Planning Commission Review of Land Use Map

• Planning Commission concurred with most GPAC recommendations
• Exceptions include:
  – Consider area along Mureau Road for future annexation
  – No Mixed Use designation on Gelson’s, Calabasas Inn, or City Hall sites
  – Reconsider mixed use district in Agoura/Las Virgenes area
Tentative Revised Meeting Schedule

- November 15 – Open Space, Conservation, Parks/Recreation, Cultural Resource elements
- November 28 – City Council consideration of draft land use map
- December 6 – Westside (Agoura/Las Virgenes) Village, Land Use Element
- January 10 – Circulation, Community Design elements
- January 31 – Housing, Service/Infrastructure/Technology elements
- March 6 – Review of complete draft General Plan
Proposed General Plan Outline

I. Introduction
II. Land Use
III. Open Space
IV. Conservation
V. Housing
VI. Circulation
VII. Safety
VIII. Noise
IX. Community Design
X. Parks, Recreation & Trails
XI. Cultural Resources
XII. Services, Infrastructure & Technology
Where to locate old sections within Updated General Plan

1995 General Plan
Conservation, Environmental Design, & Open Space
- Open Space
- Hillside Management
- Biotic Resources
- Air Quality
- Water Resources
- Soil Conservation and Preservation
- Energy Resources
- Solid Waste Management
- Mineral Resources
- Historical, Cultural, and Paleontological Resources

2030 General Plan Update
- Open Space Element
- Open Space Element
- Conservation Element
- Conservation Element
- Conservation Element
- Conservation Element
- Conservation Element
- Conservation Element
- Conservation Element
- Cultural Resources Element
Where to locate old sections within Updated General Plan (cont’d)

<table>
<thead>
<tr>
<th>1995 General Plan Land Use</th>
<th>2030 General Plan Update Land Use Element</th>
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</thead>
<tbody>
<tr>
<td>• Community Structure</td>
<td>Community Design Element</td>
</tr>
<tr>
<td>• Land Use Districts</td>
<td></td>
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<tr>
<td>• Community Character</td>
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Where to locate old sections within Updated General Plan (cont’d)

<table>
<thead>
<tr>
<th>1995 General Plan</th>
<th>2030 General Plan Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Housing Element</td>
</tr>
<tr>
<td>• Housing Needs</td>
<td>• Housing Needs</td>
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<tr>
<td>Transportation</td>
<td>Circulation Element</td>
</tr>
<tr>
<td></td>
<td>• Vehicular Transportation</td>
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<tr>
<td></td>
<td>• Bike and Pedestrian Systems</td>
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### Where to locate old sections within Updated General Plan (cont’d)

<table>
<thead>
<tr>
<th>1995 General Plan</th>
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<tr>
<td><strong>Environmental Hazards</strong></td>
<td><strong>Safety Element</strong></td>
</tr>
<tr>
<td>• Geology and Seismicity</td>
<td>• Geology and Seismicity</td>
</tr>
<tr>
<td>• Stormwater Mgmt. &amp; Flooding</td>
<td>• Stormwater Mgmt. &amp; Flooding</td>
</tr>
<tr>
<td>• Fire Hazards</td>
<td>• Fire Hazards</td>
</tr>
<tr>
<td>• Hazardous Materials</td>
<td>• Hazardous Materials</td>
</tr>
<tr>
<td>• Disaster Response</td>
<td>• Disaster Response</td>
</tr>
<tr>
<td>• Noise</td>
<td>Noise Element</td>
</tr>
</tbody>
</table>
### Where to locate old sections within Updated General Plan (cont’d)

