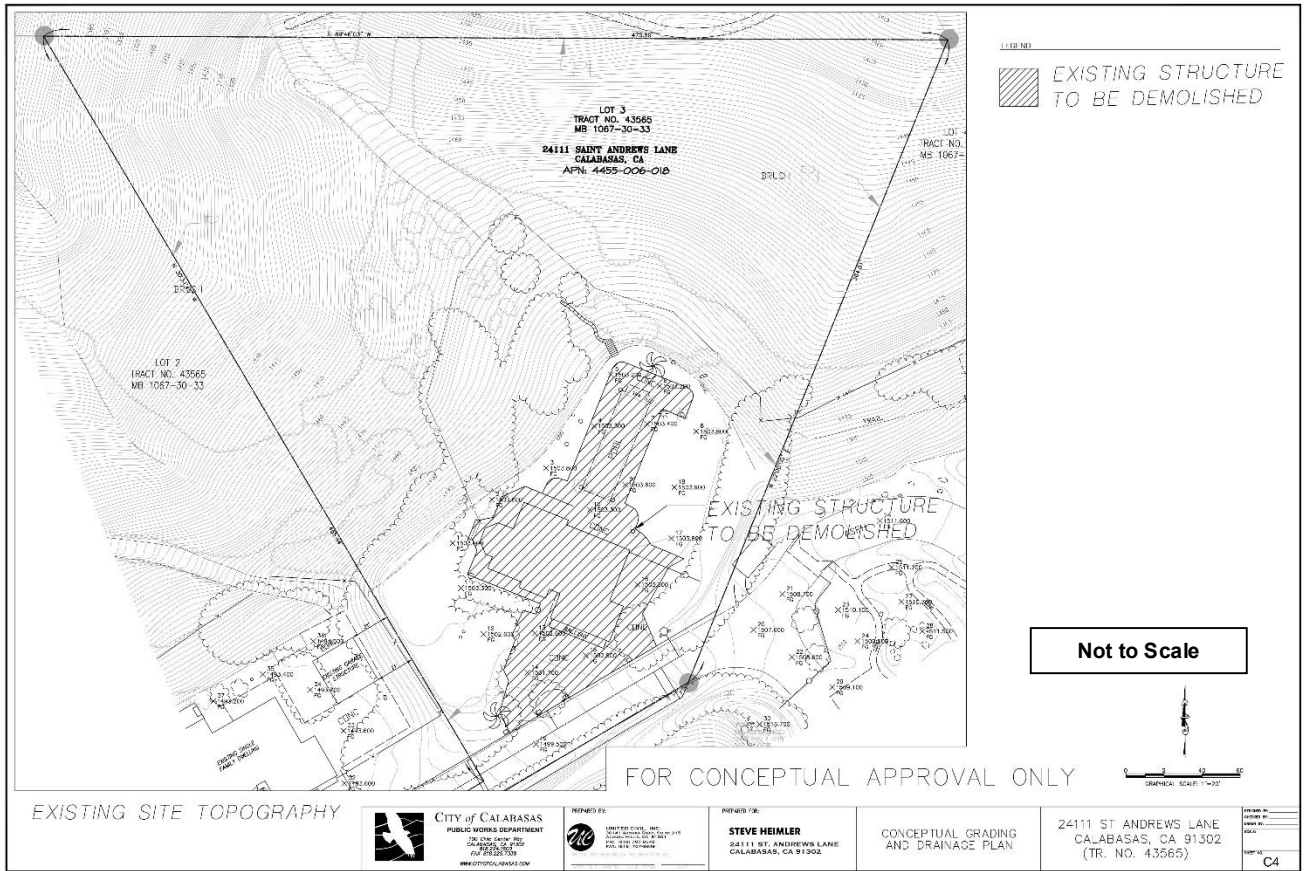


**EXHIBIT 2 – AERIAL VIEW OF THE HEIMLER PROPERTY**  
(Property line is approximate)

Source: Los Angeles County

Not to Scale





**EXHIBIT 3 - HEIMLER PROPERTY**  
(property line is approximate)





**TABLE 1 – SUMMARY OF OAK TREE INVENTORY**

Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
1	Coast Live Oak	<i>Quercus agrifolia</i>	1	5	15	B+	growing next to pine, shaded out by pine & flame tree	5	20	170
2	Coast Live Oak	<i>Quercus agrifolia</i>	2	1, 2	10	A	codom @ 1ft & 4ft	3	3.8	56
3	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	10	A	growing thru chicken wire	2	3	64
4	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 1, 1.5	5	B+	Lollipop, 5 trunks	5.5	5	36
5	Scrub Oak	<i>Quercus berberidifolia</i>	5	3 @ 0.5, 1, 2	4	B+	small tears, mechanical damage at base, lollipop	4.5	4.4	36
6	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 0.5, 1, 1	4	B+	lollipop, mechanical damage at base	3	2	36
7	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	lollipop, mechanical damage at base	1.5	1	36
8	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	B+	lollipop, mechanical damage at base	3	1.6	36
9	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	B+	lollipop, mechanical damage at base	3	1.6	30
10	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	lollipop, mechanical damage at base	1.5	1	30
11	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	4	B+	lollipop, mechanical damage at base	3	2.4	30
12	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	13	A	young, codoms @ 4ft	2	3	99
13	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	4	B+	lollipop, sprouts	2	1.2	16
14	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	B+	lollipop, sprouts	1.5	1	16
15	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2.5	7	B+	lollipop, sprouts	3.5	5.8	72
16	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1.5	7	B+	lollipop, sprouts	2	2	72
17	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 2.5	7	B+	lollipop, sprouts	4	6.8	72
18	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	B+	lollipop, dead trunk	2.5	1.4	64
19	Scrub Oak	<i>Quercus berberidifolia</i>	3	2 @ 0.5, 1	4	B+	lollipop, dead trunk	2	1.2	64
20	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	B+	lollipop, dead trunk	1.5	1.8	64
21	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	B+	trunks buried, sprouts, counted as one tree	1.5	1	25



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
22	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	7	B+	lollipop, next to #21	2	3	36
23	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	D+	sprinkler adjacent, dieback, lollipop	2.5	2.6	9
24	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	D+	galls, sprinkler adjacent, lollipop, dieback	2	1.6	15
25	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	D+	almost dead, sprinkler	2.5	2.6	0
26	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	5	D+	dead trunk, decay at cuts, dieback	2	1.2	16
27	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	5	B-	lollipop, dieback	5	6.8	42
28	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B	dieback, lollipop	1	0.8	30
29	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B	dieback, lollipop	1	0.8	30
30	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	C+	dieback, lollipop, one dead trunk	1.5	1.8	16
31	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	5	B+	lollipop, 10 trunks, under pine, dieback, sprouts	8	5.6	42
32	Scrub Oak	<i>Quercus berberidifolia</i>	17	16 @ 0.5, 1	4	B	galls, lollipop, under pine, dieback, sprouts	9	4	42
33	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	4	B+	lollipop, sprouts	2.5	1.8	16
34	Scrub Oak	<i>Quercus berberidifolia</i>	4	4 @ 0.5	6	B	lollipop	2	0.8	72
35	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	B	1 cut trunk, lollipop	1.5	1	72
36	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	6	B	2 dead trunks, lollipop	1.5	0.6	72
37	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	B+	1 dead next to, lollipop	2.5	2.6	42
38	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	B+	lollipop, decay at cuts	2	1.6	42
39	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	4	B+	sprouts, decay at cuts, lollipop	1	0.8	8
40	Scrub Oak	<i>Quercus berberidifolia</i>	7	5 @ 0.5, 1, 1	6	B+	cut trunks, lollipop, sprouts at base	4.5	2.6	30
41	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	B+	lollipop, sprouts at base	1.5	1	30
42	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	5	B+	cut trunk, lollipop, sprouts at base	1.5	0.6	24



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
43	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	5	B+	cut trunk, lollipop, sprouts at base	2.5	1.4	24
44	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1.5, 2	6	B+	raised, lollipop, cut trunks, decay at base	4.5	5.6	40
45	Coast Live Oak	<i>Quercus agrifolia</i>	1	4 @ 2ft	4	B+	lollipop, minor dieback	4	13	36
46	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	B+	lollipop, cut trunks	2.5	1.4	64
47	Coast Live Oak	<i>Quercus agrifolia</i>	6	0.5, 3 @ 1.5, 2 @ 2.5	4	B+	lollipop, dieback	10	15.6	100
48	Coast Live Oak	<i>Quercus agrifolia</i>	4	1, 3 @ 1.5	4	B+	lollipop	5.5	6.2	64
49	Coast Live Oak	<i>Quercus agrifolia</i>	1	3.5	4	B+	lollipop	3.5	10	56
50	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B-	growing within fence, poor structure	1	0.8	56
51	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	4	B+	lollipop	3.5	2.6	36
52	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	lollipop	1.5	1	16
53	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	5	B+	lollipop	2.5	1.8	42
54	Coast Live Oak	<i>Quercus agrifolia</i>	3	2, 2, 3	18	A	codom at base	7	13	182
55	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	5	B+	lollipop	3	2.4	30
56	Scrub Oak	<i>Quercus berberidifolia</i>	5	0.5, 0.5, 1, 1, 1	5	B+	lollipop	4	2.8	36
57	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	8	B+	lollipop	8	5.6	168
58	Scrub Oak	<i>Quercus berberidifolia</i>	8	0.5, 0.5, 6 @ 1	8	B+	lollipop	7	5.2	168
59	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	5	B+	lollipop	2.5	1.8	36
60	Scrub Oak	<i>Quercus berberidifolia</i>	11	7 @ 0.5, 4 @ 1	5	B+	lollipop, many trunks at 5ft	7.5	4.6	36
61	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 3 @ 1	4	B+	lollipop	4	2.8	25
62	Coast Live Oak	<i>Quercus berberidifolia</i>	1	6.5 @ 1ft	20	A	codom at 3ft, codom branches	6.5	33	380
63	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	5	B	some dieback, lollipop	3.5	4	64



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
64	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B	lollipop	2	1.6	36
65	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	B	lollipop	2	3	24
66	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2	6	B	lollipop	3	3.8	36
67	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 2	6	B	lollipop	4	4.6	64
68	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	B	lollipop	2	3	64
69	Scrub Oak	<i>Quercus berberidifolia</i>	9	7 @ 1, 2, 2	5	B	lollipop	11	11.6	99
70	Scrub Oak	<i>Quercus berberidifolia</i>	6	5 @ 1, 2	5	B	lollipop	7	7	99
71	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	9	B+		4	6	234
72	Scrub Oak	<i>Quercus berberidifolia</i>	14	6 @ 1, 8 @ 2	10	B+		22	28.8	676
73	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1, 2	9	A		5	5.4	176
74	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 2, 3	8	A		8	12.4	256
75	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	B-	dieback	2	3	56
76	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	9	B		5	6.8	160
77	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	7	B		3.5	2.6	36
78	Scrub Oak	<i>Quercus berberidifolia</i>	10	7 @ 0.5, 1, 1, 1	8	B		7.5	3.8	112
79	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B+		1	0.8	28
80	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	B+	NE canopy only	2	1.6	28
81	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	B+	NE canopy only	1.5	1	28
82	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	B+		1.5	1	24
83	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	B+		2	3	80
84	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	8	B+		2	3	32



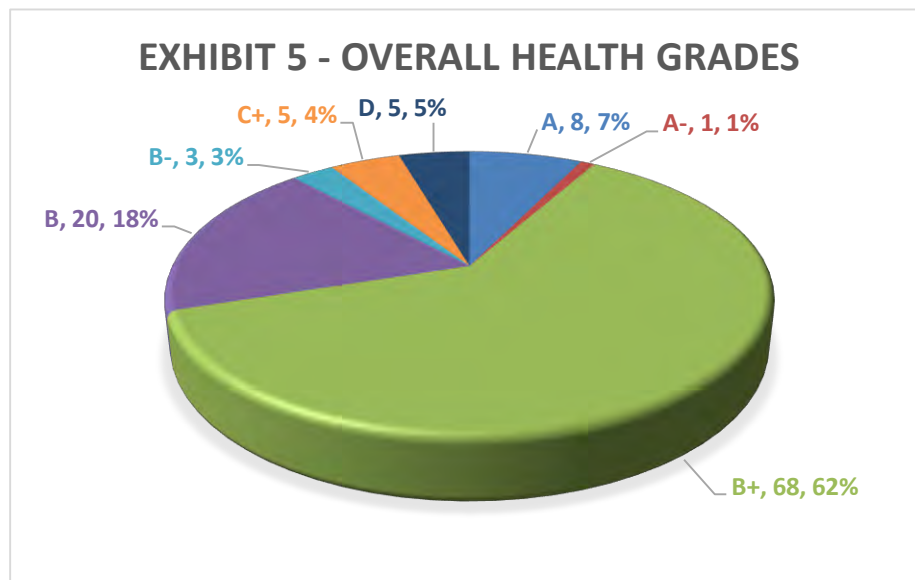
Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
85	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 4	10	A-		8	26	216
86	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 2, 2, 4	10	B+		9	19.8	126
87	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	B+	all SE canopy	3	7	48
88	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	B+	all SE canopy	3	7	48
89	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4	B+	all SE canopy	2	3	40
90	Scrub Oak	<i>Quercus berberidifolia</i>	1	2.5	5	B+	all E canopy	2.5	5	32
91	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 4	10	B+		5.5	14.8	64
92	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B+		2	1.6	100
93	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	6	B+		4	6	66
94	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B+		2	1.6	54
95	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	6	B+		2.5	1.8	66
96	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 2, 4	10	B+		8	17.6	340
97	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1.5	9	B+		3	2.8	64
98	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	7	B+		2	1.6	40
99	Scrub Oak	<i>Quercus berberidifolia</i>	8	4 @ 1, 4 @ 1.5	8	A		10	10.4	221
100	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 3	6	B+	interior deadwood	5	10	160
101	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 5	8	B+	decay on trunk	9	33	144
102	Scrub Oak	<i>Quercus berberidifolia</i>	1	4.5	8	B+	interior deadwood	4.5	16.5	195
103	Scrub Oak	<i>Quercus berberidifolia</i>	1	4	4	C+	shaded out by dead willow	4	13	80
104	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	0	D+	sprouts at base, fallen over but still growing	3	7	52
105	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 1.5	4.5	B	lollipop	3	7	9





Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
106	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4.5	B	lollipop	2	1.6	9
107	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1, 1	4.5	B	lollipop	4	13	12
108	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	3.5	C+	lollipop; dieback	2	1.6	22.5
109	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.8	3	C+	lollipop; dieback	2.8	7	9
110	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.8, 0.8	3	C+	lollipop; dieback	2.6	1.8	7.5
Totals:								414.9	601.1	8,042

The majority of the inventoried oak trees were found to be in very good to excellent overall health. Close examination reveals that the majority of the oak trees have experienced at least one episode of wildfire and they are being impacted to some degree by current drought conditions. These are normal environmental occurrences in Southern California and native oaks are well-adapted to survive such conditions. Roughly 93% of the oaks were graded for overall health in the A or B range. The overall grade takes into account both physiological health and structural integrity. **Exhibit 5** summarizes the overall grade distribution.

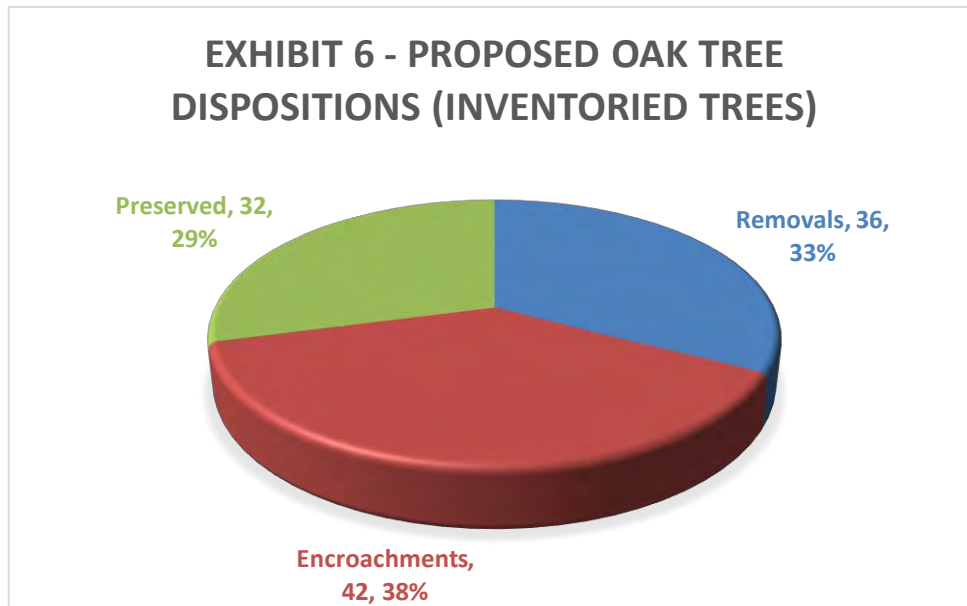


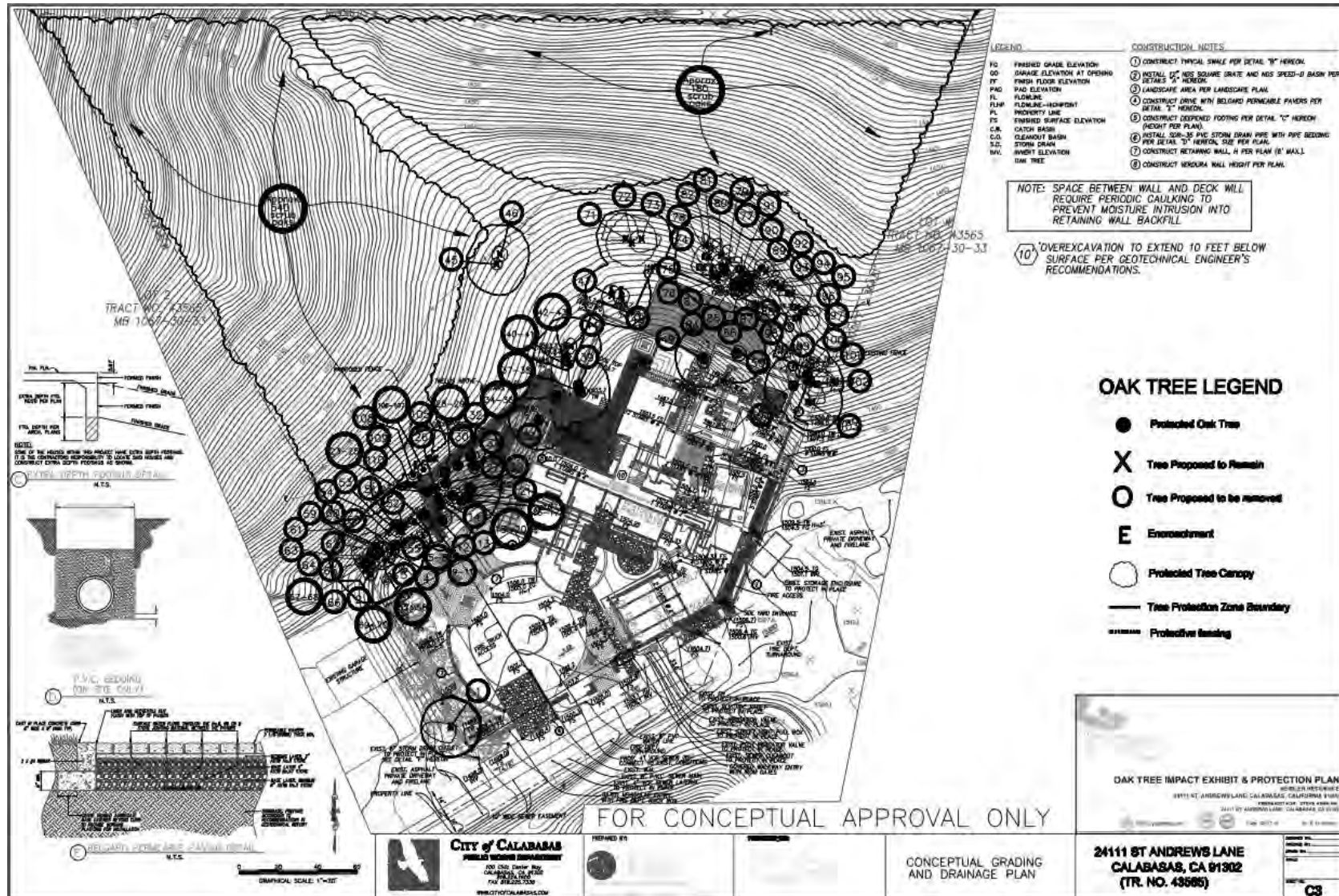
**DISCUSSION**

Demolition of the existing structures, hardscape and some of the landscape will be required to allow for a moderate reconfiguration of the building pad through cut and fill grading. The limits of the new home, hardscape, swimming pool, and landscape areas will be expanded north, east, and west. Retaining walls and hillside access paths are proposed. These changes will result in impacts to some of the coast live oaks and scrub oaks located in the southern portion of the property.

A reduced copy of the Oak Tree Impact Exhibit and Protection Plan is included on the next page as **Exhibit 7**. **Table 2** summarizes the oak trees proposed to remain without impact. **Table 3** summarizes the oaks proposed to remain with some encroachment into their protected zones. **Table 4** summarizes the oak trees proposed for removal. **Exhibit 6**, below, summarizes the overall dispositions of the oak trees with implementation of the proposed project. In addition to the inventoried trees, there are hundreds of additional scrub oaks on-site that will be preserved. Fuel modification for the new residence will be addressed in the landscape plan package and future permitting for fire department-mandated pruning are not specifically addressed in this report.

Value assessments for each inventoried tree, using the City-required PRC method, are included in Appendix III. Cross-sections for the proposed encroachment trees have not been prepared at this early stage of the development process. Detailed cross-sections may be prepared once the conceptual grading plans and architectural drawings have been reviewed by the City.





**TABLE 2 – SUMMARY OF OAK TREES PROPOSED TO REMAIN WITH NO IMPACTS**

Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
1	Coast Live Oak	<i>Quercus agrifolia</i>	1	5	15	B+	P	growing next to pine, shaded out by pine & flame tree	5	20	170
2	Coast Live Oak	<i>Quercus agrifolia</i>	2	1, 2	10	A	P	codom @ 1'ft & 4'ft	3	3.8	56
3	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	10	A	P	growing through chicken wire	2	3	64
4	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 1, 1.5	5	B+	P	lollipop, 5 trunks	5.5	5	36
45	Coast Live Oak	<i>Quercus agrifolia</i>	1	4 @ 2'ft	4	B+	P	lollipop, minor dieback	4	13	36
46	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	B+	P	lollipop, cut trunks	2.5	1.4	64
54	Coast Live Oak	<i>Quercus agrifolia</i>	3	2, 2, 3	18	A	P	codom at base	7	13	182
55	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	5	B+	P	lollipop	3	2.4	30
56	Scrub Oak	<i>Quercus berberidifolia</i>	5	0.5, 0.5, 1, 1, 1	5	B+	P	lollipop	4	2.8	36
57	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	8	B+	P	lollipop	8	5.6	168
58	Scrub Oak	<i>Quercus berberidifolia</i>	8	0.5, 0.5, 6 @ 1	8	B+	P	lollipop	7	5.2	168
59	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	5	B+	P	lollipop	2.5	1.8	36
60	Scrub Oak	<i>Quercus berberidifolia</i>	11	7 @ 0.5, 4 @ 1	5	B+	P	lollipop, many trunks at 5'ft	7.5	4.6	36
61	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 3 @ 1	4	B+	P	lollipop	4	2.8	25
62	Coast Live Oak	<i>Quercus berberidifolia</i>	1	6.5 @ 1'ft	20	A	P	codom at 3'ft, codom branches	6.5	33	380
63	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	5	B	P	some dieback, lollipop	3.5	4	64
64	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B	P	lollipop	2	1.6	36
65	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	B	P	lollipop	2	3	24



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Comments	Added Trunk Diameters (In.)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
66	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2	6	B	P	lollipop	3	3.8	36
67	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 2	6	B	P	lollipop	4	4.6	64
68	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	B	P	lollipop	2	3	64
69	Scrub Oak	<i>Quercus berberidifolia</i>	9	7 @ 1, 2, 2	5	B	P	lollipop	11	11.6	99
70	Scrub Oak	<i>Quercus berberidifolia</i>	6	5 @ 1, 2	5	B	P	lollipop	7	7	99
71	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	9	B+	P		4	6	234
72	Scrub Oak	<i>Quercus berberidifolia</i>	14	6 @ 1, 8 @ 2	10	B+	P		22	28.8	676
73	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1, 2	9	A	P		5	5.4	176
79	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B+	P		1	0.8	28
80	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	B+	P	NE canopy only	2	1.6	28
81	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	B+	P	NE canopy only	1.5	1	28
82	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	B+	P		1.5	1	24
92	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B+	P		2	1.6	100
93	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	6	B+	P		4	6	66
Totals:									149	193.8	3233



**TABLE 3 – OAK TREES PROPOSED TO REMAIN WITH ENCROACHMENT**

Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Added Trunk Diameters (In)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
5	Scrub Oak	<i>Quercus berberidifolia</i>	5	3 @ 0.5, 1, 2	4	B+	E	4.5	4.4	36
6	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 0.5, 1, 1	4	B+	E	3	2	36
7	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	E	1.5	1	36
8	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	B+	E	3	1.6	36
40	Scrub Oak	<i>Quercus berberidifolia</i>	7	5 @ 0.5, 1, 1	6	B+	E	4.5	2.6	30
41	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	B+	E	1.5	1	30
42	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	5	B+	E	1.5	0.6	24
43	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	5	B+	E	2.5	1.4	24
44	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1.5, 2	6	B+	E	4.5	5.6	40
47	Coast Live Oak	<i>Quercus agrifolia</i>	6	0.5, 3 @ 1.5, 2 @ 2.5	4	B+	E	10	15.6	100
48	Coast Live Oak	<i>Quercus agrifolia</i>	4	1, 3 @ 1.5	4	B+	E	5.5	6.2	64
51	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	4	B+	E	3.5	2.6	36
52	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	E	1.5	1	16
53	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	5	B+	E	2.5	1.8	42
74	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 2, 3	8	A	E	8	12.4	256
75	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	B-	E	2	3	56
76	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	9	B	E	5	6.8	160
77	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	7	B	E	3.5	2.6	36
78	Scrub Oak	<i>Quercus berberidifolia</i>	10	7 @ 0.5, 1, 1, 1	8	B	E	7.5	3.8	112



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Added Trunk Diameters (In)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
83	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	B+	E	2	3	80
84	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	8	B+	E	2	3	32
85	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 4	10	A-	E	8	26	216
86	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 2, 2, 4	10	B+	E	9	19.8	126
87	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	B+	E	3	7	48
88	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	B+	E	3	7	48
89	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4	B+	E	2	3	40
90	Scrub Oak	<i>Quercus berberidifolia</i>	1	2.5	5	B+	E	2.5	5	32
91	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 4	10	B+	E	5.5	14.8	64
94	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	B+	E	2	1.6	54
95	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	6	B+	E	2.5	1.8	66
96	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 2, 4	10	B+	E	8	17.6	340
97	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1.5	9	B+	E	3	2.8	64
98	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	7	B+	E	2	1.6	40
99	Scrub Oak	<i>Quercus berberidifolia</i>	8	4 @ 1, 4 @ 1.5	8	A	E	10	10.4	221
102	Scrub Oak	<i>Quercus berberidifolia</i>	1	4.5	8	B+	E	4.5	16.5	195
103	Scrub Oak	<i>Quercus berberidifolia</i>	1	4	4	C+	E	4	13	80
105	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 1.5	4.5	B	E	3	7	9
106	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4.5	B	E	2	1.6	9
107	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1, 1	4.5	B	E	4	13	12



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Added Trunk Diameters (In)	Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
108	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	3.5	C+	E	2	1.6	22.5
109	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.8	3	C+	E	2.8	7	9
110	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.8, 0.8	3	C+	E	2.6	1.8	7.5
Totals:								164.9	276.3	3,085

**TABLE 4 – OAK TREES PROPOSED FOR REMOVAL**

Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Added Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
9	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	B+	R	lollipop, mechanical damage at base	3	1.6	30
10	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	B+	R	lollipop, mechanical damage at base	1.5	1	30
11	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	4	B+	R	lollipop, mechanical damage at base	3	2.4	30
12	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	13	A	R	young, codoms @ 4'ft	2	3	99
13	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	4	B+	R	lollipped, sprouts	2	1.2	16
14	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	B+	R	lollipped, sprouts	1.5	1	16
15	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2.5	7	B+	R	lollipped, sprouts	3.5	5.8	72
16	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1.5	7	B+	R	lollipped, sprouts	2	2	72
17	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 2.5	7	B+	R	lollipped, sprouts	4	6.8	72
18	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	B+	R	lollipped, dead trunk	2.5	1.4	64
19	Scrub Oak	<i>Quercus berberidifolia</i>	3	2 @ 0.5, 1	4	B+	R	lollipped, dead trunk	2	1.2	64
20	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	B+	R	lollipped, dead trunk	1.5	1.8	64





Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Added Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
21	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	B+	R	trunks buried, sprouts, counted as one tree	1.5	1	25
22	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	7	B+	R	lollipopped, next to #21	2	3	36
23	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	D+	R	sprinkler adjacent, dieback, lollipopped	2.5	2.6	9
24	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	D+	R	galls, sprinkler adjacent, lollipopped, dieback	2	1.6	15
25	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	D+	R	almost dead, sprinkler	2.5	2.6	0
26	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	5	D+	R	dead trunk, decay at cuts, dieback	2	1.2	16
27	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	5	B-	R	lollipop, dieback	5	6.8	42
28	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B	R	dieback, lollipop	1	0.8	30
29	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B	R	dieback, lollipop	1	0.8	30
30	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	C+	R	dieback, lollipop, one dead trunk	1.5	1.8	16
31	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	5	B+	R	lollipop, 10 trunks, under pine, dieback, sprouts	8	5.6	42
32	Scrub Oak	<i>Quercus berberidifolia</i>	17	16 @ 0.5, 1	4	B	R	galls, lollipop, under pine, dieback, sprouts	9	4	42
33	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	4	B+	R	lollipop, sprouts	2.5	1.8	16
34	Scrub Oak	<i>Quercus berberidifolia</i>	4	4 @ 0.5	6	B	R	lollipop	2	0.8	72
35	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	B	R	1 cut trunk, lollipop	1.5	1	72
36	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	6	B	R	2 dead trunks, lollipop	1.5	0.6	72
37	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	B+	R	1 dead next to, lollipop	2.5	2.6	42
38	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	B+	R	lollipop, decay at cuts	2	1.6	42
39	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	4	B+	R	sprouts, decay at cuts, lollipop	1	0.8	8
49	Coast Live Oak	<i>Quercus agrifolia</i>	1	3.5	4	B+	R	lollipop	3.5	10	56



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Added Trunk Area (Sq. In.)	Canopy Area (Sq. Ft.)
50	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	B-	R	growing within fence, poor structure	1	0.8	56
100	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 3	6	B+	R	interior deadwood	5	10	160
101	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 5	8	B+	R	decay on trunk	9	33	144
104	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	0	D+	R	sprouts at base, fallen over but still growing	3	7	52
Totals:									101	131	1,724

**Fuel Modification**

In addition to the direct impacts of demolition, new grading, and construction, the oak trees to remain will be impacted to some degree by future fire fuel modification, or brush clearance. When deemed necessary by the County of Los Angeles Fire Department, communities of scrub oaks may be cleared of deadwood, be limbed-up, and thinned-out as described in the City of Calabasas’s Oak Tree Preservation and Protection Guidelines (pages 17 and 18). All work must have prior approval from the City and be supervised by a City approved arborist/landscaper. An application that outlines the specific number of trees impacted by pruning for brush clearance, along with a copy of the request from the Fire Depart will be required. **Exhibit 8**, on the next page, illustrates a reduced copy of the proposed Preliminary Fuel Modification Plan and the legend that outlines the brush clearance zones. Full-size copies of the Preliminary Fuel Modification Plan, prepared by the landscape architect, will be submitted the City separately.



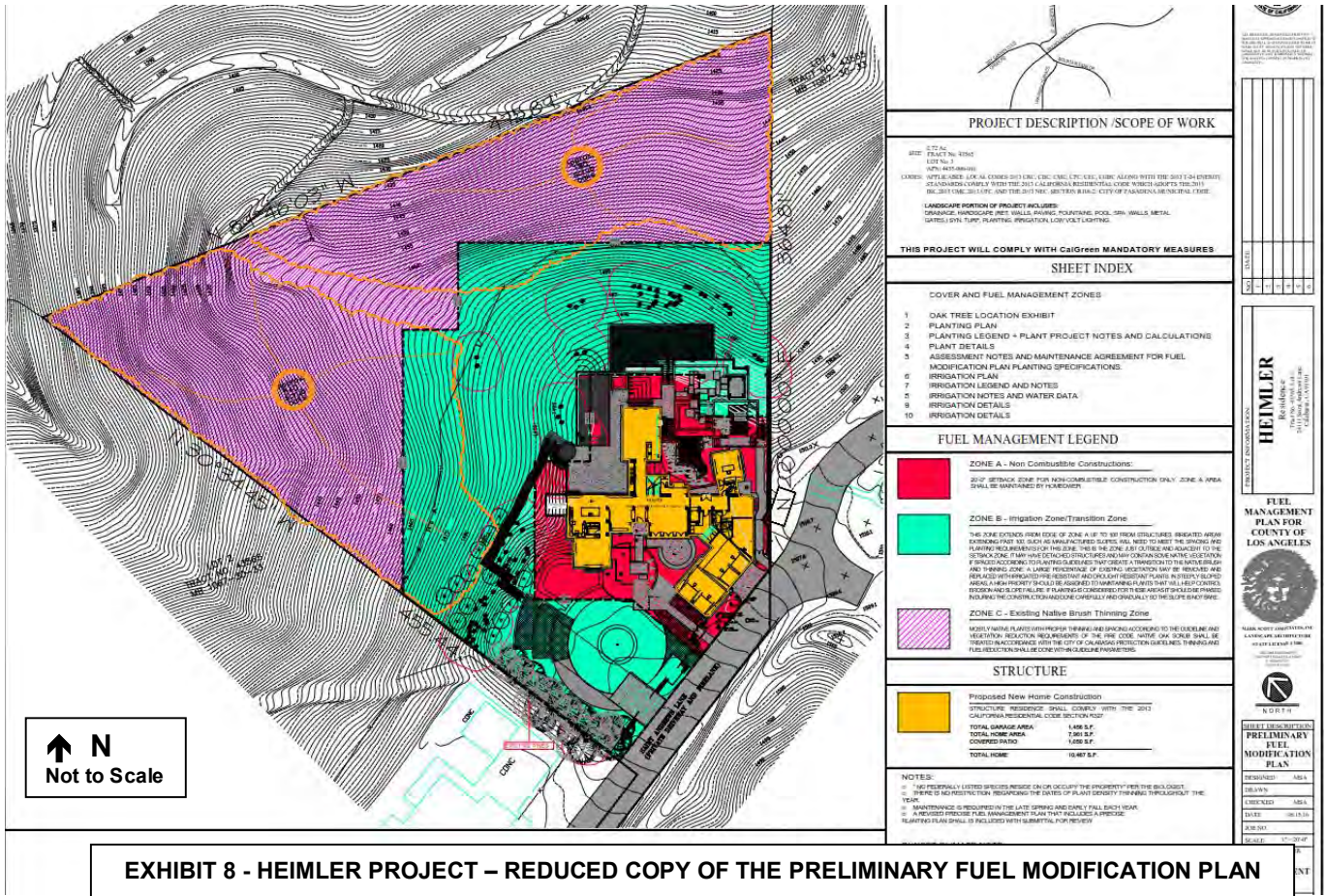
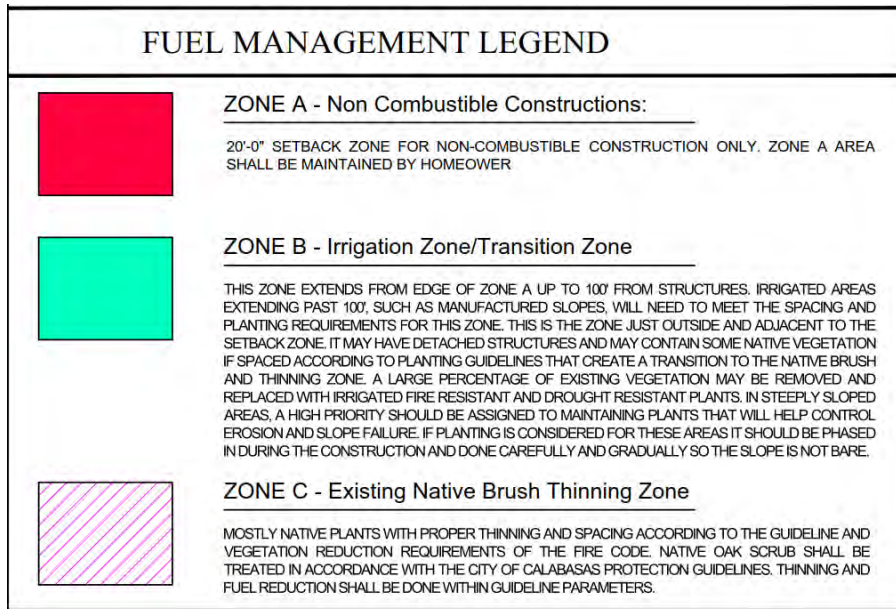


EXHIBIT 8 - HEIMLER PROJECT - REDUCED COPY OF THE PRELIMINARY FUEL MODIFICATION PLAN



## CONCLUSION AND RECOMMENDATIONS

The proposed Heimler residential redevelopment project will require demolition of existing structures, hardscape and landscaping. Cut and fill grading, plus over-excavation will be necessary to accommodate the development of the new building pad, retaining walls, and drainage improvements on the 2.4-acre site. Overall, 32 of the 110 inventoried oak trees (6 coast live oaks and 26 scrub oaks) will be preserved with no direct impact based on the project design. None of the inventoried oaks or those outside of the API qualify as Heritage status trees.

