



## REPORT TO CITY COUNCIL

**DATE:** MARCH 26, 2014

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER 

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT 

**SUBJECT:** PROPOSED ANNEXATION OF PROPERTIES ALONG AGOURA ROAD IN LOS ANGELES COUNTY UNINCORPORATED AREA TO THE CITY OF CALABASAS

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At its regular meeting on Wednesday, March 12, 2014, the City Council of the City of Calabasas voted 4-1 to approve Resolution No. 2014-1399 to initiate annexation of properties in an approximately 43-acre territory within the unincorporated area of Los Angeles County on the south side of the 101 Freeway along Agoura Road, from Liberty Canyon Road in the City of Agoura Hills, easterly to the City of Calabasas. Within this roughly 43-acre territory are five properties, including three that contain commercial office uses (two buildings total), one vacant commercial site, and one large open space parcel.

At the meeting, the Calabasas City Council expressed an interest in annexing the territory for sales tax benefits, and indicated its intent to retain the large open space parcel and the vacant commercial site, which were prior landslide areas, as vacant open space. As part of the annexation process, the City of Calabasas intends to pre-zone these two vacant areas as open space. Similar to the City of Agoura Hills, the City of Calabasas Municipal Code requires a two-thirds majority vote of its citizens to change the zone in a designated open space district. In addition to the pre-zone, the City of Calabasas would need to amend its sphere of influence in its General Plan. The City of Calabasas intends to submit an annexation application to the Los Angeles County Local Agency Formation Commission (LAFCO) within a month, and anticipates approval of the annexation by December 2014.

Attached for your reference is the City of Calabasas City Council agenda packet for this item from the March 12 meeting, and a copy of Calabasas' presentation materials for your March 26 City Council meeting.

City of Calabasas staff is expected to attend this Agoura Hills City Council meeting and make a presentation to the Mayor and Councilmembers.

Attachments:

1. City of Calabasas City Council Agenda Report for March 12, 2014 and attachments
2. City of Calabasas presentation to the City of Agoura Hills (March 26, 2014)

**Attachment 1**





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

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**DATE:** MARCH 3, 2014

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR   
TOM BARTLETT, CITY PLANNER 

**SUBJECT:** ADOPTION OF RESOLUTION NUMBER 2014-1399 OF THE CITY COUNCIL OF THE CITY OF CALABASAS INITIATING PROCEEDINGS AND REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF LOS ANGELES COUNTY TO AMEND THE SPHERE OF INFLUENCE AND TO CONSIDER APPROVAL OF A REORGANIZATION OF THE TERRITORY TO INCLUDE ANNEXATION OF PROPERTIES ALONG WEST AGOURA ROAD TO THE CITY OF CALABASAS.

**MEETING DATE:** MARCH 12, 2014

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**SUMMARY RECOMMENDATION:**

That the City Council adopt Resolution Number 2014-1399 of the City Council of the City Of Calabasas initiating proceedings and requesting the Local Agency Formation Commission of Los Angeles County to amend the sphere of influence and to consider approval of a reorganization of the territory to include annexation of properties along west Agoura Road to the City of Calabasas

**BACKGROUND:**

The City's 2030 General Plan identified a planning area which anticipates growth through the incorporation of properties on the City's borders. Incorporation of areas which are currently part of unincorporated Los Angeles County is a stated goal of the LA County North Area Plan as well as the Local Agency Formation Commission. Not considered at the time of the 2008 General Plan was the

disposition of a pocket of properties in unincorporated Los Angeles County at the far west end of Agoura Road between the City boundary and Liberty Canyon Road, which is the easterly boundary of the City of Agoura.

The resolution before the Council would initiate an annexation process for those six properties consisting of two commercial office buildings and related lots, one undeveloped terraced hillside commercial site, and one large lot of development restricted open space. Staff is recommending that the Council proceed forward with annexation in order to logically complete the commercial corridor along Agoura Road, and provide connectivity of protected open space supporting the wildlife corridor. The parcels total 43.17 acres (including the Agoura Road ROW) and are collectively valued by the LA County Assessor at \$15,097,393.

**DISCUSSION/ANALYSIS:**

When studying a possible trail linkage in early 2013, staff recognized the "pocket" of unincorporated County area along Agoura Road as both out of the sphere of influence for the City of Agoura Hills and Calabasas. The six parcels are described as follows:

- A) Parcel Numbers: 2064005009, 2064005017 and 2064005018  
Address: 27349 Agoura Rd, Calabasas, CA 91301  
Total Lots Size (sf) Assessor: 217,356sf (4.98 acres)  
Year Built: 2001  
Commercial Office Building  
Building Area: 81,110sf  
Valuation: \$12,064,701
  
- B) Parcel Number: 2064005011  
No Address  
Total Lot Size: 1,194,777 sf (27.43 acres)  
Development Restricted Open Space  
Valuation: \$407,997
  
- C) Parcel Number: 2064005015  
No Address  
Total Lot Size: 114,148 sf (2.62 acres)  
Commercial Planned Development, undeveloped site  
Valuation: \$64,080

D) Parcel Number:2064005010  
Site Address: 27200 Agoura Rd, Calabasas, CA 91301  
Lot Size (sf) Assessor: 104,601 (2.40 Acres)  
Year Built: 1998  
Commercial Office Building  
Building Area: 26,325  
Valuation: \$2,560,615

The parcels are immediately east of the Liberty Canyon wildlife crossing identified by the National Park Service and the Santa Monica Mountains Conservancy. Currently studies have been authorized by the Santa Monica Mountains Conservancy regarding an enhanced mountain lion crossing in this area. The large 27.43 acre open space parcel is immediately adjacent to City owned open space to the south.

Both undeveloped parcels are the site of a large landslide which occurred in 1994, and which closed Agoura Road for an extended period of time until repairs were concluded. FEMA stabilization areas are clearly visible and largely envelop the smaller of the two parcels. Staff is conducting research as to whether or not the smaller hillside parcel contains restrictions for slope easements or other purposes given its very low Assessor's office valuation of \$64,080 for 2.62 acres of freeway visible commercially zoned property.

The larger undeveloped parcel was a part of the original tract map for the two office buildings and is identified in the parcel map as development restricted open space. The two commercial office buildings are two stories in height with surface parking and house a variety of professional offices.