<table>
<thead>
<tr>
<th>1995 General Plan</th>
<th>2030 General Plan Update</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Development</strong></td>
<td><strong>Services, Infrastructure and Technology Element</strong></td>
</tr>
<tr>
<td>• Fiscal Management</td>
<td>• Fiscal Management</td>
</tr>
<tr>
<td>• Educational Facilities</td>
<td>• Educational Facilities</td>
</tr>
<tr>
<td>• Municipal Services &amp; Facilities</td>
<td>• Municipal Services</td>
</tr>
<tr>
<td>• Intergovernmental Relations</td>
<td>• Intergovernmental Relations</td>
</tr>
<tr>
<td>• Parks, Recreation &amp; Trails</td>
<td><strong>Parks, Rec &amp; Trails Element</strong></td>
</tr>
<tr>
<td>• Municipal Boundaries</td>
<td><strong>Land Use Element</strong></td>
</tr>
<tr>
<td>• Urban Forestry</td>
<td><strong>Conservation Element</strong></td>
</tr>
<tr>
<td>• Quality of Life</td>
<td><strong>Vision Statement, Cultural</strong></td>
</tr>
</tbody>
</table>
**Purpose:**

To limit the exposure of the community to excessive noise levels.

**General Requirements:**

- Analyze and quantify noise levels and the extent of noise exposure through measurement or noise modeling.
- Establish a set of noise control policies and programs.
- Map noise level contours and use conclusions of the element as a basis for land use decisions.
- Implement measures and possible solutions to existing and foreseeable noise problems.
- Policies and standards serve as a guideline for compliance with sound transmission control requirements.

(Source: General Plan Guidelines, 2003)
Noise Terminology

- **Decibel (dB)** – basic measurement unit; logarithmic
- **A-weighted decibel (dBA)** – dB adjusted to be consistent with human response
- **Ambient Noise** – background noise level against which impacts measured
- **Equivalent Noise Level (Leq)** – average noise level over a given time period
Noise Terminology (cont’d)

• Day-Night Noise Level (Ldn) – 24-hour time weighted average noise level with 10 dB nighttime penalty

• Community Noise Equivalent Level (CNEL) – 24-hour time weighted average noise level with 10 dB nighttime penalty & 5 dB evening penalty

• L10, L50, L90, etc. – noise level exceeded a certain percentage of time (e.g., L90 is level exceed 90% of the time)

• Noise Sensitive Uses – residences, schools, nursing homes
Noise Facts

• 3 dBA increase in noise represents doubling of sound energy
• Noise increases of 1-2 dBA generally not noticeable
• Ambient noise of 45-50 dBA typical for “quiet” suburban setting; 60-70 dBA ambient typical for urban setting
• 15% of people report being “highly annoyed” by noise over 65 dBA
Existing Noise Contours

LEGEND
- Major Roads
- Calabasas City Boundary
- Existing 75 dBA Contour
- Existing 70 dBA Contour
- Existing 65 dBA Contour
- Existing 60 dBA Contour


Figure X.X
Existing Noise Contours

City of Calabasas
Responses from
GPAC Homework: Noise

• Open space definition should include “low density development areas” (suggested revision to approach)
• Independent experts or consultants to perform noise studies (suggested revision to Policy D1)
• Acceptable measures and conditions to be approved by the Planning Commission rather than the Planning Director (suggested revision to Policy D2)
Noise Regulation in Calabasas

- No new state standards or requirements since 1995
- Noise section of Environmental Hazards chapter provides standards
  - Based on two different noise metrics (CNEL & Leq)
  - Application of standards unclear
    - New development or new and existing?
    - All noise sources or only onsite sources?
- No noise ordinance; only standards for alarm systems
Current Noise Objective

Objective:
Achieve and maintain noise compatible land use relationships consistent with the nature and character of individual land uses within the General Plan study area as outlined in Table VI-2.
**Table VI-2**