Hundreds of additional scrub oaks that are outside of the API will also be preserved. Long-term fuel modification pruning may be required for some of the remaining scrub oaks, but those permits for minor alterations to the habitat will be addressed on an annual basis by the homeowner when brush clearance is required by the fire department. Separate applications and approvals will be required for pruning or other brush clearance impacts to oak trees. Encroachments and removals are discussed below.

### **Proposed Canopy Retention and Removal**

The City of Calabasas promotes oak woodland conservation through a set of Canopy Retention Standards (OTPPG pg. 21). No more than 25% of the total canopy cover for a given property may be removed without both Planning Commission and City Council approval. The total oak tree canopy cover associated with the 110 oak trees present on, or immediately adjacent to, the project-related API is roughly 8,042 square feet. Proposed removal of 33 scrub and 3 coast live oak trees as identified above would remove roughly 1,724 square feet of oak canopy cover. This constitutes about 22% of the inventoried tree canopy cover, but only 5% of the estimated overall oak tree canopy cover on the site. Additional scrub oak habitat, comprised of approximately 720 trees and roughly 26,100 square feet of canopy area, outside of the API will not be removed for the project. That canopy cover will continue to contribute to the overall oak canopy on the property. Since the percentage of oak canopy cover falls below the 25% threshold, the oak tree permit for this project may be considered and approved by the Planning Commission as part of the overall project application and oak tree permit.

### **Encroachments**

Implementation of the project would result in the encroachment of 42 protected oak trees (40 scrub oaks and 2 coast live oaks). Encroachments would occur at the edges of the manufactured slopes, retaining walls, and walkways proposed around the new building pad, pool and hardscape areas, and for new landscape areas. Encroachments would include grade changes within the protected zone of the trees and canopy and/or possible root pruning. Based on the degree of encroachment illustrated on the Oak Tree Impact Map, long-term, significant impacts to the encroachment trees are not anticipated. Since the grading design is preliminary at this stage of the development, the details of each encroachment may be revisited during final engineering and precise grading design.

### **Removals**

Implementation of the project is expected to result in the removal of 36 protected oak trees. Thirty-three (33) of the removals are scrub oaks and three (3) are coast live oaks. The combined trunk diameters of the 36 removal oak trees equals 101 inches of additive<sup>4</sup> trunk diameter. The combined canopy cover of these oak trees equals roughly 1,724 square feet. This represents approximately 22% of the roughly 8,042 square feet of the inventoried oak tree canopy, but only about 5% of the total oak canopy present on-site. Additional scrub

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<sup>4</sup> The City of Calabasas uses the cumulative diameter of all trunks, not the cumulative trunk *area*, when calculating removal impacts.



oak habitat outside of the API will not be directly disturbed for the project, but will require thinning or pruning for fire fuel modification in the future. Separate applications for brush clearance thinning and/or pruning will be required.

## MITIGATION RECOMMENDATIONS

General mitigation recommendations for the loss of 36 oak trees onsite are outlined below under the subtitle "Removal Trees". Recommendations for management of the encroachment oak trees during construction are outlined under the subtitle "Encroachment Trees". Mitigation recommendations were developed through the application of conditions in the City's ordinance. General maintenance guidelines for preserved and mitigation trees follows under the heading "Oak Tree Management & Preservation Guidelines."

### Removal Trees

In order to offset the loss of 36 oak trees, it is recommended that the applicant be responsible for the mitigation measures listed below. These measures are in accordance with the Calabasas Oak Tree Preservation and Protection Guidelines and Section 17.26.070 of the Calabasas Municipal Code (attached).

1. Given the steep topography of the site, relocation is not recommended for any of the removal trees.
2. Plant replacement oak trees onsite to replace each inch of tree trunk diameter removed at a 1:1 ratio. The diameters of the 36 removal trees total 101 inches. The mitigation requirements include but are not limited to the following:
  - a. Replacement trees shall consist of Coast Live Oak (*Q. agrifolia*) trees and scrub oak (*Q. berberidifolia*) trees that have been raised at a nursery which harvests acorns from local oak trees.
  - b. The size and quality of the replacement trees shall be consistent with the specifications outlined in Section VIII.7.A-C of the Oak Tree Preservation and Protection Guidelines. Small (5 gallon) oak trees shall be utilized whenever possible. Every attempt shall be made to acquire trees grown from local acorns.
  - c. Inch for inch replacement should correspond to the species removed.
  - d. Replacement trees shall be planted in accordance with the procedures established in Section VIII.7.D of the Oak Tree Preservation and Protection Guidelines.
3. There is ample space to complete the mitigation for the loss of oaks onsite. However, if for some unforeseen reason it is not feasible to replace trees at the required replacement ratio on-site, the applicant should enter into an agreement with the City of Calabasas to mitigate the approved removal oaks off-site. In this case, the City may require an in-lieu fee (to be determined), or the replacement cost of the mitigation trees may be required to equal the cost of the replacement value associated with the removal tree(s) as determined by the PRC Method in this report.
4. Replacement trees shall be planted onsite in the areas proposed for open space and/or in the restoration areas of the project that exhibit conditions favorable for oak growth. If this is not feasible, then the oaks may be planted on a city-approved off-site property, as detailed in a mitigation agreement.



5. Oak trees which are approved for relocation will be considered removals, and at the City's discretion may require replacement mitigation in addition to their relocation (Section VIII.9.A, Oak Tree Preservation and Protection Guidelines). No oaks are proposed for relocation for this project.
6. The applicant shall be responsible for the monitoring and maintenance of the mitigation oaks and relocated trees (if any) for a minimum of five years. If any replacement or relocated tree(s) die during the five-year period, the applicant shall plant new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement oak.
7. Construction monitoring intervals will be determined by the project's Oak Tree Consultant (Consulting Arborist) based on site conditions and progress, but will minimally occur on a once-a-month basis.
8. Following construction, monitoring will be conducted at least at quarterly intervals for the first three years, and will continue bi-annually for the next two years, or more if warranted.
9. Monitoring of trees to be relocated (if any) will commence at least three months prior to any encroachment or grading activities so as to provide important baseline information used to assess the changes in the tree following transplantation.
10. Success criteria for replacement and relocation trees will be based on the success standards set forth in Section VIII.10 of the Oak Tree Preservation and Protection Guidelines.
11. Unless waived by the City, a refundable security deposit, in an equal amount to the PRC value of the removal trees, including the cost of planting and possible replacement, shall be deposited in trust (or through another instrument) with the City of Calabasas (prior to the issuance of the grading permit) to guarantee the implementation of successful replacement. The deposit shall be refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period (refer to Section VIII.9.B).
12. A mitigation planting plan shall be prepared and submitted for City approval prior to project commencement (i.e., demolition or grading permit). If oaks are to be relocated, the plan shall include a relocation feasibility report prepared by an oak relocation specialist.
13. In accordance with the OTPPG (pg.33), the following applies to Tree Removals, as applicable: "*Unless otherwise expressly approved in writing, authorized removal of oak trees shall be accomplished using the following guidelines: a) all portions of the tree shall be completely chipped for mulch and/or removed for the site, and debris shall be relocated to a permitted refuse disposal site. Additionally, the stump must be completely removed and the hole or indentation filled with soil; b) All tree wells that were created to preserve the tree shall be completely filled with soil to the satisfaction of the City Engineer and Building Official.*"

### **Encroachment Trees**

Special care must be taken during grading and construction to protect the encroachment trees and their immediate environment. Implementation of the following measures will ensure that the preserved trees will not be adversely affected by project development.



14. The applicant shall be responsible for notifying the City's Oak Tree Specialist and the project's Consulting Arborist of any changes in the scope of the work and shall insure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected zones of the trees shall be preceded by not less than 48-hours' notice of same to the City's Oak Tree Specialist and the project's Consulting Arborist.
15. Grading or trenching work in the protected zone of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the City and the project's Consulting Arborist.
16. All work conducted within the protected zone of the oak trees shall be performed in the presence of the project's Consulting Arborist<sup>5</sup>. The protected zone shall commence from a point five (5) feet outside of the dripline and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of an oak tree. For trees with a DBH of 24 inches or greater, in no case shall the protected zone be less than fifty (50) feet from the trunk of the oak tree. Monitoring of the work by a consulting arborist is subject to inspection and approval by the City's Oak Tree Specialist and shall not relieve the Contractor of the obligation to fulfill all of these conditions.
17. Where absolutely necessary and as approved by the City's Oak Tree Specialist, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the PZ of the trees and can reach in under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the PZ of trees that have been approved for such encroachment in the Oak Tree Permit. Placement of anti-compaction material prior to PZ access by equipment may be required.
18. All roots pruned shall consist of clean, 90°-angle cuts and shall not be sealed unless directed by the monitoring Consulting Arborist or the City's Oak Tree Specialist. Major roots (2" or greater in diameter) that must be removed should be cut back to the nearest lateral root where feasible.
19. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
20. Upon completion of the work associated with each oak tree approved for encroachment, a four to six-inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
21. Canopy pruning for structural or clearance purposes, including dead-wooding, shall be performed by, or under the direction of, a Certified Arborist in compliance with the latest ANSI pruning standards. Smaller limbs should be tied back out of the way to avoid unnecessary pruning for equipment clearance.
22. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of an oak tree, except on an already improved road base for work that is being performed with encroachment approval.

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<sup>5</sup> The project's Consulting Arborist shall be an ISA Certified Arborist, ASCA Registered Consulting Arborist, or other City-approved oak tree monitor.



23. Prior to commencement of grading operations, the applicant or his representative shall provide the City with a copy of the protective fencing plan for the oak trees to be preserved onsite.
24. A minimum five (5) foot high chain link fence in concrete footings with posts installed every eight (8) feet and two (2) feet deep into the natural grade will be required to be installed at the outermost edge of the protected zone plus five (5) feet of each oak tree or group of trees. Fencing shall be no closer than 15 feet to the trunk of any protected tree. Exceptions to this policy may occur in cases where oak trees are located on slopes that will not be grubbed or graded, are located in areas where there is no activity planned, or when oaks are approved for encroachment.
25. When oaks are approved for encroachment, the chain link fencing should be placed in such a manner as to afford the tree the maximum amount of protection while allowing for the encroachment. As a visual barrier to contractors, orange snow-fencing or other temporary fencing should be used at the edge of the PZ while work is not being performed. Such temporary fencing shall be illustrated on the oak tree fencing plan, should be posted with signage that directs contractors to contact the project's Consulting Arborist when work is to be performed in the PZ, and should remain in place when work is not actively taking place in the PZ until the encroachment is completed.
26. All work conducted within the protected zone of the oak trees shall verified by the City's oak tree consultant at the conclusion of the project. A certification letter is required for all work conducted upon oak trees and shall be submitted within 10 working days after completion of work certifying that all of the work was conducted in accordance with the appropriate permits and the requirements of the Calabasas oak tree protection guidelines.
27. Where chain link fencing is required, signs (minimum 2'x2') must be installed on the fence in four equidistant locations around the tree and must contain the following statement:

WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE  
REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF  
CALABASAS.
28. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and may not be removed without obtaining written authorization from the City.
29. Trees that have had their roots or limbs pruned for grading purposes will be monitored at least at quarterly intervals for the first three years following construction, and will continue bi-annually for the next two years, or more if warranted. If an encroached oak tree should fail as a result of the proposed project during the five-year monitoring period, then the tree shall be replaced according to the standards described in this report.
30. Encroachments related to future brush clearance pruning or thinning in the scrub oak habitat will require separate permits as outlined in the City's Oak Tree Preservation and Protection Guidelines.



## OAK TREE MANAGEMENT & PRESERVATION GUIDELINES

An important component of oak tree management and preservation relates to the management of the preserved and newly-planted mitigation trees during construction and after the development is in place. Oak trees are sensitive to changes in their environment and improper irrigation, soil compaction and/or disturbances to the roots can result in the decline in health and eventual loss of the tree. The following guidelines are recommended to successfully maintain preserved and mitigation trees during and after project implementation.

- Irrigation - Established oaks are adapted to xeric (dry) conditions and do not need summer water at all. However, turf areas associated with landscaping do require frequent irrigation. Excessive dry season irrigation within the drip line of existing trees will promote the growth of Oak Root Fungus (*Armillaria mellea*). This fungus occurs naturally and grows more rapidly under wet conditions, such as during the winter months. Under normal conditions, the subsequent dry season keeps the fungus under control. Moisture around the base of the tree in the warm summer season not only allows the fungus to survive, but the combination of warmth and extra moisture fosters fungus growth. Prolonged fungus attack promotes oak tree decline and eventual death. Supplemental irrigation should only be considered during periods of prolonged drought. Therefore, turf areas and associated irrigation systems should be planned so as not to encroach within the dripline of an existing oak tree. Water should never be allowed to spray onto, or pond around, the trunk of an oak tree. Oak leaf litter should be allowed to accumulate in the area directly under a protected tree.
- Establishment irrigation - Young oak trees often need initial irrigation to establish successfully after planting. Irrigation for replacement trees shall follow the schedule described in Section VIII.7.D of the Oak Tree Preservation and Protection Guidelines unless otherwise approved by the City's Oak Tree Specialist.
- Fencing - As previously indicated, the area surrounding the dripline of established trees shall be fenced for the duration of construction. Fencing shall be no closer than 5 feet to the outer drip line boundary or 15 feet to the trunk of any protected tree.
- Drainage - Natural drainage courses and natural grades around existing oak trees should not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the drip line of any oak tree.
- Pruning - Existing oak trees shall not be pruned, except as necessary for public health and safety. Pruning of live tissue over two inches (2") in diameter requires an Oak Tree Permit. Removal of dead wood is exempt from the requirement to obtain a permit.
- Fuel Modification - All fuel modification requirements such as selective clearing, pruning, and wet zones shall be limited within the drip line of any individual oak tree.
- Weed Control - Use of soil sterilizers shall be prohibited under and around existing oak trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual oak tree or within a natural drainage that seasonally irrigates oak trees.



- Revegetation Near Existing Oaks - All cut and fill slopes adjacent to the existing oak trees shall be vegetated with native species that require little water to become established and little or no irrigation once established.
- Other Considerations - Dust that accumulates on the foliage of the preserved oak tree due to nearby construction should be periodically hosed-off as recommended by the project's consulting arborist.

Please feel welcome to contact me at 626.428.5072 if you have any immediate questions or concerns.

Respectfully submitted,

*Christine Cuba*

Christy Cuba, Registered Consulting Arborist  
Senior Arborist, Carlberg Associates  
[christy@cycarlberg.com](mailto:christy@cycarlberg.com)



This report comprises a total of 126 pages and two full-size maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole.

Conditions represented in this report are limited to the inventory date and time. Formal risk assessments were not performed for the purposes of this report. Ratings for health, aesthetics, and structure do not constitute a health or structural guarantee beyond that date.



## CERTIFICATION OF PERFORMANCE

*I, Christine Cuba, certify:*

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists, and that I acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor, and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

*Signed:*

*Christine Cuba*

*Date:* August 8, 2016

Christy Cuba  
*Registered Consulting Arborist, #502*  
*Certified Arborist, WE-1982A*  
*Qualified Tree Risk Assessor*



**CHRISTINE CUBA**

**CARLBERG ASSOCIATES**

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- Education** B.A., Environmental Analysis & Design, University of California, Irvine, 1993  
Graduate, International Society of Arboriculture Certification Study Program, April 1998  
Graduate, Consulting Academy, American Society of Consulting Arborists, February 2008
- Experience** Senior Arborist/Associate, Carlberg Associates, 2011 – Present  
Director of Environmental Services & Senior Arborist, Land Design Consultants, Inc., Pasadena, 1994 – 2011  
Park Specialist/Naturalist, City of Monrovia, 1988-1996
- Certificates** Certified Arborist, WE-1982A, International Society of Arboriculture, 1998  
Registered Consulting Arborist, #502, American Society of Consulting Arborists, 2011  
Qualified Tree Risk Assessor, 2013

**AREAS OF EXPERTISE**

Ms. Cuba is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Pest and disease identification
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Preparation of native habitat and woodland management plans
- Performance of long-term mitigation compliance monitoring & reporting
- Expert testimony

**PREVIOUS CONSULTING EXPERIENCE**

Ms. Cuba has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. She has over 23 of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

- |   |  |
|---|--|
| City of Pasadena                        | San Diego Gas & Electric                                 |
| City of Monrovia                        | Quinn, Emanuel, Urquhart and Sullivan (attorneys at law) |
| City of Santa Clarita                   | Figure 8 Group   |
| City of Glendora                        | City of South Gate                                       |
| Los Angeles County Fire Department      | City of Sierra Madre                                     |
| Los Angeles County Sanitation Districts | D2 Development   |
| Newhall County Water District           | The New Home Company                                     |
| Pulte/Centex Homes                      | City of West Hollywood                                   |
| Newhall Land and Farming                | The Claremont Colleges – Pomona College, CGU, CUC        |

**AFFILIATIONS**

Ms. Cuba serves with the following national and regional professional organizations:

- Member, American Society of Consulting Arborists
- Member, International Society of Arboriculture, Western Chapter
- Member, ASCA Education Task Force
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance
- Past President, Street Tree Seminar, Inc. (2015)



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- Education            B.A., Environmental Studies, University of California, Santa Barbara, 2000
- Experience           Project Planner & Senior Arborist, Land Design Consultants, Inc.  
Pasadena, 1999 – 2014
- Certificates           Certified Arborist, WE-7011A, International Society of Arboriculture, 2004  
Qualified Tree Risk Assessor, 2015

**AREAS OF EXPERTISE**

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

**PREVIOUS CONSULTING EXPERIENCE**

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 11 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

- |   |                          |
|---|--------------------------|
| City of Pasadena                        | San Diego Gas & Electric |
| City of Santa Clarita                   | Corky McMillin Companies |
| City of Glendora                        | City of South Gate       |
| Los Angeles County Fire Department      | City of Arcadia          |
| Los Angeles County Sanitation Districts | D2 Development           |
| Newhall County Water District           | Burrtec, Inc.            |
| Pulte/Centex Homes                      | The Claremont Colleges   |
| Newhall Land and Farming                | The New Home Company     |

**AFFILIATIONS**

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.



**APPENDIX I – OAK TREE FIELD DATA WORKSHEET**



HEIMLER PROPERTY OAK TREE FIELD DATA – API ONLY

Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Slope - Flat \ Slope	Lean	Mound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,M,I,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
1	Coast Live Oak	<i>Quercus agrifolia</i>	1	5	15	2	2	3	3	8	6	14	4	90	S	S W	F	90	N	N	N	N	N	N	N	N	N	N	N	A	B	B +	P	growing next to pine, shaded out by pine & flame tree	5	170
2	Coast Live Oak	<i>Quercus agrifolia</i>	2	1, 2	10	5	4	3	3	3	4	4	4	100	S	N W	A	100	Y	N	N	N	N	N	N	N	N	N	E	A	A	A	P	codom @ 1ft & 4ft	3	56
3	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	10	4	6	4	7	4	5	4	2	100	S		E	100	N	N	N	N	N	N	N	N	N	N	E	A	A	A	P	growing thru chicken wire	2	64
4	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 1, 1.5	5	3	1	3	1	3	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	P	lollipopped, 5 trunks	5.5	36
5	Scrub Oak	<i>Quercus berberidifolia</i>	5	3 @ 0.5, 1, 2	4	4	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	E	small tears, mechanical damage at base, lollipopped	4.5	36
6	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 0.5, 1, 1	4	4	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	E	lollipop, mechanical damage at base	3	36
7	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	4	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	E	lollipop, mechanical damage at base	1.5	36
8	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	4	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	E	lollipop, mechanical damage at base	3	36
9	Scrub Oak	<i>Quercus berberidifolia</i>	5	4 @ 0.5, 1	4	3	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	R	lollipop, mechanical damage at base	3	30
10	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	3	1	3	1	2	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B +	R	lollipop, mechanical damage at base	1.5	30



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
11	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	4	3	1	3	1	2	1	3	1	100	S	A	100	Y	Y	N	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipop, mechanical damage at base	3	30
12	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	13	6	4	5	4	5	3	4	3	80	S	E	100	Y	N	N	N	N	N	N	N	N	N	A	A	A	A	R	young, codoms @ 4ft	2	99	
13	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	4	2	1	2	1	2	1	2	1	90	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, sprouts	2	16	
14	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	2	1	2	1	2	1	2	1	80	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, sprouts	1.5	16	
15	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2.5	7	4	2	5	2	4	2	4	2	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, sprouts	3.5	72	
16	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1.5	7	4	2	5	2	4	2	4	2	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, sprouts	2	72	
17	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 2.5	7	4	2	5	2	4	2	4	2	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, sprouts	4	72	
18	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	4	2	3	2	4	3	5	1	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, dead trunk	2.5	64	
19	Scrub Oak	<i>Quercus berberidifolia</i>	3	2 @ 0.5, 1	4	4	2	3	2	4	3	5	1	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, dead trunk	2	64	
20	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	4	2	3	2	4	3	5	1	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	lollipped, dead trunk	1.5	64	
21	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	3	4	1	3	1	1	1	2	1	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	R	trunks buried, sprouts, counted as one tree	1.5	25	
22	Coast Live Oak	<i>Quercus agrifolia</i>	1	2	7	3	4	3	4	3	4	3	4	100	S	A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	R	lollipped, next to #21	2	36	





Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,M,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
23	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	1	2	0	0	2	2	3	2	25	S	A	25	Y	Y	N	N	N	N	N	Y	EX	N	N	P	D	B	D +	R	sprinkler adjacent, dieback, lollipop	2.5	9
24	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	2	2	1	3	1	3	4	2	35	S	A	35	Y	Y	N	N	N	N	Y	EX	N	N	P	D	B	D +	R	galls, sprinkler adjacent, lollipop, dieback	2	15	
25	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	0	0	0	0	0	0	0	0	0	S	P	0	Y	Y	N	N	N	N	Y	EX	N	N	P	D	B	D +	R	almost dead, sprinkler	2.5	0	
26	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 1	5	2	3	2	3	2	3	2	3	35	S	P	35	Y	Y	N	N	N	N	Y	EX	N	N	P	D	B	D +	R	dead trunk, decay at cuts, dieback	2	16	
27	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	5	2	3	3	2	4	3	4	3	80	S	A	80	Y	Y	N	N	N	N	Y	MI	N	N	A	B-	B	B -	R	lollipop, dieback	5	42	
28	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	3	4	1	4	3	2	4	2	75	S	A	75	N	Y	N	N	N	N	Y	MI	N	N	A	B	B	B	R	dieback, lollipop	1	30	
29	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	3	4	1	4	3	2	4	2	75	S	A	75	N	Y	N	N	N	N	Y	MI	N	N	A	B	B	B	R	dieback, lollipop	1	30	
30	Scrub Oak	<i>Quercus berberidifolia</i>	1	1.5	4	2	3	2	3	2	2	2	2	45	S	A	45	Y	Y	N	N	N	N	Y	MO	N	N	P	C-	B	C +	R	dieback, lollipop, one dead trunk	1.5	16	
31	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	5	3	3	3	4	4	3	3	4	100	S	A	100	Y	Y	N	N	N	N	Y	MI	Y	N	A	A	B	B +	R	lollipop, 10 trunks, under pine, dieback, sprouts	8	42	
32	Scrub Oak	<i>Quercus berberidifolia</i>	17	16 @ 0.5, 1	4	3	4	4	3	3	3	3	3	90	S	A	90	Y	Y	N	N	N	N	Y	MI	Y	N	A	B	B	B	R	galls, lollipop, under pine, dieback, sprouts	9	42	
33	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	4	2	3	2	3	2	3	2	3	100	S	A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B +	R	lollipop, sprouts	2.5	16	
34	Scrub Oak	<i>Quercus berberidifolia</i>	4	4 @ 0.5	6	5	3	4	3	4	3	4	3	80	S	W	A	80	Y	Y	N	N	N	N	Y	MI	N	N	A	B	B	B	R	lollipop	2	72



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
35	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	5	3	4	3	4	3	4	3	80	S	A	90	Y	Y	N	N	N	N	Y	MI	N	N	A	B	B	B	R	1 cut trunk, lollipop	1.5	72	
36	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	6	5	3	4	3	4	3	4	3	80	S	A	90	Y	Y	N	N	N	N	Y	MI	N	N	A	B	B	B	R	2 dead trunks, lollipop	1.5	72	
37	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.5	5	3	4	4	3	3	3	3	3	100	S	A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	R	1 dead next to, lollipop	2.5	42	
38	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	3	4	4	3	3	3	3	3	100	S	A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	R	lollipop, decay at cuts	2	42	
39	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	4	2	2	2	2	0	0	2	2	90	S	A	90	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	R	sprouts, decay at cuts, lollipop	1	8	
40	Scrub Oak	<i>Quercus berberidifolia</i>	7	5 @ 0.5, 1, 1	6	3	4	3	4	3	4	2	4	100	S	A	80	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	cut trunks, lollipop, sprouts at base	4.5	30	
41	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	6	3	4	3	4	3	4	2	4	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop, sprouts at base	1.5	30	
42	Scrub Oak	<i>Quercus berberidifolia</i>	3	3 @ 0.5	5	3	4	4	3	0	0	4	3	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	cut trunk, lollipop, sprouts at base	1.5	24	
43	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	5	3	4	4	3	0	0	4	3	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	cut trunk, lollipop, sprouts at base	2.5	24	
44	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1.5, 2	6	4	4	3	3	4	3	2	4	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	raised, lollipop, cut trunks, decay at base	4.5	40	
45	Coast Live Oak	<i>Quercus agrifolia</i>	1	4 @ 2ft	4	3	2	3	2	3	2	3	2	100	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	P	lollipop, minor dieback	4	36	
46	Scrub Oak	<i>Quercus berberidifolia</i>	4	3 @ 0.5, 1	4	4	2	4	2	4	2	4	2	90	S	A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	P	lollipop, cut trunks	2.5	64	



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
47	Coast Live Oak	<i>Quercus agrifolia</i>	6	0.5, 3 @ 1.5, 2 @ 2.5	4	5	2	5	2	5	2	5	2	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop, dieback	10	100
48	Coast Live Oak	<i>Quercus agrifolia</i>	4	1, 3 @ 1.5	4	4	3	4	3	4	3	4	3	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop	5.5	64
49	Coast Live Oak	<i>Quercus agrifolia</i>	1	3.5	4	3	2	4	3	5	2	3	2	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	R	lollipop	3.5	56
50	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	4	4	5	4	4	2	2	2	70	S		A	70	Y	Y	N	N	N	N	Y	MI	N	N	A	A	C	B-	R	growing within fence, poor structure	1	56
51	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	4	3	1	3	1	3	1	3	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop	3.5	36
52	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	4	2	1	2	1	2	1	2	1	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop	1.5	16
53	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	5	3	1	3	1	3	1	4	2	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	E	lollipop	2.5	42
54	Coast Live Oak	<i>Quercus agrifolia</i>	3	2, 2, 3	18	7	7	8	6	6	6	6	6	100	S		A	100	Y	N	N	N	N	N	N	N	N	N	E	A	A	A	P	codom at base	7	182
55	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 1	5	2	3	3	3	3	3	3	3	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	P	lollipop	3	30
56	Scrub Oak	<i>Quercus berberidifolia</i>	5	0.5, 0.5, 1, 1, 1	5	3	2	3	2	3	2	3	2	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B+	P	lollipop	4	36
57	Scrub Oak	<i>Quercus berberidifolia</i>	10	4 @ 0.5, 6 @ 1	8	6	4	6	4	8	4	6	4	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	P	lollipop	8	168
58	Scrub Oak	<i>Quercus berberidifolia</i>	8	0.5, 0.5,	8	6	4	6	4	8	4	6	4	100	S		A	100	Y	Y	N	N	N	N	Y	MI	N	N	A	A	B	B+	P	lollipop	7	168



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
59	Scrub Oak	<i>Quercus berberidifolia</i>	3	6 @ 1	5	3	3	3	3	3	3	3	3	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B +	P	lollipop	2.5	36
60	Scrub Oak	<i>Quercus berberidifolia</i>	11	7 @ 0.5, 4 @ 1	5	3	3	3	3	3	3	3	3	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B +	P	lollipop, many trunks at 5'ft	7.5	36
61	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 0.5, 3 @ 1	4	2	3	2	3	3	3	3	3	100	S		A	100	Y	Y	N	N	N	N	Y	N	N	N	A	A	B	B +	P	lollipop	4	25
62	Coast Live Oak	<i>Quercus berberidifolia</i>	1	6.5 @ 1ft	20	9	8	10	6	10	6	10	4	90	S		A	100	Y	N	N	N	N	N	Y	N	N	N	A	A	A	A	P	codom at 3'ft codom branches	6.5	380
63	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	5	4	4	4	4	4	4	4	4	80	S		A	80	Y	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	some dieback, lollipop	3.5	64
64	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	3	3	3	3	3	3	3	3	80	S		A	80	Y	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	2	36
65	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	3	5	0	0	3	4	4	4	70	S		A	70	N	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	2	24
66	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 2	6	3	4	3	4	3	4	3	4	90	S		A	90	Y	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	3	36
67	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 1, 2	6	4	3	4	3	4	3	4	3	90	S		A	90	Y	Y	Y	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	4	64
68	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	6	4	3	4	3	4	3	4	3	90	S		A	90	N	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	2	64
69	Scrub Oak	<i>Quercus berberidifolia</i>	9	7 @ 1, 2, 2	5	6	3	4	3	5	3	5	3	90	S		A	90	Y	Y	N	N	N	N	Y	MI	N	N	F	B	B	B	P	lollipop	11	99



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
70	Scrub Oak	<i>Quercus berberidifolia</i>	6	5 @ 1, 2	5	6	3	4	3	5	3	5	3	90	S	A	90	Y	Y	N	N	N	N	N	Y	MI	N	N	F	B	B	P	lollipop	7	99	
71	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	9	13	2	6	6	0	0	12	3	100	S	N	A	100	Y	Y	N	N	N	N	N	N	Y	N	A	A	B	B+	P		4	234
72	Scrub Oak	<i>Quercus berberidifolia</i>	14	6 @ 1, 8 @ 2	10	14	5	13	5	12	4	13	4	100	S	A	100	Y	Y	N	N	N	N	N	N	N	N	N	A	A	B	B+	P	14 trunks	22	676
73	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1, 2	9	4	6	10	4	7	4	6	4	100	S	A	100	Y	N	N	N	N	N	N	N	N	N	N	A	A	A	A	P		5	176
74	Scrub Oak	<i>Quercus berberidifolia</i>	5	1, 1, 1, 2, 3	8	12	2	10	6	4	6	6	6	80	S	A	80	Y	N	N	N	N	N	N	N	N	Y	N	A	A	A	A	E	5 trunks	8	256
75	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	6	3	2	6	2	6	5	4	60	S	A	60	N	Y	N	N	N	N	N	N	MO	Y	N	F	C	B	B-	E	dieback	2	56
76	Scrub Oak	<i>Quercus berberidifolia</i>	3	1, 2, 2	9	10	5	5	5	6	4	5	5	85	S	A	85	Y	N	N	N	N	N	N	N	MI	N	N	A	B	B	B	E		5	160
77	Scrub Oak	<i>Quercus berberidifolia</i>	4	0.5, 1, 1, 1	7	0	0	6	4	6	4	0	0	70	S	E	A	70	Y	N	N	N	N	N	N	MI	Y	N	A	B	B	B	E		3.5	36
78	Scrub Oak	<i>Quercus berberidifolia</i>	10	7 @ 0.5, 1, 1, 1	8	10	5	8	5	4	4	0	0	80	S	A	80	Y	N	N	N	N	N	N	N	MI	Y	N	A	B+	B	B	E		7.5	112
79	Scrub Oak	<i>Quercus berberidifolia</i>	1	1	5	0	0	7	4	0	0	0	0	90	S	E	A	90	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	P		1	28
80	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	5	0	0	7	4	0	0	0	0	90	S	N	A	90	Y	N	N	N	N	N	N	N	Y	N	A	A	B	B+	P	NE canopy only	2	28
81	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	0	0	7	4	0	0	0	0	80	S	N	A	80	Y	N	N	N	N	N	N	N	Y	N	A	A	B	B+	P	NE canopy only	1.5	28



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North - canopy to grade	E	East - canopy to grade	S	South - canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
82	Scrub Oak	<i>Quercus berberidifolia</i>	2	0.5, 1	5	6	5	0	0	0	0	0	0	80	S	N	A	80	Y	N	N	N	N	N	N	N	Y	N	A	A	B	B+	P		1.5	24
83	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	7	4	4	4	3	4	3	6	4	70	S	N	A	70	N	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	E		2	80
84	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	8	0	0	4	6	8	5	0	0	90	S	SE	A	90	N	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	E		2	32
85	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 4	10	8	5	8	4	10	3	4	4	100	S	E	A	100	N	Y	N	N	N	N	N	N	Y	N	A	A	B+	A-	E		8	216
86	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 2, 2, 4	10	3	6	8	4	6	4	6	4	100	S	SE	A	100	Y	Y	N	N	N	N	N	N	Y	N	A	A	B	B+	E		9	126
87	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	0	0	0	0	12	3	0	0	100	S	SE	A	100	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E	all SE canopy	3	48
88	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	6	0	0	0	0	12	2	0	0	100	S	SE	A	100	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E	all SE canopy	3	48
89	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4	0	0	0	0	10	3	0	0	100	S	SE	A	100	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E	all SE canopy	2	40
90	Scrub Oak	<i>Quercus berberidifolia</i>	1	2.5	5	0	0	8	2	0	0	0	0	100	S	E	A	100	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E	all E canopy	2.5	32
91	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 4	10	8	5	8	5	0	0	0	0	100	S	E	A	100	N	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E		5.5	64
92	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	5	2	6	4	5	4	4	4	100	S	E	A	100	Y	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	P		2	100
93	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 2	6	0	0	7	5	6	4	4	3	100	S	E	A	100	Y	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	P		4	66



