Meeting Schedule

- February 7 – Open Space, Conservation, Parks/Recreation/Trails, Cultural Resources
- February 21 – Circulation
- March 6 – Community Design
- March 20 – Housing, Services/Infrastructure/Technology
- April 17 – Review of all elements
Safety Element Discussion

Topics

• Hazardous materials policies
• Disaster response policies
Protect life and property from the potential short- and long-term adverse effects of the transportation, storage, treatment, and disposal of hazardous materials within the Calabasas General Plan study area consistent with the definition of acceptable and unacceptable risks outlined in Table VI-1.
Current Hazardous Materials Policies

E.1 Manage activities within the City of Calabasas that transport, use, store, or dispose of hazardous materials in a responsible manner which protects public health and safety.

E.2 Promote the availability of safe and legal options for the management of hazardous wastes generated by businesses and households within the City.

E.3 Promote community education and understanding of sound management practices for the storage, handling, use, and disposal of hazardous household materials.

E.4 Enforce the requirement that industrial facilities and construction sites have adequate Hazardous Materials Handling and Spill Response Plans to ensure that the goals of pollutant control are consistent with the City’s public safety needs and the General Plan’s water quality objectives.
Maintain a system of emergency services and disaster response preparedness which will save lives, protect property, and facilitate recovery with a minimum of social disruption following minor emergencies, as well as major catastrophic events.
Current Disaster Response Policies

F.1 Expand access to resources through coordination and participation in multi-jurisdictional disaster preparedness planning and operations.

F.2 Coordinate planning activities with adjacent jurisdictions to promote the provision of quality medical and emergency medical care facilities and to identify and revise possible unnecessary constraints on their development.
Land Use Element Discussion

Topics

• Las Virgenes vision poster
• Revised land use map per PC & CC direction
• Policies A.5 & A.8 (originally discussed December 6)
• Other policies not covered on December 6
• Land use designations
• Development clustering guidelines
Proposed Land Use Map
Proposed Policy A.5

A.5 Promote a citywide open space system consisting of 3.0 acres per 1,000 population of active recreational land and 3,500 acres of protected natural open space whose location and size represents an extensive network of protected areas with a high degree of continuity and a systematic order of purpose, including resource conservation, recreation, and protection of public safety.
Discretionary development projects are permitted the basic development intensity of their site as indicated on the General Plan Land Use Map (see Table II-1 of the Land Use Element) if the proposed project is consistent with general plan goals, objectives, approaches, and relevant policies and performance standards. Development intensities greater than the basic development intensity outlined in Land Use Element Table II-1 may be permitted, up to the maximum development intensity identified in Table II-1, only if the impacts of the proposed development are less than those identified in the “Maximum Acceptable Development Impacts” table of the Municipal Code.
A.9 The following provisions shall apply to lands for which a valid development agreement exists that pre-dates adoption of the Calabasas General Plan

- The development agreement shall be the governing document regarding future development. The provisions of the Calabasas General Plan shall apply only to the extent that general plan provisions do not conflict with those of development agreement.
- If the development agreement is amended during its term, any change in the overall intensity of development or revised land uses shall be consistent with the provisions of the General Plan.
- If the term of the development agreement is extended, any development that occurs after the original expiration date shall be consistent with the provisions of the General Plan as of the adoption date of the amended development agreement.
- In cases where State law requires a finding of consistency with the General Plan as a condition of approving an amendment to a development agreement, the provisions of that amendment shall be made consistent with the General Plan.
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- In cases where State law requires a finding of consistency with the General Plan as a condition of approving an amendment to a development agreement, the provisions of that amendment shall be made consistent with the General Plan.
A.10 All development agreements adopted after the adoption of the Calabasas General Plan shall be consistent with the provisions of the General Plan.
Residential
Single Family (R-SF)

Basic Land Use Intensity: 2 du/ac

Maximum Land Use Intensity: 6 du/ac; 12 du/ac for senior residential projects.

Anticipated Maximum Population Intensity: 16.8 persons per acre (2.8 persons per household x 6 du/ac)
**Residential Multiple Family (R-MF)**

**Basic Land Use Intensity:** 2 du/ac, 0.2 FAR for visiting serving uses.

**Maximum Land Use Intensity:** 16 du/ac, 0.2 FAR for visiting serving uses.

**Anticipated Maximum Population Intensity:** 36.8 persons per acre (2.3 persons per household x 16 du/ac).

**Suggested change:** Increase maximum intensity to 20 du/ac
Residential Mobile Home (R-MH)

**Basic Land Use Intensity:** 2 du/ac

**Maximum Land Use Intensity:** 8 du/ac

**Anticipated Maximum Population Intensity:** 18.4 persons per acre (2.3 persons per household x 8 du/ac).
**Business Limited Intensity (B-LI)**

**Allowed Uses:** Limited retail and commercial services, restaurants, nurseries, and business and professional offices.

**Basic Land Use Intensity:** Floor Area Ratio of < 0.2.

**Maximum Land Use Intensity:** Floor Area Ratio of < 0.2.
**Commercial Retail (C-R)**

**Allowed Uses**: General retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales.

**Basic Land Use Intensity**: Floor Area Ratio of ≤ 0.2.

**Maximum Land Use Intensity**: Floor Area Ratio of ≤ 0.4.
Allowed Uses: Business, professional, and medical offices, and ancillary service functions.

Basic Land Use Intensity: Floor Area Ratio of \( \leq 0.2 \).