**Interior/Exterior Noise Standards**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Maximum Exterior</th>
<th>Maximum Interior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Single Family, and Multi-Family Residential</td>
<td>65 dBA $L_{eq}$</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>60 dBA $L_{eq}$</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Schools:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classrooms</td>
<td>---</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>65 dBA $L_{eq}$</td>
<td>---</td>
</tr>
<tr>
<td>Libraries</td>
<td></td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Hospitals/Convalescent Facilities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sleeping Areas</td>
<td>---</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Living Areas</td>
<td>65 dBA CNEL</td>
<td>50 dBA CNEL</td>
</tr>
<tr>
<td>Reception, General Office, Clerical</td>
<td>---</td>
<td>50 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Hotels/Motels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sleeping Areas</td>
<td>---</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Reception, General Office, Clerical</td>
<td>---</td>
<td>50 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>65 dBA $L_{eq}$</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Open Space/Active Recreation Areas:</td>
<td>70 dBA $L_{eq}$</td>
<td>---</td>
</tr>
<tr>
<td>Commercial and Business Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Office</td>
<td>---</td>
<td>45 dBA $L_{eq}$</td>
</tr>
<tr>
<td>General Office</td>
<td>---</td>
<td>50 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Restaurant, Retail Store, etc.</td>
<td>---</td>
<td>55 dBA $L_{eq}$</td>
</tr>
<tr>
<td>Warehousing</td>
<td>---</td>
<td>65 dBA $L_{eq}$</td>
</tr>
</tbody>
</table>


$^1$ CNEL and $L_{eq}$ noise rating scales are described on page V-13 of the Calabasas Community Profile.
Current Noise Policies

Policies:

i) If a proposed development project which will create or impact existing noise sensitive land uses is proposed in a location that is within a 60 dBA or greater CNEL noise contour, require that the project applicant demonstrate that 1) no adverse noise effects on adjacent uses will occur from the project and that 2) no adverse effects will occur on the project from adjacent influences.

ii) Use the Land Use Compatibility for Community Noise Environments matrix (Figure V-4 of the Community Profile) to determine the compatibility of land use when evaluating proposed new land uses in the City. The matrix shall be used as a guide to assist in determining the acceptability of noise for existing or proposed land use.
## Land Use Compatibility Matrix

### Figure V-4
**Land Use Compatibility for Community Noise Environments**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Community Noise Exposure Levels (65-80)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>65</td>
</tr>
<tr>
<td>Residential - Low Density Single Family Dwellings</td>
<td></td>
</tr>
<tr>
<td>Residential - Multi-Family</td>
<td></td>
</tr>
<tr>
<td>Transient Lodging - Hotels, Motels</td>
<td></td>
</tr>
<tr>
<td>Schools, Libraries, Churches, Hospitals, Nursing Homes</td>
<td></td>
</tr>
<tr>
<td>Auditoriums, Concert Halls, Amusement Parks</td>
<td></td>
</tr>
<tr>
<td>Sports Arena, Outdoor Spectator Sports</td>
<td></td>
</tr>
<tr>
<td>Parks, Playgrounds</td>
<td></td>
</tr>
<tr>
<td>Golf Courses, Riding Stables, Water Recreation, Cemeteries</td>
<td></td>
</tr>
<tr>
<td>Office Buildings, Business, Commercial, Professional</td>
<td></td>
</tr>
<tr>
<td>Industrial, Manufacturing, Utilities, Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

### Interpretation

- **NORMALLY ACCEPTABLE**
  - Specified land use is compatible, based on the assumption that any building involved are of normal construction and contain noise isolation equipment.

- **CONDITIONALLY ACCEPTABLE**
  - New construction or development should be undertaken only after a detailed noise study is made to determine if the proposed development is more and less noise than the existing conditions.

- **NORMALLY UNACCEPTABLE**
  - New construction or development may be undertaken, if new construction or development does not exceed a level of noise that is normally not acceptable.

- **CLEARLY UNACCEPTABLE**
  - New construction or development should generally not be undertaken.

*Source: Office of Noise Control, California Department of Health.*

*PLANNING NETWORK*

- LSA Associates
- Urban Research Associates
- Urban Design Studio
Current Noise Policies

Policy ii cont’d

In this matrix, the degree of acceptability is categorized by noise exposures that are normally acceptable, conditionally acceptable, normally unacceptable and clearly unacceptable. Action on proposed projects shall be guided according to the degree of land use/noise acceptability as follows:

• **Normally Acceptable**: The potential for project approval should not be encumbered by land use/noise compatibility issues.