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,Mi,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
94	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	6	4	4	4	4	2	3	5	3	80	S	N	A	80	Y	N	N	N	N	N	N	MI	N	N	A	A	B	B+	E		2	54
95	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1	6	2	5	7	3	4	4	4	4	80	S		A	80	Y	N	N	N	N	N	N	N	N	N	A	A	B	B+	E		2.5	66
96	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 2, 4	10	8	8	10	5	12	4	7	4	90	S		A	90	Y	N	N	N	N	N	N	N	N	A	A	B	B+	E		8	340	
97	Scrub Oak	<i>Quercus berberidifolia</i>	3	0.5, 1, 1.5	9	5	4	5	7	3	6	3	5	100	S		A	100	Y	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	E		3	64
98	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1	7	0	0	10	5	0	0	0	0	100	S	E	A	100	Y	N	N	N	N	N	N	N	Y	N	A	A	B	B+	E		2	40
99	Scrub Oak	<i>Quercus berberidifolia</i>	8	4 @ 1, 4 @ 1.5	8	6	5	10	5	7	5	7	6	100	S		A	100	Y	N	N	N	N	N	N	N	N	A	A	A	A	A	E		10	221
100	Scrub Oak	<i>Quercus berberidifolia</i>	2	2, 3	6	10	1	10	1	0	0	6	2	100	S	E	A	100	Y	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	R	interior deadwood	5	160
101	Scrub Oak	<i>Quercus berberidifolia</i>	2	4, 5	8	7	4	12	2	2	6	4	2	100	S	E	A	100	Y	N	N	N	N	N	N	MI	Y	N	A	A	B	B+	R	decay on trunk	9	144
102	Scrub Oak	<i>Quercus berberidifolia</i>	1	4.5	8	7	5	10	4	6	2	5	4	100	S		A	100	N	N	N	N	N	N	N	MI	N	N	A	A	B	B+	E	interior deadwood	4.5	195
103	Scrub Oak	<i>Quercus berberidifolia</i>	1	4	4	10	2	6	4	0	0	2	1	75	S	N	P	75	N	Y	Y	N	N	N	N	MI	Y	N	A	B	C	C+	E	shaded out by dead willow	4	80
104	Scrub Oak	<i>Quercus berberidifolia</i>	1	3	0	13	0	0	0	0	0	0	0	25	S	N	P	25	N	Y	Y	N	N	N	N	EX	Y	N	P	C-	D	D+	R	sprouts at base, fallen over but still growing	3	52
105	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.5, 1.5	4.5	1.5	2.5	1.5	2.5	1.5	2.5	1.5	2.5	90	S		A	90	Y	N	N	N	N	Y	Y	Mi	N	N	A	B+	B	B	E	lollipop: diameter taken at 1 ft.	3	9
106	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	4.5	1.5	1	1.5	1	1.5	1	1.5	1	90	S	S	A	90	Y	N	N	N	N	Y	Y	Mi	N	N	A	B+	B	B	E	lollipop: diameter taken at 1 ft.	2	9
107	Scrub Oak	<i>Quercus berberidifolia</i>	4	1, 1, 1	4.5	1.5	2	2	2	1.5	2	2	2	90	S		A	90	Y	N	N	N	N	Y	Y	Mi	N	N	A	B+	B	B	E	lollipop: diameter taken at 1 ft.	4	12



Tag Number	Common Name	Botanical Name	No. of Trunks	DBH(s) in inches	Height	N	North- canopy to grade	E	East - canopy to grade	S	South- canopy to grade	W	West - canopy to grade	% Canopy Cover	Terrain - Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Branch	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Crown Dieback (N,M,Mo,Ex)	Shaded Out	Pest / Disease	Vigor (E,A,F,P)	Health	Structure	Overall Health	Disposition	Comments	Added Trunk Diameter (in)	Canopy Area (Sq. Ft.)
108	Scrub Oak	<i>Quercus berberidifolia</i>	1	2	3.5	2.5	1	2.25	1	2.5	1	2.25	1	75	S	S	A	75	N	N	N	N	N	Y	N	Mo	N	N	P	C+	B	C+	E	lollipop; dieback; diameter taken at 1 ft.	2	22.5
109	Scrub Oak	<i>Quercus berberidifolia</i>	2	1, 1.8	3	1.5	2	1.5	2	1.5	1	1.5	1	75	S	S	A	75	N	N	N	N	N	Y	N	Mo	N	N	P	C+	B	C+	E	lollipop; dieback; diameter taken at 1 ft.	2.8	9
110	Scrub Oak	<i>Quercus berberidifolia</i>	2	1.8, 0.8	3	1.5	2	1	2	1.5	1	1.5	1	75	S		A	75	N	N	N	N	N	Y	N	Mo	N	N	P	C+	B	C+	E	lollipop; dieback; diameter taken at 1 ft.	2.6	7.5
																																			414.9	8,042





**APPENDIX II – OAK TREE PHOTOGRAPHS**





Tree #1



Tree #2



Trees #3



Trees #4





Trees #5 - #8



Trees #9 - #11



Tree #12



Trees #13 - #14





Trees #15 - #17



Trees #18 - #20



Trees #21 - #22



Trees #23 - #25





Tree #26



Tree #27



Trees #28 - #29



Tree #30





Tree #31



Tree #32



Tree #33



Trees #34 - #36





Trees #37 - #39



Trees #40 - #43





Tree #44



Trees #47 - #48







Tree #49



Tree #50





Trees #51 - #53



Tree #54





Trees #55 - #59



Trees #60 - #61





Tree #62



Trees #63 - #68





Trees #69 - #70



Trees #71 - #72



Tree #73





Tree #74



Trees #75 - #83





Trees #84 - #91



Trees #92 - #93





Trees #94 - #95



Tree #96







Trees #97 - #99



Trees #100 - #102





Tree #103



Tree #104





Trees #105 - 107



Trees #108 - 110





Examples of scrub oaks outside of the API that were counted for the overall scrub oak habitat.



**APPENDIX III – OAK TREE VALUE ASSESSMENTS (PCR METHOD)**



Tree No.	Diameter(s)	Adjusted Diameter (based on additive trunk area for multi-trunk trees)	Condition Rating	Basic Value \$ (\$4,700 for 1st 7" dbh + \$2,700 x balance of dbh)	PRC Value \$ (rounded to nearest dollar) (Basic value x Condition Rating)
1	5	5	0.85	3,000	2,550
2	1, 2	3	0.90	1,600	1,440
3	2	2	0.90	910	819
4	1, 1, 1, 1, 1.5	5.5	0.85	4,700	3,995
5	3 @ 0.5, 1, 2	4.5	0.85	2,300	1,955
6	0.5, 0.5, 1, 1	3	0.85	1,600	1,360
7	0.5, 1	1.5	0.85	700	595
8	4 @ 0.5, 1	3	0.85	1,600	1,360
9	4 @ 0.5, 1	3	0.85	1,600	1,360
10	0.5, 1	1.5	0.85	700	595
11	1, 1, 1	3	0.85	1,600	1,360
12	2	2	0.90	910	819
13	0.5, 0.5, 1	2	0.85	910	774
14	0.5, 1	1.5	0.85	700	595
15	1, 2.5	3.5	0.85	1,950	1,658
16	0.5, 1.5	2	0.85	910	774
17	1.5, 2.5	4	0.85	1,950	1,658
18	3 @ 0.5, 1	2.5	0.85	1,275	1,084
19	2 @ 0.5, 1	2	0.85	910	774
20	1.5	1.5	0.85	700	595
21	0.5, 1	1.5	0.85	700	595
22	2	2	0.85	910	774
23	1, 1.5	2.5	0.55	1,275	701
24	1, 1	2	0.55	910	501
25	1, 1.5	2.5	0.55	1,275	701
26	0.5, 0.5, 1	2	0.55	910	501
27	1, 2, 2	5	0.80	3,000	2,400
28	1	1	0.80	700	560
29	1	1	0.80	700	560
30	1.5	1.5	0.75	700	525
31	4 @ 0.5, 6 @ 1	8	0.85	7,400	6,290
32	16 @ 0.5, 1	9	0.80	10,100	8,080
33	0.5, 1, 1	2.5	0.85	1,275	1,084
34	4 @ 0.5	2	0.80	910	728
35	0.5, 1	1.5	0.80	700	560
36	3 @ 0.5	1.5	0.80	700	560
37	1, 1.5	2.5	0.85	1,275	1,084



Tree No.	Diameter(s)	Adjusted Diameter (based on additive trunk area for multi-trunk trees)	Condition Rating	Basic Value \$ (\$4,700 for 1st 7" dbh + \$2,700 x balance of dbh)	PRC Value \$ (rounded to nearest dollar) (Basic value x Condition Rating)
38	1, 1	2	0.85	910	774
39	1	1	0.85	700	595
40	5 @ 0.5, 1, 1	4.5	0.85	2,300	1,955
41	0.5, 1	1.5	0.85	700	595
42	3 @ 0.5	1.5	0.85	700	595
43	3 @ 0.5, 1	2.5	0.85	1,275	1,084
44	1, 1.5, 2	4.5	0.85	2,300	1,955
45	4 @ 2ft	4	0.85	1,950	1,658
46	3 @ 0.5, 1	2.5	0.85	1,275	1,084
47	0.5, 3 @ 1.5, 2 @ 2.5	10	0.85	12,800	10,880
48	1, 3 @ 1.5	5.5	0.85	4,700	3,995
49	3.5	3.5	0.85	1,950	1,658
50	1	1	0.80	700	560
51	0.5, 1, 1, 1	3.5	0.85	1,950	1,658
52	0.5, 1	1.5	0.85	910	774
53	0.5, 1, 1	2.5	0.85	1,275	1,084
54	2, 2, 3	7	0.90	7,600	6,840
55	1, 1, 1	3	0.85	1,600	1,360
56	0.5, 0.5, 1, 1, 1	4	0.85	1,950	1,658
57	4 @ 0.5, 6 @ 1	8	0.85	7,400	6,290
58	0.5, 0.5, 6 @ 1	7	0.85	7,600	6,460
59	0.5, 1, 1	2.5	0.85	1,275	1,084
60	7 @ 0.5, 4 @ 1	7.5	0.85	7,400	6,290
61	0.5, 0.5, 3 @ 1	4	0.85	1,950	1,658
62	6.5 @ 1ft	6.5	0.90	7,600	6,840
63	0.5, 1, 1, 1	3.5	0.80	1,600	1,280
64	1, 1	2	0.80	910	728
65	2	2	0.80	910	728
66	1, 2	3	0.80	1,600	1,280
67	1, 1, 2	4	0.80	1,950	1,560
68	2	2	0.80	910	728
69	7 @ 1, 2, 2	11	0.80	15,500	12,400
70	5 @ 1, 2	7	0.80	7,600	6,080
71	2, 2	4	0.85	1,950	1,658
72	6 @ 1, 8 @ 2	22	0.85	45,200	38,420
73	1, 1, 1, 2	5	0.90	3,000	2,700
74	1, 1, 1, 2, 3	8	0.90	7,400	6,660
75	2	2	0.80	910	728



Tree No.	Diameter(s)	Adjusted Diameter (based on additive trunk area for multi-trunk trees)	Condition Rating	Basic Value \$ (\$4,700 for 1st 7" dbh + \$2,700 x balance of dbh)	PRC Value \$ (rounded to nearest dollar) (Basic value x Condition Rating)
76	1, 2, 2	5	0.80	3,000	2,400
77	0.5, 1, 1, 1	3.5	0.80	1,600	1,280
78	7 @ 0.5, 1, 1, 1	7.5	0.80	7,400	5,920
79	1	1	0.85	700	595
80	1, 1	2	0.85	910	774
81	0.5, 1	1.5	0.85	700	595
82	0.5, 1	1.5	0.85	700	595
83	2	2	0.85	910	774
84	2	2	0.85	910	774
85	4, 4	8	0.90	7,400	6,660
86	1, 2, 2, 4	9	0.85	10,100	8,585
87	3	3	0.85	1,600	1,360
88	3	3	0.85	1,600	1,360
89	2	2	0.85	910	774
90	2.5	2.5	0.85	1,275	1,084
91	1.5, 4	5.5	0.85	4,700	3,995
92	1, 1	2	0.85	910	774
93	2, 2	4	0.85	1,950	1,658
94	1, 1	2	0.85	910	774
95	0.5, 1, 1	2.5	0.85	1,275	1,084
96	1, 1, 2, 4	8	0.85	7,400	6,290
97	0.5, 1, 1.5	3	0.85	1,600	1,360
98	1, 1	2	0.85	910	774
99	4 @ 1, 4 @ 1.5	10	0.90	12,800	11,520
100	2, 3	5	0.85	3,000	2,550
101	4, 5	9	0.85	10,100	8,585
102	4.5	4.5	0.85	2,300	1,955
103	4	4	0.75	1,950	1,463
104	3	3	0.55	1,600	880
105	1.5, 1.5	3	0.80	1600	1,280
106	2	2	0.80	910	728
107	1,1,1,1	4	0.80	1950	1,560
108	2	2	0.75	910	683
109	1, 1.8	3	0.75	1600	1,200
110	1.8,0.8	2	0.75	910	683
					279,969

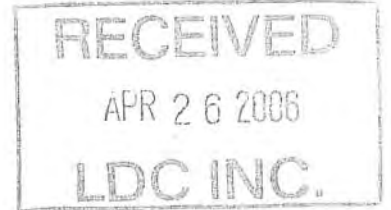




**APPENDIX IV – CITY OF CALABASAS OAK TREE CODE, CALABASAS CODE CHAPTER  
17.26.070, AND  
OAK TREE PRESERVATION & PROTECTION GUIDELINES**



CITY OF CALABASAS



# OAK TREE PRESERVATION AND PROTECTION GUIDELINES

REVISED DRAFT 29 April 1993

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## INTRODUCTION

Oak trees within the City of Calabasas are a valuable resource and are protected by the Oak Tree Ordinance. These guidelines describe methods, procedures and application materials required by the City to ensure that proper consideration is given to oak trees and their habitat in connection with development and other requests. An oak tree permit is required for the removal, encroachment or moving by development of an oak tree with certain exceptions as described below.

Certain work on an oak tree may be performed without a permit and therefore, the provisions of these guidelines do not apply. Please refer to the Oak Tree Ordinance and these guidelines for details if in doubt.

It is generally advisable to contact the City prior to beginning any construction or earthwork on property that has any oak trees within 200 feet. The City will be happy to answer your questions and assist you with your oak trees.

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# OAK TREE PRESERVATION AND PROTECTION GUIDELINES

## I. PURPOSE

The City lies in a unique portion of Los Angeles County, the beauty and natural setting of which is greatly enhanced by the presence of large numbers of majestic oak trees. These indigenous oak trees are recognized for their significant historical, aesthetic and environmental value. They are indicator species for the natural communities in which they exist, supporting a broad spectrum of other native plant and animal species. As one of the most picturesque trees in the Southern California area, they lend beauty and charm to the natural and man-made landscape, provide over \$5,000 per year in environmental enhancement by controlling soil erosion and water run-off, moderating air pollution and cutting heating and cooling costs, enhance the value of property and preserve the character of the communities in which they exist.

Development within the Calabasas area has resulted in the removal of a great number of oak trees. Further uncontrolled and indiscriminate destruction of this diminishing plant heritage would have a detrimental affect the general health, safety and welfare of the citizens of Calabasas. The preservation program and procedures outlined in these guidelines contribute to the welfare and aesthetics of the community and retain the great historical and environmental value of these trees.

No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, remove, relocate, endanger or damage any tree protected by the City Oak Tree Ordinance on any public or private land located within the incorporated areas of the City of Calabasas except in accordance with the conditions of a valid oak tree permit issued by the City.

## II. OAK TREE POLICY

It shall be the policy of the City of Calabasas to require the preservation of all healthy oak trees unless compelling reasons justify the removal of such trees. This policy shall apply to the removal, pruning, cutting and/or encroachment into the protected zone of oak trees. The Planning Commission, in conjunction with an oak tree preservation consultant as necessary, shall have the primary

and overall responsibility to administer, evaluate and monitor this policy to assure strict compliance.

### III. DEFINITIONS

For the purposes of these guidelines, unless otherwise apparent from the context, certain words and phrases used are defined in this section.

**"Alter"** - Any action undertaken which may cause damage or cause injury, death or disfigurement to a tree. This includes, but is not limited to, removing, transplanting, detaching, cutting or pruning, poisoning, over watering, excavating, or paving within the protected zone of an oak tree.

**"Canopy Cover"** - The percentage of a site covered by oak canopy based on the sum of all oak crown canopies within the property boundaries .

**"Canopy Retention Standard"** - The amount of canopy that is to remain on any property following improvement. The City policy is to retain 75% of the baseline canopy within its jurisdiction, as of August 1992.

**"Certification Letter"** - A letter certifying that the work was performed under the general or direct supervision of an oak tree preservation consultant and that said work fully complies with the conditions of the development permit, the oak tree report and/or these Oak Tree Preservation Guidelines, as appropriate.

**"Crown Canopy"** - The leafy portion of the tree outlined using dripline measurements.

**"Cutting"** - The detaching or separating either in whole or in part, from a protected tree, any part of the tree including, but not limited to, any limb, branch, root, or leaves. Cutting shall include pruning and trimming.

**"Damage"** - Any action which causes or tends to cause injury, death or disfigurement to a tree. This includes, but is not limited to, cutting, poisoning, burning, over watering, relocating or transplanting a protected tree, changing or compacting the natural grade within the protected zone of a protected tree, changing groundwater levels or drainage patterns, or trenching, excavating or paving within the protected zone of an oak tree.

**"Dead Tree"** - A tree that does not contain any live tissue; i.e. green leaves or live limbs. Since Valley Oak (Quercus

lobata) are deciduous trees and are dormant in the winter, their status must be confirmed by the City's Oak Tree Consultant in the spring before being declared dead.

**"Deadwood"** - Limbs or branches that contain no green leaves or live tissues. A tree or limb may be considered dead if it does not show evidence of any green leaves or live branches over the span of 1 year, inclusive of prime growing weather.

**"Deadwooding"** - The process of trimming an oak tree of its deadwood.

**"DBH"** - Diameter at breast height is to be measured at 4 1/2 feet above grade on the high side of the tree.

**"Dripline"** - The outermost edge of the tree's canopy. When depicted on a map or on the ground, the dripline will appear as an irregular shape that follows the outline of the trees branches as seen from overhead.

**"Encroachment"** - Any intrusion into the protected zone of an oak tree which includes, but is not limited to, altering, pruning, grading, excavating, trenching, dumping of materials, animal corrals, storage of materials or equipment, or the construction of structures, paving or other improvements. For purposes of this section, encroachment shall not include the action of a person physically entering the protected zone of an oak tree.

**"Fencing Plan"** - A detailed design showing placement of protective structures around trees. Fences will be located outside the protected zone of a tree or group of trees, be a minimum of 5 feet high, with warning signs located on 4 sides.

**"Fine Grading Permit"** - An entitlement from the City authorizing certain grading work that must be conducted within the protected zone of an oak tree, designed to ensure proper drainage as required by the City of Calabasas Municipal Code.

**"Ground Plane Improvements"** - Improvements that do not disturb the soil within the protected zone of an oak tree.

**"Heritage Oak"** - Any tree in the oak genus with a diameter of 24 inches at 4 1/2 feet above natural grade. In addition, the Planning Commission and/or the City Council may classify an oak tree, regardless of size, as a heritage oak tree if it is determined by a majority vote thereof that such tree has exceptional historic, aesthetic and/or environmental qualities of major significance or prominence to the community.



**"Monitoring"** - The process of physically measuring various aspects of tree health and vigor to determine how the tree changes over time. This can include photographs, soil analysis, and measurements of water stem potential and flushing growth as well as visual assessment.

**"Multiple trunks"** - Refers to more than one trunk growing from one root system, with the aggregate diameters totaled, deemed to equal one tree.

**"Oak Tree"** - Any oak tree of the genus Quercus, including, but not limited to, Valley Oak (Quercus lobata), California Live Oak (Quercus agrifolia), Interior Live Oak (Quercus wislizenii), and Scrub Oak (Quercus dumosa), having a diameter greater than 1 inch when measured 12 inches above grade.

**"Oak Tree Consultant"** - An individual or firm with a degree of acceptable and relevant experience in landscape architecture and/or horticulture, including extensive experience in monitoring and maintaining the health of oak trees. A list of such individuals/firms will be available from the City.

**"Oak Tree Information Packet"** - A packet containing certain handouts concerning the care and maintenance of oak trees which will be distributed to property owners whose lots contain oak trees.

**"Oak Tree Permit"** - An entitlement from the City authorizing specific work to be performed within the protected zone of an oak tree pursuant to the provisions of the Oak Tree Ordinance.

**"Oak Tree Preservation and Protection Guidelines"** or **"Guidelines"** - The policy established by the City Council and the administrative procedures and rules established by the Planning Commission for the implementation of the Oak Tree Ordinance.

**"Oak Tree Report"** - A report prepared by an oak tree consultant containing specific information on the location, condition, potential impacts of development, recommended actions and mitigation measures regarding one or more oak trees on an individual lot or project site.

**"Person"** - Any natural person, partnership, firm, corporation, governmental agency, or other legal entity; does not include the City of Calabasas.

**"Pre-Application Conference"** - A meeting between the applicant and appropriate City representatives, including the City oak tree consultant for the purposes of discussing the

requirements for submitting an application for an oak tree permit.

**"Pre-Construction Conference"** - A meeting with the applicant, his/her contractors, superintendent, engineers, oak tree consultants, and City representatives, including the City oak tree consultant, to delineate special procedures, limits of work, lines of authority and special conditions or procedures.

**"Protected Tree"** - The same as oak tree.

**"Protected Zone"** - A specifically defined area totally encompassing an oak tree within which work activities are strictly controlled. Using the dripline as a point of reference, the protected zone shall commence at a point 5' outside of the dripline, and no less than 15' from the trunk of an oak tree, or 50' from the trunk of a heritage tree. The perimeter of the protected zone shall be fenced during construction according to the specifications contained in these guidelines.

**"Pruning"** - Any and all cutting performed upon any portion of an oak tree. Requires a permit and must be conducted in strict compliance to ISA Pruning Standards.

**"Registered Oak"** - Any tree registered by the City or a City recognized entity.

**"Removal"** - Physically removing, or causing the death of a tree through damaging, poisoning, or other direct or indirect action.

**"Routine Maintenance"** - Actions taken for the continued health of an oak tree such as deadwooding. In special cases fertilization, insect control, limited watering and ground aeration may also be warranted. For purposes of the ordinance, routine maintenance shall not include pruning.

**"Stress"** - Any indication that the tree is suffering from changes in its environment. Stress can include, but is not limited to, change in leaf color, crown thinning, curling of leaves, early leaf drop, and reduced shoot growth.

#### IV. OAK TREE PERMIT APPLICATION PROCESS

Any person who owns, controls, or has custody or possession of any real property within the City of Calabasas shall make a reasonable effort to maintain all oak tree(s) located thereon in a state of good health. Failure to do so will constitute a violation of the ordinance.

**Oak Tree Permit Required** - No person shall cut, remove, encroach into, or remove brush from the protected zone or remove or transplant any oak tree on any public or private property within the City of Calabasas, unless a valid Oak Tree Permit has been issued pursuant to the provisions of the Oak Tree Ordinance. The applicant shall be required to furnish all necessary information as determined by the Planning Commission together with a fee as established by Council Resolution.

There are two classes of permits:

1. Permit to Alter  
(prune, change grade, encroach, fuel modification;
2. Permit to Remove  
(which also includes relocations)

If the situation calls for both removal and encroachment, only the Permit for Removal is necessary.

No grading permits for properties containing oak trees will be issued without prior approval of an Oak Tree Permit.

##### STEP ONE: Pre-Application Conference

The purpose of this meeting is to familiarize the applicant with the City's permit process, review pertinent environmental constraints, identify the Canopy Retention Standard, discuss City guidelines on reasonable use of the property and identify the information and materials necessary to file an application for an oak tree permit or request to prune. Criteria for design constraints will be identified at this time and can include: locations of walkways, driveways, cut and fill, fencing individual or clusters of trees, staking surveyed corners of buildings.

A pre-application conference may be arranged by calling the City. Attending the meeting will be the appropriate City planning staff and the City oak tree consultant. For Permits to Alter, this step may be accomplished by phone.

STEP TWO: Formal Application

Once the applicant has completed all application forms and prepared all of the information identified during the pre-application conference, the applicant may formally submit the project application together with the applicable fee.

STEP THREE: Application Review

On receipt of an application for an oak tree permit or request to prune, the City shall review the application for accuracy and completeness and make an inspection of the project site.

The application will be reviewed by the City's oak tree consultant. Those situations requiring consultant review include, but are not limited to, projects involving significant numbers of protected trees, projects involving development activities in the immediate vicinity of protected trees, and/or projects where physical protective measures may be required for the continued health of the remaining trees.

Upon completion of application review and on-site inspections, the City's oak tree consultant shall submit a written report to the City outlining the findings and recommendations. Normally, this will occur within ten (10) working days of receipt of the application materials from the City.

STEP FOUR: Environmental Review

Pursuant to the requirements of the California Environmental Quality Act, the City staff shall determine the appropriate level of environmental review for the project. If an initial study is required, an Environmental Questionnaire and associated filing fee shall be needed.

STEP FIVE: Findings for Approval

After receiving all of the required information, the City may approve the request when one of the following findings can be made:

- A. The condition of the protected tree(s) requires pruning to preserve health or maintain balance.
- B. The condition of the protected tree(s) general health with respect to the perceived danger of falling over or dropping limbs and proximity to existing structures, high pedestrian areas such as roadways, pedestrian walkways, parking lots or interference with public utility lines cannot be controlled or remedied

through reasonable preservation and/or preventative measures.

- C. The approval of this request will not be contrary or in conflict with the general purpose and intent of the Oak Tree Ordinance.

In evaluating requests for removal or encroachments based on the reasonable and conforming use section, the City shall take into consideration: comparison of proposed building(s) gross floor area and other on-site design features with other conforming developments in the same vicinity and zone, and any other factors that are unique to the property such as topographic constraints and other physical limitations. The applicant shall be responsible for submitting adequate information to demonstrate that reasonable and conforming use cannot be made of the subject property without removal(s) or encroachment(s) into the protected zone of an oak tree.

STEP SIX: Approval Procedure

- A. The Planning Commission may approve, deny, or conditionally approve a request for the removal of three (3) or fewer oak trees comprising less than 25% of the total canopy cover on a single parcel except for Heritage Oak Trees as provided herein. The Planning Commission may also approve, deny, or conditionally approve a request for pruning or encroachment involving an unlimited number of oak trees.
- B. The Planning Commission may refer any request for an oak tree permit directly to the City Council if the Planning Commission determines that special circumstances may exist with regard to the status of the tree(s), special community interest, or exceptional aesthetic, environmental or historical value.
- C. The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of the Municipal Code.
- D. Any request for removal of one (1) or more Heritage Oak Trees or greater than 25% of the canopy cover on a single parcel shall require a public hearing and three-fifths approval of the City Council.
- E. Notwithstanding the Planning Commission's authority under the preceding paragraphs to act on requests relating to oak trees, whenever the request involves another entitlement requiring a recommendation or approval by the City Council, the Planning Commission shall refer the request to the City Council.

## V. CONDITIONS OF PERMIT APPROVAL

Conditions may be imposed on the permit at the discretion of the City including, but not limited to, any of the following mitigations:

- A. It is the policy of the City to preserve and enhance its ecosystem, one element being the contribution of oaks to the total hardwood canopy and wildlife habitat. Therefore, the loss or gain of total oak tree canopy as reflected in a baseline inventory of these resources shall be described in terms of species, total inches of diameter of any tree, and/or aggregate inches of diameter for more than one tree, and the magnitude of impact.
- B. Requiring the replacement or placement of additional trees on the subject property to offset the impacts associated with the loss of a tree, limbs or encroachment into the protected zone of an oak. For every inch of tree, limb or root removed, a minimum of one inch must be replaced.
- C. Canopy Retention Standards recognize the need to protect and retain stands of trees, as well as individual trees which will be impacted by proposed development. It is the policy of the City of Calabasas to retain 75% or more of the baseline canopy of each subject property.

Canopy cover will be determined by using dripline measurements to determine crown canopy and by comparing the amount of the subject property covered by canopy to that without canopy.

- D. Unless waived by the City Council, a refundable security deposit in an amount equal to the cost of the replacement trees and canopy shall be deposited in trust with the City of Calabasas to guarantee the implementation and success of this replacement. The deposit will be refunded upon satisfactory completion of all conditions, including successful establishment of replacement plantings according to the criteria outlined in section V.4. The dollar deposit shall be determined using the PRC method of determination as outlined in Appendix B.

- E. A signed acceptance of the conditions of the oak tree permit for removal shall be executed by the applicant or his/her representative, and the refundable security deposit shall be made prior to the issuance of the oak tree permit.
- F. The planting of new trees on-site or off-site will be required to offset the loss of a tree. The applicant shall be responsible for periodic submission of affidavits by a certified oak tree consultant according to the permit specifications. This will include, but not be limited to, reports at the conclusion of grading and construction, and annually for the next 5 years based on quarterly or bi-annual site visits and including monitoring observations. Such affidavit shall certify compliance with all conditions of the permit, establishment goals and the health of all replaced, remaining or relocated trees.

This requirement shall be supplemented by random inspections by the City of Calabasas. The applicant's acceptance of an approved permit and the exercise of the rights thereunder shall be deemed consistent with allowing City officials reasonable access to the property for the purpose of conducting such inspections.

A written proposal from a qualified transplantation company must be submitted stating the validity of transplanting any tree.

A written proposal from a qualified monitoring agency/company must be submitted outlining the specific monitoring required for the site/project according to the protocol in Appendix D.

- G. The timing of any pruning, removals or relocations will avoid disturbing nesting birds.
- H. The monitoring schedule, and the maintenance and care program outlined in the Oak Tree Report be carried out by qualified professionals. This program is to insure the continued health and care of oak trees on the property. The cost of the report, monitoring and the City review shall be paid by the applicant.

- I. Payment of a fee to the City based on the following criteria:

Class I: To alter.

The cost for the loss of more than 25% canopy impact to any one tree, or limbs or roots over 2 inches in diameter based upon PRC value of the tree before and after alteration.

Class II: To transplant.

The cost for monitoring, maintenance and replacement in accordance with the Guidelines, by a City approved agency or firm, in addition to the cost related to the PRC value of the tree.

Class III: To remove.

The cost for the loss related to total inches of diameter of the tree(s) removed, associated hardwood canopy cover loss, wildlife habitat loss, and reforestation.

All such funds will be used to provide for reforestation of equivalent sites within or outside the project area that will remain as open space, replace woodlands removed for development, provide for public acquisition of title to and permanent conservation easement on developable lands and provide for public environmental education regarding reforestation and habitat preservation.

As an alternative to the payment of all or part of the fees described above, donation of land suitable for oak reforestation to the City may also be acceptable at the discretion of the City Council. Fees imposed under this section may be reduced as mitigated by specific circumstances and corrective measures undertaken by the property owner.

- J. All oak trees included in an Oak Tree Report shall be considered registered with the City. Persons wishing to register other oak trees are encouraged to do so with either the City or a City-approved entity such as the Topanga-Las Virgenes Resource Conservation District.
- K. If applicable, a bonded assurance of performance for reforestation, monitoring or maintenance may be required, in an amount to be determined by the City.



## VI. PERMIT REQUIREMENTS: REQUEST TO ALTER

### CONDITIONS REQUIRING A PERMIT TO ALTER

#### Pruning Request

Branches and roots under 2 inches in diameter and deadwood may be pruned without a permit.

The removal of live growth exceeding 2 inches in diameter requires application for an oak tree permit and approval of the Planning Commission. However, a property owner may remove limited live roots and branches under 2 inches in diameter considered to be unsafe because of decay, rot, cavities, cracks or splitting, based on the written description of the problem and recommendation for remediation by the property owner's oak tree consultant.

IT IS THE POLICY OF THE CITY OF CALABASAS NOT TO ALLOW THE REMOVAL OF LIVE TISSUE FOR THE PURPOSE OF ALTERING THE APPEARANCE OF AN OAK TREE. THEREFORE, ORNAMENTAL PRUNING, THINNING OUT, HEADING UP, OR ANY OTHER SIMILAR PRUNING WHICH INVOLVES THE REMOVAL OF LIVE TISSUE IS DISCOURAGED. THESE PROCESSES CONTRIBUTE TO THE ONSET OF INSECTS AND DISEASES.

Exceptions to this requirement are cases where clearance is required for utilities or public rights-of-way which are made known to the City in advance. All such pruning work shall follow proper arboriculture practices as outlined in the ISA Pruning Standards (Appendix A) and as approved by the City's oak tree consultant. Sealer should not be applied to cut ends. Research indicates that this aids the pathogens and not the tree.

#### Encroachment within the Protected Zone

Intrusion of any kind within the protected zone of an oak tree ( 15 feet from the trunk or 5 feet outside the dripline of trees under 24 inch DBH; 50 feet from all trees 24 inch DBH or greater) is to be avoided whenever possible. However, permits will be granted in those situations where such encroachment is unavoidable. Use of trenches for more than one utility service, proper trench design which minimizes root impacts, proper cutting and treatment of roots should all be detailed in the application.

#### Change of Grade

Any changes to the natural grade within or adjacent to the protected zone of an oak tree require a permit. Included in the application should be clearly detailed drawings indicating intended cut and fill, tree protection devices and other strategies as needed to meet or exceed City standards.

### **Fuel Modification**

In accordance with Public Resources Code 4291 (Minimum Statewide Clearance of Brush) and recognizing the importance of the natural scrub oak communities within the City, the following standards shall be used to provide adequate clearance and protection from wildland fires.

#### **1. Existing or Previously Approved Construction**

When deemed necessary by the County of Los Angeles Fire Department, communities of scrub oaks are to be cleared of all deadwood, be limbed up a minimum of 48 inches above natural grade, and be thinned to allow at least 18 feet between groups of plants, for a distance of at least 100 feet from any structure, and not to exceed 200 feet from any structure. Planting of low growing (below 18 inch) native groundcovers will be allowed within the cleared area to prevent erosion.

All work must have prior approval from the City and be supervised by a City approved arborist/landscaper.

#### **2. New Construction**

All new structures shall be sited 100 to 200 feet from scrub oak communities, or from the boundaries of any State or National Park lands. If the parcel size precludes this setback, the siting of structures will then be set back from the slope/pad intercept by at least 50 feet. Additional clearance of native vegetation may be required to provide adequate fire protection.

All work must have prior approval of the City and be supervised by a City approved arborist/landscaper.

In order to receive a permit for any of these activities, the following information must be submitted to the City, along with the necessary fee.

### **Application Form**

Application shall be made on the standard application form supplied by the City. The signature of the property owner will be required in all cases.

### **Data Sheet**

Data sheets are supplied by the City and must be completed for each tree involved.