On May 8, 2013, staff identified the area to the City Council as part of an overview of commercial properties in Calabasas. On February 20, 2014, staff initiated a discussion with the Planning Commission regarding potential annexation of this area. The Planning Commission comments were generally supportive of local controls over such areas. They did not see any urgency in proceeding with the annexation and requested additional information if a recommendation to the Council was desired. Public comments expressed concern about the City's development intentions, protection of open space, roadway liabilities due to the landslide and the City's stewardship of the wildlife crossing.

Staff's analysis is that the area is complementary in land use and scale to the City, and provides for a logical termination of the commercial corridor along Agoura Road. The 27.3 acres of development restricted open space area abuts the development restricted open space held by the City which links to De Anza Park and State park property to the South. If annexed to the City, the open space

property would receive further protections under CMC 17.16.040 which requires voter approval to re-zone development restricted property to any other purpose.

**FISCAL IMPACT/SOURCE OF FUNDING:**

Staff funding for the annexation is not currently identified in the budget. Efforts would need to include a general plan amendment, pre-zoning, CEQA, property mapping and related LAFCO application needs and fees. Anticipated costs to process the application are estimated at \$50,000.

**REQUESTED ACTION:**

That the City Council adopt Resolution Number 2014-1399 of the City Council of the City Of Calabasas initiating proceedings and requesting the Local Agency Formation Commission of Los Angeles County to amend the sphere of influence and to consider approval of a reorganization of the territory to include annexation of properties along west Agoura Road to the City of Calabasas

**ATTACHMENTS:**

- a. Resolution No. 2014-1399
- b. Map of annexation area

**RESOLUTION NO. 2014-1399**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA INITIATING PROCEEDINGS AND REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF LOS ANGELES COUNTY TO AMEND THE SPHERE OF INFLUENCE AND TO CONSIDER APPROVAL OF A REORGANIZATION OF TERRITORY WHICH INCLUDES ANNEXATION OF APPROXIMATELY 43.17 ACRES OF UNINCORPORATED TERRITORY TO THE CITY OF CALABASAS.**

- WHEREAS, The City Council desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, to annex territory to the City of Calabasas;
- WHEREAS, The area to be annexed, consisting of approximately 43.17 acres of developed commercial properties and protected open space lands, is located immediately west of the City and represents an island of unincorporated territory between the City of Agoura Hills and the City of Calabasas;
- WHEREAS, Policy No. II-3 in the 2030 General Plan states: "Pursue annexation of those areas where residents (in inhabited areas) or landowners (in uninhabited areas) desire to become part of the City of Calabasas";
- WHEREAS, The area to be annexed includes two existing developed commercial properties and open space lands but no residential dwellings or inhabitants, and the property owners have expressed a desire to become part of the City of Calabasas;
- WHEREAS, The Los Angeles County North Area Plan, as adopted by the Los Angeles County Board of Supervisors On October 24, 2000, supports the annexation of lands directly adjacent to incorporated cities, where primary access and services, such as parks, are provided through the city (NAP Policy No. III-9);
- WHEREAS, The area to be annexed is contiguous to the City of Calabasas, and secures access and services, including transit, parks and library services, primarily from the City of Calabasas; and,
- WHEREAS, The reasons for this proposal are to provide municipal services to this area, allow participation in municipal affairs, and promote orderly governmental boundaries, consistent with the provisions of California

law and the land use and development policies of the County of Los Angeles and the City of Calabasas;

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

Section 1. The City Council hereby requests the Local Agency Formation Commission of Los Angeles County amend the Sphere of Influence for the City of Calabasas to include the territory described herein and illustrated on Exhibit A.

Section 2. The City Council hereby requests the Local Agency Formation Commission of Los Angeles County process a reorganization encompassing the City of Calabasas and the unincorporated territory of the County of Los Angeles, such that approximately 43.17 acres of territory, comprised of six parcels and attendant local street right-of-way, which territory is currently within the unincorporated Los Angeles County, be annexed to the City of Calabasas, as shown on Exhibit A.

Section 3. Based on the foregoing statements of findings and conclusions, the City Council hereby initiates the annexation of the West End Territory, as shown on Exhibit A, attached hereto and made a part hereof, and requests the Local Agency Formation Commission of Los Angeles County to take proceedings as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended.

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

**PASSED, APPROVED AND ADOPTED** this 12<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Fred Gaines, Mayor

ATTEST:

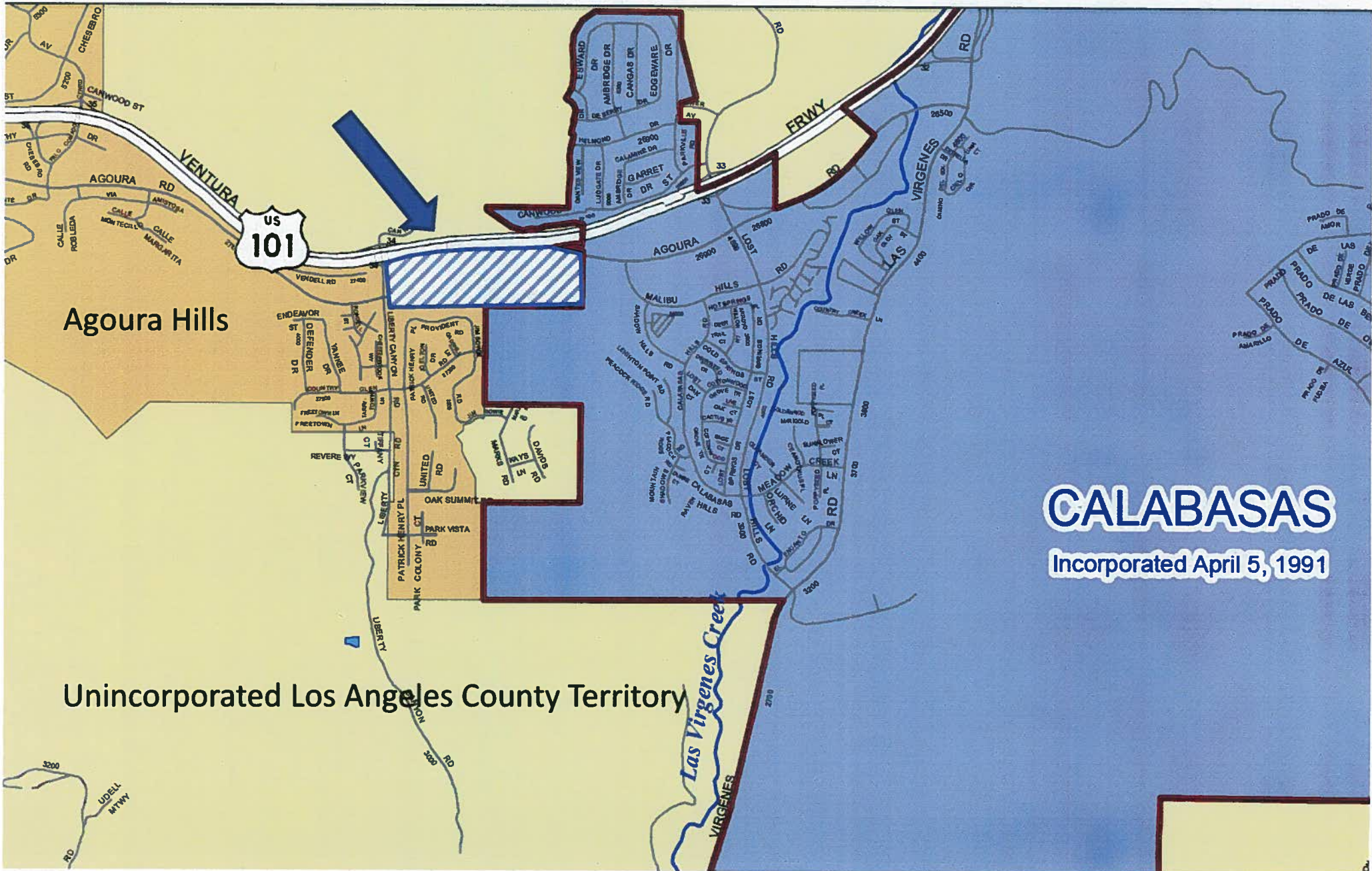
APPROVED AS TO FORM:

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

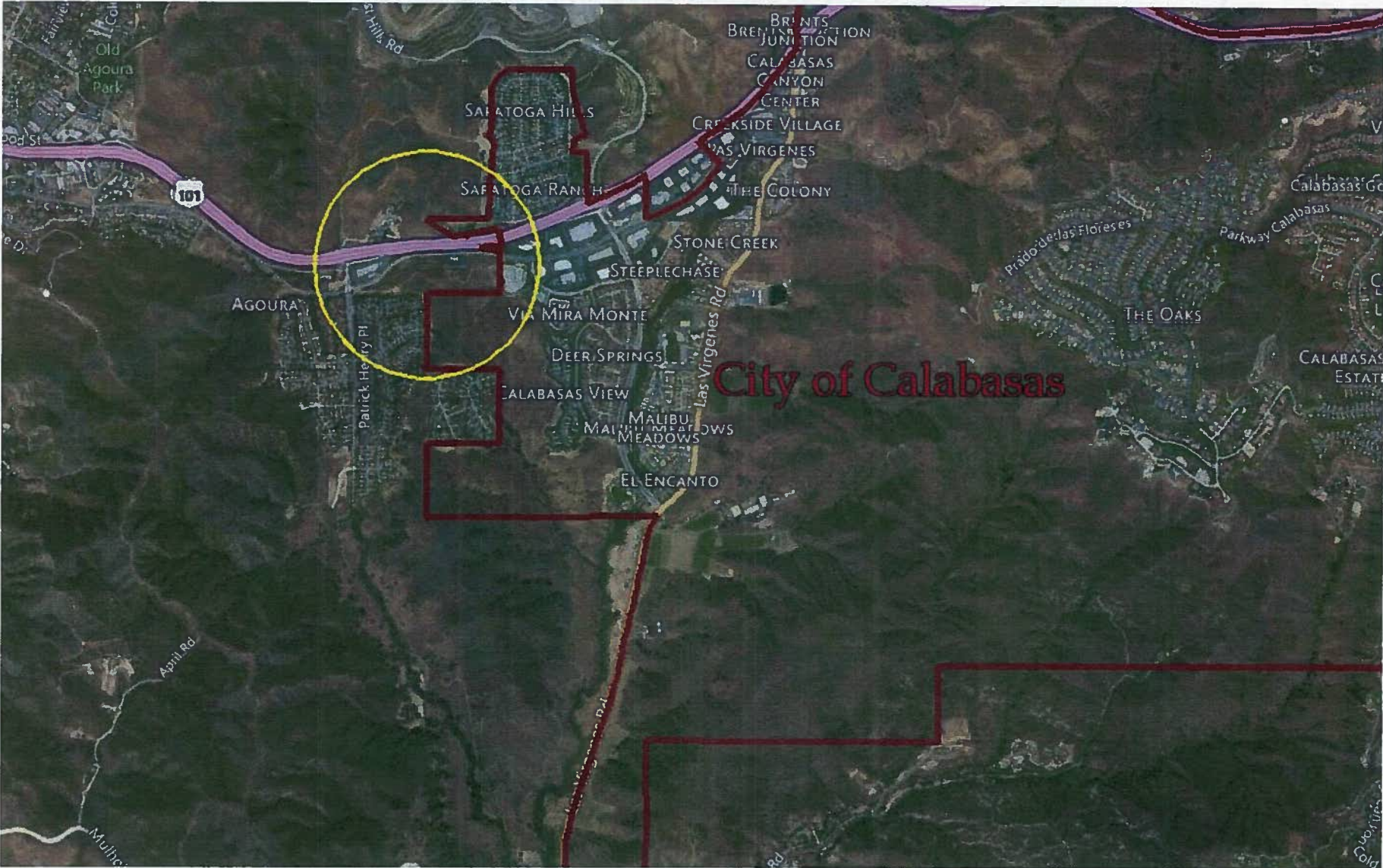
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Scott H. Howard, City Attorney