Maximum Land Use Intensity: Floor Area Ratio of \( \leq 0.5 \).
Business Park (B-BP)

**Allowed Uses:** Broad range of office and light industrial.

**Basic Land Use Intensity:** Floor Area Ratio of $\leq 0.2$.

**Maximum Land Use Intensity:** Floor Area Ratio of $\leq 0.6$. 
Old Town (B-OT)

**Allowed Uses:** Variety of office, retail, and commercial services.

**Basic Land Use Intensity:** Floor Area Ratio of $\leq 0.2$.

**Maximum Land Use Intensity:** Floor Area Ratio of $\leq 1.0$. 
**Mixed Use (MU)**

*Allowed Uses:* Broad range of office, retail, and commercial services as well as high intensity residential uses

*Basic Land Use Intensity:* Floor Area Ratio of ≤ 0.2.

*Maximum Land Use Intensity:* Floor Area Ratio of ≤ 1.00.

*Suggested Change:* Replace designation with 3 different mixed use districts of varying intensities:

- Mixed Use 0.50
- Mixed Use 0.75
- Mixed Use 1.00
Public Facilities-Institutional (PF-I)

**Allowed Uses:** Broad range of governmental, public, and quasi-public uses.

**Maximum Land Use Intensity:** Shall be as they existed or as they were approved by the City (or Los Angeles County of California Coastal Commission as appropriate within unincorporated areas) as of the date of the adoption of the General Plan. Facilities established subsequent to the General Plan shall be determined on a case-by-case basis consistent with the provisions of Table VIII-3, Maximum Acceptable Development Impacts.

**Suggested Changes:** Delete references to LA County & Coastal Commission; update table reference to refer to Municipal Code.
Public Facilities-Recreational (PF-R)

**Allowed Uses:** Active and passive recreational opportunities on lands held by public agencies.

**Maximum Land Use Intensity:** Shall be as they existed or as they were approved by the City (or Los Angeles County of California Coastal Commission as appropriate within unincorporated areas) as of the date of the adoption of the General Plan. Facilities established subsequent to the General Plan shall be determined on a case-by-case basis consistent with the provisions of Table VIII-3, Maximum Acceptable Development Impacts.

**Suggested Changes:** Delete references to LA County & Coastal Commission; update table reference to refer to Municipal Code.
Hillside Mountainous (HM)

**Basic Land Use Intensity:** 1 du/40 ac.

**Maximum Land Use Intensity:** 1 du/10 ac, or 1 du per existing buildable lot.

**Anticipated Maximum Population Intensity:** 0.28 persons per acre (2.8 persons per household x 1 du/10 ac).
Basic Land Use Intensity: 1 du/10 ac.

Maximum Land Use Intensity: 1 du/ac, or 1 du per existing buildable lot.

Anticipated Maximum Population Intensity: 2.8 persons per acre (2.8 persons per household x 1 du/ac).
Rural Community (RC)

**Basic Land Use Intensity**: 1 du/10 ac.

**Maximum Land Use Intensity**: 2 du/ac, or 1 du per existing buildable lot.

**Anticipated Maximum Population Intensity**: 5.6 persons per acre (2.8 persons per household x 2 du/ac).
Open Space-Recreational (OS-R)

Primary purpose is the provision of active or passive recreation.

*Maximum Land Use Intensity*: One dwelling unit per lot of record.
Open Space-Resource Protection (OS-RP)

Primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management.

*Maximum Land Use Intensity*: 1 du/160 ac, or 1 du per buildable lot, whichever is greater.
Planned Development (proposed)

- Applies to Pontopiddan & Messenger sites
- Allows a mix of uses as shown on the Vision Plan:
  - Pontopiddan: single family, multiple family & park
  - Messenger: commercial (retail and/or office), single or multiple family
- Allowable intensities: consistent with commercial-retail, single family & multiple family designations
C.9 Encourage the clustering of development as a means of preserving significant environmental features. Clustered development shall meet the following criteria:

- The clustering of development shall occur pursuant to a specific plan, planned development, or equivalent mechanism;
- The overall density of the project area shall not exceed the maximum specified in Table III-1, calculated as if there were no clustering;
- The resulting project will not require a greater level of public services and facilities than would have an equivalent non-clustered project;
- The result of clustering development shall yield a more desirable and environmentally sensitive development plan, create usable open space areas for the enjoyment of project residents, and preserve significant environmental features; and
- The net intensity of the developed area which results from clustering is compatible with the surrounding environment. Pursue the elimination of billboards along the Ventura Freeway and the reduction of sign clutter within non-residential areas.
Current Guidelines for Clustered Development

Avoid:

• Disturbing areas within or adjacent to floodplains, stream buffer areas, wetlands, oak woodlands, habitat linkages, or other sensitive biological features;

• Developing on steep slopes, hilltops, and ridges where development will be highly visible;

• Placing numerous houses with access drives along connector and arterial roads;

• Backing houses directly or visibly onto collector and arterial roads; and

• Destroying existing tree stands, especially along rights-of-way.
Current Guidelines for Clustered Development (cont’d)

Require:

• The resulting development after clustering to be consistent with the development’s natural setting and the adjacent residential neighborhoods, if any;

• Substantial buffering and screening for development near all public rights-of-way;

• Preservation or enhancement of existing wooded areas and sensitive environmental areas;

• Homeowner-managed recreation areas and common spaces within larger clusters;

• Covenants and/or easements to permanently protect the undeveloped open space areas that remain after clustering is accomplished; and

• Appropriate sites for community facilities.
Permit/Encourage:

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

• February 7 Meeting
  – Open Space
  – Conservation
  – Parks, Recreation & Trails
  – Cultural Resources

• Final review of Safety and Land Use elements on April 17