### **Justification Statement**

This is a written statement indicating the need for taking proposed actions involving oak trees. It should establish that the trees in the vicinity will be protected by meeting or exceeding the standards set by the City; that any encroachment, grade change or fuel modification will be done using approved preservation methods; and that one or more of the following findings can be made:

1. that the condition of the oak tree(s) with respect to disease, danger of falling, proximity to existing or proposed buildings and/or structures and parking lots, or interference with utility services cannot be controlled or remedied through redesign of the site elements or reasonable preservation procedures and practices;

2. that the retention or failure to allow some encroachment of the trees as described in the application prohibits the reasonable and conforming use of the property.

**Description of work**

Site plan showing tree locations and how proposed actions will impact the tree(s). In the case of fuel modification include a copy of the request from the Fire Department.

**VII. PERMIT REQUIREMENTS: REQUEST TO REMOVE**

The materials required to complete an application are described below. The City may waive the filing of one or more of the items listed when deemed necessary to process the application. However, additional information may be required when deemed necessary for permit processing. The accuracy of all information, maps, and lists submitted shall be the responsibility of the applicant.

**Application Form**

Application shall be made on the standard application form supplied by the City. The signature of the property owner will be required in all cases.

**Justification Statement**

An application requirement which may not be waived is a written statement by the applicant or his/her oak tree consultant stating the justification for planned actions involving oak trees.

Statements should establish that the oak trees in the vicinity of the project or construction site will be protected by meeting or exceeding the standards set by the City; that any construction or use will be done with approved preservation methods; and that one or more of the following findings can be made:

1. That due to the condition of the oak tree(s), certain actions are required to maintain its health, balance, or structure.
2. That the retention of or failure to allow some encroachment as described in the application prohibits the reasonable and conforming use of the property.
3. That the condition of the oak tree(s) with respect to disease, danger of falling, proximity to existing or proposed buildings and/or structures, parking lots or interference with utility services cannot be controlled or remedied through redesign of the site elements, reasonable preservation procedures and practices.

#### **Site Plan and Oak Tree Map**

In those cases determined to require a site plan, the following information should be included.

NOTE: Existing site plans may be used provided the information is both current and accurate.

1. Size: Maps should not exceed 30" x 42" in size.
2. Scale: The scale should not be smaller than  
1" = 20'.  
Note: Map size and scale may be decreased with prior approval.
3. Property address and legal description.
4. Title Block: In one corner of the map; indicate the name of the property owners, applicant, appropriate consultants, (such as surveyor and oak tree specialist), address(s) and phone number(s) of those involved in preparing the plans and application.
5. Physical characteristics: the body of the map should accurately portray the following existing and proposed features:
  - a. property lines;
  - b. streets, access easements and/or public or private driveways and any other paved areas;
  - c. buildings or structures;
  - d. setbacks of all buildings and structures from the property lines;
  - e. parking and other paved areas;
  - f. land uses on parcel (existing and proposed as applicable);
  - g. proposed grading and construction, including utilities and subdrains.

6. Oak Tree Locations: The map shall indicate the exact location of all oak tree(s) proposed to be encroached upon, removed and/or relocated, and those trees within 200 feet of the project or construction area, even if this extends beyond the property boundaries. Surveying the exact location(s) of the tree(s) both horizontally and vertically is very important and must be accomplished by obtaining the services of a professional engineer or a licensed land surveyor whose signature shall be affixed to the site plan and oak tree location map as appropriate.

Symbols shall be used to indicate the proposed status of the tree(s).

- X - tree to remain
- O - tree to be removed
- \* - tree to be relocated

7. Dripline(s) of the Tree(s): The exact location of the dripline of an oak tree is crucial in order to evaluate any impacts resulting from construction. Consequently, aerial photographs and rough approximations will not be acceptable. The dripline must be plotted in the following manner:

- a. Obtain and record four compass readings: N, E, S, W, plus any directions which have greater dripline dimensions.
- b. Perform a measurement of the dripline in the field at each compass point.
- c. Sketch in any variations as observed in the field.

### **Tagging**

In anticipation of a field inspection, each tree having a caliper measure of 1 inch at 12 inches above grade shall be assigned a number on the plan and be physically tagged in the field. In order to standardize the system so that everyone may easily locate the tree number the following procedure is established:

1. A permanent tag, a minimum of 1 1/4" to 2" is to be used. The tag must be made from a non-corrosive, all-weather material and be permanently attached to the tree. For small trees that would be damaged by affixing the tag directly to the trunk, the tag may be tied with non-corrosive wire to a lower branch on the north side. It may need to be retagged more permanently at a later date.

2. The tag shall be affixed to the north side of the tree at 4 1/2 feet above natural grade.
3. Except for trees whose number has become obliterated, trees that were previously tagged properly need not be retagged.
4. Trees whose numbers have become obliterated shall be retagged using the required method.

### **Canopy Retention Standards**

To promote woodland conservation, proposed development designs should make every effort to maintain groups of trees in contiguous areas that function as a cohesive habitat. No more than 25% of the total oak canopy cover for a given property as of August 1992 may be removed without City Council approval.

Total canopy cover will be determined by taking the sum of the individual tree crown canopies and comparing the percentage covered with the total area of the site.

Since preservation and reforestation are the long-term goals, special consideration should be given for protecting those areas having obvious natural regeneration and mixed age stands of oaks. The mitigations for loss of these resources will be determined by the City Council.

Short-term impacts due to construction can be mitigated by, but not limited to, the following;

1. Reserving some acres or percentage of property from development until reforested areas attain habitat value of oak woodlands lost, or
2. Specify open space deed restriction or donation of some property with equivalent oak resources on developable lands located outside the project area. Total area, canopy cover, woodland type and habitat value, in addition to any other pertinent resources shall be considered in determining equivalence of property.

### **Oak Tree Report**

#### **1. General**

##### **a. No Report Necessary**

The determination of the requirement for an oak tree report will be made during the pre-application conference and will be predicated on the scope of the project and the nature of its impact on the surrounding trees. In general, the requirements for an oak tree report may be waived only in situations involving the removal of hazardous trees, subject to verification by the City's oak tree consultant. A modified oak tree report may be recommended by the City's oak

tree consultant should all of the trees on the property be a sufficient distance from the construction (no less than 200 feet), so as not to be impacted by construction or grading. Photographs, completed data sheets and protective fencing according to the standards outlined in the guidelines shall be required for those trees. Requests for pruning may also be subject to a modified report, subject to verification by the City's oak tree consultant.

b. New Report Necessary

In situations requiring the submission of an oak tree report, the document shall be certified by the applicant's oak tree preservation consultant to be true and correct and must be acceptable to the Planning Commission. Questions concerning the extent of the report's content or the acceptability of the report's preparer should be cleared with the City staff in advance.

c. Use of Existing Report

In cases where there is an existing oak tree report over two years old, on an earlier project that was not approved and/or constructed, the applicant may be required to provide a supplementary report rather than a new report. In addition to any design changes, the report will retain the original numbering system and include the current health and dripline of each oak tree on the project.

**2. Format for the Report**

A standard data sheet provided by the City will be completed for each tree. Additionally, the report shall discuss all grading and structures, required cutting, paving or trenching in and around the trees on the project and shall evaluate, to the extent possible, the impact of such activity on the tree, the impact on the overall canopy cover, as well as any mitigating measures proposed, including drainage modifications, and the anticipated effectiveness thereof.

In addition, the oak tree report shall be based on information requested on the data sheet, which includes the following information:

- a. Location of tree
- b. Tree tag number
- c. Species
- d. Diameter at 4 1/2 feet above natural grade
- e. Height
- f. Canopy cover information:
  - condition of crown canopy (% shade)
  - diameter based on actual ground measurements taken at 4 or more compass points
  - distance from natural grade to the first branch at 8 compass points
  - percentage of canopy cover

g. Health and Vigor Rating

Use the following criteria to describe the condition of the tree. Percentage (%) of canopy, trunk, branches and roots should be determined by visual inspection.

"A" = Outstanding

A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease or pest infestation.

"B" = Above Average

A healthy and vigorous tree with less than 25% of the tree affected by visible signs of stress, disease and/or pest infestation.

"C" = Average

Although healthy in overall appearance, 25% - 75 % of the tree shows evidence of stress, disease and/or pest infestation.

"D" = Below Average/Poor

Greater than 75% of this tree shows evidence of stress, disease and/or pest infestation and appears to be in a state of rapid decline. The degree of decline may vary greatly.

"F" = Dead

This tree exhibits no signs of life at all.

h. PRC value of the tree

This value shall be calculated for each tree and will be used to determine the necessary mitigations. Refer to Appendix B for complete discussion.

TREE VALUE = (basic value) (0.1) (condition rating)

Basic value = \$4,700 + \$2,700 (d-7) when  
(d = diameter in inches of trunk at 4 1/2' above natural grade)

Condition rating = based on visual evaluation

"A"	Outstanding	90-100%
"B"	Above Average	70-89%
"C"	Average	50-69%
"D"	Below Average	25-49%



"F" Dead

0-24%

Note: Dead trees have important wildlife value and therefore receive extra valuation in certain circumstances).

EXAMPLE: Coast Live Oak (Quercus agrifolia) in good condition having a diameter of 25"

$(\$4,700 + \$2,700(25-7)) (0.1) (0.80) = \$42,640$

- i. Existing tree environment: slope grade and aspect, soil description, list of surrounding vegetation
- j. Physical Structure: broken branches, unbalanced crown, water traps, etc.
- k. Horticultural evaluation: disease, pest identification and extent of damage
- l. Tree vigor: new shoots, leaf color, bark characteristics, deadwood, crown thinning, dieback, etc.
- m. Photograph of tree taken from stated distance and direction. Must be clear enough to discern important features of the crown and trunk. Additional photos may be needed to show health problems, unusual features, extent of fire damage, etc.
- n. Recommendations: Suggestions made by the applicant's oak tree consultant regarding any need for stabilizing physical structure (cabling, bracing), drainage/irrigation changes, disease and/or pest control, monitoring schedule, intended action (remain, remove, relocate).

Drawn sections shall be submitted showing the tree and all impacts to the protected zone above and below natural grade.

Each identified disease symptom shall be accompanied by a statement as to the probable effect of the disease upon the life or structure of the tree.

## VIII. STANDARDS FOR PERFORMANCE OF PERMITTED WORK

### 1. Scope of Work

All work shall be performed as specified in the approved oak tree report and monitoring plan, oak tree permit and the requirements contained in these guidelines. Additional work such as spraying, watering, fertilization, cabling, bracing, etc. may be required as determined by the City's oak tree consultant. It must be remembered that these trees are living organisms and that the necessity for such additional work may be required due to any change in their condition after the original oak tree report is prepared.

### 2. Oak Tree Preservation Consultants

Generally, the services of an oak tree consultant are made necessary by the conditions of approval of various permits issued by the City of Calabasas. The importance of the consultant to the applicant/property owner is clear from the various requirements listed in this resolution.

From the City's perspective it is both necessary and critical that the applicant/property owner identify the consultant of record and allow him/her to act independently so as to be able to certify that all work was conducted according to the permit and these guidelines. Where encroachment and/or removal has been approved, the applicant/property owner must notify the City and the consultant in writing 48 hours before commencing any authorized work within the protected zone of oak trees. Moreover, it is mandatory that the applicant/property owner notify the City in writing within 5 days of any changes of their oak tree consultant of record. Monitoring of specific trees may need to begin at least 3 months prior to any encroachment or action within the protected zone.

A list of qualified oak tree consultants can be obtained by contacting the City.

### 3. Monitoring

A monitoring schedule for each site will be determined by the City's oak tree consultant based on the monitoring protocol (Appendix D). Monitoring will be conducted at quarterly intervals or more, during all grading and construction activities as warranted by the site conditions, for the first 3 years. Following construction, bi-annual monitoring is required for the next 5 years, or more if warranted. The specific monitoring protocol for each project will be determined based on the following:

- the number of trees to remain and their proximity to construction activities;
- the number of trees to be transplanted;
- the location and number of replacement trees required;

- the potential extent of impact to the overall canopy.

Annual reports will be submitted according to the schedule indicated in the permit.

Monitoring of relocated trees will commence at least 3 months prior to any encroachment or grading activities so as to provide important baseline information used to assess the changes in the tree following transplantation.

All monitoring will be done by a City approved agency/firm and the cost will be born by the applicant. Information provided by such monitoring will be used to establish realistic mitigation measures and to ensure the long term future of oak resources in the City.

#### **4. Inspections**

All work shall be conducted in accordance with applicable ordinances and procedures detailed in the guidelines. It is the applicant's responsibility to call for and secure all inspections required to approve such work in accordance with the schedule outlined in the permit.

#### **5. Work within the protected zone**

Because of the high sensitivity of oak trees, great care must be taken when work is being conducted within the protected zone. For this reason, the City has established specific procedures to ensure that the trees receive maximum protection. The procedures are as follows:

##### **a. On-site Supervision**

All work conducted within the protected zone of an oak tree shall be performed in the presence of the applicant's oak tree consultant, and be verified by the City's oak tree consultant.

##### **b. Forty-eight Hour Notice**

Except for deadwooding and pruning of limbs or roots under 2 inches in diameter, the applicant shall provide a 48 hour notice to the City and the appropriate oak tree consultant before beginning any work within the protected zone.

##### **c. Hand Tools**

Unless otherwise approved, all work conducted within the protected zone shall be accomplished using hand tools only. Use of tractors and other vehicles is prohibited. Roots will be severed cleanly with a saw, avoiding torn ragged or shattered ends.

#### d. Certification Letter

Certification letters are required for all work conducted upon oak trees. The applicant's oak tree consultant shall submit a certification letter within 10 working days after completion of such work certifying that all of the work was conducted in accordance with the appropriate permits and the requirements of these guidelines.

#### 6. New Plants around Oak Trees

Planting is not recommended within the protected zones of oak trees. There should be nothing but a 3 inch layer of organic mulch (preferably oak leaves) within 6 feet of the trunk. Any planting within the dripline shall consist of oak associated natives of the Santa Monica Mountains. See Appendix E for the list prepared by the California Native Plant Society. These plants will not be irrigated.

Plants located at the perimeter of the protected zone shall consist only of drought tolerant species which are not susceptible to either Avocado Root Rot (Phytophthora cinnamomi) or Oak Root Fungus (Armillaria mellea). Irrigation should be limited. Spray emitters are prohibited.

#### 7. Replacement Trees

##### A. Types:

In all cases, replacement trees of the following species (Quercus agrifolia, Quercus lobata, and Quercus dumosa) must be approved in advance by the City's oak tree consultant. Every attempt should be made to acquire trees grown from local acorns.

Top pruning and removal of branches on the lower two thirds of the trunk (lollypopping) destroys the natural structure of the tree and attracts boring beetle infestations. No specimens having been treated in this manner will be deemed acceptable. As the trees mature, removal of side branches may be permitted as outlined in the maintenance and care program.

Note: In some cases, where it is not possible to obtain appropriate nursery grown trees in the sizes required, an equivalent number of smaller container trees shall be planted in an amount equal to the cost of the larger unavailable trees.

##### B. Sizes

It is most advantageous to plant acorns and small oak trees (5 gallon), allowing them to develop in place. When larger container specimens are required, they must meet the following specifications:

<u>Size Container"</u>	<u>Height'</u>	<u>Spread'</u>	<u>Caliper"</u>
5 gallon	6-8'	12-24"	1/2"
15 gallon	6-8'	3-5'	1 1/2"
24" box	8-10'	5-6'	2"
30" box	10-12'	6-8'	2 1/2"
36" box	12-14'	8-10'	3"

### C. Quality of Stock and Inspection Criteria

Nursery stock should be inspected by the applicant's oak tree consultant at the site before acceptance. The City requires that all trees be handled by their containers or root balls and not by the trunks.

At least 2% of the trees purchased should be removed from their containers and all other trees should be checked for the following:

1. Vigor: good shoot growth, large leaves and dense foliage, smooth, shiny bark, proper trunk taper, no evidence of extensive pruning.
2. Well-formed root systems: white root tips visible on perimeter of root ball, no kinked or girdling roots, firm, healthy older roots.
3. No serious disease or insect damage.
4. Well formed crown: strong central leader, no evidence of topping or lollyopping, side branches left intact.
5. No evidence of shipping damage or other injury.
6. Delivery of the exact species from the locale specified.

### D. Planting Requirements

1. All holes will be no deeper than the container and at least 2 times wider than the container, with edges scarified. Check for and correct soil and drainage problems.
2. Unless otherwise directed by the oak tree consultant, backfill soil will not be amended.
3. The root crown will be level with or slightly higher than the surrounding grade.

4. Staking is not recommended. Under certain circumstances staking may be used at the direction of the City's oak tree consultant. In such cases, 2 stakes will be a minimum of 24" from the trunk and secured by the use of non-abrasive ties in a figure 8 pattern for the first 6 months. Be sure to remove the stack used for transporting the tree.

5. Watering should be by drip irrigation according to the following schedule:

**WATER SHOULD NEVER BE SPRAYED ON THE TRUNK.**

Year 1 - water weekly in the rainy season if needed to keep the soil moist. Slow, deep application is best. Summer watering should be spread out to every other week or more if the tree is well enough established.

Year 2 - extend the normal rainy season by supplemental watering through June, none in July or August, resuming as needed in September.

Year 3 - water only during the rainy season if necessary due to low natural rainfall.

6. Three to six inches of mulch should be applied under the dripline, but not touching the trunk.

**8. Location of Replacement Trees**

In determining the location for replacement tree planting, the Planning Commission shall consider, but is not limited to, the following factors:

A. The vegetative character of the surrounding area near the project site. These concerns are outlined in the California Native Plant Society guidelines for tree planting (Appendix C).

B. The number of oak trees subject to this ordinance which are proposed to be removed in relation to the total canopy existing on the site.

C. The anticipated effectiveness of the replacement oak trees in replacing lost canopy cover.

D. The development plans submitted by the applicant for the proposed construction or use of the project site.

E. The time frame of large scale, phased projects may necessitate planting over several years using oaks of

various sizes in order to promote development of a mixed age stand.

In cases where it is not possible to use the project site for planting replacement trees, the Planning Commission may consider the following options:

- providing for reforestation of equivalent sites that will not be subject to future development, or
- requiring donation of developable land for preservation.

#### **9. Relocation of Oak Trees**

In certain limited cases the City may consider the relocation of oak trees from one area of the project to another. The guidelines and limitations of this program are as follows:

- A. Oak trees which are approved for relocation will be considered removals by the City and require appropriate replacement mitigation.
- B. A refundable cash security deposit shall be made with the City. The amount shall be determined by the PRC value of the tree (Appendix B), plus the cost of planting and possible replacement. The deposit will be refunded upon the conclusion of the 5 year monitoring period, if in the opinion of the monitoring reports and the City's oak tree consultant, the relocated tree has survived and is in good health. If the health of the tree is unchanged or has declined, the applicant will remove the relocated tree and replace it with equivalent nursery grown tree(s) as specified.
- C. The tree(s) being recommended for relocation must be approved by the City's oak tree consultant whose decision will be based upon factors including health, type, size, time of year and proposed location.
- D. Inspections will occur during grading and construction according to the schedule established by the City's oak tree consultant.
- E. Monitoring by an approved agency/firm will commence at least 3 months prior to any impact on the tree(s) and continue quarterly for the first 3 years, bi-annually for the next 2 years or longer as deemed necessary by the City's oak tree consultant.

Procedures for monitoring are outlined in Appendix D and may be modified to fit the needs of specific sites. However, quantitative measurements of tree health including, but not limited to, water potential and flushing growth are deemed necessary for accurate assessment and may not be deleted.

Yearly reports will be submitted to the City regarding the status of the tree(s). Cost of monitoring and inspections will be born by the applicant.

#### **10. Establishment Criteria**

In order to clarify the level of revegetation deemed satisfactory, the following criteria will be used to evaluate the success of oak tree preservation and replacement plantings:

- Year 1      50-100% living cover on slopes, at least 80% of trees surviving.
- Year 2      80-100% living cover on slopes, at least 90% of trees surviving on reduced irrigation as outlined in section V.1.5.
- Year 3      100% living cover on slopes, at least 95% of trees surviving with limited watering and maintenance.
- Year 4 and after  
Continued growth of ground cover and trees with no supplemental water and little maintenance.

NOTE: Transplanted trees will always require more maintenance than replacement plantings. Special consideration for these trees will be given.

### **IX. TREE MAINTENANCE**

Oak trees require little active maintenance and limited removal of deadwood. They thrive on benign neglect. The tree is growing on a given site because the necessary environmental conditions are already present. For this reason, preserving existing grade and drainage is crucial to the future of the tree.

#### **1. Deadwooding**

This activity is exempt from the requirement to obtain a permit. See definition of deadwood. If uncertain as to whether it is deadwood or not, contact the City's oak tree consultant.

#### **2. Pruning Living Tissue**



All pruning of limbs or roots over 2 inches in diameter will be done according to the Western Chapter of the International Society for Arboriculture Standards (Appendix A) after receiving a permit to alter. Sealers will not be used. All cuts will be made with sharp tools leaving no ragged or torn ends. Natural Target Pruning techniques protecting the branch bark ridge is required.

### **3. Unbalanced Trees**

Trees that are suspected of being physically unbalanced because of broken limbs or that may become unbalanced as a result of deadwooding will require an oak tree report and an oak tree permit before any work can be performed. The report will contain an analysis of the problem and a recommendation for whatever remedial work may be necessary to correct the situation.

### **4. Roots**

Impact to roots 2 inches in diameter or larger shall require an oak tree permit. Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. All roots will be cleanly cut with a saw. Shattered or ragged root ends shall be cut cleanly. Cover all roots with wet burlap for the time that they are exposed. Do not use root seals, as these have proven to aid pathogens and not the tree.

### **5. Fire Damaged Trees**

Although fire is considered a serious threat to oak trees, many trees can survive several damaging fires. During their life span they can continue to provide wildlife enhancement, watershed protection, and physical and aesthetic value to the community. Some trees may begin to exhibit visible signs of rejuvenation within a few weeks after a fire. It is desirable to postpone the cutting of a heavily charred oak trees for at least 2 to 3 years. Most trees will recuperate. Since there are many factors that will determine the survival of fire damaged trees, a careful assessment of each individual tree must be undertaken. Burned trees shall be assessed and rated according to the standard in section VII.2.g immediately after the fire and again 1 year later. Subsequent inspections may also be required before deciding on a specific course of action.

IT IS THE POLICY OF THE CITY OF CALABASAS TO REQUIRE A COMPLETE OAK TREE REPORT ON ANY AND ALL OAK TREES THAT HAVE BEEN FIRE-DAMAGED BEFORE ANY WORK CAN BE PERMITTED.

In preparing such a report, oak tree consultants may assess the extent of the damage using visual or other techniques as necessary. If the removal of any live tissue is indicated, an exception may be made to prune the tree in such a manner so as to permit the regeneration process to proceed unhindered by dead or unhealthy tissue.

**6. Diseased Trees - Pests and Insects**

Generally our native oak trees are a very hardy species. However, there are a variety of diseases and pests that can severely affect trees that are in a state of general decline. Since the entire subject of diseases, pests and insects is a highly technical matter, no diseased tissue may be removed, unless it is unsafe, without submitting an oak tree report and obtaining an oak tree permit.

**7. Cavities**

Trees have well developed defense mechanisms which can be disrupted when natural barriers around the perimeter of a cavity is broken. Other than removing loose debris and providing a screen cover to prevent further debris build up, no action should be taken. Concrete or other similar materials shall not be used to seal or fill cavities. No holes shall be drilled to provide drainage.

**8. Tree Removals**

Unless otherwise expressly approved in writing, authorized removal of oak trees shall be accomplished using the following guidelines:

a. All portions of the tree shall be completely chipped for mulch and/or removed from the site, and debris shall be relocated to a permitted refuse disposal site. Additionally, the stump must be completely removed and the hole or indentation filled with soil.

b. All tree wells that were created to preserve the tree shall be completely filled with soil to the satisfaction of the City Engineer and Building Official.

## X. PHASES OF CONSTRUCTION

The information contained in this section is divided into the four phases normally associated with new construction. Apart from the normal activities conducted during each phase, there are certain conditions associated with work around oak trees that are required to be completed during each of these phases. These requirements are expected to be completed for all residential, commercial and industrial projects.

### PRE-CONSTRUCTION PHASE

This period is defined as the time between the approval of a development permit and the issuance of a grading permit. No work of any kind may occur on an approved project unless a stage grading permit, a grading permit or an oak tree permit has been obtained from the City of Calabasas. A grading plan for parcels with oak trees on the property will be reviewed and approved by the City's oak tree consultant before final approval. Generally, the following activities will occur before the commencement of grading operations.

#### A. Pre-Construction Conference

During this meeting City staff, including the City oak tree consultant will address various issues relating to the oak trees on the site. These issues shall include but not be limited to:

##### 1. Fencing Plan

The applicant or his representative shall bring a copy of the fencing plan to the pre-construction meeting. Using the approved grading plan or the site plan, the fencing plan should be designed along the following guidelines:

a. A minimum 5 feet high chain link fence in concrete footings with posts installed every 8 feet and 2 feet deep into natural grade will be installed at the outermost edge of the protected zone of each oak tree or group of trees. Exceptions to this policy may occur in cases where oak trees are located on slopes that will not be grubbed or graded, or are located in areas where there is no activity planned or no currently approved grading plan.

The fences must be installed in accordance with the approved fencing plan and approved by City inspection prior to the commencement of any grading operations. The applicant's superintendent will be responsible for calling the City to arrange the inspection.

b. Signs must be installed on the fence at 4 cardinal points around each tree. For groups of trees signs will be placed at approximately 50 foot intervals around the grove. The signs must be a minimum of 2 feet by 2 feet square and must contain the following statement:

WARNING

THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF CALABASAS.

2. Monitoring Plan

In some cases it will be necessary to begin monitoring 3 months prior to any encroachment or grading activities. The appropriate contract must be in place to ensure that this is done in compliance with the standards of these guidelines and the plan outlined in the permit.

3. Parking Lots and Pedestrian Walkways

Since it is City policy to preserve all healthy oak trees unless removal, pruning or relocation is absolutely unavoidable, architects should design their projects with these requirements in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that only healthy oak trees are proposed to remain in a high vehicular and pedestrian place. Trees whose rating are confirmed to be a "D" or less should be avoided in pre-design or proposed for removal unless it is possible to restore the tree to a safe and vigorous condition.

To the extent possible, parking spaces should not be located directly under the canopy of oak trees. When this is not possible, pervious paving material shall be used to the satisfaction of the City. The applicant's licensed engineer and oak tree consultant will be required to certify that such work was accomplished under their personal supervision and in accordance with approved plans and permits. These issues will be discussed in the pre-application conference.

4. Cut and Fill Slopes

In general, every effort should be made to avoid cut and/or fill slopes within the protected zone of any oak tree. The oak tree report should delineate any remedial measures necessary to retain positive drainage away from the tree and preserve the root system. Where fill slopes are proposed, the oak tree report must include a soils report indicating whether or not it will be necessary to cut and recompact the area prior to

moving the fill material into position. These issues will be discussed in the pre-application conference.

6. Oak Tree Removals, Deadwooding, Pruning  
Unless otherwise approved, the applicant is required to complete oak tree removals as approved by the oak tree permit for the entire project phase that is currently being graded. Deadwooding and pruning is to be accomplished prior to grading phase unless otherwise approved.

#### **GRADING OPERATIONS PHASE**

This period is defined as the time between the commencement of grading operations and the commencement of construction of the building improvements. It is understood that the construction phase may begin while grading operations are continuing and that grading may begin on a subsequent phase while construction is still in progress on a previous phase.

For purposes of this section, each phase is considered separate and the conditions and monitoring associated with each phase will be required to be completed at the start or during the operations of each phase. The City inspector will make that determination in the field.

In addition to the normal grading operations conducted during this phase, the applicant will be required to comply with the following:

##### **A. On-Site Documentation**

The following information must be located and permanently retained on the construction site from the start of grading operations. The superintendent will be required to call the City to request an inspection to verify compliance with this requirement.

1. Oak tree permit - with all proposed modifications
2. Oak Tree Report
3. Oak tree location map
4. Oak tree fencing plan
5. Oak tree monitoring plan
6. Stamped set of grading plans approved by the City Engineer and City Oak tree consultant
7. Permit and Tract Conditions:

A copy of the approved permit and tract conditions, and all current and future modifications approved by the City.

8. Oak tree inspection card
9. Oak tree ordinance
10. Oak tree preservation guidelines
11. Approved planting and irrigation drawings

**B. Retaining Walls Within the Protected Zone**

In cases where an oak tree permit has been approved for the construction of retaining walls within the protected zone of the oak tree, the applicant will be required to complete these improvements using hand tools before completion of grading operations and before commencement of the construction phase.

**C. Oak Tree Preservation Devices**

If required by the oak tree report and the oak tree permit, preservation devices such as air ventilation systems, oak tree wells, drains, special paving and cabling systems will be required to be installed before the completion of the grading phase and commencement of the construction phase.

These devices must be installed under the direct supervision of the applicant's oak tree consultant who will write a letter certifying all such work and submit it to the City within 10 working days. Advance notification (48 hours) of such work shall be given to the oak tree consultant and the City.

**D. Utility Trenching-Pathway Plan**

In order to avoid unnecessary damage to the root system, prior to the completion of the grading operations and the commencement of the construction phase, the applicant will be required to submit a utility trenching-pathway plan to the City for review and approval. The plan shall use the best alternative to trenching within the tree's protected zone. The plan will depict all of the following systems: storm drains, sub-drains, sewers, easements, area drains, gas lines, electrical service, cable TV, water mains, irrigation mainlines, and any other underground installations.

IT IS THE POLICY OF THE CITY TO COORDINATE SUCH SERVICES TO AVOID DUPLICATE TRENCHING AND TO ENCOURAGE TUNNELING UNDER ROOTS OR AROUND THE DRIPLINE. ALL WORK WITHIN THE PROTECTED ZONE SHALL BE DONE USING HAND TOOLS.

Additionally, the plan must show all lateral lines serving the residences. The plan must also show the surveyed

locations of all oak trees and an accurate plotting of the protected zone.

The plan should be developed considering the following guidelines:

- A. All systems in this subsection shall avoid the protected zone of any oak tree.
- B. Where it is not possible to avoid some encroachment, the design shall minimize the extent of encroachment by coordinating services using the trench, tunneling under roots wherever feasible and conducting all work using hand tools. A report of these encroachments will be made in a supplemental oak tree report.

#### **CONSTRUCTION PHASE**

This period is defined as the time during which building improvements are under construction.

##### **A. Ground Plane Improvements**

The following improvements may be installed within the protected zone of an oak tree subject to the approval of an oak tree permit issued by the City and the limitations and guidelines contained in this section: pervious patio covers, wood decks, garden walls, fences, gazebos, and other similar improvements. The guidelines and limitations are as follows:

- 1. An oak tree permit shall be approved by the City.
- 2. Any work conducted within the dripline of the tree will be done with hand tools only.
- 3. Tunneling under roots or using caissons or posts is preferred.
- 4. No soil will be stockpiled under the dripline.
- 5. All work shall be conducted in the presence of an oak tree consultant, subject to verification by the City's oak tree consultant. Both will receive 48 hour notice of impending actions.
- 6. Pruning of limbs and roots will be done in strict accordance with ISA Pruning Standards (Appendix A) and the standards outlined in these guidelines.
- 7. Monitoring quarterly for the first 2 years and bi-annually for the following 3 years will be required to verify the continued health of the tree.

### **B. Fine Grading Permit (Oak Tree Lots Only)**

On most tracts, the drainage patterns for the lots will have been designed into the original grading plan. However, this is not the case with custom lots and custom lot tracts. Therefore, in an effort to avoid establishing drainage patterns that intrude into the protected zone of oak trees, the following procedures have been established.

#### **1. Custom Lots and Custom Lot Tracts**

A fine grading permit will be obtained from the City in accordance with the oak tree permit. The landscape architect or the engineer shall design a pattern utilizing surface and/or subsurface drainage devices to avoid completely the protected zone. Additionally, the oak tree consultant will be required to submit an supplemental oak tree report to the City for review and approval prior to fine grading the lot. Supplemental monitoring may be required at that time.

Following approval of the plan and the completion of the work, the oak tree consultant will submit a letter of certification within 10 working days. Additional reports may be required as per the monitoring schedule.

#### **2. Other Lots and Projects**

On all other projects, grading plans will be designed at the outset to avoid the protected zone of the oak trees. The procedure for these lots will be as described in custom lots, above.

#### **3. Inspections and Monitoring**

The City reserves the right to inspect the project at appropriate intervals and require further monitoring if deemed necessary.

### **POST CONSTRUCTION PHASE**

This period is defined as the time following the completion of all building improvements. In residential projects, the construction phase and the post-construction phase will overlap as houses are completed and new houses are still being constructed. For purposes of this section, certain conditions will be required to be completed prior to receiving Certificates of Occupancy.

#### **A. Certification of Oak Tree Work**

On all lots containing oak trees, the City inspector will require that all of the oak tree work required by the conditions of the development permit, the oak tree report and the oak tree permit, as applicable, have been completed and certified by the applicant's oak tree consultant prior to City approval.

#### **B. Monitoring**



The continued monitoring of oak trees according to the oak tree report and the oak tree permit shall proceed until 5 years are passed, or longer as required by the oak tree permit.

**C. Oak Tree Information Packet**

In cooperation with the sales agent, the applicant will be required to provide and certify that an oak tree information packet, as approved by the Planning Commission, has been provided to the buyer of the property and the homeowner's association. The information to be included in this packet is as follows:

1. Oak Trees - Care and Maintenance
2. Compatible Native Plants for Around Your Oaks
3. Oak Tree Ordinance
4. Oak Tree Preservation Guidelines
5. Development Permit: Copy of the City-approved conditions of approval of the oak tree permit.

**D. Certification of Receipt**

Applicant/sales agent shall prepare a letter introducing the packet. The letter and packet shall then be sent by certified mail to the property owner. The applicant shall forward a copy of the letter and the signed return receipt card to the City where it will be recorded and stored.

**XI. ENFORCEMENT**

**A. General**

The City, through its Code Enforcement Officers, shall vigorously enforce the provisions of the Oak Tree Ordinance and the Oak Tree Preservation Guidelines. Additionally, inspectors from Building and Safety and Public Works, in the course of their regular duties will monitor activities on-site on a daily basis. Any irregularities or suspected violations will be immediately reported to the Code Enforcement Section and the City's oak tree consultant for follow-up action.

**B. Stop Work Orders**

Whenever any construction or work is being performed contrary to the provision of the Oak Tree Ordinance, Oak Tree Preservation Guidelines, Oak Tree Permit or conditions of the appropriate development permit, the City's oak tree consultant or a City inspector may issue a written notice to the responsible party to "stop work" on the project on which the violation occurred or upon which the danger exists. The notice shall state the nature of the violation and no work shall be allowed until the violation has been rectified

and approved by the Code Enforcement Officer or the City's Oak Tree Consultant.

**C. Additional Remedies**

Any person who cuts, damages, moves or removes any oak tree within the City or encroaches into the drip line of an oak tree in violation of the City's oak tree ordinance shall be subject to the following mitigations in addition to any penalties provided by the Municipal Code:

1. A suspension of any building permits until all mitigation measures specified by the City are satisfactorily completed.
2. Completion of all mitigation measures as established by the City.
3. For removal of a non-exempt oak tree a building or improvement moratorium on the property for a period not to exceed 10 years and applying to any subsequent owner of the property until the term is completed.
4. A Notice of Non-Compliance may also be recorded on the property.

**D. Restitution**

It has been determined that the oak trees within the City are valuable assets to the citizens of this community and to the citizens of the State of California, and as a result of the loss or damage to any of these trees, the public should be recompensed.

Any person violating the provisions of this ordinance shall be responsible for proper restitution and may be required to replace the oak tree(s) removed or damaged. Replacement shall be made based on the PRC value (see Appendix B) or the actual replacement cost, whichever is higher, plus the cost of planting and maintaining the replacement trees. The number, size and location of said equivalent replacement oak trees shall be determined by the Planning Commission.