# West End Territory -- To be Annexed to City of Calabasas



# West End Territory



# West End Territory



**Attachment 2**

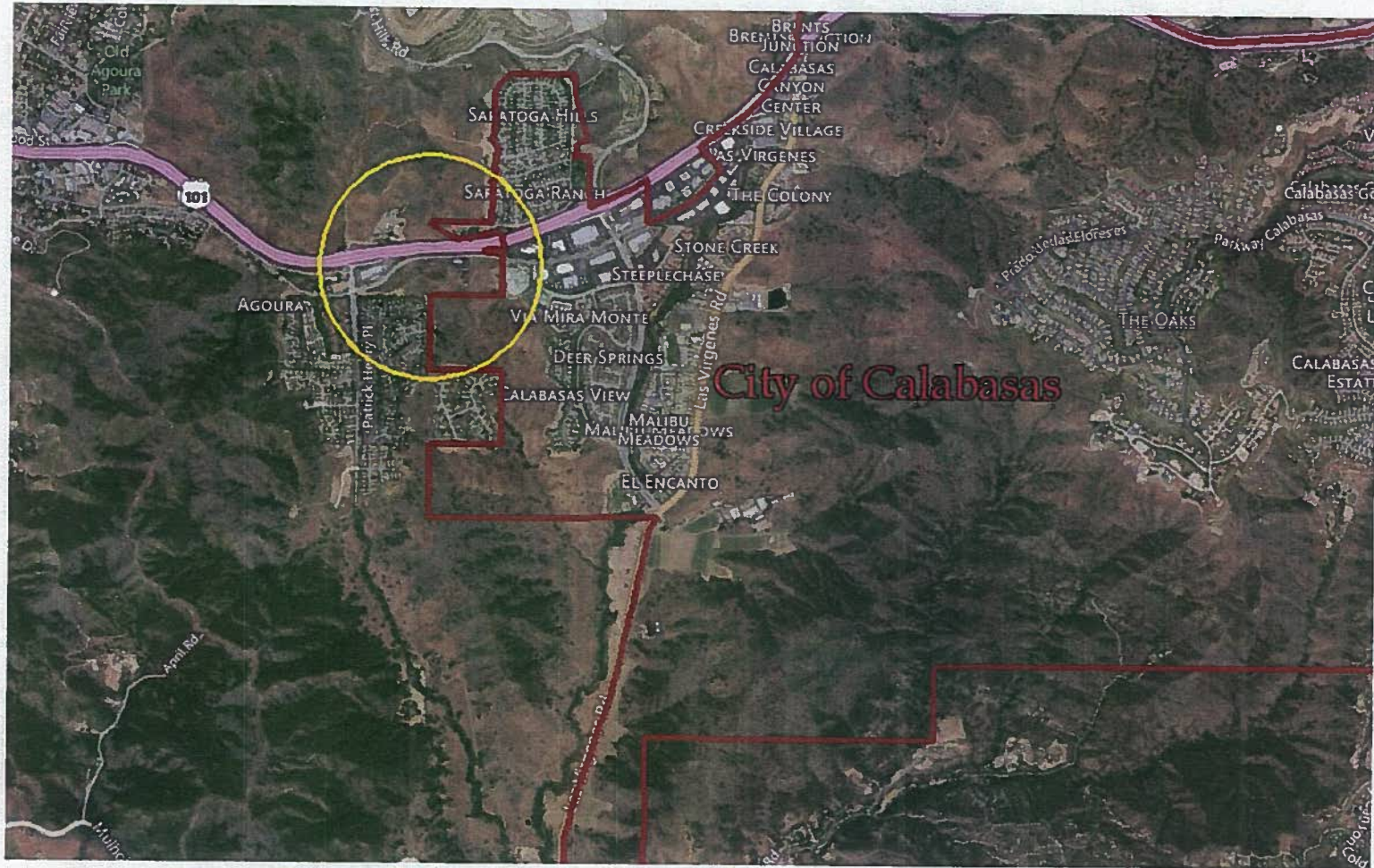
# Annexation of West Agoura Road

Presentation to the  
City of Agoura Hills  
March 26, 2014

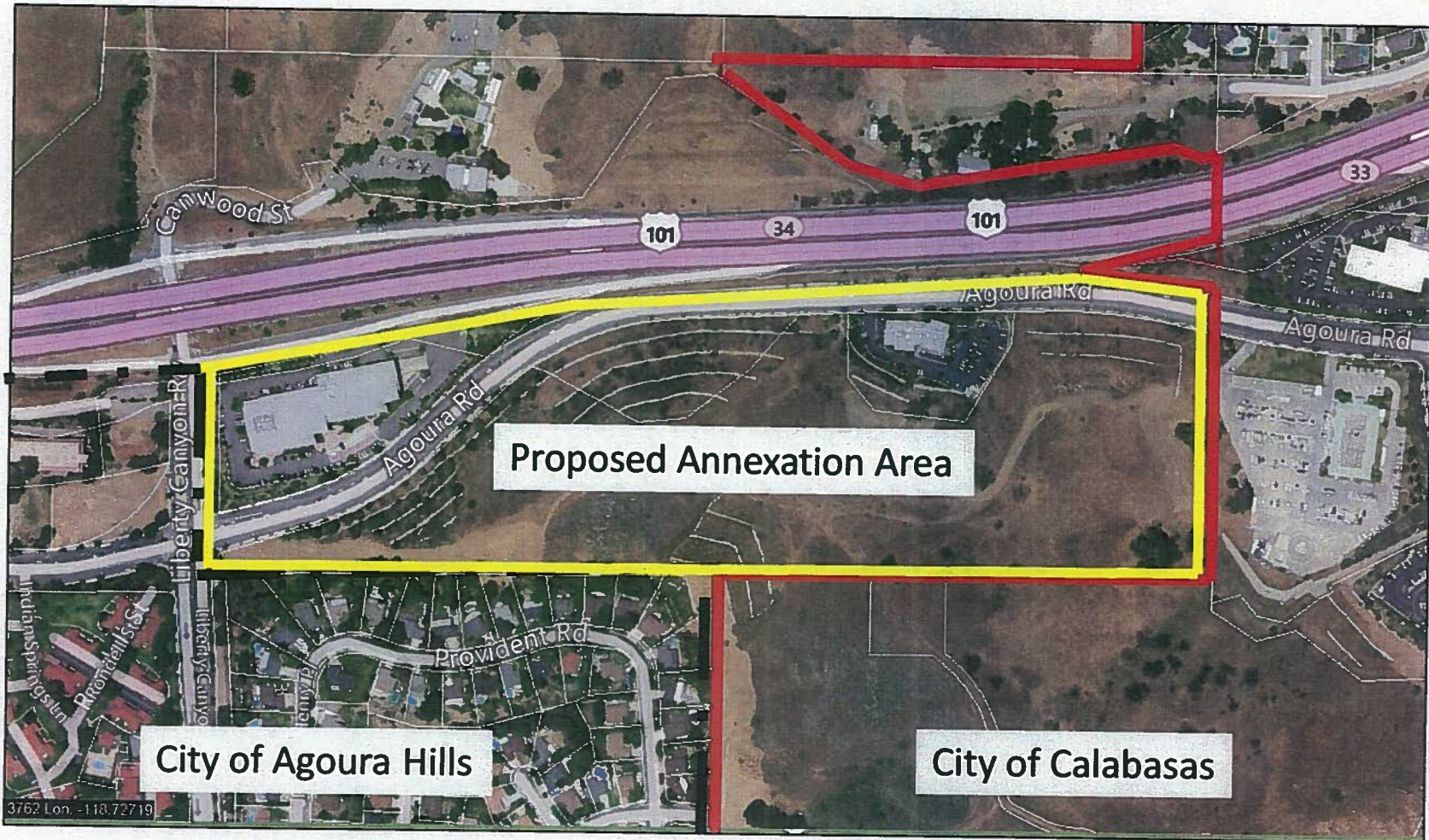
# Introduction

- **May 8, 2013:** Calabasas Council briefed on Commercial Sites & Annexations, Including West Agoura Road
- **Feb.20, 2014:** Planning Commission Discussion re: Agoura Road Annexations