• **Conditionally Acceptable**: The potential for project approval should not be encumbered by land use/noise compatibility issues, provided the applicant has included measures or conditions that are acceptable to the Planning Director and ultimately result in land use/noise compatibility.

• **Normally Unacceptable**: The potential for project denial will be considered likely as a result of land use/noise incompatibility, unless extraordinary circumstances are present that do not involve adjacent properties or uses. Overriding project benefits cannot be utilized to justify extraordinary circumstances.

• **Clearly Unacceptable**: If a project falls into this category, it shall not be approved due to land use/noise compatibility issues.
Current Noise Policies

iii) Locate and design noise-sensitive land uses and noise generators in such a manner that general plan noise objectives will be maintained.

iv) Emphasize the location of noise-tolerant uses and avoidance of noise-sensitive uses within noisy areas, increased setbacks, sensitive building orientation, placement of the most noise tolerant portions of a project between sensitive portions and the noise source, and architectural design as the City's preferred management strategy, and as a higher priority than construction of noise barriers.
v) Incorporate noise issues into the design of transportation systems, and ensure that roadway extensions and capacity enhancement projects mitigate related noise impacts to acceptable levels.

vi) Incorporate the consideration of noise impacts on significant wildlife habitats into the development/environmental review process.

vii) Prohibit the creation of helicopter pads, except where needed for emergency services.
Purpose:
To reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides, and other hazards.
The safety element must examine the issues related to protecting the community from any unreasonable risks associated with:

- Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure
- Slope instability leading to mudslides and landslides
- Subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps
- Other known geologic hazards
- Flooding
- Wildland and urban fires

*Source: General Plan Guidelines, 2003.*
Regional Faults

Legend

- California City boundaries
- Fault Lines


Figure VI-1
Regional Earthquake Fault Map

City of Calabasas
Liquefaction & Landslide Hazards
Flood Zones

LEGEND
- Calabasas City Boundary
- FEMA Flood Zone
  - (100-year Floodplain (Zone A)
  - (500-year Floodplain (Zone X300)

Figure VI-5
FEMA Flood Zone Map

City of Calabasas

Wildland Fire Hazards

LEGEND

FIRE HAZARD SEVERITY ZONES

- LRA Very High (Local Responsibility Area)
- LRA High
- LRA Moderate
- LRA Unzoned
- Other Very High
- Other High
- Other Moderate
- SRA Very High (State Responsibility Area)

Incorporated Cities
Calabasas City Boundary

Source: California Department Forestry & Fire - FRAAL, September 2007

Figure VI–6
Fire Hazards Severity Zones Map
City of Calabasas
Responses from GPAC Homework: Safety

Geology and Seismicity
• Require thorough testing of soils and geologic conditions to comply with avoidance of development in potential landslide areas. (suggested new policy)
• Avoid development within potential landslide areas…(suggested revision to Policy A-3)

Stormwater Management & Flooding
• Prohibit “improvements that would increase runoff from the development” (suggested revision to Policy B-4)
• Setbacks should be sufficient from streambeds to anticipate future bank erosion (suggested new policy).
Fire Hazards:

• New development “does not contribute to obstruction of adjoining streets required for emergency access and evacuation” (suggested revision to Policy C-5).

• “Do not permit development within areas which do not have adequate water pressure or fire flows until sufficient pressure and fire flows can be reliably provided” (suggested revision to Policy C-6).

• Address methods to minimize damage/loss of life from wildland fires (suggested new policy)
### Safety Element

#### Table VI-1

**Significant, Unacceptable Safety Risks**

<table>
<thead>
<tr>
<th>Frequency of Occurrence</th>
<th>Severity of Consequence¹</th>
<th>Negligible</th>
<th>Minor</th>
<th>Major</th>
<th>Severe</th>
<th>Disastrous</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rare</td>
<td>Frequent</td>
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<td></td>
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</tr>
<tr>
<td>Extraordinary</td>
<td>Likely</td>
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<tr>
<td>Unlikely</td>
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</tbody>
</table>

¹ **Severity of Consequence Classifications**

- **Negligible**: No significant risks to the public, with no injuries and only minor property damage.
- **Minor**: Small levels of public risk, with at most a few minor injuries and minor property damage.
- **Major**: Major level of public risk with up to 10 severe injuries and significant property damage within a limited area or moderate property damage over a large area.
- **Severe**: Severe public risk with up to 100 severe injuries or up to 10 fatalities, with significant property damage over a large area.
- **Disastrous**: Disastrous public risk involving more than 100 severe injuries or more than 10 fatalities, with significant property damage over a large area.