## **APPENDIX B DETERMINING TREE VALUES - PRC METHOD**

The City of Calabasas wishes to more realistically replace the value of oak woodlands and individual trees lost in the development process. Recognizing that the long-term goal of reforestation and preservation can only be accomplished with the implementation of short-term initiatives fostering tree conservation, the values of individual trees will follow the PRODUCTION REPLACEMENT COST (PRC) METHOD devised by arborist Alden Kelley. The more widely applied International Society of Arboriculture (ISA ) method is biased towards undervaluing oak trees, and is therefore not applicable.

The PRC method addresses tree value in terms of universally recognized criteria, the cost of replacement. Tree value is specified as the cost of providing and establishing an equivalent specimen to that being lost. The replacement tree would be of the same species, size, condition and installed in an equivalent location to the tree being removed.

Both the PRC method and the ISA method rely on several variables in determining the value of a given tree. First, the Basic Value is based upon the size (diameter at breast height at 4 1/2 feet above grade). Second, the condition of the tree, and thirdly the species value.

Basic value will be defined as \$4,600 for the first 7 inches of diameter, and \$2,700 for each additional inch of size. Those trees smaller than 8 inches in diameter are valued according to local nursery prices, including installation costs. These prices will be adjusted to remain consistent with industry standards.

The condition of the tree will be evaluated according to ISA standards. The data sheet for making these determinations is included. Value will be noted as a percentage.

The City has determined that all oaks have a species value of 100%.

Since the oaks under consideration are now growing in a location having all the essential elements for survival, location will not be considered a factor in determining value.

The formula for determining value is:

$$\text{PRC VALUE} = \text{Basic value} \times \text{condition rating}$$

$$\text{Basic Value} = \$4,600 + \$2,700(\text{diameter} - 7)$$

$$\text{Condition rating} = \text{percentage based on ISA evaluation standards}$$

## DETERMINING PRC VALUES FOR OAK TREES April 1993

When determining conditions of approval for impacting or removing oak trees, the City will use the following values. This document will be revised to reflect changes in **PRODUCTION REPLACEMENT COST** according to local nursery prices, including installation costs.

For trees under 7" in diameter 4 1/2' above grade

Size (inches)	Box/ Ball Size (inches)	Value (Dollars)
less than 0.73	5 gal.	175
0.75	15 gal.	525
1-1.5	20	700
2	24	910
2.75	30	1,275
3.25	36	1,600
4	42	1,950
4.5	48	2,300
5	54	3,000
6	60	4,700
7	72	7,600

For trees over 7" in DBH, use the following equation to determine PRC Value:

1. Determine Condition Rating for the tree using the standard ISA form.
2. Fill in values and use the formula to determine value.

$$A = \$4,600 + \$2,700 (\text{DBH} - 7)$$

$$B = \text{Condition rating (percentage: example } 95\% = 0.95)$$

$$A \times B = \text{PRC Value}$$

EXAMPLE 1: 25" diameter Coast Live Oak in good condition

$$A = \$4,600 + \$2,700 (25-7) = 53,200$$

$$B = 0.80$$

$$53,200 \times 0.80 = \underline{\$42,640}$$

Value of branches and roots impacted due to alteration can be determined by calculating the PRC value, estimating how much of the tree is impacted (percentage) and using that to determine mitigation.

EXAMPLE 2: 15% of the tree in Example 1 will be lost due to construction of a driveway

$$\$42,640 \times 0.15 = \underline{\$6,396}$$

### HEALTH AND VIGOR RATING

A = Outstanding: Healthy, vigorous tree, free of signs of stress, disease, pest infestation

B= Above Average: Less than 25% of the tree affected by signs of stress, disease /pest infestation

C= Average: Overall appearance healthy, 25-75% of tree shows evidence of stress, disease/pest infestation

D= Below Average/Poor: Greater than 75% of tree shows signs of stress, disease/pest infestation, appears to be in state of rapid decline. Degree of decline may vary.

F= Dead: Exhibits no sign of life at all.

# GUIDE FOR JUDGING THE CONDITION OF LANDSCAPE TREES

FACTOR	VARIATION IN CONDITION FACTOR	POINTS	POINTS AWARDED
<b>CROWN DEVELOPMENT</b>	Characteristic of species - well balanced	(5)	
	Lacking natural or desired symmetry	(3)	
	Lacking full crown	(1)	_____
<b>TRUNK CONDITION</b>	Sound and solid	(5)	
	Section of bark missing:		
	less than 1/4 of circumference	(4)	
	1/4 to 1/2 missing	(3)	
	1/2 or more missing	(1)	
	Extensive decay or hollow	(0)	_____
<b>MAJOR BRANCH STRUCTURE</b>	No defects	(5)	
	Die back limited	(4)	
	Few structurally important dead or broken branches	(3)	
	Several structurally important dead or broken branches	(1)	_____
<b>TWIG GROWTH RATE</b>	Typical for species and age - usually 4-6 inches	(5)	
	Less than 1/2 normal growth rate	(3)	
	Growth rate greatly reduced - yearly decline	(1)	_____
<b>FOLIAGE</b>	Normal size and color for species	(5)	
	Minor deficiency/pollution symptoms	(3)	
	Major deficiency/pollution symptoms	(1)	_____
<b>INSECTS &amp; DISEASES</b>	No insects or diseases apparent	(5)	
	Few controllable insects or diseases present	(3)	
	Severe infestation	(1)	_____
<b>ROOTS</b>	No root problems apparent	(5)	
	Minor root problems	(3)	
	Severe root problems	(1)	_____

Total Points	Condition Class	Formula % for Condition
30 - 35	Excellent	90 - 100%
24 - 29	Good	70 - 89
17 - 23	Fair	50 - 69
11 - 16	Poor	25 - 49
6 - 10	Very Poor	0 - 24

## APPENDIX E

### STANDARD DESIGNS FOR ENCROACHMENTS WITHIN THE PROTECTED ZONE

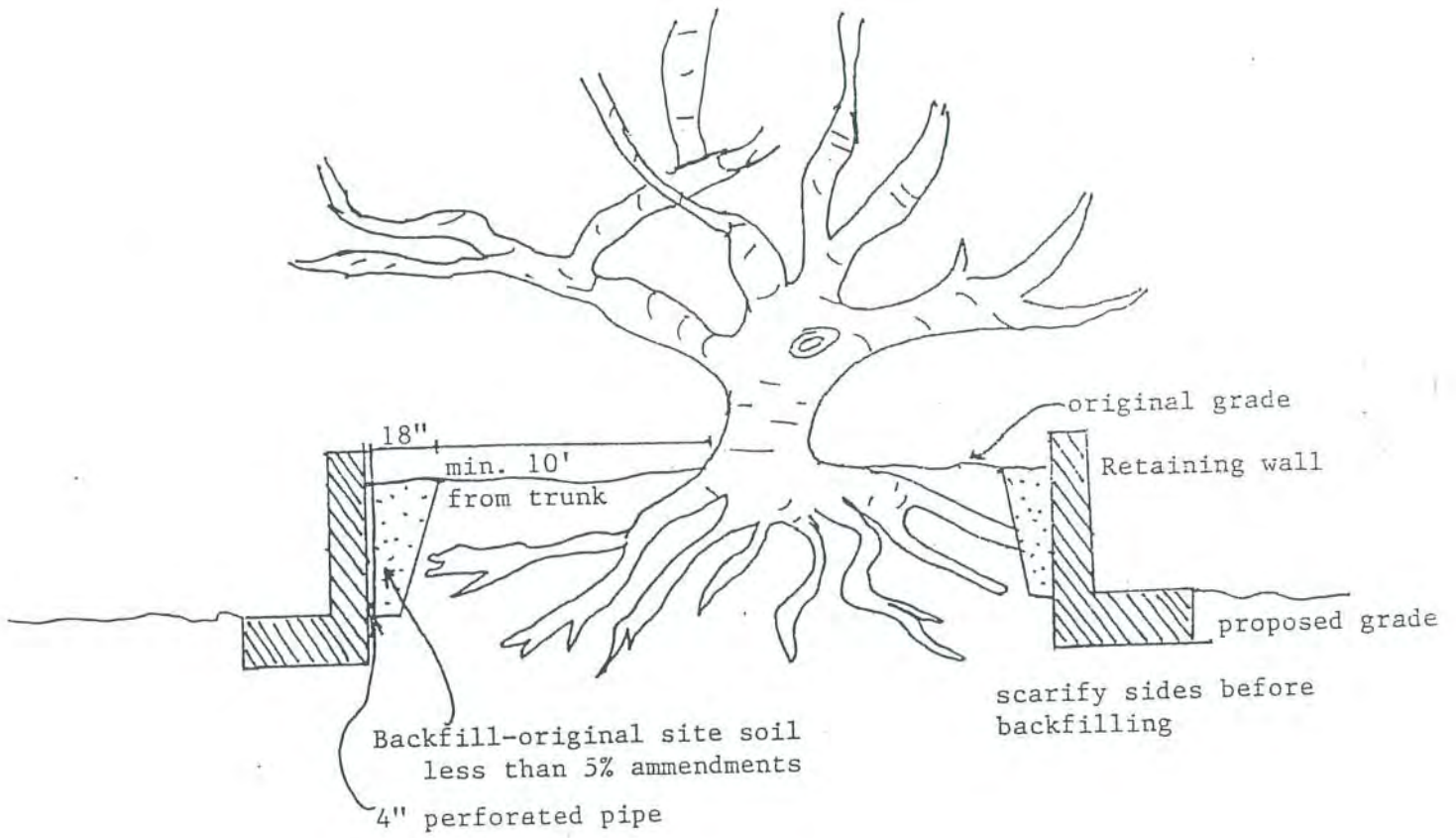
Understanding the basics of how oak roots work helps to prevent unnecessary damage. There are two kinds of roots. The woody roots support the tree and can extend down as much as 50 feet, in the case of Valley Oaks (*Q. lobata*). The non-woody roots absorb water and nutrients from the soil. They are concentrated in the upper 18 inches of soil and are potentially the most easily damaged. They require both air and water, thriving in soil that is not compacted. If damage is done to the absorbing non-woody roots, the tree will become stressed. If the woody roots are damaged, the tree could remain green and still be in danger of falling over.

Some general rules to keep in mind:

1. All work done within the protected zone of the tree shall be done with hand tools.
2. If a root is split during work, they should be cut cleanly above the injury if possible.
3. Any roots exposed during excavation should be covered with wet burlap to protect them from drying.
4. Do not pile dirt or change the soil grade around the tree trunk or dripline. This causes oxygen deprivation and the tree can suffocate.
5. Do not change the drainage systems around the trees.
6. Do not compact the soil within the dripline.
7. Do not fertilize the tree until at least one full growing season following impacts. This prevents the tree from expending energy in response to the fertilizer. A 3-6 inch layer of oak leaf mulch is the best fertilizer for the tree and should be applied immediately following completion of work.
8. Avoid any grade change within 6 feet of the trunk.
9. Irrigation and landscaping around the tree should be compatible with the standards established in the guidelines.
10. All work should be supervised by an Oak Tree Consultant.

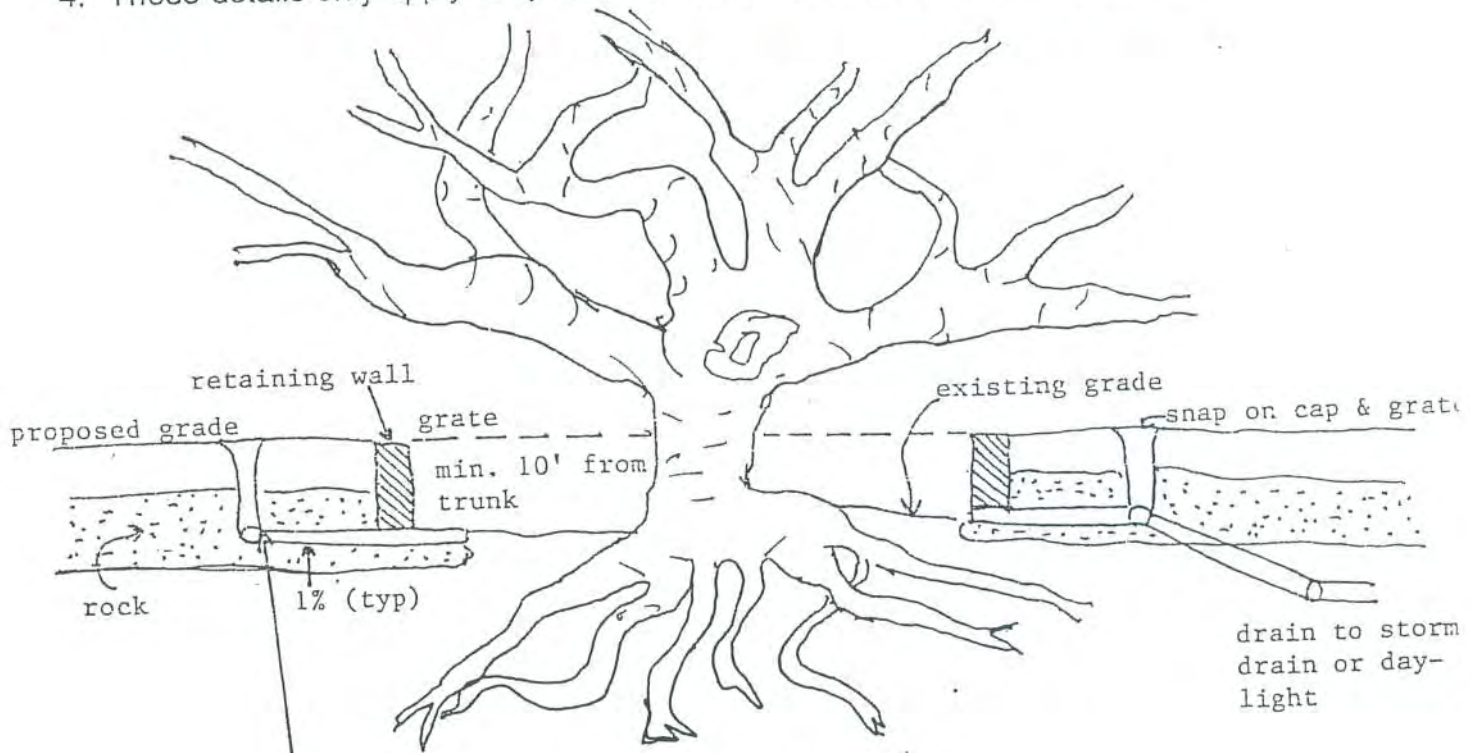
### CUTS DEEPER THAN 6 INCHES

1. All work in the protected zone is to be done using hand tools only.
2. All roots are to be cleanly cut. No sealer should be used.
3. Permit approval for encroachment is necessary and applies only in special circumstances.

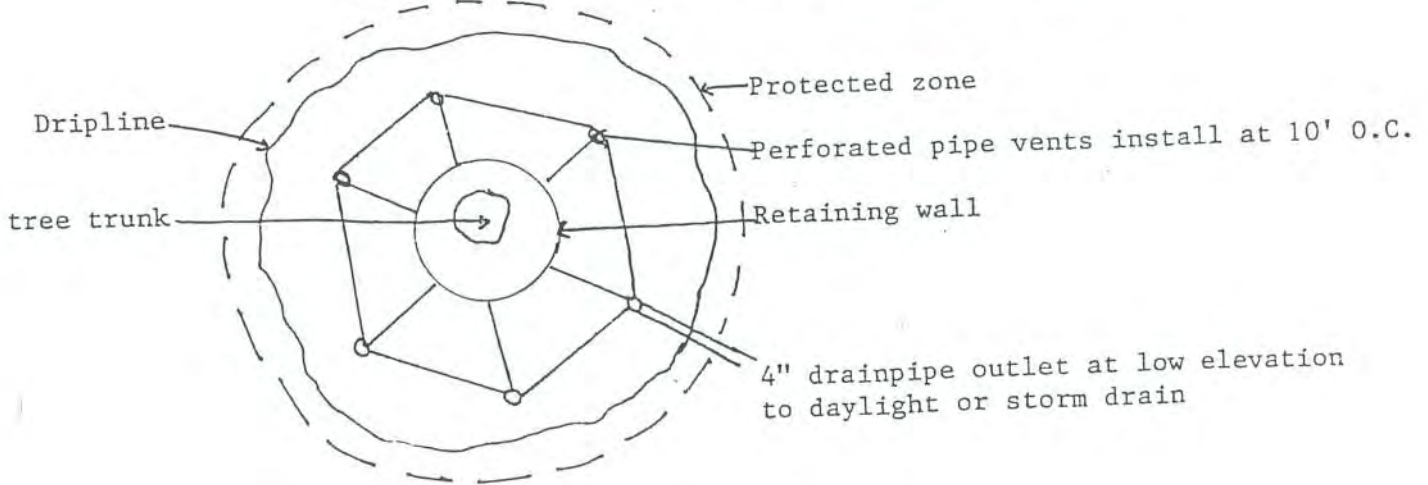


## FILLS GREATER THAN 6 INCHES

1. These diagrams apply only to fills greater than 6 inches. All other fills as directed.
2. Clean away soil using only hand labor under the direction of an Oak Tree Consultant.
3. Do not damage roots when placing rocks.
4. These details only apply in special circumstances following permit approval.

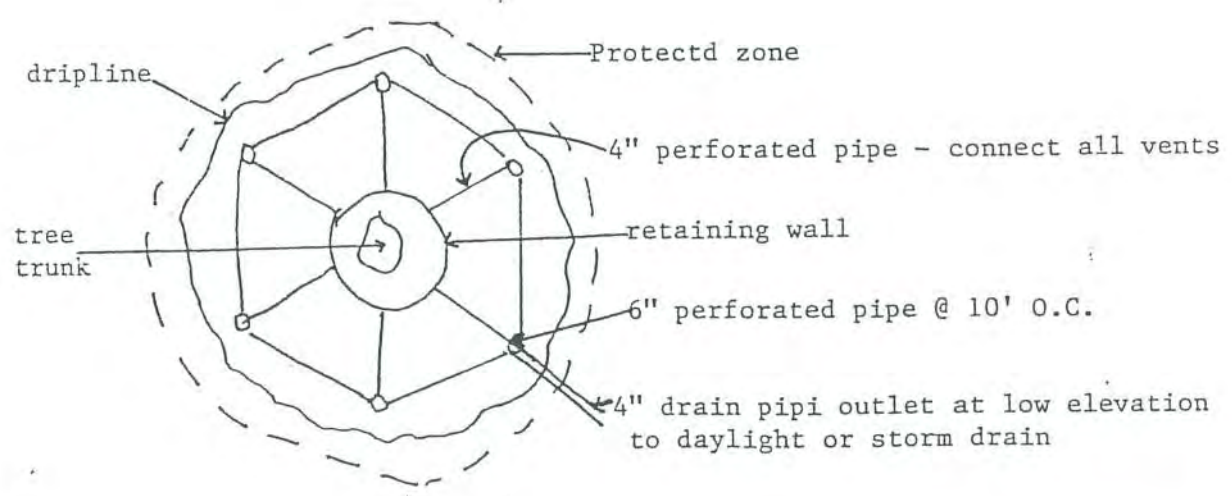
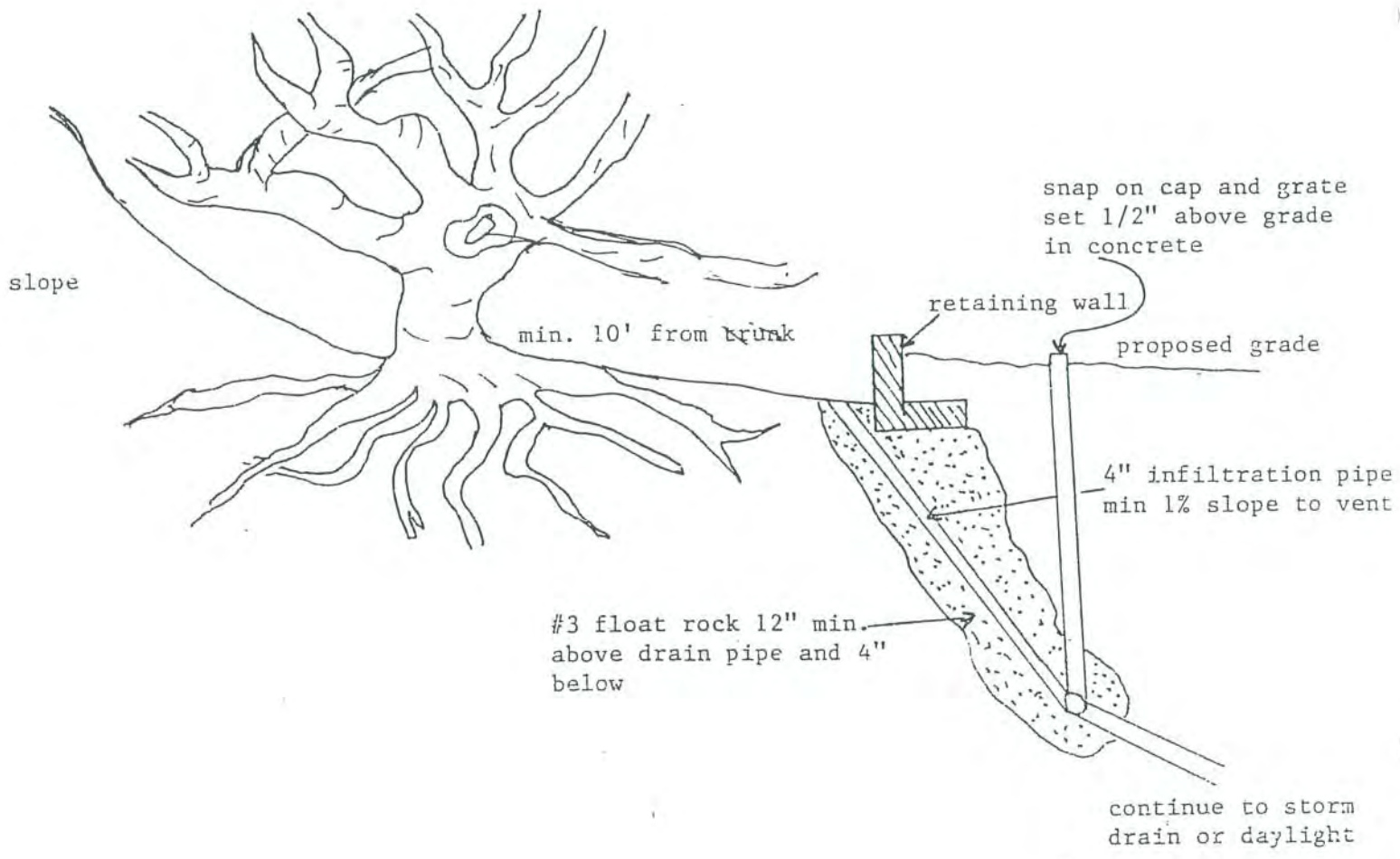


4" perforated pipe min. 1% slope to drain  
 #3 float rock 4" min. depth above drain pipe and 2" below



4" drainpipe outlet at low elevation  
 to daylight or storm drain





# GUIDE FOR JUDGING THE CONDITION OF LANDSCAPE TREES

FACTOR	VARIATION IN CONDITION FACTOR	POINTS	POINTS AWARDED
CROWN DEVELOPMENT	Characteristic of species - well balanced	(5)	
	Lacking natural or desired symmetry	(3)	
	Lacking full crown	(1)	_____
TRUNK CONDITION	Sound and solid	(5)	
	Section of bark missing:		
	less than 1/4 of circumference	(4)	
	1/4 to 1/2 missing	(3)	
	1/2 or more missing	(1)	
	Extensive decay or hollow	(0)	_____
MAJOR BRANCH STRUCTURE	No defects	(5)	
	Die back limited	(4)	
	Few structurally important dead or broken branches	(3)	
	Several structurally important dead or broken branches	(1)	_____
TWIG GROWTH RATE	Typical for species and age - usually 4-6 inches	(5)	
	Less than 1/2 normal growth rate	(3)	
	Growth rate greatly reduced - yearly decline	(1)	_____
FOLIAGE	Normal size and color for species	(5)	
	Minor deficiency/pollution symptoms	(3)	
	Major deficiency/pollution symptoms	(1)	_____
INSECTS & DISEASES	No insects or diseases apparent	(5)	
	Few controllable insects or diseases present	(3)	
	Severe infestation	(1)	_____
ROOTS	No root problems apparent	(5)	
	Minor root problems	(3)	
	Severe root problems	(1)	_____

Total Points	Condition Class	Formula % for Condition
30 - 35	Excellent	90 - 100%
24 - 29	Good	70 - 89
17 - 23	Fair	50 - 69
11 - 16	Poor	25 - 49
6 - 10	Very Poor	0 - 24



Insert Pocket for full size  
OAK TREE LOCATION EXHIBIT  
Here

24" X 36"  
SCALE - 1" = 30'



Insert Pocket for full size  
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN  
Here

24" X 36"  
SCALE - 1" = 20'



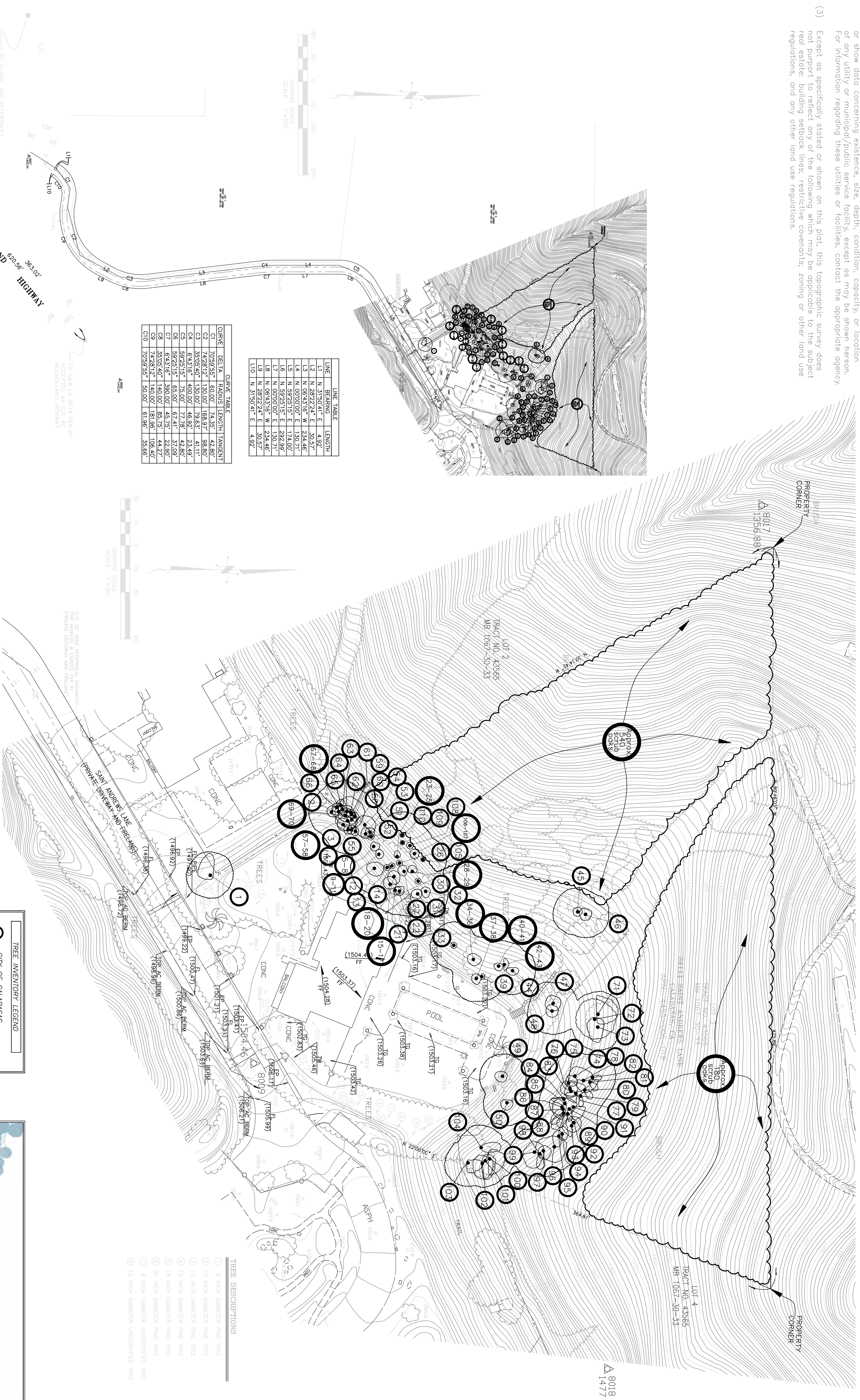
NOTES

- (1) The boundary shown herein has been plotted from best available public maps and records and does not reflect a complete boundary survey.
- (2) No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities contact the appropriate agency.
- (3) Except as specifically stated or shown on this plot, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: building setback lines; restrictive covenants; zoning or other land use regulations; and any other land use regulations.

LEGAL DESCRIPTION  
LOT 3 OF TRACT NO. 43565 MB 1067-30-33

BENCHMARK  
RDM TAC SE COR ROCK & CONC HWY HORSE TUNNEL 4.5M N  
C/L PAVEN COLD CREEK RD & 161M W/ CALIFORNIA HWY  
ELEVATION=15341  
MALIBU (2003)

BASIS OF BEARINGS:  
THE BEARING OF N 51°03'38" E AS SHOWN ON THE CENTERLINE OF  
MULHOLLAND HIGHWAY PER TRACT MAP NO. 43565 MB 1067-30-33  
WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP



LINE	BEARING	LENGTH	TANGENT
L1	N 85°54'42" E	130.00'	108.83'
L2	N 28°22'24" E	30.57'	26.49'
L3	N 06°43'16" W	23.46'	20.00'
L4	N 00°00'00" E	130.71'	114.00'
L5	N 59°25'15" E	174.00'	150.00'
L6	N 59°25'15" E	292.99'	253.21'
L7	N 00°00'00" W	230.21'	200.00'
L8	N 28°22'24" E	230.57'	199.44'
L9	N 28°22'24" E	230.57'	199.44'
L10	N 31°50'41" E	4.92'	4.32'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	70°59'35"	60.00'	74.35'	42.80'
C2	35°58'12"	50.00'	68.83'	38.80'
C3	35°58'12"	130.00'	178.83'	94.48'
C4	64°31'16"	400.00'	46.92'	23.49'
C5	59°25'15"	75.00'	77.78'	42.80'
C6	59°25'15"	65.00'	67.41'	37.09'
C7	64°31'16"	390.00'	45.75'	22.90'
C8	59°25'15"	140.00'	85.75'	44.27'
C9	35°58'12"	40.00'	51.98'	28.46'
C10	70°59'35"	50.00'	61.89'	35.89'

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH LOCALLY ACCEPTED STANDARDS AND PRACTICES AT THE REQUEST OF STEVE HEIMLER IN MARCH OF 2007.

Dated \_\_\_\_\_  
Glen L. Aalbers, PLS 4494  
(Expires 9/30/08)

TREE INVENTORY LEGEND	
	CITY OF CALABASAS PROTECTED OAK TREE
	PROTECTED OAK TREE CANOPY (WITH 15 MINIMUM PROTECTED ZONE)
	APPROX. LIMITS OF SCRUB OAK WOODLAND HABITAT (WITH ESTIMATED # OF OAKS)

DATE PREPARED: 6/7/16  
PREPARED BY: S. McALISTER  
REVIEWED BY: C. CUBA, RCA #502

TREE DESCRIPTIONS

- 1 8 INCH DIAMETER PINE TREE
- 2 10 INCH DIAMETER PINE TREE
- 3 12 INCH DIAMETER PINE TREE
- 4 14 INCH DIAMETER PINE TREE
- 5 16 INCH DIAMETER PINE TREE
- 6 18 INCH DIAMETER PINE TREE
- 7 20 INCH DIAMETER PINE TREE
- 8 8 INCH DIAMETER UNIDENTIFIED TREE
- 9 12 INCH DIAMETER UNIDENTIFIED TREE

**OGAR Inc.**  
Engineering  
Planning  
Mapping  
2669 Torrey Pines Road  
Suite 100  
Woodland Hills, CA 91367  
Phone: 818.986.1028  
Fax: 818.989.9641

TOPOGRAPHIC SURVEY  
24111 SAINT ANDREWS LANE  
IN THE UNINCORPORATED  
TERRITORY OF LOS ANGELES  
COUNTY

Survey Date: March, 2007  
JN 2408

## Item 8 Attachment G

Photographs of the site and installed story poles



Front elevation, standing on Saint Andrews Lane facing northeast

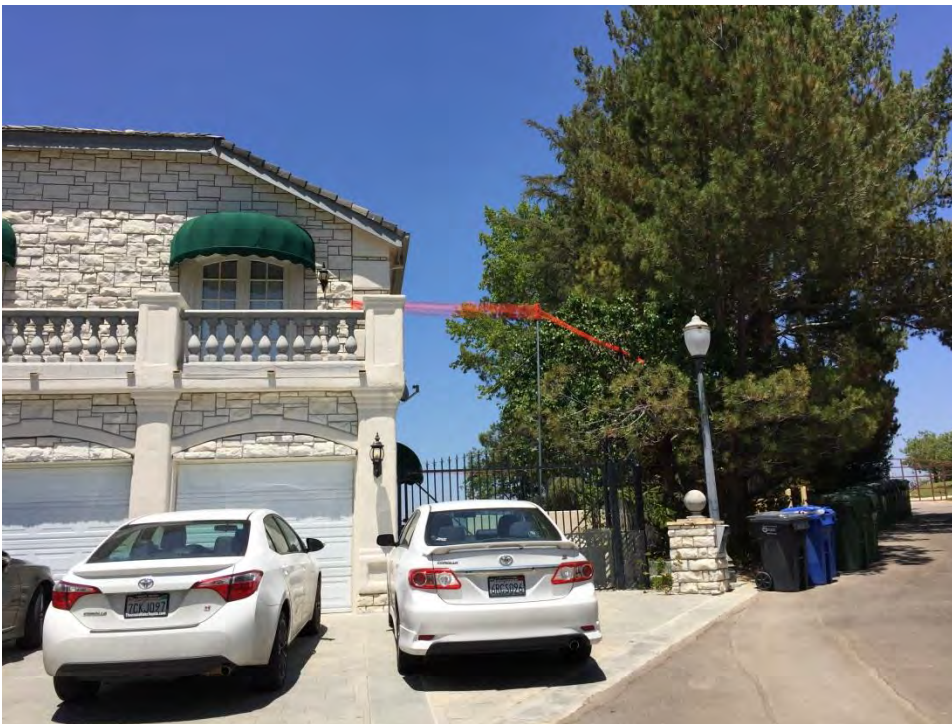


Side elevation, facing north

## Exhibit E



Rear elevation, facing west



Story poles installed on July 5, 2016



## Exhibit E



Story poles, installed on July 5, 2016



21650 Oxnard Street  
Suite 1680  
Woodland Hills, CA 91367  
818.703.8600 phone  
818.703.5118 fax

## Item 8 Attachment H

**Date**           **August 16, 2016**

**To**             **Michael Klein, City Planner**

**From**          **Greg Ainsworth, City Arborist**

**Regarding**   **REVISED OAK TREE REPORT VERIFICATION**  
                  **24111 St. Andrews Place**

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A memorandum dated July 22, 2016 was submitted that included comments based on my review of an Oak Tree Reports prepared by Carlberg Associates for a proposed single-family redevelopment at 24111 St. Andrews Place. According to the Oak Tree Report, a total of 104 city-protected oak trees, mostly scrub oaks, were located during an initial inventory (and roughly 740 additional scrub oaks occur on the property to the north of the proposed project, which would not be disturbed). As indicated in the July 22 memorandum, the initial Oak Tree Report indicated that of the 104 oak inventoried, 36 oak are proposed for removal, 36 would be encroached, and 32 would remain with any direct impacts; and there are no Heritage oak trees located on the property.