- **Feb.27, 2014:** City Noticed on Spirent Move
  - \$500/\$600K annual revenue
  - \$50K per month delay to Annexation
- **Mar.12, 2014:** Annex. Resolution before Council

# West Agoura Road



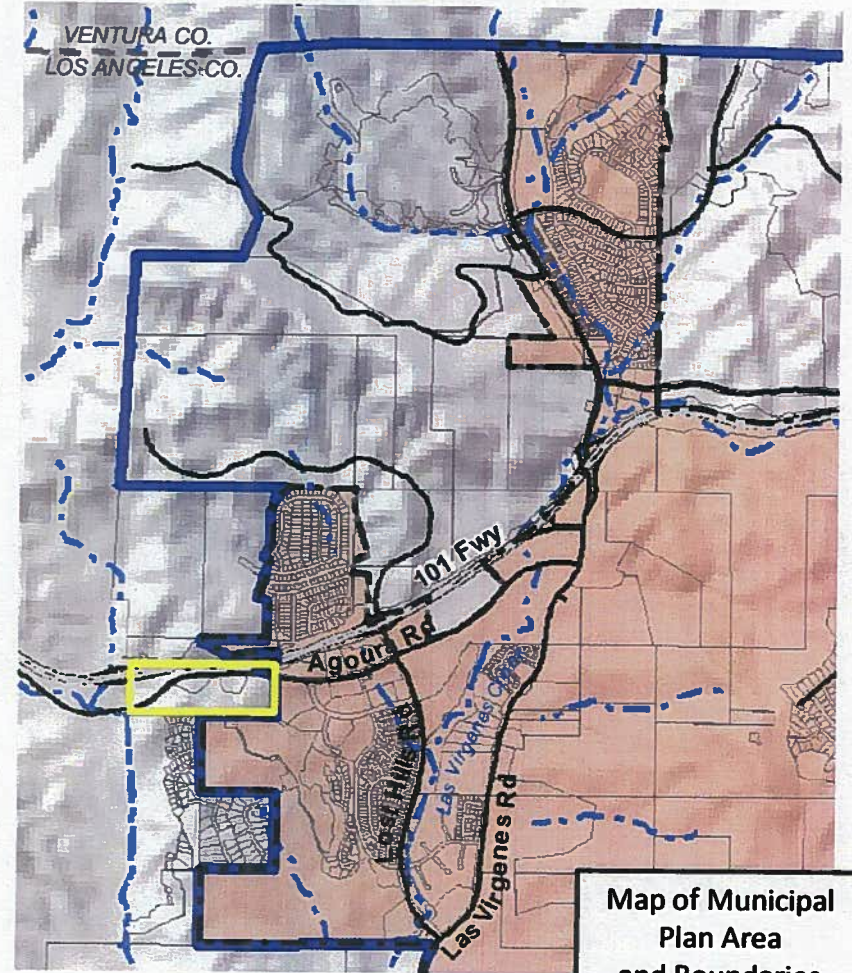
# West Agoura Road





# 2030 General Plan

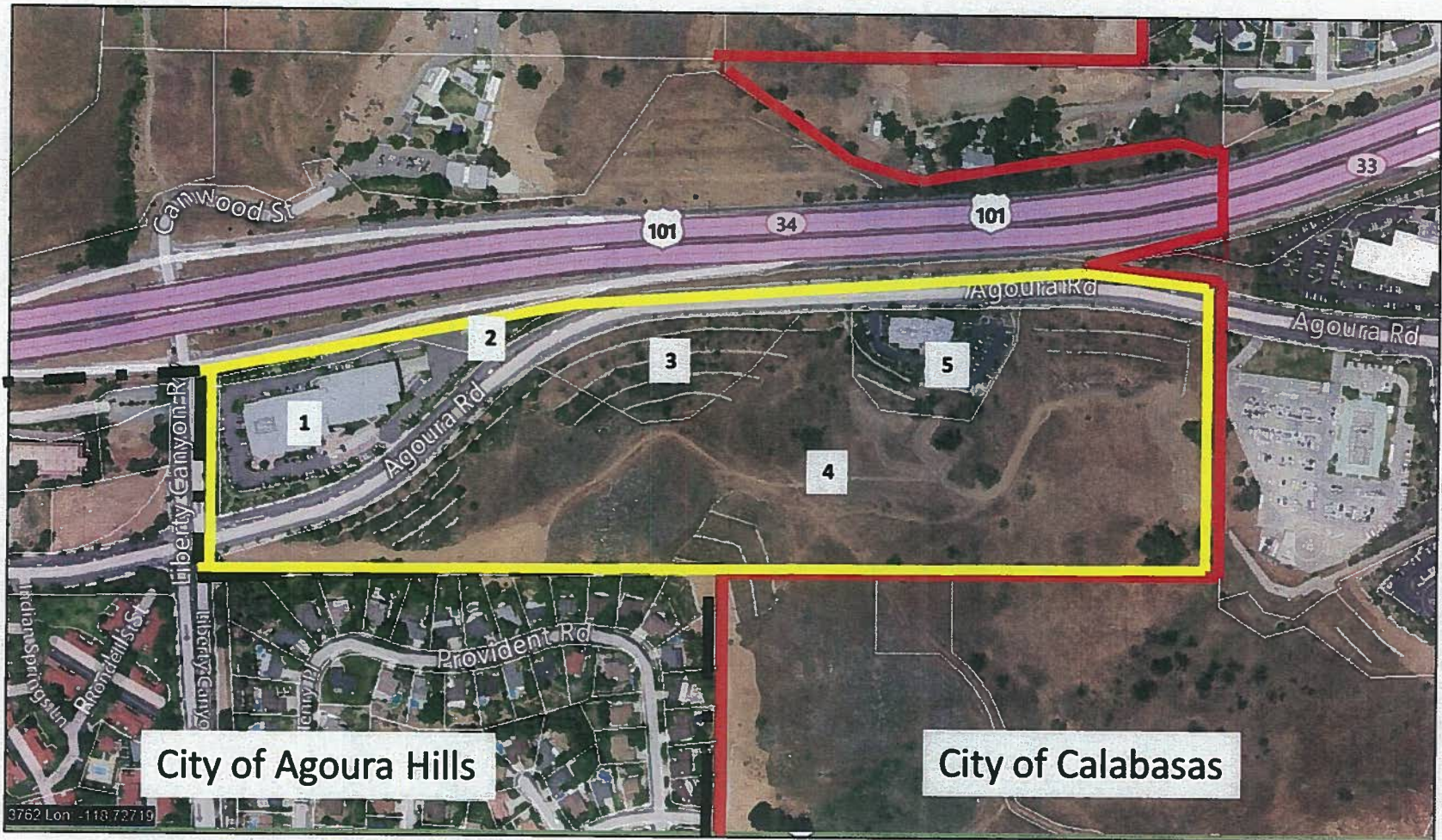
- Area not considered in Calabasas 2008 General Plan update
- Current City westerly boundary ends at Sheriff's station on Agoura Road



