City of Calabasas

2030 General Plan

GPAC Meeting #14
March 20, 2008, 7:00 pm
Remaining Scheduled GPAC Meetings

• April 17
  – Review of all elements
  – General overview of Development Code format/contents

• May 15
  – Compatibility with new General Plan
  – Incorporation of Consistency Review Program

• June 19
  – Focused Development Code topics
  – Overview of Draft EIR
# General Plan Matrix

**General Plan Update**

<table>
<thead>
<tr>
<th>1995 General Plan</th>
<th>2030 General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Introduction</strong></td>
<td><strong>Introduction</strong></td>
</tr>
<tr>
<td>Conservation, Environmental Design, Open Space</td>
<td>Land Use</td>
</tr>
<tr>
<td>Land Use</td>
<td>Open Space</td>
</tr>
<tr>
<td>Housing</td>
<td>Conservation</td>
</tr>
<tr>
<td>Transportation</td>
<td>Housing</td>
</tr>
<tr>
<td>Environmental Hazards</td>
<td>Circulation</td>
</tr>
<tr>
<td>Community Development</td>
<td>Safety</td>
</tr>
<tr>
<td>General Plan Implementation Programs</td>
<td>Noise</td>
</tr>
<tr>
<td><strong>Glossary</strong></td>
<td><strong>Glossary</strong></td>
</tr>
</tbody>
</table>
• Calabasas Housing Needs
• RHNA and Sites Inventory
• 2000 Housing Element Accomplishments
• 2008-14 Housing Plan
Who in Calabasas Needs Affordable Housing?

• People who work in Calabasas and cannot afford to live here
  – Teachers, nurses, police officers, retail workers, childcare providers

• Special needs households
  – Senior citizens, disabled persons, single-parent households

• Children of long-time Calabasas residents
Rental Affordability Gap Analysis

Salary of Entry-Level LVUSD Teacher $41,000
Affordable Housing Cost Ratio x 30%
Max Monthly Affordable Housing Cost $1,025

Current Calabasas Rents (1bdrm) $1,700
Utility Allowance + $75
Actual Monthly Housing Cost $1,775

Affordable Housing Cost -$1,025

RENTER AFFORDABILITY GAP $750/month
Homeownership Affordability Gap Analysis

Salary of L.A. Co. Firefighter
$61,100
(midpoint of range, 56 hrs/week)

Max Affordable Purchase Price
$220,000

Lower Priced Condos in Calabasas
$450,000

OWNER AFFORDABILITY GAP
$230,000
The RHNA process represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.
# RHNA and Densities

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2007 Income (4 person hh)</th>
<th>Units</th>
<th>“Default Density”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI)</td>
<td>$37,000</td>
<td>137 units</td>
<td>Min. 20 du/acre</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$59,200</td>
<td>86 units</td>
<td>Min. 20 du/acre</td>
</tr>
<tr>
<td>Moderate (81–120% AMI)</td>
<td>$67,800</td>
<td>93 units</td>
<td>Min 12 du/acre (est.)</td>
</tr>
<tr>
<td>Above Moderate (&gt;120% AMI)</td>
<td>&gt; $67,800</td>
<td>205 units</td>
<td>39%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>521 units</td>
<td>100%</td>
</tr>
</tbody>
</table>
## Calabasas Sites and RHNA

<table>
<thead>
<tr>
<th>Income Group</th>
<th>2006-07 Building Permits</th>
<th>Entitled Projects</th>
<th>Min Density Guidelines</th>
<th>Sites Inventory</th>
<th>Total Unit Potential</th>
<th>Total RHNA</th>
<th>Remaining RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>--</td>
<td>75</td>
<td>20 du/acre</td>
<td>--</td>
<td>75</td>
<td>137</td>
<td>+148</td>
</tr>
<tr>
<td>Low</td>
<td>--</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>--</td>
<td>9</td>
<td>12 du/acre</td>
<td>105</td>
<td>114</td>
<td>93</td>
<td>[21]</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>75</td>
<td>216</td>
<td>&lt;10 du/acre</td>
<td>223</td>
<td>514</td>
<td>205</td>
<td>[309]</td>
</tr>
<tr>
<td>Total</td>
<td>75</td>
<td>300</td>
<td></td>
<td>328</td>
<td>703</td>
<td>521</td>
<td>[182]</td>
</tr>
</tbody>
</table>
Sites to be Redesignated under 2030 General Plan