Based on my review of the initial tree report and accompanying maps, all of the protected oak trees on the property were accurately assessment and mapped, with the exception of a few trees located near a proposed fire access trail. This included six, small pollarded scrub oaks that are immediately to the north of Tree No's 23-29, that could be encroached by the fire access trail, and therefore, should be mapped as individual trees, so that potential impacts can be verified.

A revised report has been submitted (Carlberg Associates, August 8, 2016). Based on my review of the revised tree report, the six scrub oaks indicated above have been accurately mapped as Tree No's 106-110; all of which are appropriately identified as potential encroachments from the fire access pathway. I have no further comments on the Oak Tree Report.

As indicated in the July 22 memorandum, the scrub oaks located on the hillside to the north of the proposed project have been severely pollarded. Based on my assessment, it appears that the pollarding practices are preventing new growth and causing some scrub oaks to decline. These scrub oaks are located within the fuel modification zone where thinning is required by the Los Angeles County Fire Departments. Pruning shall be reduced to the minimum amount necessary to meet the county's fuel modification requirements, and pollarding practices should cease immediately to allow the oaks to take their natural form. Annual monitoring required for all mitigation trees should include an assessment of the scrub oaks located within the fuel modification zone to verify that pollarding practices have ceased.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Ainsworth". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Greg Ainsworth, City Arborist  
ISA Certified Arborist # WE-7473A  
ISA Qualified Tree Risk Assessor



21650 Oxnard Street  
Suite 1680  
Woodland Hills, CA 91367  
818.703.8600 phone  
818.703.5118 fax

[www.esassoc.com](http://www.esassoc.com)

**Date**           **July 22, 2016**

**To**               **Michael Klein, City Planner**

**From**           **Greg Ainsworth, City Arborist**

**Regarding**   **OAK TREE REPORT VERIFICATION**  
                  **24111 St. Andrews Place**

---

An Oak Tree Report was prepared by Carlberg Associates for a proposed single-family redevelopment at 24111 St. Andrews Place. The 2.4-acre property currently supports an existing residence, driveway, pool, and hardscape, and ornamental landscaping. The proposed project will consist of complete demolition of the existing home and pool, grading; and the redevelopment of a new residence, pool, landscaping, retaining walls, walking paths, and a new drainage system. The proposed project will require impacts to protected oak trees, including future impacts that will result from required fuel modification. I visited the property on July 11, 2016, to evaluate verify the contents of the Oak Tree Report (Carlberg Associates, June 8, 2016), and was accompanied by Michael Klein during the assessment, with access granted by the property owner. This memorandum describes my findings and recommendations based on my review of the Oak Tree Report and site assessment.

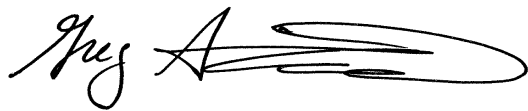
According to the Oak Tree Report, a total of 104 city-protected oak trees, mostly scrub oaks, were located during the inventory (however, roughly 740 additional scrub oaks occur on the property to the north of the proposed project, which would not be disturbed). As indicated in the Oak Tree Report, of the 104 oak inventoried, 36 oak are proposed for removal, 36 would be encroached, and 32 would remain with any direct impacts. There are no Heritage oak trees located on the property.

Based on my review of the tree report and accompanying maps, including the Oak Tree Location Exhibit and Oak Tree Impact Exhibit & Protection Plan, all of the protected oak trees on the property have been accurately assessment and mapped, with the exception of a few trees located near a proposed fire access trail. There are six, small pollarded scrub oaks that are immediately to the north of Tree No's 23-29 that were not mapped as individual trees. These oak trees appear to be located within the southern limits of the large scrub oak chaparral area that is depicted on the aforementioned maps. Based on my field assessment, it appears that these six scrub oaks could be encroached by the fire access trail, and therefore, they should be mapped as individual trees, so that

potential impacts can be verified. Lastly, the scrub oaks located on the hillside to the north of the proposed project have been severely pollarded, which is sometime referred to as “lollipoping”. In some instances, it appears that the pollarding practices are preventing new growth and causing some scrub oaks to decline; therefore, it is recommended that the pollarding practices cease immediately to allow the oaks to take their natural form.

Please let me know if you have any questions regarding the contents of this memorandum.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Ainsworth". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Greg Ainsworth, City Arborist  
ISA Certified Arborist # WE-7473A  
ISA Qualified Tree Risk Assessor

**Phil & Nancy Mundy**

24115 St. Andrews Lane  
Calabasas, California 91302  
818 222 7116

July 22, 2016

Mr. Michael Klein, Planner  
City of Calabasas  
100 Civic Center Way  
Calabasas, California 91302

*Reference: Heimler House Letter of Support*

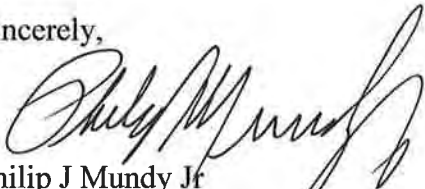
Dear Mr. Klein,

We are writing this letter in support of the permit requested for the Heimler's new house proposed next to our home at 24111 Saint Andrews Lane.

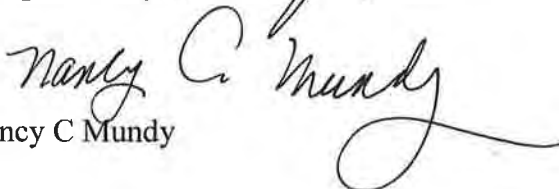
There are only 4 lots on 50+ acres in our tract along St. Andrews lane that were all developed as single-family homes in the late 1980's. We were the first to move onto St Andrews lane and have resided there for 28 years. These homes are consistent with the current open space zoning with a single-family home on large lots. Each lot retains a large amount of open space (ours is 12 acres) within a semi-rural residential setting. The proposed home we reviewed is beautifully designed with natural colors and architectural treatments and would blend in well in our neighborhood. It also complies with our CC&R's.

Nancy and I strongly support this project. The new house design is far superior to the existing house and does not change the scenic views from our home or from Mulholland Highway.

Sincerely,



Philip J Mundy Jr



Nancy C Mundy

**RECEIVED**

JUL 25 2016

COMMUNITY DEVELOPMENT  
PLANNING DEPT

Hasse & Carmela Birenbaum  
24107 St. Andrews Lane  
Calabasas, California 91302

RECEIVED

AUG 25 2016

COMMUNITY DEVELOPMENT  
PLANNING DEPT.

August 20, 2016

Mr. Michael Klein, Planner  
City of Calabasas  
100 Civic Center Way  
Calabasas, California 91302

*Reference: Heimler House Letter of Support*

Dear Mr. Klein,

We are writing this letter in support of the permit requested for the new house proposed at 24111 Saint Andrews Lane.

There are a handful of lots along St. Andrews lane that were all developed with single-family homes in the 1980's. These homes are consistent with the current open space zoning with a single-family home on large lots. Each lot retains a large amount of open space and natural vegetation all within a semi-rural residential setting. The proposed home is beautifully designed with natural colors and architectural treatments and would blend in well in our neighborhood.

We strongly support and encourage approval of this project. The new house design is far superior to the existing house and does not change the scenic views from our house or from Mulholland Highway.

Sincerely,



Hasse & Carmela Birenbaum



**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

---

**DATE: SEPTEMBER 19, 2016**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: MAUREEN TAMURI, AIA, AICP, COMMUNITY DEVELOPMENT DIRECTOR**  
**TOM BARTLETT, AICP, CITY PLANNER**

**SUBJECT: INTRODUCTION OF ORDINANCE NO. 2016-340 AMENDING SECTION 17.20.150 OF THE LAND USE AND DEVELOPMENT CODE BY ADDING AN EXCEPTION FOR MINOR ADDITIONS TO EXISTING SINGLE-FAMILY HOMES AND FOR CONSTRUCTION OF ACCESSORY STRUCTURES ON PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTIES LOCATED ON OR NEAR MAPPED SIGNIFICANT RIDGELINES**

**MEETING DATE: SEPTEMBER 28, 2016**

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**SUMMARY RECOMMENDATION:**

That the City Council introduce Ordinance No. 2016-340 amending Section 17.20.150 of the Land Use and Development Code by adding an exception for minor additions to existing single-family homes and for construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines.

**BACKGROUND:**

At the City Council meeting of August 24, 2016, the City Council considered a report by staff regarding anomalies in current ridgeline mapping, and the resultant



impacts to existing homes located on or near them. At that meeting, the Council directed staff to prepare a code amendment incorporating the Los Angeles County exemption for additions to existing homes located on or near a significant ridgeline.

**DISCUSSION/ANALYSIS:**

The Planning Commission considered this amendment at their meeting of September 15, 2016. Following a noticed public hearing (during which no persons expressed any views on the proposal), the Commission unanimously recommended adoption to the City Council, via Planning Commission Resolution No. 2016-624.

The Commission closely examined whether or not the amendment had the potential to generate unsightly additions to homes in prominent view areas. The Commission determined that any design concerns will be adequately addressed via other provisions of the Code (such as the Scenic Corridor Overlay Zone requirements in CMC 17.18.040 and the hillside protection standards in CMC 17.20.150), as well as current permitting processes which already mandate Planning Commission review of additions of at least 500 square feet. The Planning Commission also noted that they wished to re-review this code provision at a later date after they have studied the larger issue of the mapped ridgeline abnormalities.

Should the City Council proceed to introduce Ordinance No. 2016-340 at this meeting, then the second reading and adoption of the ordinance would follow on October 26<sup>th</sup> because the next regularly scheduled City Council meeting of October 12<sup>th</sup> has been cancelled. Also, in the event the ordinance would be adopted by the City Council on October 26, then by rule of law the ordinance would not take effect until the 31<sup>st</sup> day following adoption, which would be November 25<sup>th</sup>. Meanwhile, staff is continuing with processing of two pending ridgeline variance applications, both of which will go through the public hearing process during this time period.

**FISCAL IMPACT/SOURCE OF FUNDING:**

There is no budget impact to this action. The action will, however, relieve home owners of the necessary cost of obtaining a variance for home additions under 1,200 square feet.

**RECOMMENDED ACTION:**

That the City Council introduce Ordinance No. 2016-340 amending Section 17.20.150 of the Land Use and Development Code by adding an exception for minor additions to existing single-family homes and for construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines.

**ATTACHMENTS:**

- A. Draft Ordinance No. 2016-340
- B. Planning Commission Resolution No. 2016-624
- C. Planning Commission Draft Meeting Minutes for Sept. 15, 2016
- D. Staff Report to the Planning Commission, Sept. 15. 2016
- E. Power-Point Presentation

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## Item 9 Attachment A ORDINANCE NO. 2016-340

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA APPROVING AMENDMENTS TO TITLE 17, (CHAPTER 17.20.150 - HILLSIDE AND RIDGELINE DEVELOPMENT), OF THE LAND USE AND DEVELOPMENT CODE.**

**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 No. 2016-624, Planning Division staff report and attachments, and public testimony before making a final decision on October 12th, 2016; and,

**WHEREAS**, the City Council finds that the proposed Land Use and Development Code Amendment to exempt minor additions to existing single-family homes and new and modified accessory buildings on developed properties within previously developed subdivisions, where such properties are located on or adjacent to mapped Significant Ridgelines, is consistent with the goals, policies, and actions of the Calabasas 2030 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 Land Use and Development Code Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA), and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines; and,

**WHEREAS**, the Land Use and Development Code Amendment reflects the input of residents, stakeholders, and public officials, and implements the visions and desires for the community as documented within the Calabasas 2030 General Plan, is adopted in the public interest, and is otherwise consistent with federal and state law; and,

**WHEREAS**, the City Council has considered the entirety of the record, which includes, without limitation, the Calabasas 2030 General Plan; the staff report, public comments, and minutes from the meeting of the Planning Commission on September 15, 2016; the staff report, public comments, and

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minutes from the City Council meetings of September 28, 2016 and October 12, 2016, and all associated reports and testimony;

**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. Notice of the September 28, 2016 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Calabasas Recreation Center, and at Calabasas City Hall.
2. Notice of the September 28, 2016 City Council public hearing was published in the *Las Virgenes Enterprise* ten (10) days prior to the hearing.
3. Notice of the September 28, 2016 City Council public hearing complied with the public notice requirements set forth in Government Code Section 65009 (b)(2).
4. Following a public hearing held on September 15, 2016, the Planning Commission adopted Resolution No. 2016-624 recommending to the City Council adoption of this ordinance.

**SECTION 2.** Section 17.76.050(B) Calabasas Municipal Code allows the City Council to approve the Development Code Amendment, which follows in Section 3 of this ordinance, provided that the following findings are made:

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

The text amendments to Chapter 17.20.150 - Hillside and Ridgeline Development will exempt minor additions (equal to or less than 1,200 square feet) to legally established residential buildings and new and modified accessory structures from the requirement to obtain a variance to the standard of placing structures 50 feet away from and 50 feet below mapped ridgelines. The amendment promulgates the policy directives in the Calabasas 2030 General Plan by promoting homeowner reinvestment in, and improvement of, existing single-family residential communities, consistent with Policies II-8, II-9, and II-14 of the Land Use Element, Policy V-1 of the Housing Element, and Policies IX-8, IX-10, and IX-11 of the Community Design Element. The proposed amendments will not exempt new residences and additions to existing residences and accessory structures larger than 1200 square feet from the variance requirement, ensuring that the ridgeline protection standards of the General Plan and Calabasas Municipal Code will continue to protect

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undeveloped ridgelines. Based upon the preceding, the proposed project meets this finding.

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

The proposed Development Code amendment is in the public interest and reflects the input of residents, decision-makers, and other stakeholders in the community. The proposed text amendments would not reduce or compromise existing standards that protect the health, safety or general welfare of the City because the 50-foot ridgeline setback standards in CMC 17.20.150 and the variance provisions therein will continue to apply to any new discretionary development projects on any undeveloped property located on or near a mapped significant ridgeline, as well as any major addition proposed for an existing structure on a developed property located on or near a mapped significant ridgeline. Furthermore, the proposed text amendments will better meet the interests of Calabasas homeowners desiring to improve their properties; contributing to a sound local economic base and meet the current standards of the Land Use and Development Code; as such, the text amendments will improve the functionality of the Development Code to better protect the public interest, health, safety or general welfare of the City. As such, this project meets this finding.

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

This project complies with the provisions of the California Environmental Quality Act (CEQA) because it will exempt from the 50-foot ridgeline setback standard (CMC Section 17.20.150.C.2 through 17.20.150.C.4) additions not exceeding 1,200 sq. ft. to existing single-family homes within previously developed and residentially zoned subdivisions and the addition of appurtenant accessory structures on such properties, such that the proposed addition(s) and/or accessory structure(s) otherwise comply with the provisions of the Development Code; consequently, the proposal is exempt from environmental review in accordance with Section 21084 of the Act and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines, and as such this project meets this finding.

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

The Development Code Amendment has been written to be internally consistent with all applicable provisions of the Land Use and Development

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Code, such as Calabasas Municipal Section (CMC) 17.11.010 (Permitted Land Uses), and will improve internal consistency within the Development Code and with other titles of the Calabasas Municipal Code. Based on the foregoing evidence, this project meets this finding.

**SECTION 3.** Development Code Amendment: Section 17.20.150.C.2 of the Land Use and Development Code is hereby amended to read as follows:

2. Ridgelines. For the purposes of maintaining the natural appearance of the ridge, structures should not be placed on or near ridgelines so that they appear silhouetted against the sky when viewed from any point on a roadway designated as a scenic corridor by the General Plan (see Figure 3-5). For significant ridgelines identified in the Open Space Element of the General Plan (Figure III-4), the highest point of any structure that requires a permit shall be located at least fifty (50) vertical feet and fifty (50) horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, and amateur radio antennas.

However, this ridgeline setback provision shall not apply to:

- a. Any addition to a legally established residence or accessory structure(s) existing as of the effective date of this ordinance that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, such that said addition does not cumulatively with any other permitted additions enlarge the structure by an amount exceeding 25 percent or 1,200 square feet of additional gross floor area, whichever is less, above the structure's original size.
- b. Any new accessory structure which is otherwise allowed within the applicable zoning district and which complies fully with the development standards for the zone.

**SECTION 4.** 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.

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**SECTION 5.** Effective Date:

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

**SECTION 6.** 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 October, 2016.

\_\_\_\_\_  
James Bozajian, Mayor

ATTEST:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott H. Howard  
City Attorney

ITEM 9 ATTACHMENT B  
**PLANNING COMMISSION  
RESOLUTION NO. 2016-624**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING SECTION 17.20.150 OF THE LAND USE AND DEVELOPMENT CODE BY ADDING AN EXCEPTION FOR MINOR ADDITIONS TO EXISTING SINGLE-FAMILY HOMES AND FOR CONSTRUCTION OF ACCESSORY STRUCTURES ON PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTIES LOCATED ON OR NEAR MAPPED SIGNIFICANT RIDGELINES**

**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 September 15, 2016 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 project.
5. All related documents received and/or submitted at or prior to the public hearing.

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

1. On August 24, 2016 the Calabasas City Council directed staff to prepare an amendment to the Calabasas Land Use and Development Code, which would establish reasonable bases for exempting minor single-family home additions and residential accessory structures from adherence to the ridgeline setback standards when such home additions or accessory structures are proposed for existing developed residential properties.
2. Staff prepared for consideration a draft ordinance modeled after ridgeline setback exemption language already in effect for unincorporated Los Angeles County territories surrounding the City; said draft ordinance is attached hereto as Exhibit A.



3. Notice of the September 15, 2016 Planning Commission public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
4. Notice of the September 15, 2016, Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market and at Calabasas City Hall.
5. Notice of the September 15, 2016 Planning Commission public hearing was published in the **Los Angeles Daily News** on Saturday, September 3, 2016..
6. Notice of the September 15, 2016 Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to local homeowner associations and other interested parties.
7. The project is exempt from environmental review requirements per CEQA Section 21084 and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines.

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

### **FINDINGS**

Section 17.76.050(A) Calabasas Municipal Code allows the Planning Commission to recommend, and the City Council to approve, an amendment to the Land Use and Development Code, provided that the following findings are made:

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

The text amendments to Chapter 17.20.150 (Hillside and Ridgeline Development) will exempt from the requirement to obtain a variance to the standard of placing structures 50 feet away from and 50 feet below mapped ridgelines additions of 1,200 square feet or fewer to legally established residential buildings and the addition of code-compliant appurtenant accessory structures to such properties. The amendment promulgates the policy directives in the Calabasas 2030 General Plan by promoting homeowner reinvestment in, and improvement of, existing single-family residential communities, consistent with Policies II-8, II-9, and II-14 of the Land Use Element, Policy V-1 of the Housing Element, and Policies IX-8, IX-10, and IX-11 of the Community Design Element. Based upon the preceding, the proposed project meets this finding.

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

The proposed Development Code amendment is in the public interest and reflects the input of residents, decision-makers, and other stakeholders in the community. The proposed text amendments would not reduce or compromise existing standards that protect the health, safety or general welfare of the City because the 50-foot ridgeline setback standards in CMC 17.20.150 and the variance provisions therein will continue to apply to any new discretionary development projects on any undeveloped property located on or near a mapped significant ridgeline, as well as any major addition proposed for an existing structure on a developed property located on or near a mapped significant ridgeline. Furthermore, the proposed text amendments will better meet the interests of Calabasas homeowners desiring to improve their properties; contributing to a sound local economic base and meet the current standards of the Land Use and Development Code; as such, the text amendments will improve the functionality of the Development Code to better protect the public interest, health, safety or general welfare of the City. As such, this project meets this finding.

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

This project complies with the provisions of the California Environmental Quality Act (CEQA) because it will exempt from the 50-foot ridgeline setback standard (CMC Section 17.20.150.C.2 through 17.20.150.C.4) additions not exceeding 1,200 sq. ft. to existing single-family homes within previously developed and residentially zoned subdivisions and the addition of appurtenant accessory structures on such properties, such that the proposed addition(s) and/or accessory structure(s) otherwise comply with the provisions of the Development Code; consequently, the proposal is exempt from environmental review in accordance with Section 21084 of the Act and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines, and as such this project meets this finding.

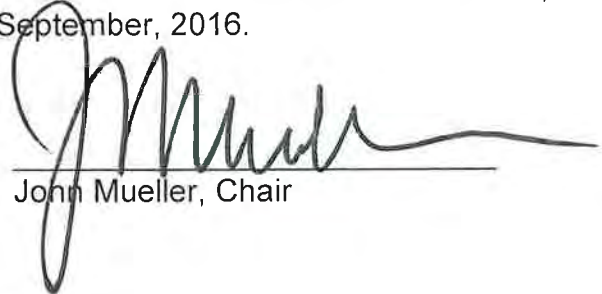
- 4. The proposed amendment is internally consistent with other applicable provisions of this development code.*

The Development Code Amendment has been written to be internally consistent with all applicable provisions of the Land Use and Development Code, such as Calabasas Municipal Section (CMC) 17.11.010 (Permitted Land Uses), and will improve internal consistency within the Development Code and with other titles of the Calabasas Municipal Code. Based on the foregoing evidence, this project meets this finding.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends to the City Council adoption of Ordinance No. 2016-1531, a draft copy of which is fully incorporated and attached hereto as Exhibit A.

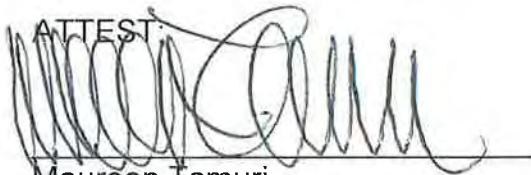
**Section 5.** All documents described in Section 1 of this PC Resolution No. 2016-624 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2016-624 PASSED,  
APPROVED AND ADOPTED this 15th day of September, 2016.




John Mueller, Chair

ATTEST:



Maureen Tamuri  
Community Development Director

APPROVED AS TO FORM:



Matthew Summers  
Assistant City Attorney

Planning Commission Resolution No. 2016-624 was adopted by the Planning Commission at a regular meeting held September 15, 2016, by the following vote:

AYES: Chair Mueller, Commissioners Sikand, Kraut, Washburn 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

## **DRAFT**

### **ORDINANCE NO. 2016-1531**

#### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA APPROVING AMENDMENTS TO TITLE 17, (CHAPTER 17.20.150 - HILLSIDE AND RIDGELINE DEVELOPMENT), OF THE LAND USE AND DEVELOPMENT CODE.**

**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 No. 2016-624, Planning Division staff report and attachments, and public testimony before making a final decision on October 12th, 2016; and,

**WHEREAS**, the City Council finds that the proposed Land Use and Development Code Amendment to exempt minor additions to existing single-family homes and new and modified accessory buildings on developed properties within previously developed subdivisions, where such properties are located on or adjacent to mapped Significant Ridgelines, is consistent with the goals, policies, and actions of the Calabasas 2030 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 Land Use and Development Code Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA), and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines; and,

**WHEREAS**, the Land Use and Development Code Amendment reflects the input of residents, stakeholders, and public officials, and implements the visions and desires for the community as documented within the Calabasas 2030 General Plan, is adopted in the public interest, and is otherwise consistent with federal and state law; and,

**WHEREAS**, the City Council has considered the entirety of the record, which includes, without limitation, the Calabasas 2030 General Plan; the staff report, public comments, and minutes from the meeting of the Planning Commission on September 15, 2016; the staff report, public comments, and minutes from the City Council meetings of September 28, 2016 and October 12, 2016, and all associated reports and testimony;

**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. Notice of the September 28, 2016 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Calabasas Recreation Center, and at Calabasas City Hall.
2. Notice of the September 28, 2016 City Council public hearing was published in the *Las Virgenes Enterprise* ten (10) days prior to the hearing.
3. Notice of the September 28, 2016 City Council public hearing complied with the public notice requirements set forth in Government Code Section 65009 (b)(2).
4. Following a public hearing held on September 15, 2016, the Planning Commission adopted Resolution No. 2016-624 recommending to the City Council adoption of this ordinance.

**SECTION 2.** Section 17.76.050(B) Calabasas Municipal Code allows the City Council to approve the Development Code Amendment, which follows in Section 3 of this ordinance, provided that the following findings are made:

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

The text amendments to Chapter 17.20.150 - Hillside and Ridgeline Development will exempt minor additions (equal to or less than 1,200 square feet) to legally established residential buildings and new and modified accessory structures from the requirement to obtain a variance to the standard of placing structures 50 feet away from and 50 feet below mapped ridgelines. The amendment promulgates the policy directives in the Calabasas 2030 General Plan by promoting homeowner reinvestment in, and improvement of, existing single-family residential communities, consistent with Policies II-8, II-9, and II-14 of the Land Use Element, Policy V-1 of the Housing Element, and Policies IX-8, IX-10, and IX-11 of the Community

Design Element. The proposed amendments will not exempt new residences and additions to existing residences and accessory structures larger than 1200 square feet from the variance requirement, ensuring that the ridgeline protection standards of the General Plan and Calabasas Municipal Code will continue to protect undeveloped ridgelines. Based upon the preceding, the proposed project meets this finding.

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

The proposed Development Code amendment is in the public interest and reflects the input of residents, decision-makers, and other stakeholders in the community. The proposed text amendments would not reduce or compromise existing standards that protect the health, safety or general welfare of the City because the 50-foot ridgeline setback standards in CMC 17.20.150 and the variance provisions therein will continue to apply to any new discretionary development projects on any undeveloped property located on or near a mapped significant ridgeline, as well as any major addition proposed for an existing structure on a developed property located on or near a mapped significant ridgeline. Furthermore, the proposed text amendments will better meet the interests of Calabasas homeowners desiring to improve their properties; contributing to a sound local economic base and meet the current standards of the Land Use and Development Code; as such, the text amendments will improve the functionality of the Development Code to better protect the public interest, health, safety or general welfare of the City. As such, this project meets this finding.

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

This project complies with the provisions of the California Environmental Quality Act (CEQA) because it will exempt from the 50-foot ridgeline setback standard (CMC Section 17.20.150.C.2 through 17.20.150.C.4) additions not exceeding 1,200 sq. ft. to existing single-family homes within previously developed and residentially zoned subdivisions and the addition of appurtenant accessory structures on such properties, such that the proposed addition(s) and/or accessory structure(s) otherwise comply with the provisions of the Development Code; consequently, the proposal is exempt from environmental review in accordance with Section 21084 of the Act and pursuant to Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines, and as such this project meets this finding.

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

The Development Code Amendment has been written to be internally consistent with all applicable provisions of the Land Use and Development Code, such as Calabasas Municipal Section (CMC) 17.11.010 (Permitted Land Uses), and will improve internal consistency within the Development Code and with other titles of the Calabasas Municipal Code. Based on the foregoing evidence, this project meets this finding.

**SECTION 3.** Development Code Amendment: Section 17.20.150.C.2 of the Land Use and Development Code is hereby amended to read as follows:

2. Ridgelines. For the purposes of maintaining the natural appearance of the ridge, structures should not be placed on or near ridgelines so that they appear silhouetted against the sky when viewed from any point on a roadway designated as a scenic corridor by the General Plan (see Figure 3-5). For significant ridgelines identified in the Open Space Element of the General Plan (Figure III-4), the highest point of any structure that requires a permit shall be located at least fifty (50) vertical feet and fifty (50) horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, and amateur radio antennas.

However, this ridgeline setback provision shall not apply to:

- a. Any addition to a legally established residence or accessory structure(s) existing as of the effective date of this ordinance that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, such that said addition does not cumulatively with any other permitted additions enlarge the structure by an amount exceeding 25 percent or 1,200 square feet of additional gross floor area, whichever is less, above the structure's original size.
- b. Any new accessory structure which is otherwise allowed within the applicable zoning district and which complies fully with the development standards for the zone.

**SECTION 4.** 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 5.** Effective Date:

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

**SECTION 6.** 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 12<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
James Bozajian, Mayor

ATTEST:

\_\_\_\_\_  
Maricela Hernandez, MMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott H. Howard  
City Attorney





CITY of CALABASAS

**MINUTES OF A SPECIAL MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF CALABASAS  
CALIFORNIA, HELD THURSDAY, SEPTEMBER 15, 2016**

**Opening Matters:**

Call to Order/Roll Call of the Commissioners

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

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

Absent: None

Staff: Assistant City Attorney Summers, City Planner Bartlett, and Community Development Director Tamuri

Pledge of Allegiance

The Pledge of Allegiance was led by Assistant City Attorney Matt Summers.

Approval of Agenda

Commissioner Washburn moved, seconded by Commissioner Fassberg to approve the Planning Commission Agenda of September 15, 2016.

MOTION CARRIED: 5 / 0

Announcements and Introductions: Commissioner Kraut reminded his fellow Commissioners and the public of the upcoming Calabasas Film Festival on September 23-25<sup>th</sup>. Vice-Chair Washburn informed all that on Sept. 18<sup>th</sup> a ceremony is being held at the De Anza Trail trailhead for the rehabilitation work recently completed as part of a local Eagle Scout project. Chair Mueller thanked his fellow commissioners for their work while he was away on vacation.

Oral Communications – Public Comment

None

Consent Item(s):

1. Approval of Meeting Minutes: September 1, 2016. Commissioner Kraut requested that the minutes be amended in the fifth paragraph of page 3, making it clear that language is added which states that the views from the scenic corridor should be better protected. Vice Chair Washburn concurred and added that efforts to protect views from Parkway Calabasas be included as well. Vice Chair Washburn moved to approve the minutes as amended and Commissioner Kraut seconded the motion.

MOTION CARRIED 5-0 (Chair Mueller abstaining.)

Public Hearing Item(s):

2. Proposed amendment to the City zoning regulations for development on properties located in significant ridgeline areas. The amendment would create an exception from the 50-foot ridgeline setback requirement for existing developed residential properties located with fifty (50) feet horizontally or fifty (50) feet vertically from a significant ridgeline, allowing for minor additions (up to 1,200 square feet) to existing residences and the addition of allowable accessory structures on the developed residentially zoned property without requiring such projects to obtain a ridgeline setback variance. The proposed amendment is consistent with similar ridgeline setback exception provisions already in place for properties located in nearby unincorporated Los Angeles County. This project is categorically exempt from CEQA review per the CEQA Guidelines, Sections 15301 and 15303. The Planning Commission will be making a recommendation to the City Council.

A presentation was made by Community Development Director Tamuri and City Planner Bartlett. The Commission members asked questions of Ms. Tamuri and Mr. Bartlett.

At 7:33 PM, Chair Mueller opened the public hearing. There were no speakers. At 7:33PM, Chair Mueller closed the Public Hearing.

The Commission continued to ask questions of staff regarding the proposal. Commissioner Fassberg suggested deleting the word "existing" in the sixth line of subparagraph "a" within the draft Code Amendment language (Draft Council Resolution No. 2016-1531). By verbal discussion and general consensus, the other Commissioners indicated their agreement to the suggested amendment. Commissioner Washburn moved that the Commission vote to adopt Planning Commission Resolution No, 2016-340, per the Staff Recommendation, and as amended; Commissioner Sikand seconded the motion. The Commission discussed the motion. Chair Mueller called for a vote on the motion. MOTION CARRIED: 5 - 0

3. Director's Report: Director Tamuri informed the members of the Commission of upcoming meeting dates and anticipated agenda items. She also reminded the members of the Commission that the Architectural Preview Panel membership is up for re-appointment.
4. Reports from the Planning Commission: Commissioner Washburn encouraged his fellow Commissioners to attend the upcoming Pumpkin Festival.

**Adjournment:**

At 8:31PM, Chair Mueller adjourned the meeting to the regular meeting of the Planning Commission on October 6, 2016 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.

DRAFT



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**SEPTEMBER 15, 2016**

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**TO:** Members of the Planning Commission

**FROM:** Maureen Tamuri AIA, AICP Community Development Director

**PROPOSAL:** Resolution No. 2016-624, recommending an amendment To CMC 17.20.150 - Hillside and Ridgeline Development

**RECOMMENDATION:** That the Planning Commission Adopt Resolution No. 2016-624, Recommending City Council Adoption of an Ordinance Amending CMC 17. 17.20.150 - Hillside and Ridgeline Development

---

**STAFF RECOMMENDATION:**

That the Commission Adopt Resolution No. 2016-624, recommending to the City Council adoption of an ordinance amending CMC Section 17.20.150 - Hillside and Ridgeline Development by adding language to exempt minor home additions (up to 1,200 sq. ft.) and accessory structures from the 50-foot ridgeline setback requirement when proposed for previously developed residential properties located on or near a significant ridgeline.

**REVIEW AUTHORITY:**

The Planning Commission is reviewing this project because Chapter 17.76 (General Plan and Development Code Amendments), stipulates in Section 17.76.030 that the Planning Commission shall consider and make a written recommendation to the City Council on whether or not to adopt, approve in modified form, or disapprove a proposed amendment to the Development Code. The attached Commission Resolution Number 2016-624 (Exhibit A) and other attachments before you meet this code requirement.

## **BACKGROUND:**

At their meeting of August 24, 2016, the City Council was briefed by staff as to concerns regarding the accuracy of the City's mapped significant ridgelines in many of the developed residential tract areas of the City, as well as difficulties in the applying the current 50-foot horizontal and vertical setback standard to structures located on previously developed lots within residential subdivisions. A copy of the power point and staff report to the City Council is included as Exhibit B.

The Council directed staff to prepare and process a code modification which would add the Los Angeles County exemption clause for additions to existing properties located on or near mapped significant ridgelines. Additionally, the Council asked staff to work with the Planning Commission to determine a course to review and update the current mapped ridgelines, including code definitions and standards, and to return to them with a recommendation on how to address current anomalies.

## **CRITICAL ISSUES:**

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

- There are 172 existing homes on the 180 mapped ridgeline properties which are zoned for development. The majority of those are in tract communities with small, flat graded lots, and cannot meet the code standard to locate structures 50 feet horizontally and 50 feet vertically without first obtaining a variance to the standard from the Planning Commission.

## **STAFF ANALYSIS:**

When the City updated its development code in 2009-2010, community members requested that the County's standard of locating structures 50 feet horizontally and 50 feet vertically from a mapped ridgeline be included. Subsequent to that date, Staff learned that the Los Angeles County codes also contained an exemption for home additions, which had not been considered as part of the language added to the City's own zoning ordinance at that time (Exhibit C).

It is impractical for home additions to meet the current code standards for numerous reasons, including insufficient lot areas and previously graded flat building pads. Furthermore, in nearly all cases where an existing home occupies a lot located on or near a significant ridgeline, the home itself is non-conformant to the 50-foot setback standard and cannot possibly be modified to meet the standard. For the handful of homes with larger lots where the standard might be met, the homes themselves do not meet the standard and are similarly an existing non-conforming condition as to their ridgeline location.

Adding the exception for smaller home additions (up to 1,200 sq. ft.) and appurtenant accessory structures (such as gazebos, patio covers and trellises) is consistent with the exceptions afforded under the Los Angeles County development code, and it allows for owners of existing non-conforming properties to improve, and reinvest in, their homes without having to go through an overly burdensome and largely inapplicable variance process.

**REQUIRED FINDINGS:**

The findings required for an amendment to the Development Code are contained in the resolution attached as Exhibit A.

**ENVIRONMENTAL REVIEW:**

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Environmental Quality Act (CEQA) and Sections 15301 and 15303 of the CEQA Guidelines. A Notice of Exemption has been prepared and is attached as Exhibit D.