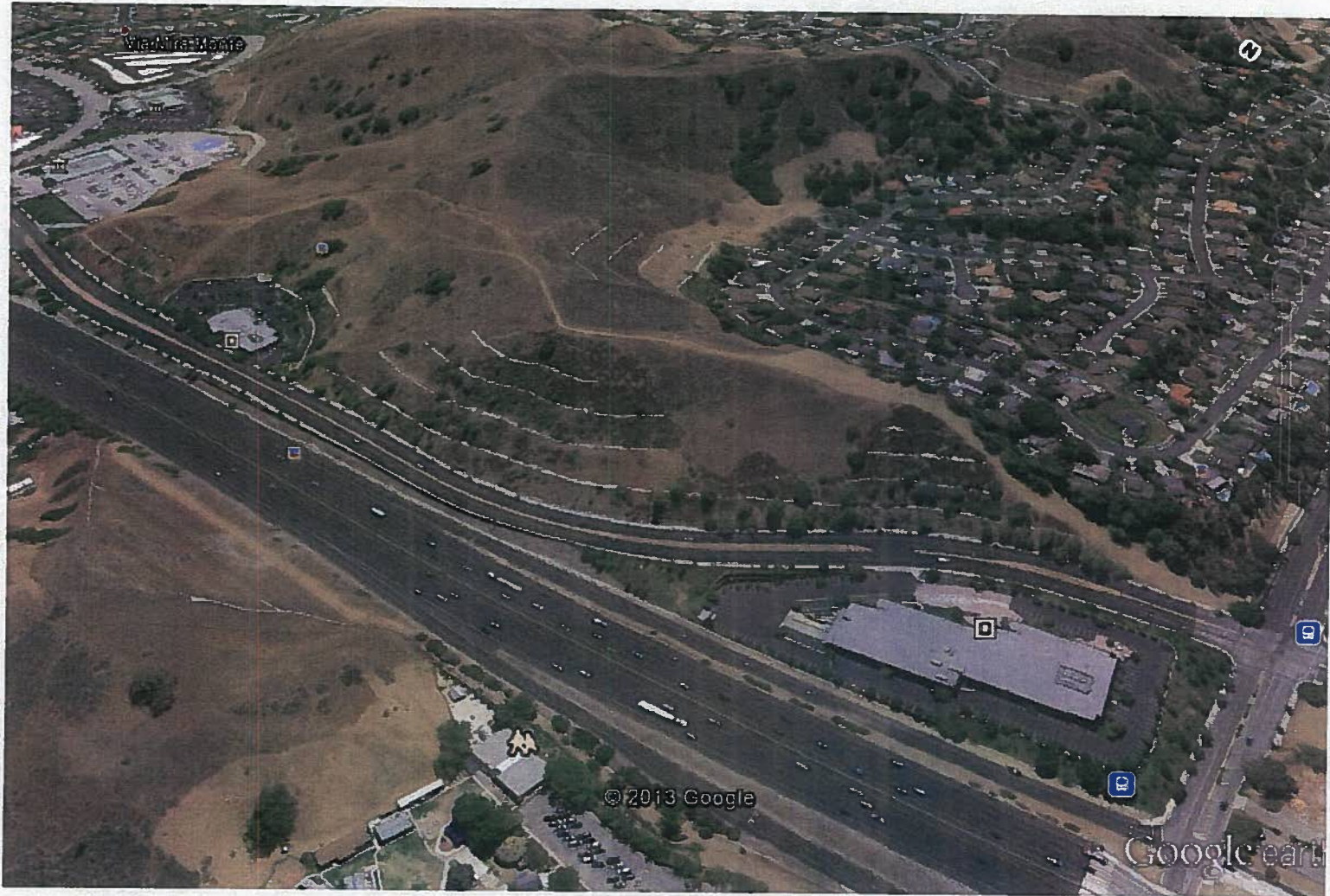
# Reasons to Consider Annexation

- Two Additional Commercial Properties
  - Generation of tax revenue
  - Limited City Commercial Zones
- Opens Space Protection
  - Recognized Wildlife Corridor @Liberty Canyon
  - Trails Linkage
- Consistency with LAC North Area Plan and LAFCO goals