Planned Development Sites

Las Virgenes 1 – 2.5 acres @ 6 du/acre = 15 single-family
- 2.5 acres @ 16 du/acre = 40 multi-family

Las Virgenes 2 – 10 acres @ 16 du/acre = 160 multi-family

⇒ Sufficient to address RHNA shortfall for lower income ONLY if densities of 20 du/acre permitted

Mixed-Use Sites

Long term redevelopment potential – not within time frame of 2008-2014 Housing Element
2000 Housing Element
Accomplishments

- Provision of rehabilitation loans and grants to 57 lower income households, exceeding goal to assist 40 households (2000-05)

- Initiation of Rental Registration and Rental Assistance Programs (2004)


2000 Housing Element Accomplishments

- Approved density bonus and reduced parking for 60 unit Malibu Hills Road Senior Housing (2006).

- Approval of 7 second units between 2004-2006

- Approval of density bonus for 75 unit Old Town Senior Housing. Commitment of $1 million in Affordable Housing Trust Funds to provide affordability to low income seniors. (2008)
CONSERVING EXISTING HOUSING

1. Single-Family Rehabilitation Program
2. Rental Assistance Program
3. Rental Registration Program
4. Mobile Home Park Preservation
5. Preservation of Assisted Rental Housing
6. Condominium Conversion Ordinance
2008-2014 Housing Element Programs

PROVISION OF ADEQUATE SITES
7. Residential Rezoning Program
8. Annexation of Unincorporated Areas
9. Second Units

DEVELOPMENT OF AFFORDABLE HOUSING
10. Inclusionary Housing Ordinance
11. Commercial Impact Fee Program
12. Workforce Housing Program
13. Green Building Program
2008-2014 Housing Element Programs

REMOVING GOVERNMENTAL CONSTRAINTS
14. Density Bonus Program
15. Zoning Ordinance Revision

EQUAL HOUSING OPPORTUNITY
16. Fair Housing Program
17. Accessible Housing
• Page V-4, change “The City has developed a parcel-specific inventory of all remaining vacant, developable land.” to “…all remaining vacant land that is designated for residential development.”

• Page V-5 (Projects with Entitlements), delete “In addition to vacant residential sites,” prior to “Calabasas has several major projects with development entitlements or entitlements pending…”
• **Policy V-9**  As part of the 2030 Land Use Element, provide expanded opportunities for housing and mixed-use development consistent with the community’s long-range vision for Calabasas.

• **Policy V-10**  Pursue strategic, phased annexation of unincorporated areas adjacent to the City to provide additional growth opportunities that are within with infrastructure capacities.
• **Program 10** Where the Planning Commission determines that provision of on-site affordable units is not feasible, the Planning Commission may approve one or more of the following alternatives… (rather than Community Development Director)

• **Program 11** “…as determined to be appropriate by the Planning Commission” (rather than Community Development Director)
Services/Infrastructure/Technology

- Not a required General Plan element
- Services/infrastructure currently covered in Community Development chapter
- Technology a new topic
- Contents include:
  - Fiscal management
  - Police, fire, library service
  - Schools, education
  - Water, sewer, storm drain infrastructure
  - Technological (communications) infrastructure
Key Changes

• Policy reorganization
  – Several policies from “Municipal Services” to “Fiscal Management”
  – Library policies from “Education” to “Municipal Services”

• Minor expansion of water, sewer, storm drain discussion/policies
Technology

• Recognizes increasing importance of communication technology for both residents and businesses

• Provides general policy direction for:
  – City technology/communication protocols & direction
  – Private communication facilities

• Considers both need for technology and possible aesthetic impacts
• XII-10 Continue coordination and information exchange between the City of Calabasas and local service providers such as the County sheriff’s and fire departments and the Las Virgenes Unified School District.

• XII-11 Promote additional library facilities and services as required to meet the needs of Calabasas residents, including but not limited to a possible off-site branch to be located on the west side of the City and more programming and events.

• XII-12 Promote the acquisition of library materials, collection expansion, technology growth, and staff development that reflect the needs and interests of Calabasas residents.
Correction

Policy XII-28

Employ appropriate stormwater management practices to prevent stormwater problems from urban runoff, which may include flooding, erosion, or stream channel scouring in natural drainage systems. These practices at a minimum will include the collection, control and treatment of storm water runoff at a rate and quantity that prevents damage to both man-made and natural drainage systems.