**ATTACHMENTS:**

- Exhibit A: Planning Commission Resolution No. 2016-624
- Exhibit B: 8/24/16 City Council Staff Report and Power Point Presentation
- Exhibit C: Ridgeline Exception language from the County of Los Angeles
- Exhibit D: Notice of Exemption

# Consideration of an Exemption for Existing Homes on Significant Ridgelines



*CITY of* CALABASAS

City Council Meeting  
September 28, 2016

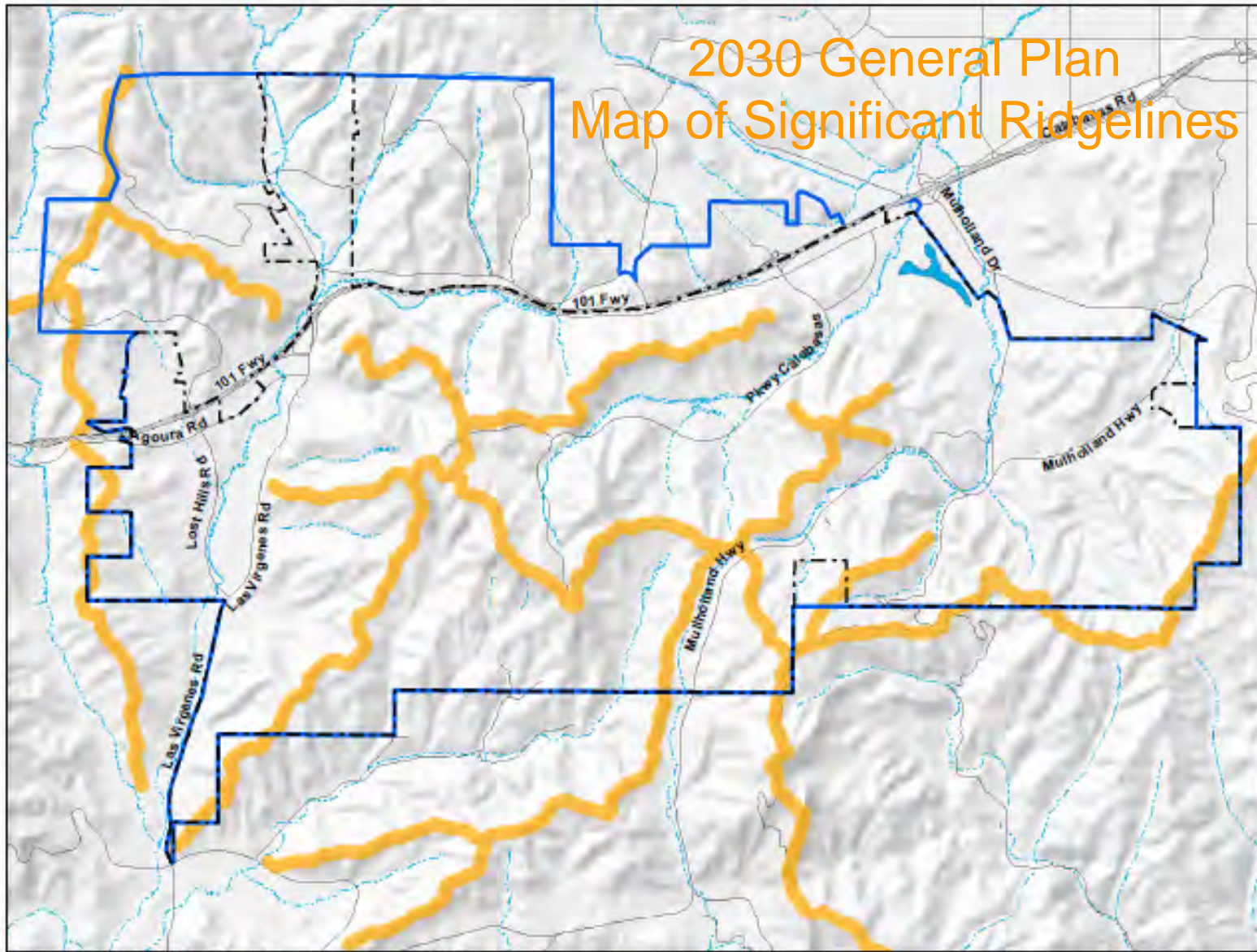
# Ridgeline Map History

- CMC 17.90 Definitions:
  - "Ridgeline" means a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.
  - "Ridgeline, significant" means those ridgelines depicted on Figure III-4 of the General Plan Open Space Element.





## 2030 General Plan Map of Significant Ridgelines



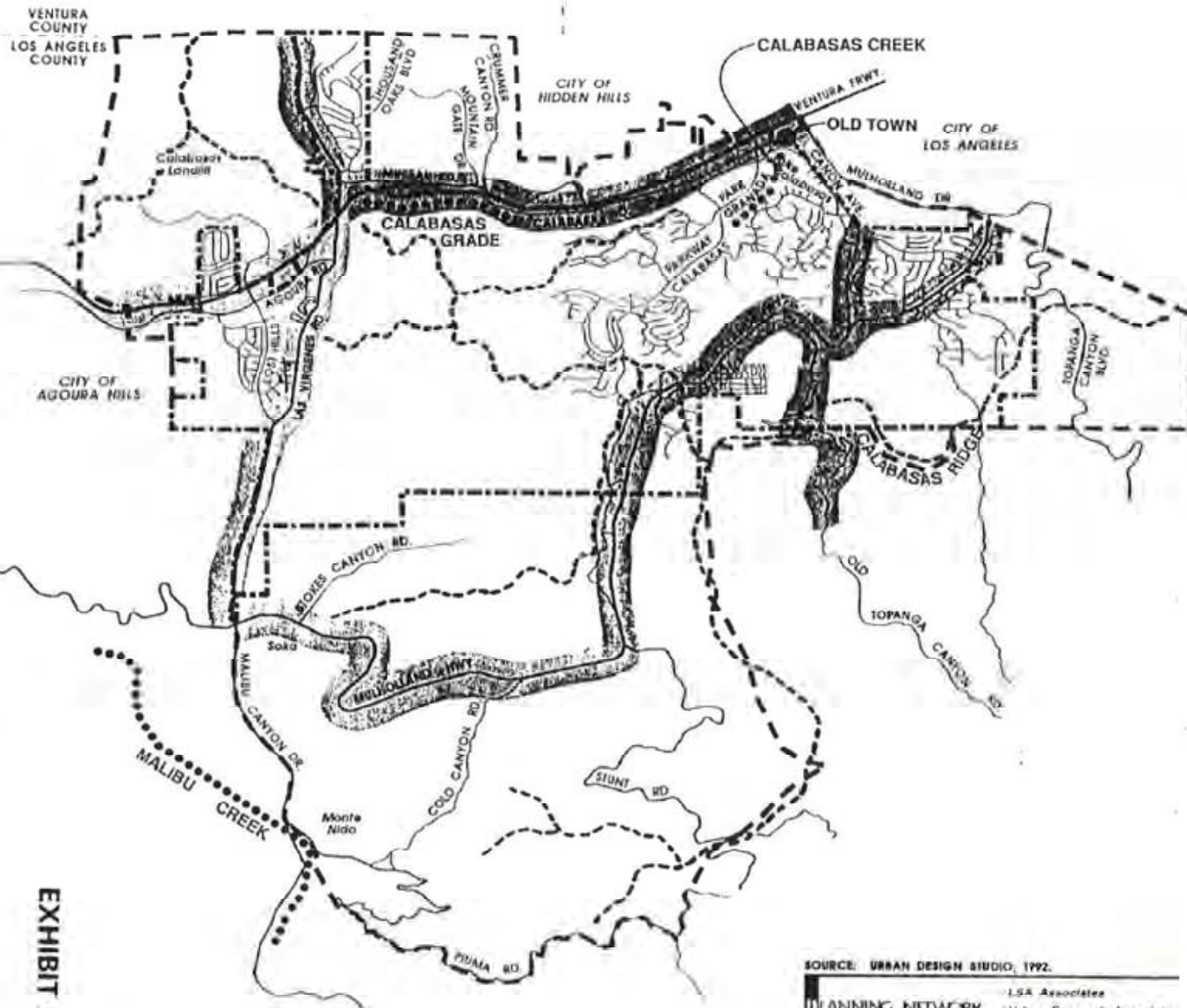
Source: City of Calabasas, 2007; USGS, 2002; and Rhcon Consultants, 2008.



# Ridgelines Map History

- The first significant ridgeline map dates to the 1995 General Plan
- Map was derived from 1980's topo mapping (USGS Quadrangle Maps)
- Original purpose for mapping the ridgelines was to protect or restore *natural* features associated with ridgeline views





**CITY OF CALABASAS  
GENERAL PLAN**

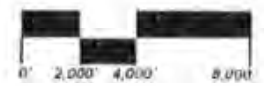
**FIGURE II-4  
SCENIC FEATURES**

**LEGEND**

- CITY LIMITS
- SPHERE OF INFLUENCE
- SIGNIFICANT RIDGELINES
- SCENIC CORRIDORS
- SIGNIFICANT FEATURES

SOURCE: URBAN DESIGN STUDIO, 1992.

**PLANNING NETWORK**  
 - LSA Associates  
 - Urban Research Associates  
 - Urban Design Studio

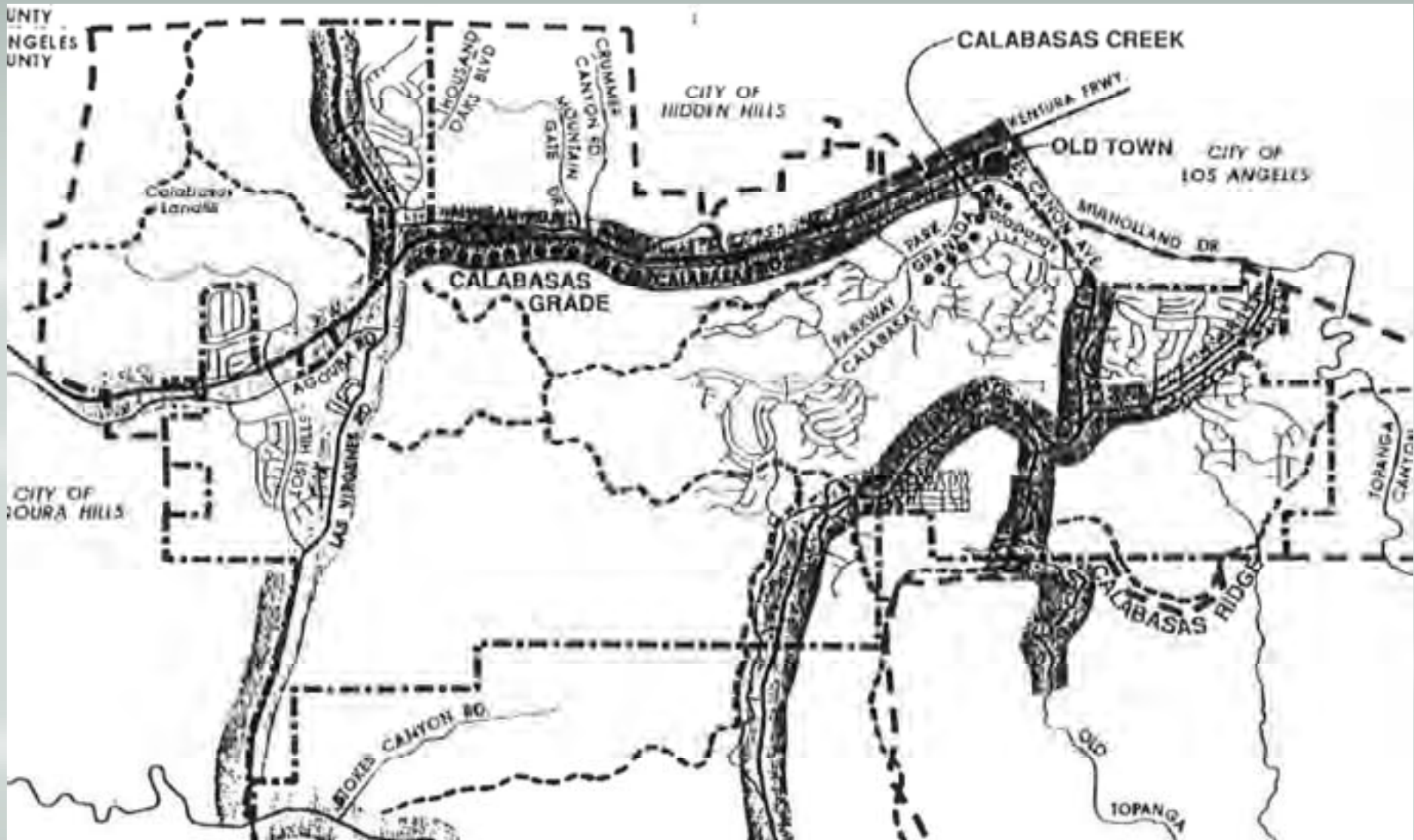


**EXHIBIT A**



CITY of CALABASAS

**Amendment to Ridgeline Protection Ordinance Allowing for  
Certain Exemptions on Developed Residential Properties**



## Amendment to Ridgeline Protection Ordinance Allowing for Certain Exemptions on Developed Residential Properties

City Council  
Sept. 28, 2016

# Staff Observations

- Concerns exist regarding the accuracy of the current significant ridgeline maps for developed sites (tracts) falling under CMC 17.20.150 Hillside and Ridgeline Development



# Significant Ridgeline Status

Some mapped ridgelines have been significantly *altered* by tract development

- As a result, the code is effectively protecting an “unnatural” feature
- The Oaks, Vista Point, Westridge, Calabasas Park Estates, Calabasas Ridge, and Parksouth contain most of the City’s ridgeline homes





## Amendment to Ridgeline Protection Ordinance Allowing for Certain Exemptions on Developed Residential Properties

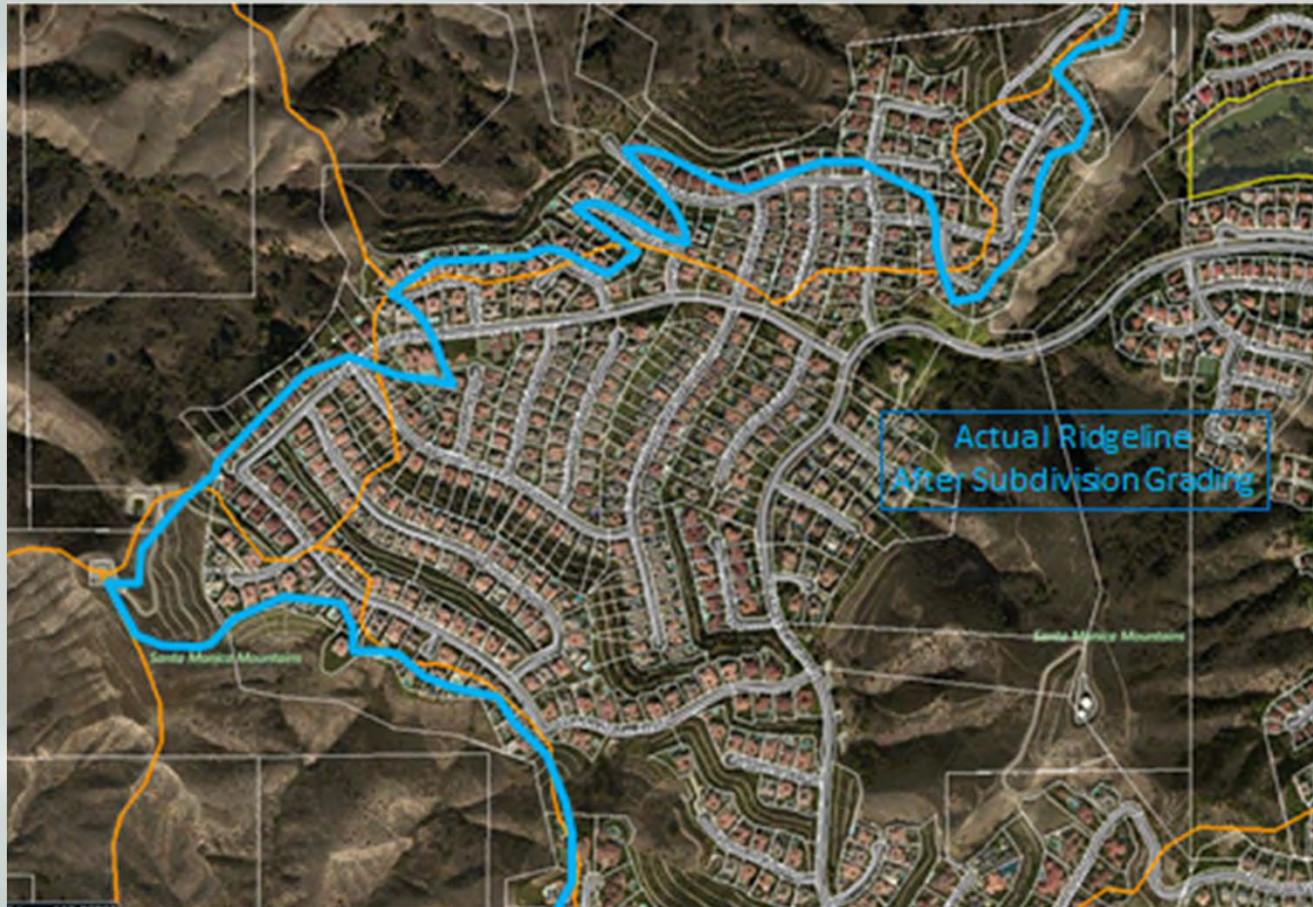
# Significant Ridgeline Status

- Current mapping is inaccurate in developed tracts, and does not always reflect the current “ridgelines” or highest points of the current development





# The Oaks Ridgelines



# Significant Ridgeline Status

- Ridgelines are mapped continuously, and the dips (valleys) of some altered ridgelines now sometimes fall below adjacent hillside areas



# Significant Ridgeline Status

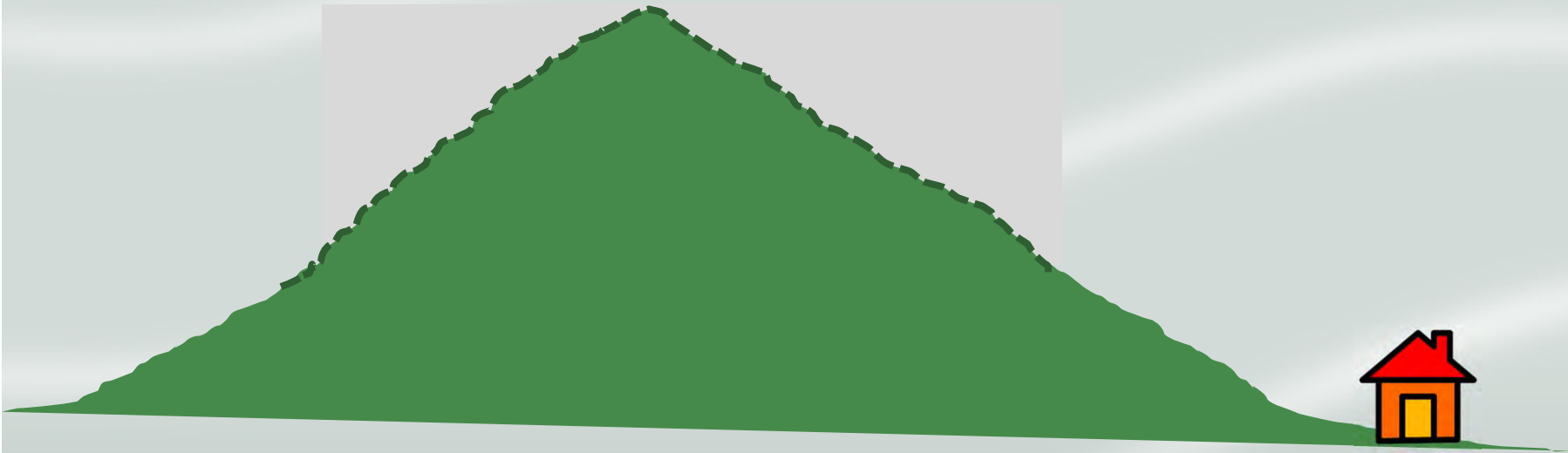


# Significant Ridgeline Status



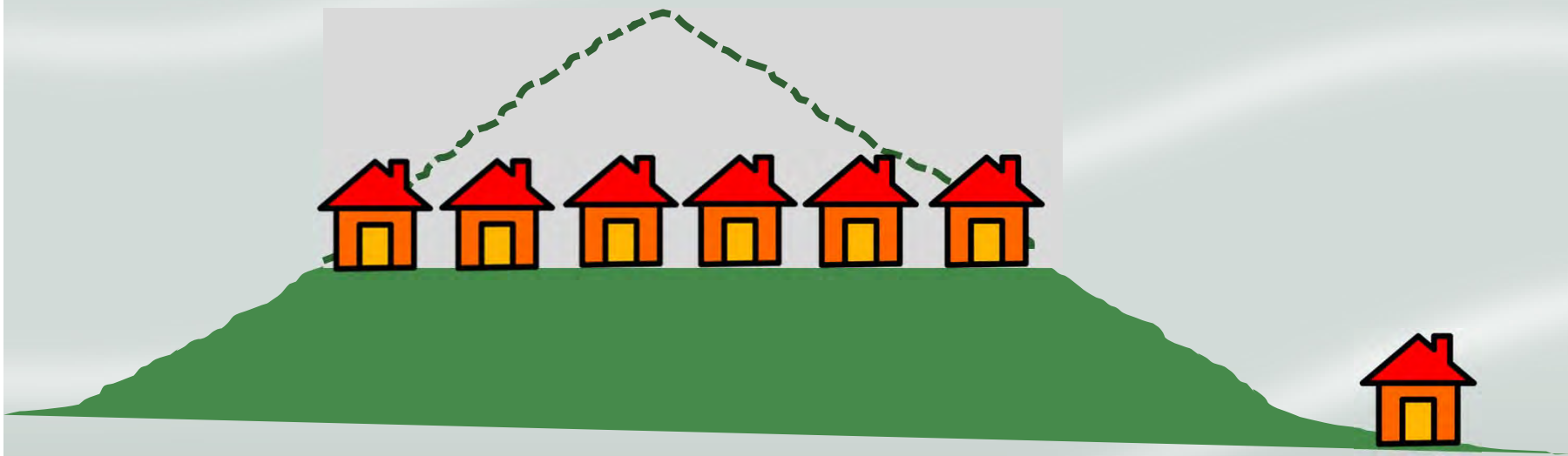
# Significant Ridgeline Status

- Some tract ridgelines have been so altered as to no longer exist



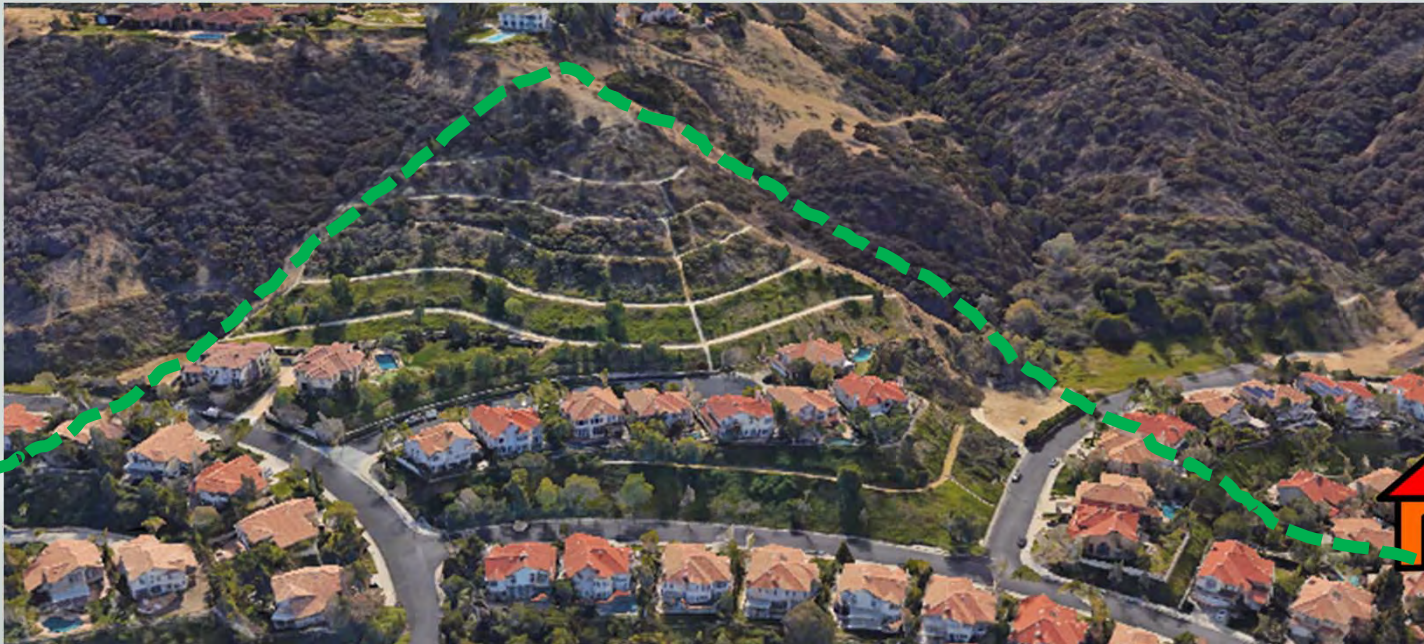
# Significant Ridgeline Status

- Some tract ridgelines have been so altered as to no longer exist



# Significant Ridgeline Status

- Some ridgelines have been so altered as to no longer exist



# Significant Ridgeline Status





# Significant Ridgeline Status

- The view considerations to evaluate ridgeline development are not defined in the code
- The majority of ridgeline properties are within gated communities without public views or access



# Significant Ridgeline Status



# Current Ridgeline Status

Not a ridgeline.  
(actual ridge is further back)



Scenic Corridor



# Significant Ridgeline Status

- Most lots are too small to meet the CMC requirement to build 50ft. away from, and 50ft. below the ridgeline
- The setback requirement was drawn from the LAC ridgeline code in 2009; the County's exemption which allows for an addition of up to 1,200sf did not carry over



# Significant Ridgeline Status



# Affected Properties

A total of 247 parcels are directly on mapped significant ridgelines

- 180 contain existing homes
- 18 are private, undeveloped lots
- 49 are undeveloped, zoned open space, and held by public agencies, HOA's or conservation groups

And hundreds more developed single-family properties are within one or both of the 50-foot ridgeline setback distances.



# Significant Ridgeline Status

- Additions for 172 of the 180 homes (more than 95%) located directly on a mapped ridgeline cannot possibly meet the 50ft setback as the lot is too small, too flat, or both.
- Home additions must obtain a variance from the Planning Commission.
- Fees start at \$1,027 (plus mailing labels).
- Additional time is 10-12 weeks.



# Hillside and Ridgeline Development Standards

- CMC 17.20.150 standards do not distinguish between:
  - Existing vs New Homes
  - Types of Structures (e.g. trellis vs. house)
  - Subdivisions vs Undeveloped Parcels
  - Gated vs. Ungated Communities
  - Scenic Corridors vs City Street





# Council Ridgeline Direction

- On August 24, 2016, the City Council reviewed these concerns and directed staff to prepare a code amendment forthwith, adopting the Los Angeles County exception for additions up to 1,200 sf. to existing homes on a significant ridgeline.



# Draft Ordinance 2016-340

- The proposed amendment exempts home additions up to 1,200 s.f., as well as Code-compliant accessory structures, from the need to obtain a ridgeline variance
- Such applications will still be subject to all other processing requirements (e.g. Scenic Corridor permits, site plan reviews, Director or PC Hearings, etc.)



# Staff Recommendation

That the City Council introduce Ordinance No. 2016-340 amending CMC Section 17.20.150, Hillside and Ridgeline Development, to exempt from the 50-foot horizontal and 50-foot vertical ridgeline setback standards home additions up to 1,200 s.f. and construction of Code-compliant accessory structures on previously developed residentially zoned properties located on or near significant ridgelines.





**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

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**DATE:** SEPTEMBER 19, 2016

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** MAUREEN TAMURI, AIA, AICP, COMMUNITY DEVELOPMENT DIRECTOR  
TOM BARTLETT, AICP, CITY PLANNER

**SUBJECT:** APPROVAL OF AN AMENDMENT TO THE STORY POLE POLICY BY EXEMPTING FROM THE REQUIREMENT FOR STORY POLE PLACEMENT ADDITIONS UP TO 1,200 SQUARE FEET TO EXISTING SINGLE-FAMILY HOMES AND CONSTRUCTION OF ACCESSORY STRUCTURES ON PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTIES LOCATED ON OR NEAR MAPPED SIGNIFICANT RIDGELINES

**MEETING DATE:** SEPTEMBER 28, 2016

---

**SUMMARY RECOMMENDATION:**

That the City Council approve an Amendment to the Story Pole Policy exempting additions of up to 1,200 square feet to existing single-family homes and construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines.

**BACKGROUND:**

At the Council meeting of August 24, 2016, the City Council considered a report by staff regarding anomalies in current ridgeline mapping, and the resultant impacts to existing homes located on them. At that meeting, the Council provided direction

to staff to prepare an amendment to the Development Code incorporating the Los Angeles County exemption for additions of up to 1,200 square feet to existing homes located on a significant ridgeline.

**DISCUSSION/ANALYSIS:**

Ordinance 2016-340 will amend Title 17, the Land Use and Development Code, by creating an exemption for previously developed, legally existing homes on mapped significant ridgelines from the requirement for a ridgeline setback variance for additions of up to 1,200 s.f. and new Code-compliant accessory structures on such properties. Accordingly, the Council's story pole policy should be amended to include this exception. Attached is the proposed amended Story Pole Policy (Attachment A).

**FISCAL IMPACT/SOURCE OF FUNDING:**

There is no budget impact to this action. The action does, however, relieve home owners of the necessary cost of installing story poles for additions under 1,200 square feet to their homes of for installing story poles for a proposed new accessory structure.

**REQUESTED ACTION:**

That the City Council approve an Amendment to the Story Pole Policy exempting additions of up to 1,200 square feet to existing single-family homes and construction of accessory structures on previously developed residential properties located on or near mapped significant ridgelines.

**ATTACHMENTS:**

A: Revised Calabasas Story Pole Policy, dated Sept. 28, 2016.

## Item 10 Attachment A City of Calabasas Story Pole Procedures

Effective June 25, 2015

Amended September 28, 2016

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### Purpose

Story poles are used to depict the silhouette of a proposed structure or an addition to an existing building. Story poles are intended to help decision makers, staff, neighbors and other interested parties visualize the location, mass and/or height of a proposed building(s), as part of the review of the project's relationship to its surroundings. In addition to story poles, the City may also require other visual aids, such as photo simulations, models or renderings, to assist in illustrating the proposed final project.

### Applicability

Unless determined otherwise by the Community Development Director or his/her designee, story poles shall be required to be installed for projects that are to be reviewed by the Planning Commission as follows:

- 1) All new projects and those with additions of 500s.f. or more on properties located within the Old Topanga, Calabasas Highlands and Scenic Corridor Overlay Zones, or on a designated significant ridgeline.
- 2) All new freestanding commercial and multi-family residential projects throughout the City
- 3) All projects seeking an exception (increase) in building height by way of variance or development plan.

### Exemptions

Story poles shall not be required for any proposed addition to an existing single-family residence, or for any proposed accessory building(s) on any previously developed residential property located on or near a mapped significant ridgeline, which proposed addition(s) and/or accessory structure(s) are exempt from the requirements for a ridgeline setback variance under Section 17.20.150 of the City of Calabasas Land Use and Development Code.

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### Duration

Story poles shall be erected at least four weeks prior to the Planning Commission hearing date and shall remain in place until such time the Planning Commission has rendered a final decision on the project. Story poles shall remain in place during the appeal period and through the appeal process. Following the final decision, the story poles shall be removed as soon as possible and no later than 48 hours following the decision date. If at any time the story poles become unsafe, they shall be repaired or removed immediately. If any poles fall down prior to the hearing date, they shall be promptly replaced.

### **Plan Components**

A story pole plan must be submitted to staff for approval prior to installation. The story pole location must be plotted on the roof plan and each location should indicate the maximum height of the pole. Applicants shall confer with City staff for precise pole locations for unusually shaped structures. The plan should also include the contact information and license number for the licensed contractor, license surveyor, and licensed architect or licensed civil engineer installing the story poles.

### **Construction Method and Materials**

Story poles shall be made of standard 2"x 4" lumber or similar material that is sturdy and avoids bending as determined by the City. All story poles need to be erected safely and without putting the public at risk, without bending or leaning, so as to withstand weather. This can be accomplished by installing guy wires or other similar temporary support system. Colored ribbons or construction netting not larger than 3 feet wide shall be attached between poles to detail roof lines.

### **Pole Locations**

Story poles shall be erected at the most distant corners of the proposed structure or addition and at the maximum height of the roof ridge. The idea is to achieve a silhouette of the structure or addition, clearly defining the maximum roof heights. The tallest story pole shall be painted with a clearly visible black paint at every one (1) foot increment. (Story poles for roof overhangs, eaves, chimneys, balconies and accessory buildings may also be required at the discretion of the Community Development Director).

### **Certification**

Story pole heights and locations must be certified in writing by a licensed surveyor, licensed contractor, licensed architect or licensed civil engineer and such certification shall be provided, along with the story pole plan, to the project planner a minimum of three weeks in advance of the hearing date. The height of each pole should be clearly marked on the base of each pole.

### **Story Pole Determination**

The Director shall evaluate the following factors in their determination of whether or not a site is suitable for story poles. These factors shall include:

- a) Safety, such as the presence of power lines, public right of ways, pedestrians, access and other security and welfare concerns;
- b) Stability, such as the structure height, materials, weather, anchoring or topographic conditions;
- c) Inaccurate depiction of the proposed project due to land modifications, grading or other site conditions;

- d) Impacts to trees, habitat, archeologic or biologic resources, or the need for land alterations in pole placement;
- e) Site constraints, such as roadway re-alignments, utilities, easements and fire access requirements.
- f) Excessive cost or financial impact.

8)

The Director may also seek advice from the Architectural Review Panel and/or a professional story pole installer in arriving at a determination of pole installation feasibility.

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#### **Planning Commission Review**

If the Community Development Director finds that at least 50% of the project mass may or should not be depicted with story poles, a report stating the basis of the Director's recommendation shall be submitted to the Planning Commission for their review and decision. The recommendation should identify all factors which limit the feasibility of story pole placement on the subject site. In such cases, the Planning Commission shall make the final decision on the extent of story poles to be erected. The Planning Commission shall also be the body to determine if story poles should be re-established in instances when vandalism to the poles has occurred.

#### **Notification**

For commercial projects, the applicant shall erect a sign on-site displaying a rendering or photo simulation of the proposed project at the time that the story poles are installed. The sign shall include contact information for the City's case planner, and if applicable, any web site information prepared by the City and/or applicant.

For commercial projects where less than 100% of the project is depicted with story poles, the rendering should be overlaid with the location of the story poles that have been erected. The overlay is intended to assist the public and decision makers as to the relationship of the poles and the proposed project.

Any required City notices of a public hearing on a project shall also identify that story poles have been installed. For commercial projects, the notice should also include a project rendering or photo simulation.

The Planning Commission and the City Council shall be notified at the time that story poles are erected on the site.