² **Frequency of Occurrence**

- **Frequent**: Once a year or greater. An event which would occur at least once a year on the average.
- **Likely**: Between once a year and once in 100 years. An event which would probably happen once in an average person's lifetime or once during the useful life of a building.
- **Unlikely**: Between once in 100 years and once in 10,000 years. An event which is possible, but is not expected to happen during the useful life of a development project.
- **Rare**: Between once in 10,000 years and once in 1 million years. An event which has occurred on a worldwide basis, but only a few times.
- **Extraordinary**: Less than once in 1 million years. An event which has never occurred, but which could occur.

Source: Santa Barbara County, 1992.
Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from seismic groundshaking and other geologic events consistent with the definition of acceptable and unacceptable risks outlined in Table VI-1.
Current Geology and Seismicity Policies

A.1) Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk, as defined in Table VI-1, from potential seismic hazards resulting from ground motion or fault rupture.

A.2) Facilitate rapid physical and economic recovery following an earthquake or geologic disaster through the early identification of potentially hazardous conditions and implementation of effective standards for seismic design of structures.

A.3) Emphasize avoidance of development within potential landslide areas and areas with severe soils limitations as the City's preferred management strategy, and as a higher priority than attempting to implement engineering solutions.
A.4) Where engineering solutions to slope stability constraints are required, implement landform grading programs so as to recreate a natural hillside appearance to the extent feasible.

A.5) Prohibit the use of engineering solutions undertaken pursuant to Policy A.4 above, as an impetus for increasing the allowable intensity of a development site.
Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding consistent with the definition of acceptable and unacceptable risks outlined in Table VI-1.
B.1) Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk, as defined in Table VI-1, from potential flooding hazards.

B.2) Emphasize avoidance of development within flood hazard areas and retention of natural drainage as the City's preferred management strategy, and as a higher priority than attempting to implement engineering solutions.

B.3) Ensure that new flood control and drainage facilities as well as improvements to existing facilities are consistent with the General Plan's environmental protection standards.

B.4) Within discretionary development projects subject to General Plan consistency findings, prohibit incremental downstream increases in runoff from the development.
Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from urban and wildland fires consistent with the definition of acceptable and unacceptable risks outlined in Table VI-1.
Current Fire Hazards
Policies

C.1) Promote fire prevention as the City's preferred management strategy; facilitate programs aimed at the prevention of fires.

C.2) Emphasize avoidance of development, limitations on development intensity, and sensitive siting of structures within hazardous fire areas as a higher priority than the destruction of significant biological resources to create fire breaks and fuel modification areas to protect new development.

C.3) Minimize the biological impact of fuel modification activities to that which is necessary to achieve the level of safety identified in Table VI-1.

C.4) Require that new development within areas subject to wildland fires is designed and sited in a manner which minimizes the threat of loss from wildland fire.

C.5) Ensure that new development within areas subject to wildland fires is designed so as to facilitate access by firefighting equipment and maintain adequate evacuation routes for residents.

C.6) Restrict development within areas which do not have adequate water pressure or fire flows until sufficient pressure and fire flows can be reliably provided.
Current Hazardous Materials Objective

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.
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.
Current Disaster Response
Objective

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.
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.
Next Steps

• November 5 - Homework for November 15 meeting due
• November 15 – next GPAC meeting: Housing Element overview, discussion of Open Space, Conservation, Parks & Cultural Resources
• December 6 – GPAC meeting: “Westside Village”, Land Use Element