

Full Text of Applicable Calabasas Municipal Land Use Codes

- 17.90.020** Development means any grading or construction activity or alteration of the land, its terrain contour or vegetation, including the addition to, erection, expansion, or alteration of existing structures.
- 17.20.070(C)** “Proposed development and new land uses within a scenic corridor designated by the -SC overlay zoning district shall comply with the city’s Scenic Corridor Development Guidelines”
- 17.20.150(C)1** General Siting Principles. Buildings should be located in the most accessible, least visually prominent, and most geologically stable portion or portions of a site. Buildings should be located in the least visually prominent locations of a property, on open, grassy hillsides, where the prominence of buildings should be minimized by placing them in locations where they will be screened by existing vegetation, rock outcroppings, or depressions in topography.
- 17.18.040(A)** Purpose. The purpose of the -SC overlay zoning district is to protect an important economic and cultural base of the city by preventing the destruction of the natural beauty and environment of the city; to safeguard and enhance property values; to protect public and private investment, buildings and open spaces; and to protect and enhance the public health, safety, and welfare.
- 17.18.040(D)** Development Standards. All development within the -SC overlay zoning district shall comply with all applicable provisions of the Performance Standards for Hillside Development and Urban Design Standards of Chapter 17.20, the Scenic Corridor Development Guidelines adopted by the council, all applicable provisions of this development code, and any applicable specific plan, master plan corridor design plan or design guidelines.
- 17.20.050(A)** Biotic resource protection. The following Performance Standards for Biotic Resources shall apply to all development projects:
1. Disturbances of biotic resources shall be avoided, to the extent feasible as determined by the review authority.
 2. Vegetative resources which contribute to habitat carrying capacity (vegetative species diversity, faunal resting areas, foraging areas and food sources) and other significant biotic features are to be preserved in their existing location and condition.
 3. The significant impacts identified in Table 6-2 in Chapter 17.60 shall be avoided, to the extent feasible as determined by the review authority
- 17.20.055** Cluster development Standards.
- A. Cluster Development Standards for HM and RR Zones. In accordance with General Plan policies, clustered development standards allow for superior subdivision design in situations where sensitive or significant natural features warrant preservation or conservation. By adhering to the following standards, clustered development will generally result in the preservation of a greater amount of open space with fewer impacts to the environment, including reduced site grading and a reduced development footprint, fewer oak tree impacts, fewer biological impacts, and minimization of the urban-wildland interface. Accordingly, the following standards apply to all clustered development projects:
5. Where an average slope for a project exceeds twenty (20) percent, dwelling units should be clustered together on the more level portions of a site and steeper areas should be preserved in a natural state.

7. The following factors, among other relevant factors, shall be balanced to determine the location of lots: topography and efficiency of access, preservation of open space, need for secondary access, geologic hazards and constraints, visual impacts, and conservation of natural resources and landscape features.
9. The open space shall be generally configured as large, contiguous areas of undisturbed native habitat capable of serving the various purposes of such open space, including view preservation of the natural areas, habitat preservation and wildlife corridor preservation. The open space set aside calculation should not include lawns, landscaping, manufactured slopes, or other artificially landscaped features but may include habitat restoration areas.

17.20.150(A) Performance Standards. All development shall comply with the applicable performance standards of this chapter. These include, but are not limited to the performance standards for hillside development addressing grading, project site planning, architectural design, landscape treatment and slope maintenance, and hazards (seismic, geologic and fire).

17.20.150(B) Performance Standards for Hillside Development. Grading and project design shall conform to the city's grading ordinance (Title 15) and the following standards:

1. Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines:

- a. Slopes less than ten (10) percent: For property on slopes less than ten (10) percent, redistribution of earth over large areas may be permitted.

- b. Slopes between ten (10) and twenty (20) percent: Some grading may occur on property on slopes between ten (10) and twenty (20) percent, but landforms must retain their natural character. Padded building sites may be allowed, but split level designs, stacking and clustering are required to mitigate the need for large padded building areas.