# Check Register Report

Bank: BANK OF AMERICA - OPERATING  
 Reporting Period: 09/07/2016 to 09/15/2016

Date: 9/20/2016  
 Time: 12:02:51PM  
 Page 1 of 15

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
<b><u>Administrative Services</u></b>					
96380	9/14/2016	EXER- MORE THAN URGENT CARE	PRE-EMPLOYMENT PHYSICALS	40.00	Administrative Services
<b>Total Amount for 1 Line Item(s) from Administrative Services</b>				<b><u>\$40.00</u></b>	
<b><u>Boards and Commissions</u></b>					
96424	9/15/2016	US BANK	VISA- RALPHS	18.57	Boards and Commissions
<b>Total Amount for 1 Line Item(s) from Boards and Commissions</b>				<b><u>\$18.57</u></b>	
<b><u>City Council</u></b>					
96424	9/15/2016	US BANK	VISA- CORNER BAKERY	1,301.10	City Council
96424	9/15/2016	US BANK	VISA- LCC	825.00	City Council
96365	9/14/2016	CALIFORNIA CONTRACT CITIES	2016 CCCA SUMMIT	450.00	City Council
96424	9/15/2016	US BANK	VISA- LA PAZ RESTAURANT	240.00	City Council
96424	9/15/2016	US BANK	VISA- ROSTI TUSCAN KITCHEN	228.75	City Council
96357	9/14/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - VICA MTG	209.52	City Council
96424	9/15/2016	US BANK	VISA- CALABASAS SELF STORAGE	184.00	City Council
96312	9/7/2016	BOZAJIAN/JAMES R.//	REIMB OFFICE SUPPLIES	158.16	City Council
96369	9/14/2016	CALABASAS COYOTE FOOTBALL	FIRST RESPONDERS DINNER	144.00	City Council
96369	9/14/2016	CALABASAS COYOTE FOOTBALL	FIRST RESPONDERS DINNER	144.00	City Council
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	126.93	City Council
<b>Total Amount for 11 Line Item(s) from City Council</b>				<b><u>\$4,011.46</u></b>	
<b><u>City Management</u></b>					
96424	9/15/2016	US BANK	VISA- LCC	525.00	City Management
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	507.83	City Management
96398	9/14/2016	MELTON/HEATHER//	REIMB TRAVEL EXP- AIB	293.21	City Management
<b>Total Amount for 3 Line Item(s) from City Management</b>				<b><u>\$1,326.04</u></b>	
<b><u>Civic Center O&amp;M</u></b>					
96386	9/14/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	2,690.50	Civic Center O&M
96370	9/14/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	2,427.58	Civic Center O&M
96370	9/14/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	2,427.58	Civic Center O&M





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96419	9/14/2016	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	895.76	Civic Center O&M
96424	9/15/2016	US BANK	VISA- HUNTINGTON HARDWARE	865.97	Civic Center O&M
96370	9/14/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
96370	9/14/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
96356	9/7/2016	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	534.10	Civic Center O&M
96327	9/7/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- AUG 16	500.00	Civic Center O&M
96424	9/15/2016	US BANK	VISA- HUNTINGTON HARDWARE	360.72	Civic Center O&M
96379	9/14/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- AUG 16	250.00	Civic Center O&M
96424	9/15/2016	US BANK	VISA- WALMART	189.19	Civic Center O&M
96424	9/15/2016	US BANK	VISA- STAPLES	163.49	Civic Center O&M
96368	9/14/2016	CHEM PRO LABORATORY, INC.	HVAC SERVICE	124.50	Civic Center O&M
96368	9/14/2016	CHEM PRO LABORATORY, INC.	HVAC SERVICE	124.50	Civic Center O&M
96424	9/15/2016	US BANK	VISA- HOME DEPOT	107.66	Civic Center O&M
96424	9/15/2016	US BANK	VISA- JOANN FABRIC	45.75	Civic Center O&M
96424	9/15/2016	US BANK	VISA- RALPHS	43.59	Civic Center O&M
96327	9/7/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- AUG 16	0.00	Civic Center O&M
<b>Total Amount for 19 Line Item(s) from Civic Center O&amp;M</b>				<b>\$12,867.89</b>	

## Community Development

96396	9/14/2016	M6 CONSULTING, INC.	INSPECTION SERVICES	27,475.00	Community Development
96396	9/14/2016	M6 CONSULTING, INC.	PLAN CHECK SERVICES	22,286.15	Community Development
96396	9/14/2016	M6 CONSULTING, INC.	PERMIT SERVICES	8,640.00	Community Development
96326	9/7/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	1,439.55	Community Development
96391	9/14/2016	INTERNATIONAL CODE COUNCIL INC	CODE BOOKS	952.72	Community Development
96424	9/15/2016	US BANK	VISA- HW GREENBUILD REG	700.00	Community Development
96321	9/7/2016	CR PRINT	COUNTER INQUIRY FORMS	270.87	Community Development
96391	9/14/2016	INTERNATIONAL CODE COUNCIL INC	CODE BOOKS	248.19	Community Development
96424	9/15/2016	US BANK	VISA- HAMPTON INN	238.98	Community Development
96424	9/15/2016	US BANK	VISA- INT'L CODE COUNCIL	149.94	Community Development
96391	9/14/2016	INTERNATIONAL CODE COUNCIL INC	CODE BOOKS	124.08	Community Development
96376	9/14/2016	CYBERCOPY	COPY/PRINTING SERVICE	119.25	Community Development
96418	9/14/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	86.07	Community Development
96418	9/14/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	85.76	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	79.30	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	78.21	Community Development
96424	9/15/2016	US BANK	VISA- BEST BUY	75.22	Community Development



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96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	68.67	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	66.22	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	59.95	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	50.96	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	49.05	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	45.02	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	43.60	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	42.78	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	42.56	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	42.24	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	40.06	Community Development
96424	9/15/2016	US BANK	VISA- ASSOC. OF ENVIRON.	37.40	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	36.79	Community Development
96376	9/14/2016	CYBERCOPY	COPY/PRINTING SERVICE	36.52	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.97	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.43	Community Development
96324	9/7/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.32	Community Development
96418	9/14/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	30.47	Community Development
96424	9/15/2016	US BANK	VISA- BED BATH & BEYOND	27.24	Community Development
96392	9/14/2016	L.A. CO. ASSESSOR	MAPS AND POSTAGE	23.49	Community Development
96424	9/15/2016	US BANK	VISA- STAPLES	22.83	Community Development
96418	9/14/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	21.69	Community Development
96376	9/14/2016	CYBERCOPY	COPY/PRINTING SERVICE	20.98	Community Development
96376	9/14/2016	CYBERCOPY	COPY/PRINTING SERVICE	15.26	Community Development
96424	9/15/2016	US BANK	VISA- CITY OF SANTA BARBARA	10.50	Community Development
<b>Total Amount for 42 Line Item(s) from Community Development</b>				<b>\$63,990.29</b>	

## Community Services

96323	9/7/2016	CUSTOM PRINTING, INC.	RECREATION BROCHURE	13,854.39	Community Services
96409	9/14/2016	SO CA MUNI ATHLETIC FEDERATION	CLASS INSURANCE	4,870.25	Community Services
96337	9/7/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- FIREWORKS	4,174.03	Community Services
96322	9/7/2016	CUSTOM MAILING SOLUTIONS	POSTAGE	3,315.06	Community Services
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,130.18	Community Services
96357	9/14/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - CONCERT	2,822.77	Community Services
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	1,898.13	Community Services
96347	9/7/2016	SUPER SOCCER STARS	RECREATION INSTRUCTOR	1,750.00	Community Services



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96424	9/15/2016	US BANK	VISA- WORLD CLASS AWARDS	1,500.00	Community Services
96409	9/14/2016	SO CA MUNI ATHLETIC FEDERATION	CLASS INSURANCE	1,074.50	Community Services
96419	9/14/2016	WAXIE SANITARY SUPPLY	JANITORIAL SERVICES	887.46	Community Services
96407	9/14/2016	SECURAL SECURITY CORP	SECURITY- CONCERT	710.00	Community Services
96424	9/15/2016	US BANK	VISA- CALABASAS SELF STORAGE	658.00	Community Services
96318	9/7/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	570.00	Community Services
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- CONCERT	540.00	Community Services
96424	9/15/2016	US BANK	VISA- BACKDROPS BEAUTIFUL	467.90	Community Services
96351	9/7/2016	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	452.36	Community Services
96424	9/15/2016	US BANK	VISA- ADVANCED SIGN & BANNER	436.00	Community Services
96424	9/15/2016	US BANK	VISA- 7 ELEVEN	349.53	Community Services
96424	9/15/2016	US BANK	VISA- NETBRANDS MEDIA CORP	305.55	Community Services
96402	9/14/2016	PAY PHONES NORTH INC	PAYPHONE SERVICE-DE ANZA/GRAPE	300.00	Community Services
96424	9/15/2016	US BANK	VISA- BIZCHAIR.COM	299.97	Community Services
96377	9/14/2016	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	276.00	Community Services
96313	9/7/2016	BROWN & BROWN FENCE CO	FENCE REPAIR	275.00	Community Services
96424	9/15/2016	US BANK	VISA- COSTCO	258.30	Community Services
96424	9/15/2016	US BANK	VISA- DICKS SPORTING GOODS	223.19	Community Services
96424	9/15/2016	US BANK	VISA- CELLARIS	188.10	Community Services
96424	9/15/2016	US BANK	VISA- CLEARSTREAM RECYCLING	186.30	Community Services
96424	9/15/2016	US BANK	VISA- AMAZON.COM	176.38	Community Services
96424	9/15/2016	US BANK	VISA- DIY	175.56	Community Services
96424	9/15/2016	US BANK	VISA- AGOURA LOCK & TECH	146.27	Community Services
96311	9/7/2016	BARRY KAY ENTERPRISES, INC.	STAFF T-SHIRTS	142.81	Community Services
96424	9/15/2016	US BANK	VISA- WALMART	138.34	Community Services
96424	9/15/2016	US BANK	VISA- LIVE ART PLANTS	136.25	Community Services
96424	9/15/2016	US BANK	VISA- AMAZON.COM	133.16	Community Services
96403	9/14/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	113.80	Community Services
96424	9/15/2016	US BANK	VISA- RITE AID	109.86	Community Services
96424	9/15/2016	US BANK	VISA- ORIENTAL TRADING CO	102.46	Community Services
96424	9/15/2016	US BANK	VISA- BAKER	95.00	Community Services
96424	9/15/2016	US BANK	VISA- DIRECT TV	93.63	Community Services
96344	9/7/2016	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
96344	9/7/2016	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
96424	9/15/2016	US BANK	VISA- HOME DEPOT	78.85	Community Services
96424	9/15/2016	US BANK	VISA- DIPLOMA ARTS	75.49	Community Services
96424	9/15/2016	US BANK	VISA- BOB'S GARDEN	72.80	Community Services



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96387	9/14/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	72.10	Community Services
96330	9/7/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	68.15	Community Services
96359	9/14/2016	AT&T	TELEPHONE SERVICE	66.73	Community Services
96424	9/15/2016	US BANK	VISA- SMART & FINAL	64.64	Community Services
96424	9/15/2016	US BANK	VISA- CANOGA ELECTRIC	54.50	Community Services
96382	9/14/2016	FILICE/LANA//	REIMB MILEAGE - AUG 16	53.19	Community Services
96424	9/15/2016	US BANK	VISA- SMITH PIPE & SUPPLY	50.52	Community Services
96424	9/15/2016	US BANK	VISA- RALPHS	45.52	Community Services
96363	9/14/2016	BROADBASED COMMUNICATIONS INC	PHONE SYSTEM REPAIRS	45.00	Community Services
96424	9/15/2016	US BANK	VISA- JOANN FABRIC	43.50	Community Services
96424	9/15/2016	US BANK	VISA- AGOURA PAINTS	38.68	Community Services
96424	9/15/2016	US BANK	VISA- VISTA PAINT CORP	38.19	Community Services
96424	9/15/2016	US BANK	VISA- CONSTANT CONTACT	35.00	Community Services
96305	9/7/2016	ACCURATE FIRST AID SERVICES	FIRST AID SUPPLIES	34.84	Community Services
96424	9/15/2016	US BANK	VISA- DS SERVICES	33.99	Community Services
96424	9/15/2016	US BANK	VISA- TARGET	32.85	Community Services
96424	9/15/2016	US BANK	VISA- STAPLES	29.85	Community Services
96424	9/15/2016	US BANK	VISA- ADVANCED SIGN & BANNER	27.25	Community Services
96424	9/15/2016	US BANK	VISA- STAPLES	27.23	Community Services
96424	9/15/2016	US BANK	VISA- US RESEARCH & CHEMICAL	20.69	Community Services
96424	9/15/2016	US BANK	VISA- RALPHS	17.17	Community Services
96424	9/15/2016	US BANK	VISA- TARGET	10.86	Community Services
96424	9/15/2016	US BANK	VISA- TARGET	8.71	Community Services
96424	9/15/2016	US BANK	VISA- 99 CENTS STORE	4.36	Community Services

**Total Amount for 69 Line Item(s) from Community Services**

**\$48,657.15**

**Finance**

96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	215.51	Finance
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	181.10	Finance
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	16.34	Finance

**Total Amount for 3 Line Item(s) from Finance**

**\$412.95**

**Klubhouse Preschool**

96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	4,830.60	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	2,091.67	Klubhouse Preschool



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96424	9/15/2016	US BANK	VISA- COSTCO	1,343.28	Klubhouse Preschool
96318	9/7/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	1,330.00	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- CALABASAS STYLE	650.00	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- SUBWAY	540.00	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- TARGET	534.56	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- AQUARIUM OF THE PACIFIC	465.25	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- COSTCO	392.32	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- LAKESHORE LEARNING	373.00	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- PARTY ON RENTALS	332.00	Klubhouse Preschool
96403	9/14/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	265.52	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- CHEESECAKE FACTORY	250.81	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- FACEBOOK.COM	250.18	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- KID SPACE MUSEUM	224.00	Klubhouse Preschool
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	206.90	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- WAYFAIR.COM	196.86	Klubhouse Preschool
96387	9/14/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	193.55	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- SHINDIGZ DECOR	187.68	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- PARTY CITY	182.96	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- DISCOVERY CUBE	182.00	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- PETSMART	172.63	Klubhouse Preschool
96387	9/14/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	168.23	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- WCI FAIRS	162.37	Klubhouse Preschool
96330	9/7/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SERVICES	159.01	Klubhouse Preschool
96405	9/14/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
96405	9/14/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	110.70	Klubhouse Preschool
96363	9/14/2016	BROADBASED COMMUNICATIONS INC	PHONE SYSTEM REPAIRS	105.00	Klubhouse Preschool
96305	9/7/2016	ACCURATE FIRST AID SERVICES	FIRST AID SUPPLIES	81.30	Klubhouse Preschool
96318	9/7/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	75.00	Klubhouse Preschool
96405	9/14/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	75.00	Klubhouse Preschool
96405	9/14/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	71.40	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- SMART & FINAL	64.19	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- TUFF SHED	54.50	Klubhouse Preschool
96424	9/15/2016	US BANK	VISA- SMART & FINAL	13.71	Klubhouse Preschool
<b>Total Amount for 35 Line Item(s) from Klubhouse Preschool</b>				<b>\$16,482.58</b>	

Library



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96390	9/14/2016	INNOVATIVE INTERFACES, INC	SOFTWARE MAINTENANCE	8,447.36	Library
96390	9/14/2016	INNOVATIVE INTERFACES, INC	SOFTWARE MAINTENANCE	706.89	Library
96424	9/15/2016	US BANK	VISA- AMAZON.COM	322.20	Library
96404	9/14/2016	RECORDED BOOKS, LLC	BOOKS ON CD	237.22	Library
96424	9/15/2016	US BANK	VISA- ALA	197.00	Library
96424	9/15/2016	US BANK	VISA- COSTCO	162.24	Library
96404	9/14/2016	RECORDED BOOKS, LLC	BOOKS ON CD	127.32	Library
96404	9/14/2016	RECORDED BOOKS, LLC	BOOKS ON CD	49.59	Library
96404	9/14/2016	RECORDED BOOKS, LLC	BOOKS ON CD	45.34	Library
96361	9/14/2016	BAKER & TAYLOR	BOOKS-LIBRARY	41.48	Library
96424	9/15/2016	US BANK	VISA- AMAZON.COM	32.50	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	25.43	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	24.61	Library
96424	9/15/2016	US BANK	VISA- USPS	23.88	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	21.43	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	20.50	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	20.29	Library
96389	9/14/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	12.24	Library
96424	9/15/2016	US BANK	VISA- STAPLES	5.90	Library
<b>Total Amount for 19 Line Item(s) from Library</b>				<b>\$10,523.42</b>	

**LMD #22**

96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	33,943.45	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	12,716.65	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	11,567.76	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	10,352.79	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	10,197.51	LMD #22
96343	9/7/2016	PACIFIC COAST FALCONRY INC.	BIRD CONTROL SERVICES	8,400.00	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	6,375.46	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,619.60	LMD #22
96339	9/7/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	3,950.00	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,955.41	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,415.00	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,219.79	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,043.51	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,744.70	LMD #22



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96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,743.75	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,603.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,580.00	LMD #22
96308	9/7/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	910.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	760.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	750.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	749.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	606.00	LMD #22
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	451.42	LMD #22
96360	9/14/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	300.00	LMD #22
96360	9/14/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	295.00	LMD #22
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	183.11	LMD #22
<b>Total Amount for 26 Line Item(s) from LMD #22</b>				<b>\$123,432.91</b>	
<b><u>LMD #24</u></b>					
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	8,703.67	LMD #24
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	5,138.00	LMD #24
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,174.00	LMD #24
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	655.00	LMD #24
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	600.00	LMD #24
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	300.00	LMD #24
<b>Total Amount for 6 Line Item(s) from LMD #24</b>				<b>\$16,570.67</b>	
<b><u>LMD #27</u></b>					
96338	9/7/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	764.56	LMD #27
<b>Total Amount for 1 Line Item(s) from LMD #27</b>				<b>\$764.56</b>	
<b><u>LMD #32</u></b>					
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	209.16	LMD #32
<b>Total Amount for 1 Line Item(s) from LMD #32</b>				<b>\$209.16</b>	

**LMD 22 - Common Benefit Area**





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96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	16,442.05	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	7,303.75	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,656.25	LMD 22 - Common Benefit Area
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,018.51	LMD 22 - Common Benefit Area
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,802.71	LMD 22 - Common Benefit Area
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,455.81	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,181.25	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	681.25	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	654.54	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	493.75	LMD 22 - Common Benefit Area
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	281.25	LMD 22 - Common Benefit Area
<b>Total Amount for 11 Line Item(s) from LMD 22 - Common Benefit Area</b>				<b>\$40,971.12</b>	

## Media Operations

96410	9/14/2016	SOLID WASTE SOLUTIONS, INC	FILM PERMITS/SERVICES	3,022.50	Media Operations
96416	9/14/2016	VERIZON WIRELESS	TELEPHONE SERVICE	2,498.75	Media Operations
96340	9/7/2016	NOTIONIST	CITY NEWSLETTER- FALL 2016	2,000.00	Media Operations
96424	9/15/2016	US BANK	VISA- B&H PHOTO	802.59	Media Operations
96385	9/14/2016	GRANICUS INC.	WEB ARCHIVING SERVICE	750.00	Media Operations
96358	9/14/2016	AT&T	TELEPHONE SERVICE	678.80	Media Operations
96424	9/15/2016	US BANK	VISA- AMAZON.COM	511.18	Media Operations
96397	9/14/2016	MEGAPATH CLOUD COMPANY	DSL SERVICE	443.65	Media Operations
96424	9/15/2016	US BANK	VISA- AMAZON.COM	433.82	Media Operations
96424	9/15/2016	US BANK	VISA- DRONE CRATES	179.00	Media Operations
96424	9/15/2016	US BANK	VISA- GOTOMYPC.COM	50.85	Media Operations
96424	9/15/2016	US BANK	VISA- ADOBE CREATIVE	49.99	Media Operations
96424	9/15/2016	US BANK	VISA- FRESH BROTHERS	40.30	Media Operations
<b>Total Amount for 13 Line Item(s) from Media Operations</b>				<b>\$11,461.43</b>	

## Non-Departmental

96332	9/7/2016	INNER-I ...SECURITY IN FOCUS	EMERGENCY SERVICE- FIRE 6/4/16	4,800.00	Non-Departmental
96399	9/14/2016	NEWBURY PARK TREE SERVICE INC	EMERGENCY SERVICE- FIRE 6/4/16	4,690.00	Non-Departmental
96310	9/7/2016	B & B PLUMBING & HEATING INC.	EMERGENCY SERVICE- FIRE 6/4/16	2,757.50	Non-Departmental
96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	2,284.36	Non-Departmental
96424	9/15/2016	US BANK	VISA- UNCLE BOB'S STORAGE	1,940.00	Non-Departmental



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96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	1,825.03	Non-Departmental
96333	9/7/2016	IRON MOUNTAIN	STORAGE SERVICES	1,368.05	Non-Departmental
96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	282.72	Non-Departmental
96424	9/15/2016	US BANK	VISA- AMAZON.COM	251.33	Non-Departmental
96424	9/15/2016	US BANK	VISA- COFFEE WHOLESALE USA	217.65	Non-Departmental
96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	182.01	Non-Departmental
96374	9/14/2016	CR PRINT	BUSINESS CARDS	147.70	Non-Departmental
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	127.80	Non-Departmental
96424	9/15/2016	US BANK	VISA- FIRE 6/4/16	75.21	Non-Departmental
96424	9/15/2016	US BANK	VISA- RALPHS	72.06	Non-Departmental
96424	9/15/2016	US BANK	VISA- AMAZON.COM	53.35	Non-Departmental
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	40.20	Non-Departmental
96381	9/14/2016	FEDERAL EXPRESS CORP.	COURIER SERVICE	15.09	Non-Departmental
<b>Total Amount for 18 Line Item(s) from Non-Departmental</b>				<b>\$21,130.06</b>	

## Public Safety & Emergency Preparedness

96424	9/15/2016	US BANK	VISA- MACKAY COMMUNICATIONS	467.16	Public Safety & Emergency Preparedness
96424	9/15/2016	US BANK	VISA- SUPERIOR AED	408.75	Public Safety & Emergency Preparedness
96424	9/15/2016	US BANK	VISA- STAPLES DIRECT	67.30	Public Safety & Emergency Preparedness
<b>Total Amount for 3 Line Item(s) from Public Safety &amp; Emergency Preparedness</b>				<b>\$943.21</b>	

## Public Works

96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	8,055.65	Public Works
96393	9/14/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,138.15	Public Works
96371	9/14/2016	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	7,108.84	Public Works
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	5,176.00	Public Works
96406	9/14/2016	RUIZ CONCRETE & PAVING INC.	STREET REPAIRS	3,330.24	Public Works
96421	9/14/2016	WILHELM/RICHARD//	FIELD INVESTIGTN/DRAFTING SVCS	3,080.00	Public Works
96373	9/14/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	2,603.78	Public Works
96399	9/14/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	2,305.00	Public Works
96338	9/7/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,220.34	Public Works
96319	9/7/2016	COOPER ECOLOGICAL MONITORING	SURVEY SERVICES	1,750.00	Public Works
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,062.00	Public Works
96373	9/14/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	759.94	Public Works
96394	9/14/2016	LEMUS/ALBA//	CONSULTING SERVICES	616.00	Public Works



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96394	9/14/2016	LEMUS/ALBA//	CONSULTING SERVICES	616.00	Public Works
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	600.00	Public Works
96338	9/7/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	588.79	Public Works
96315	9/7/2016	CHAO/STEFFI YI-CHIAO//	CONSULTING SERVICES	560.00	Public Works
96367	9/14/2016	CHAO/STEFFI YI-CHIAO//	CONSULTING SERVICES	560.00	Public Works
96384	9/14/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	528.00	Public Works
96345	9/7/2016	PRECISION CONCRETE CUTTING	STREET REPAIRS	445.50	Public Works
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
96352	9/7/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	300.00	Public Works
96373	9/14/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	202.68	Public Works
96353	9/7/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	123.75	Public Works
96424	9/15/2016	US BANK	VISA- HOME DEPOT	70.79	Public Works
96307	9/7/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	56.97	Public Works
96415	9/14/2016	UNDERGROUND SERVICE ALERT	MONTHLY MEMBERSHIP FEE	46.50	Public Works
96424	9/15/2016	US BANK	VISA- APWA	45.00	Public Works
96416	9/14/2016	VERIZON WIRELESS	TELEPHONE SERVICE	37.99	Public Works
96424	9/15/2016	US BANK	VISA- APWA	35.00	Public Works
96424	9/15/2016	US BANK	VISA- APWA	30.00	Public Works

**Total Amount for 31 Line Item(s) from Public Works**

**\$50,490.41**

**Recoverable / Refund / Liability**

96401	9/14/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	728.91	Recoverable / Refund / Liability
96346	9/7/2016	ROY'S FLOORING	FLOOR REPAIRS	500.00	Recoverable / Refund / Liability
96401	9/14/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	436.80	Recoverable / Refund / Liability
96325	9/7/2016	D AND J PRODUCTIONS, LP	REFUND PARTIAL FILM PERMIT	300.00	Recoverable / Refund / Liability
96309	9/7/2016	AZUS/VIVIAN//	REFUND BUS PASS	160.00	Recoverable / Refund / Liability
96364	9/14/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	-101.73	Recoverable / Refund / Liability
96314	9/7/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	-1,314.40	Recoverable / Refund / Liability
96314	9/7/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	-1,801.91	Recoverable / Refund / Liability
96328	9/7/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	-3,411.82	Recoverable / Refund / Liability

**Total Amount for 9 Line Item(s) from Recoverable / Refund / Liability**

**\$-4,504.15**

**Senior Center Construction**

96424	9/15/2016	US BANK	VISA- QUICK CRETE	6,816.86	Senior Center Construction
96342	9/7/2016	OTOJOY, LLC	HEARING LOOP INSTALLATION	5,426.06	Senior Center Construction



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96329	9/7/2016	GREEN DINOSAUR INC	LEED SUSTAINABILITY - SR CTR	3,547.18	Senior Center Construction
96334	9/7/2016	JONES & JONES	SENIOR CENTER COMP PHASE	2,422.50	Senior Center Construction
96422	9/14/2016	WOOD GRAPHICS UNLIMITED INC.	SENIOR CENTER BENCH	981.00	Senior Center Construction
96422	9/14/2016	WOOD GRAPHICS UNLIMITED INC.	SENIOR CENTER CABINET	981.00	Senior Center Construction
96424	9/15/2016	US BANK	VISA- HOME DEPOT	42.93	Senior Center Construction
<b>Total Amount for 7 Line Item(s) from Senior Center Construction</b>				<b>\$20,217.53</b>	

## Tennis & Swim Center

96383	9/14/2016	GARBA ONADJA ENTERPRISES, LLC	RECREATION INSTRUCTOR	1,385.00	Tennis & Swim Center
96317	9/7/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	984.37	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- HOME DEPOT	819.03	Tennis & Swim Center
96372	9/14/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	818.65	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- NATIONAL GYM SUPPLY	780.93	Tennis & Swim Center
96349	9/7/2016	TEAM PLAY EVENTS	ENTERTAINMENT- SPLASH PARTY	748.26	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- OFFICE DEPOT	735.48	Tennis & Swim Center
96400	9/14/2016	OFFICE DEPOT	OFFICE SUPPLIES	667.06	Tennis & Swim Center
96417	9/14/2016	VIEWPOINT EDUCATIONAL	POOL RENTAL	618.75	Tennis & Swim Center
96341	9/7/2016	OFFICE DEPOT	OFFICE SUPPLIES	609.52	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- RECYCLE AWAY	578.33	Tennis & Swim Center
96316	9/7/2016	CINTAS FIRST AID & SAFETY	KITCHEN INSPECTION	555.39	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- MCCALLA CO	551.14	Tennis & Swim Center
96413	9/14/2016	TIME WARNER CABLE	CABLE MODEM/HDTV- T&SC	522.87	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- ADOLPH KIEFER	497.06	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- SMART & FINAL	472.59	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- CENTURY MA	419.98	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- AMECI PIZZA	407.45	Tennis & Swim Center
96372	9/14/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	398.94	Tennis & Swim Center
96331	9/7/2016	ICHKOVA/SVETLANA//	RECREATION INSTRUCTOR	377.12	Tennis & Swim Center
96317	9/7/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	345.75	Tennis & Swim Center
96355	9/7/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	337.29	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- HOME DEPOT	334.30	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- DELL CORP	308.66	Tennis & Swim Center
96341	9/7/2016	OFFICE DEPOT	OFFICE SUPPLIES	288.09	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- G&F LIGHTING	284.65	Tennis & Swim Center
96366	9/14/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	257.32	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- HOME DEPOT	254.12	Tennis & Swim Center



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96424	9/15/2016	US BANK	VISA- LESLIE'S POOL SUPPLY	245.41	Tennis & Swim Center
96414	9/14/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	230.00	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- TARGET	228.00	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- HOME DEPOT	187.02	Tennis & Swim Center
96355	9/7/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	186.92	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- SMART & FINAL	155.72	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- BIG 5 SPORTING GOODS	150.48	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- ALBERTSONS	146.57	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- SMART & FINAL	139.54	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- SMART & FINAL	130.48	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- CVS PHARMACY	124.58	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- RALPHS	124.31	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- PARTY CITY	120.41	Tennis & Swim Center
96423	9/14/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	110.28	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- TARGET	98.09	Tennis & Swim Center
96395	9/14/2016	LITTLEJOHN COMMUNICATIONS INC	PAY PHONE SVC- JUL-SEP 2016	90.00	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- CRAIGSLIST.COM	90.00	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- LARRY & JOE'S PLUMBING	78.07	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- PICKLEBALL CENTRAL	74.97	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- RALPHS	65.41	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- CRAIGSLIST	45.00	Tennis & Swim Center
96336	9/7/2016	KISHIMOTO/RAINE//	REIMB MILEAGE - AUG 16	43.42	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- USTA	43.00	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- SHERWIN WILLIAMS	32.04	Tennis & Swim Center
96306	9/7/2016	AIRGAS- WEST	TC HELIUM	31.15	Tennis & Swim Center
96424	9/15/2016	US BANK	VISA- RABI, INC	27.60	Tennis & Swim Center
96341	9/7/2016	OFFICE DEPOT	OFFICE SUPPLIES	-69.99	Tennis & Swim Center
<b>Total Amount for 55 Line Item(s) from Tennis &amp; Swim Center</b>				<b>\$18,286.58</b>	

## Transportation

96408	9/14/2016	SECURITY PAVING COMPANY INC	LOST HILLS INTERCHANGE PROJ	930,519.05	Transportation
96328	9/7/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	68,236.50	Transportation
96362	9/14/2016	BANK OF SACRAMENTO	LOST HILLS PROJ- RETENTION	46,525.95	Transportation
96314	9/7/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	36,038.00	Transportation
96314	9/7/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	26,287.91	Transportation
96348	9/7/2016	TAFT ELECTRIC COMPANY	TRAFFIC SIGNAL	22,300.00	Transportation

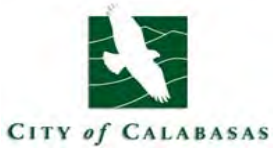


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96412	9/14/2016	SUSTAINABLE SOLUTIONS SERVICES	STREET SIGN MEDIAN PROJECT	18,576.50	Transportation
96388	9/14/2016	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE AUG 2016	8,842.50	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	8,779.20	Transportation
96411	9/14/2016	SOUTHERN CALIFORNIA EDISON	RELOCATE METER	7,601.48	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	7,498.15	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	3,121.94	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	2,097.04	Transportation
96364	9/14/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	2,034.60	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	2,023.39	Transportation
96375	9/14/2016	CROSTOWN ELECTRICAL	TRAFFIC LIGHTING SERVICES	1,917.75	Transportation
96335	9/7/2016	JORDAN GILBERT & BAIN	ARCHITECTURAL SERVICES	1,680.00	Transportation
96378	9/14/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	995.15	Transportation
96424	9/15/2016	US BANK	VISA- CHEVRON	300.10	Transportation
96350	9/7/2016	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- SEP 2016	258.92	Transportation
96420	9/14/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	212.68	Transportation
96424	9/15/2016	US BANK	VISA- SHELL OIL	147.35	Transportation
96424	9/15/2016	US BANK	VISA- DIY	135.50	Transportation
96354	9/7/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	119.85	Transportation
96424	9/15/2016	US BANK	VISA- APWA	85.00	Transportation
96424	9/15/2016	US BANK	VISA- CHEVRON	76.01	Transportation
96424	9/15/2016	US BANK	VISA- CHEVROLET SERVICE CTR	72.08	Transportation
96424	9/15/2016	US BANK	VISA- CHEVRON	71.98	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	68.15	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	61.00	Transportation
96424	9/15/2016	US BANK	VISA- RABI, INC	50.68	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	48.15	Transportation
96424	9/15/2016	US BANK	VISA- CHEVRON	46.00	Transportation
96424	9/15/2016	US BANK	VISA- RABI, INC.	43.00	Transportation
96424	9/15/2016	US BANK	VISA- EXXON MOBIL	31.99	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	31.99	Transportation
96424	9/15/2016	US BANK	VISA- APWA	30.00	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	29.91	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	26.00	Transportation
96424	9/15/2016	US BANK	VISA- SHELL OIL	24.90	Transportation
96320	9/7/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	24.64	Transportation
96424	9/15/2016	US BANK	VISA- SHELL OIL	23.30	Transportation
96424	9/15/2016	US BANK	VISA- UNION 76	21.99	Transportation



# Check Register Report

Bank: BANK OF AMERICA - OPERATING  
Reporting Period: 09/07/2016 to 09/15/2016

Date: 9/20/2016  
Time: 12:02:51PM  
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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
96424	9/15/2016	US BANK	VISA- UNION 76	21.99	Transportation
96424	9/15/2016	US BANK	VISA- SHELL OIL	9.00	Transportation
96424	9/15/2016	US BANK	VISA- EXXON MOBIL	7.00	Transportation
<b>Total Amount for 46 Line Item(s) from Transportation</b>				<b>\$1,197,154.27</b>	
<b>GRAND TOTAL for 430 Line Items</b>				<b>\$1,655,458.11</b>	

## FUTURE AGENDA ITEMS

Department  
**26-Oct**

Agenda Headings

Agenda Title/Future Agenda

MOD	Presenation	Scouts recognition for 25th anniversary food drive service project
AS	Consent	Adoption of Resolution No. 2016-1517, rescinding Resolution No. 2014-1471 and approving a salary schedule for permanent employees
AS	Consent	Adoption of Resolution No. 2016-1518, establishing employee flex credit amounts for 2017 and rescinding Resolution No. 2015-1472
Finance	Public Hearing	Adoption of Resolution No. 2016-1512, approving the operating and capital improvement budgets for July 1, 2016 through June 30, 2018, providing for the appropriations and expenditures for all sums set forth in said budget; and adoption of Resolution No. 2016-1516, establishing the appropriations limit for Fiscal Year 2016-2017
CD	Public Hearing	24119 St. Andrews Lane

**Future Items**

CD/PW/Media	Public Hearing	CPI Adjustment/Fees
CC	New Business	Discussion and consideration for options regarding Commission terms
CC	Public Hearing	Introduction of Ordinance No. 2016-341 regarding refund requests
CD	Public Hearing	Introduction of Ordinance No. 2016-337 for new 2016 California Building Standards
CS	New Business	Joint-use agreements with LVUSD
CS	New Business	Update on Senior Center membership
CS	Consent	Hydrating stations
CD	Consent	Housing Element Report
CD	Consent	Recommendation from Planning Commission regarding appeals' fees
CS	New Business	Election Certification
PW	New Business	Environmental Commission review of programs/ordinances (smoking, plastic bag, coyote, styrofoam, car wash, rodenticide, etc.)
CD	New Business	Business recognition program for environmental efforts
CD	New Business	Noticing procedures/newspaper publications

2016 Meeting Dates	
Nov 9	Nov 30 - Council Reorganization
Nov 23 - Canceled - Thanksgiving Eve	Dec 14
	Dec 28 - Canceled