

ORDINANCE NO. 2025-411

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA AMENDING SECTION 17.30.050 (SIGN PERMITS), SECTION 17.30.080 (ON-SITE SIGN REGULATIONS), AND SECTION 17.90.020.S (DEFINITIONS OF SPECIALIZED TERMS AND PHRASES) AND ADDING SECTION 17.30.065 (KIOSKS) TO TITLE 17 (LAND USE AND DEVELOPMENT) OF THE CALABASAS MUNICIPAL CODE

SECTION 1. Recitals

A. 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. 2024 -795, Planning Division staff report and attachments, and public testimony before making a final decision on December 4, 2024.

B. The City’s sign policies of Title 17 of the Calabasas Municipal Code are intended to balance the public interest-in promoting a safe, well-maintained and attractive city, with the interests of businesses and organizations in ensuring the ability to identify products, services and ideas.

C. The City Council finds that the proposed Land Use and Development Code Amendments, allowing one (1) kiosk per 13,000 square feet of gross commercial building area at shopping centers with at least 50,000 square feet of gross commercial building area on properties located in the Commercial Retail (CR) or Commercial Mixed-Use (CMU) zoning districts, and where the kiosks will be equipped with real-time security cameras and equipment, is consistent with the goals, policies, and actions of the Calabasas 2030 General Plan and will not conflict with the General Plan because the kiosks will provide for, and enable additional resources, including security cameras, for public safety; and they offer the opportunity for conveyance of emergency alerts, instructions, and other urgent safety communications, as well as general public information as may be arranged between governmental agencies and the property owner.

D. 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 as the added kiosks will not be freeway-visible or street-visible billboards, thus not contributing to visual blight, will promote public safety by including additional security cameras and providing public safety information to the community; and will not adversely affect the safety of vehicular traffic on the City’s streets nor the pedestrian and vehicular traffic in the shopping centers’ parking lots.

E. The Land Use and Development Code Amendments are 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 Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines, Title 14 of the California Code of Regulations, because the kiosks are additional pedestrian-level signage located inside shopping centers.

F. 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.

G. The Planning Commission held a properly noticed public hearing on September 19, 2024 and adopted Planning Commission Resolution No. 2024-795, recommending denial of this Ordinance to the City Council.

H. On December 4, 2024, the City Council held a properly noticed public hearing and provided direction to staff.

I. Notice of the February 12, 2025 City Council public hearing was posted at Juan de Anza Bautista Park, the Calabasas Tennis and Swim Center, the Calabasas Community Center, and at Calabasas City Hall and published in the *Enterprise* ten (10) days prior to the hearing.

J. The City Council has considered the entirety of the record, which includes, without limitation: the Calabasas 2030 General Plan; the staff report; public comments; minutes from the meeting of the Planning Commission on September 19, 2024; and all associated reports and testimony.

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

SECTION 2. The City Council of the City of Calabasas hereby finds and determines that the above recitals are true and correct.

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

Section 17.76.040 of the Calabasas Municipal Code allows the City Council to approve the proposed text amendment, by making the following findings:

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

The proposed text amendments to Sections 17.30.050, 17.30.080, and 17.90.020 allowing for kiosks for shopping centers which support the safety element of the general plan due to the embedded security camera systems that include real-time communication with City and law enforcement. Furthermore, the Technology and Infrastructure Element of The General Plan, specifically policy XII-38, encourages technology service providers to creatively integrate technology facilities into the interior, pedestrian-scale natural and built environment to minimize the total number of such facilities and associated aesthetic impacts. The proposed kiosks will not materially contribute to visual blight because the top of any kiosk shall not exceed 10' in height. Kiosks will also be pedestrian-scale, located in the interior of shopping centers, and thus will not function as freeway or street-visible billboards and will not adversely impact traffic safety.

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 serves 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 kiosk setback standards of at least 25 feet from all street-side property lines will apply. Furthermore, the proposed text amendments will better meet the interests of Calabasas through the kiosks' integration of security camera surveillance footage in the City and law enforcement systems, which provides footage to the Los Angeles County Sheriff Department's Real-Time Crime Center. These amendments also 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, the proposed ordinance meets this finding.

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

The City Council has considered all the evidence in the record, including the staff reports, the testimony received during the public hearing on the matter held by the City Council, and hereby determines that this Ordinance is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA), and Sections 15061(B)(3), 15301, and 15303 of the CEQA Guidelines, Title 14 of the California Code of Regulations, because the kiosks are additional pedestrian-level signage located inside shopping centers.

4. The proposed amendment is internally consistent with other applicable provisions of the 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. Section 17.30.050.B. (Sign Permits and program required) of the Calabasas Municipal Code is amended to read as follows:

- B. Sign Program. A sign program shall be required for all new shopping centers with five or more tenants or remodels of existing shopping centers with five or more tenants where new tenant spaces are created or changes are proposed to the exterior of the building. A program shall also be required as deemed necessary by the director to ensure compliance with the provisions of this chapter. Kiosks are allowed at shopping centers, if approved in compliance with the requirements of Section 17.30.065. Amendments to an existing sign program are not required for approval and placement of a kiosk sign, but only if compliant with the requirements of Section 17.30.065 and all other applicable requirements of this Code.

A sign program shall consist of a description, including dimensions, materials, locations, and illustration of all signs proposed on the site. The sign program shall have a unifying design theme or style, as approved by the director. A separate sign permit shall be required for all signs constructed pursuant to an approved sign program.