- c. Slopes between twenty (20) and thirty (30) percent: Limited grading may occur on property on slopes between twenty (20) and thirty (30) percent; however, major topographic features including ridge lines, bluffs, rock outcroppings, and natural drainage ways shall retain their natural landforms. Special hillside architectural and design techniques shall be required in order to conform to the natural land form, by using techniques such as split level foundations of greater than eighteen (18) inches, stem walls, stacking and clustering.

- d. Slopes between thirty (30) and fifty (50) percent: Development and limited grading can occur on property on slopes between thirty (30) and fifty (50) percent, but only if it can be clearly demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be avoided. Variable setbacks and building structural techniques (e.g., stepped or post and beam foundations) is required for development and limited grading on these properties. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations.

- e. Slopes greater than fifty (50) percent: Except in areas limited in size and in isolated locations development in areas with slopes greater than fifty (50) percent shall be avoided.

The intent of this section is to limit the amount of grading on the steeper portions of a lot. In order to ensure compliance with the intent of this section, the director may require a slope analysis to determine areas and subareas of different slope conditions

17.20.150(B)2: Grading and project design shall address and avoid impacts to habitat linkages and wildlife corridors.

17.20.150(B)3 Overall project design and layout shall adapt to the natural hillside topography and maximize view opportunities to and from a development. A development should preserve the hillside rather than alter it to fit the development.

- 17.20.150(B)6** Structures shall be sited in a manner that will
- Fit into hillside contours and the form of the terrain;
 - Retain outward views from the maximum number of units and maintain the natural character of the hillside; and,
 - Preserve natural hillside areas and ridgelines views from the public right-of-way

17.20.150(B)12: The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which (i) minimize bulk and mass, (ii) follow natural topography, and (iii) minimize visual intrusion on the natural landscape.

17.13.020(A)4: Residential district general development standard. Densities greater than the minimum may be permitted up to the maximum *only if the impacts of the proposed development are less than those identified in Table 6-2* (Development Impacts of Individual Development Projects) in Chapter 17.60 and are consistent with the performance standards in Chapter 17.20.

Table 6-2 Development Impacts of Individual Development Projects	
Issue	Development Impact
Preservation of Open Space	A new discretionary development project that would prevent the city from achieving (i) its open space objective of 4,000 acres of designated natural open space within the city limits, or (ii) an open space network of protected areas with a high degree of visual and physical continuity.
Hillside Management	Discretionary development projects that are not in compliance with hillside grading performance standards.
Biotic Resources	A discretionary development project that results in a net loss of habitat value in an area mapped as a significant ecological area, wildlife linkage or corridor on General Plan Conservation Element Figure IV-1, or that is otherwise identified as an area containing any biological species or habitat identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Figure IV-1 is to be updated periodically. The construction of channelized flood control works, debris basins, and retention/detention facilities within a perennial or intermittent stream or wetlands area and any net loss of wetland area.
Air Quality	- A discretionary development project that: Interferes with attainment of Federal or State ambient air quality standards, hinders attainment of the greenhouse gas emission reduction objectives of AB 32, or is inconsistent with the AQMP. - Causes a violation of the State's one hour or eight hour standard for carbon monoxide (CO).
Water Resources	- A discretionary development project that: Involves an amendment to the zoning map that increases water consumption beyond water supplies available from the Las Virgenes Municipal Water District. - Fails to incorporate best management practices in plumbing fixtures or is inconsistent with the city's Water Efficient Landscape Criteria. - Is located in an area for which providing reclaimed water supplies is feasible, and could legally use reclaimed water supplies, but is not designed for such use. - Is inconsistent with applicable NPDES permit requirements.