# West Agoura Road



# Overview Of Area



# Overview Of Area/GP Trails MP

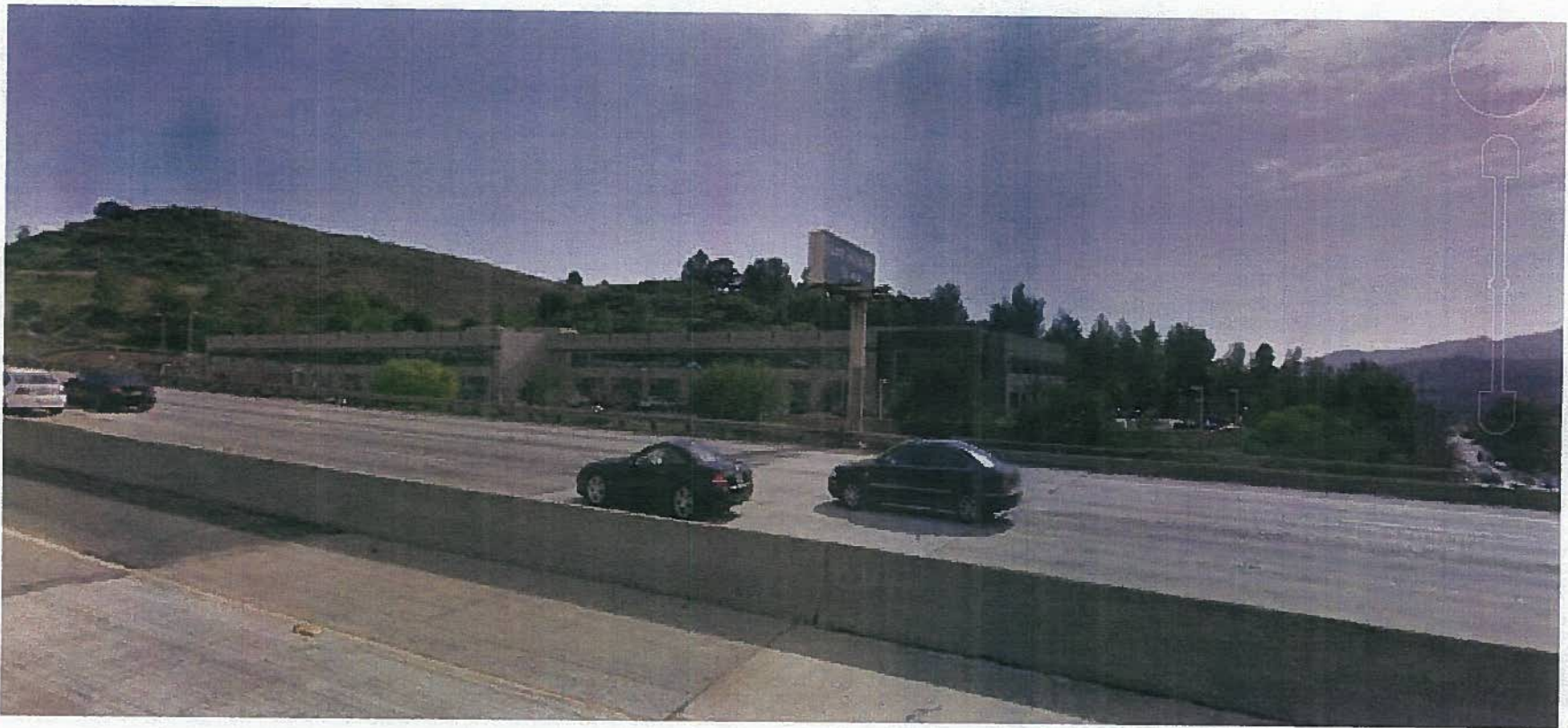


# Overview Of Area/GP Significant Ridgeline



# Existing Conditions

- Two-story Office Building on two parcels



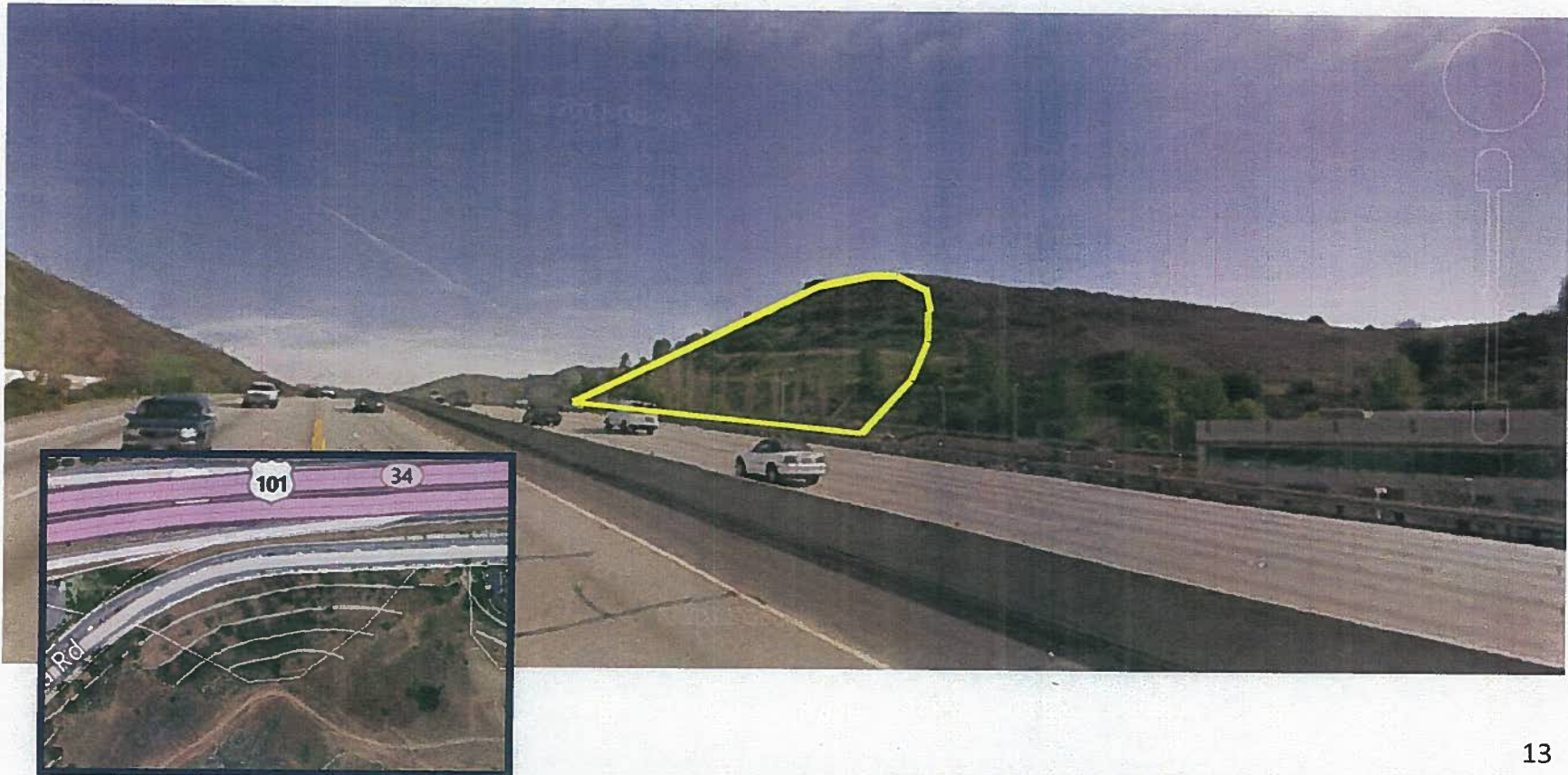
# Existing Conditions

- Los Angeles County CUP 98-129
  - Technology Center: office, R&D, engineering, precision manufacturing and assembly uses.
  - Hours M-F 7am to 7pm, and Sat. 9am to 5pm
  - Protections for Wildlife Corridor
    - Bldg Set-backs and berming
    - Max 24 shielded light poles, 8pm landscape light shutoff
    - Donation to MRCA for wildlife corridor improvements
  - Notification to LAC and City of Agoura Hills
    - Change in ownership or use



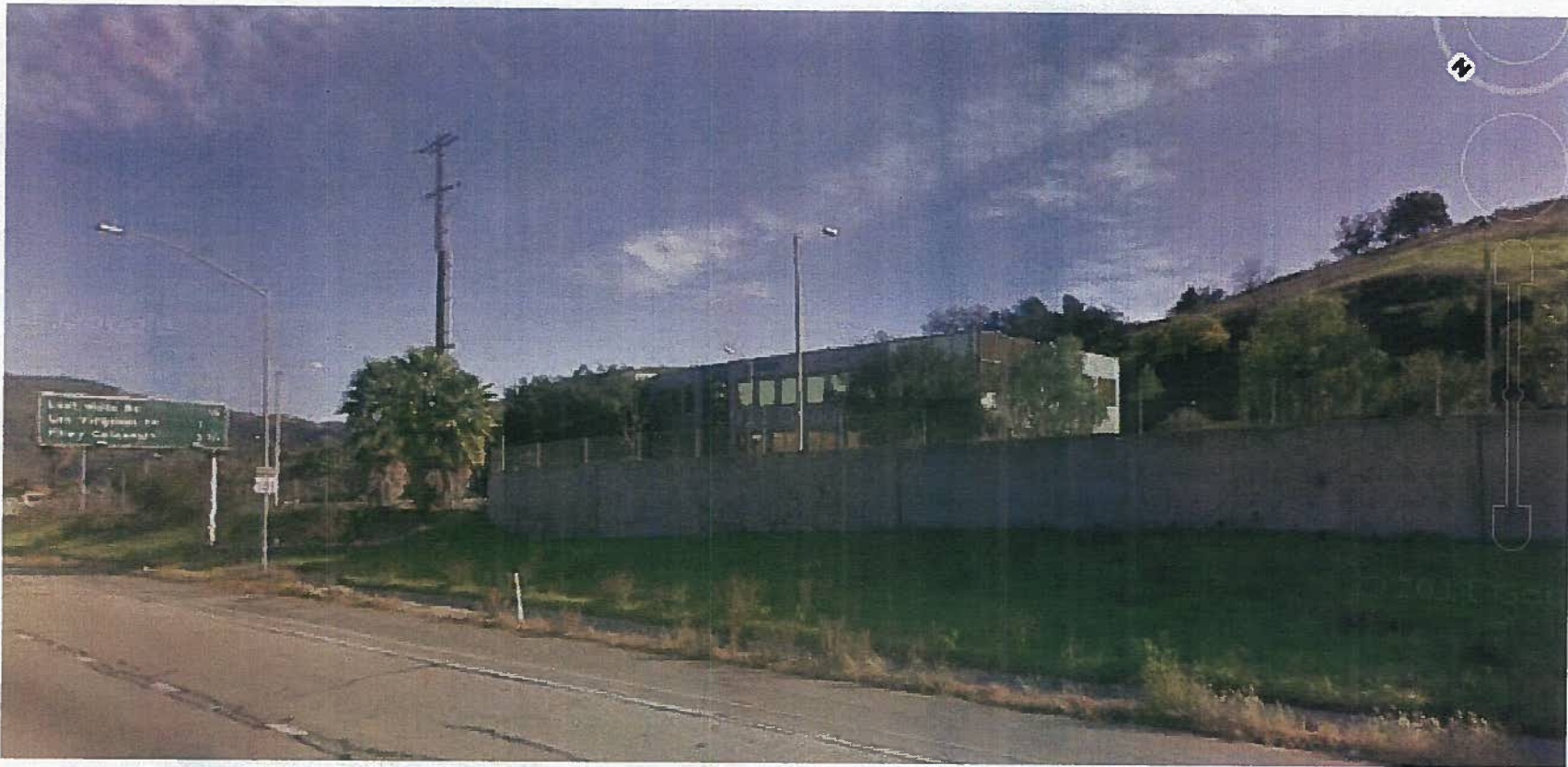
# Existing Conditions

- Undeveloped Commercial Lot



# Existing Conditions

- Two-story Office Building



# Existing Conditions

- Development Restricted Open Space



# Open Space



# Open Space/Wildlife Corridor



# Environmental Protections

- Pre-zoning of remaining commercial lot to OS
- Open Space Ordinance – requires 2/3rds vote to remove zoning protection
- Ridgeline Ordinance
- Dark Sky's Ordinance
- Scenic Corridor Overlay Zone
- Sign Ordinance
- Oak Tree Ordinance

# Outreach Efforts

- City of Agoura Hills
- LA County Supervisors Office
- Calabasas Planning Commission
- Letters to Property Owners
  - Support from Commercial Property owners
  - Undeveloped Properties: LLC Forfeited

# Next Steps

- LAFCO Application Submitted
- General Plan Amendment to add the Annexation area and Pre-zoning (CO and OSDR) - Council Meeting of May 12
- Negotiation of Tax Agreement with LA County



# Anticipated Timeline

## 2014

March:	Application to LAFCO
April/May:	General Plan Amendment
July/Aug:	Council/BOS Tax Agreement
August:	Spirent Move
September:	LAFCO Public Hearing
October:	LAFCO Protest Hearing (if needed)
November:	Final LAFCO Hearing
December:	Certificate of Completion

# West Agoura Road Annexation

Comments  
and  
Questions