The purpose of a sign program is to integrate a project's signs into the architectural design of a subject site and to ensure visibility of all signs. A sign program also enables the city to ensure high quality in the design and display of multiple permanent signs and to encourage creativity and excellence in sign design.

SECTION 5. Section 17.30.065 (Kiosks) of the Calabasas Municipal Code is added to read as follows:

Section 17.30.065 Kiosks.

- A. Applicability. Notwithstanding any other requirement of this Code, kiosk signs are permitted at shopping centers with at least 50,000 square feet of commercial building area on properties located in the Commercial, Retail (CR) or

Commercial, Mixed-Use (CMU) zoning districts, if in compliance with this section, all other applicable Code requirements, and approved by the Director.

- B. A kiosk is defined in Section 17.90.020. A digital kiosk is a kiosk which incorporates one or more digital display screens to convey information visually to passers-by.
- C. Unless otherwise specified, the standards for kiosks are applicable to digital and nondigital kiosks.
- D. General Standards.
 - 1. The maximum number of kiosk signs shall not exceed one kiosk sign per 13,000 square feet of gross commercial building area. If the total square-footage of gross commercial building area is reduced, the maximum number of kiosks shall be reduced accordingly, which may result in the removal of existing kiosks.
 - 2. Kiosk signs shall not exceed ten (10) feet in overall height and five (5) feet in width.
 - 3. Each kiosk sign shall be located on private property, and shall be:
 - i. Setback at least 25 feet from all street-side property lines;
 - ii. Located in interior portions of the property, with orientation toward pedestrian walkways along and proximate to storefronts of the shopping center, not to the street;
 - iii. Spaced no less than 75 feet apart, as measured along the linear frontage of the buildings (straight-line distance across parking lots is not to be applied); and,
 - iv. Located in a manner that allows for adequate disabled access around the entire kiosk area, and such that no emergency exit or egress is impeded.
 - 4. Kiosk signs shall not have projecting or protruding elements.
 - 5. Notwithstanding any other provision of this Code, kiosks may contain or serve as for off-site signs. Kiosks shall not be visible from any state highway. Kiosks shall not contain any text legible from any public street.
- E. Display Screens.

1. The area of kiosk display screens shall not exceed 80% of the total vertical surface area of the kiosk. Each individual digital screen shall be framed by other elements of the kiosk.
 2. There shall be no more than two displays per kiosk.
 3. Audio is not permitted.
 4. Light intensity of digital display screens shall not be greater than three foot-candles above ambient lighting levels, as measured at the property lines. The Director may require a lighting study, field measurements or other satisfactory methods to verify compliance with this requirement.
- F. Security Cameras Required. Each kiosk sign shall have at least two integrated security cameras surveilling the immediate surrounding exterior, public area. Security cameras shall record 24 hours per day and shall provide surveillance footage in real time to the Los Angeles County Sheriff. All security camera footage shall be archived for no less than 30 days. The type, precise location, and other security characteristics of the security cameras shall be approved by the City, in consultation with the Lost Hills Sheriffs' Station.
- G. Sign Program Amendment Not Required. Kiosk signs shall be of high-quality design, and be generally compatible with the approved sign program for the shopping center. However, amendments to an existing sign program are not required for approval and placement of a kiosk sign.
- H. Kiosk signs are exempt from Scenic Corridor permits, provided that the Director determines the kiosk sign will not be visible from the Scenic Corridor.

SECTION 6. Section 17.30.080.B.2. is amended to read as follows:

2. Kiosks. Kiosks are permitted with a sign permit approved in compliance with the requirements of section 17.30.065. Notwithstanding any provision of an approved sign program, a kiosk is allowed if approved by a sign permit by the Director in compliance with the requirements of section 17.30.065 and all other applicable requirements of this Code.

SECTION 7. Section 17.90.020.S.29. is amended to read as follows:

29. "Kiosk" means a free-standing structure erected on a foundation and designed to provide advertising space for a group of buildings in a shopping center addressing a pedestrian audience. "Nondigital Kiosk" shall mean a kiosk without any moving pictures or digital displays. "Digital Kiosk" is a kiosk which, in addition to exhibiting the standard

characteristics of a kiosk, incorporates one or more digital display screens to convey information visually to passers-by.

SECTION 8. Reports to City Council. On or after January 1, 2026, the Director shall report to the City Council on the effectiveness of kiosks security cameras. Further reports shall be made at the direction of the City Council.

SECTION 9. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 10. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption pursuant to Government Code Section 36937.

SECTION 11. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published pursuant to Government Code section 36933.

PASSED, APPROVED AND ADOPTED February 26, 2025.

Signed by:
Peter Kraut

DCF96DB7EBC7402...
PETER KRAUT, Mayor

ATTEST:

Signed by:
Lisa Pope

FF70CA11528D4EB...
LISA POPE, City Clerk

APPROVED AS TO FORM:

Signed by:
P.L.

D8DD109D5C3740F...
PAM LEE, City Attorney

I CERTIFY THAT THE FOREGOING ORDINANCE NO. 2025-411 was passed and adopted by the City Council of the City of Calabasas at the regular meeting held on February 26, 2025, by the following vote:

AYES: 4 Councilmembers: Albrecht, Shapiro, Weintraub, and Kraut
NOES: 1 Councilmember: Bozajian
ABSTAIN: 0
ABSENT: 0

Signed by:

Lisa Pope

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LISA POPE, City Clerk
(seal)