Soil Conservation	A discretionary development project where grading or subsequent operations result in deposits of soils on public streets or on downstream properties at a rate greater than natural erosion. Employment of “best management practices” and compliance with applicable NPDES requirements are presumed to reduce the impacts of a development to a less than significant level.
Energy Conservation	A discretionary development project that does not meet all applicable Title 24, California Code of Regulations and Calabasas Green Building Ordinance energy conservation requirements, and, in addition, does not employ best management practices for passive energy conservation.
Solid Waste Management	A discretionary development project inconsistent with the city’s Source Reduction and Recycling Element.
Mineral Resources	Any extraction of mineral resources for off-site use that is inconsistent with the hillside management provisions of the General Plan.
Seismic, Geologic, Flooding, and Fire Hazards	• A discretionary development project that does not meet Title 15 of this Code. • Placement of a discretionary development project within a FEMA 100-year flood zone unless FEMA issues a letter of map revision indicating that the site has been removed from the 100-year flood zone. • Placement of development adjacent to a creek that has shown evidence of past erosion unless a hydrology study indicates that the project will not be subject to erosion-related damage and will not create further downstream erosion.
Noise	• A discretionary development project that: Would create noise in excess of the standards outlined in the Calabasas Noise Ordinance. • Is located in an area that currently exceeds or will exceed the “normally acceptable” range for the proposed use, as outlined on Figure VIII-3 of the General Plan Noise Element, unless mitigation can either reduce exterior noise levels to the normally acceptable level or achieve an acceptable interior noise level (45 dBA CNEL for residences) • Would generate traffic noise that would be audible at a sensitive receptor location and would increase the long-term CNEL along a roadway by — 7 dB or more where the existing CNEL is less than 50 dBA — 5 dB or more where the existing CNEL is between 50 dBA and 55 dBA — 3 dB or more where the existing CNEL is 55 dBA and 60 dBA — 2 dBA or more where the existing CNEL is between 60 dBA and 50 dBA — 1 dBA or more where the existing CNEL is between 65 dBA and 75 dBA — Any amount where the existing CNEL is greater 75 dBA
Hazardous Materials	A discretionary development project that is inconsistent with the most current Los Angeles County Hazardous Waste Management Plan.
Disaster Response	A discretionary development project that would be inconsistent with adopted standards of the city or other disaster response agency.
Population Growth	A discretionary development project that would result in a population or employment increase in excess of that included in SCAG’s regional forecasts for the City of Calabasas, as accepted by the city,
Housing	A discretionary development project that: • Prevents the city from meeting its share of regional production needs (Table V-3 of the General Plan Housing Element) • Results in the net loss of any subsidized affordable housing units • Results in the net loss of rental housing at any time the vacancy rate for rental housing is below five percent (5%)

Land Use	• A discretionary development project that: Would cause significant impacts on other properties based on other standards included in this table • Is inconsistent with standards contained in the development code unless it can be demonstrated that a variance from applicable standards would not cause significant impacts on other properties based on other standards included in this table
Circulation	• A discretionary development project that: Roadway level of service along nearby streets exceeds the performance objectives outlined in the “Vehicular Circulation” objectives of the General Plan Circulation Element: — Prior to project development — Subsequent to project development — At General Plan buildout; and • The project will create a peak hour volume-to-capacity (V/C) increase in excess of the criteria outlined in General Plan Circulation Element Table VI-3.
Fiscal Management	A discretionary development project that increases the cost or lowers the level of municipal services or facilities that are being provided to existing development.
Community Design	A discretionary development project that would be inconsistent with a policy of the General Plan Community Design Element
Historical and Cultural Resources	A discretionary development project that impacts an identified historical or archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines or would be inconsistent with the city’s Historic Preservation Ordinance.
Parks and Recreation	A discretionary development project that: • Prevents the use of an existing or proposed public or private park; or • Does not provide mitigation for increased demand for parks as required by this Development Code
Municipal Services and Facilities	A discretionary development project that: • Would not meet adopted performance standards of the affected municipal service or facility provider; or • Reduces the level of service provided to existing development below adopted performance standards of municipal service and facility providers; or ;coll; • Results in any further reduction in the level of service to existing development where the level of service being provided to existing development is already below the adopted performance standards of municipal service or facility providers.
Responsible Regionalism	A discretionary development project that would create impacts in excess of these standards outlined in this table within other jurisdictions without providing offsetting benefits to those jurisdictions.
Quality of Life	A discretionary development project that: • The increase in nighttime intensity of light would be inconsistent with the city’s Dark Skies Ordinance; or • Humidity, heat, cold, or glare is noticeable without instruments by the average person on an adjacent property; or • Unpleasant odors are created that would be perceptible by the average person on an adjacent property.