Presentation Overview

• What is the Housing Element?
• Benefits of HCD Approval
• Calabasas Housing Needs
• RHNA and Densities
• Multi-Family Housing Photo Examples
What is the Housing Element?

- 4 Major Components:
  - Housing Needs Assessment
  - Evaluation of Constraints to Housing
  - Identification of Residential Sites
  - 5 Year Program Strategy to Address Needs

- Sets forth City’s regional housing needs (RHNA)

- Required to undergo State HCD review for statutory compliance
Benefits of HCD Compliance

• Presumption of legally adequate Housing Element in courts
  – Protection from litigation from housing advocacy groups, disgruntled developers, etc

• If courts invalidate Housing Element, suspend City’s authority to issue building permits/grant discretionary actions until brought into compliance and fulfill stipulations
  – Cases include: Sacramento County, Pasadena, Mission Viejo, Oxnard, Napa County, Benecia, Folsom, Santa Rosa

• Maintain discretionary review over affordable housing projects

• Maintain eligibility for State housing and other funds
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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salary of Entry-Level LVUSD Teacher</td>
<td>$41,000</td>
</tr>
<tr>
<td>Affordable Housing Cost Ratio</td>
<td>x 30%</td>
</tr>
<tr>
<td>Max Monthly Affordable Housing Cost</td>
<td>$1,025</td>
</tr>
<tr>
<td>Current Calabasas Rents (1bdrm)</td>
<td>$1,700</td>
</tr>
<tr>
<td>Utility Allowance</td>
<td>+ $75</td>
</tr>
<tr>
<td>Actual Monthly Housing Cost</td>
<td>$1,775</td>
</tr>
<tr>
<td>Affordable Housing Cost</td>
<td>- $1,025</td>
</tr>
<tr>
<td>Renter Affordability Gap</td>
<td>$750/month</td>
</tr>
</tbody>
</table>
Homeownership Affordability Gap Analysis

Salary of L.A. Co. Firefighter (midpoint of range, 56 hrs/week) $61,100
Max Affordable Purchase Price $220,000
Lower Priced Condos in Calabasas $450,000
OWNER AFFORDABILITY GAP $230,000
Homeownership Out of Reach for Most Working Professionals

- Median price of condo - $463,000 (Aug 2007)
  Single-family home price - $1.5 million
- Income of $110,000 needed to purchase median priced condo, $390,000 needed to purchase median priced home in Calabasas
Affordable Housing Needs of Calabasas Workforce

- City’s 9,600+ employment base includes numerous lower paying jobs, especially retail and service sectors
  - 1998 Study est. 40% of recent Calabasas workforce earn low & moderate incomes
- Large segment of workforce cannot afford to rent or purchase a home in Calabasas
  - 1998 Study est. > half of recent workers commute > 30 miles daily
Characteristics of Calabasas Senior Population

- Growing segment of population
  - 9% > 65 years of age
  - 10% between 55-64 years of age
- 1/3 of seniors > 75 years of age
- 29% of senior households live alone
- ¼ of seniors have some type of disability
Do Calabasas Seniors Need Affordable Housing?

- Approximately ¼ of seniors earn lower incomes (<$40,000)
- Nearly half of Calabasas Village Mobile Estates occupied by seniors
- 10% of residents in City’s two apartment complexes are seniors
- 36 seniors receive assistance through City’s Rental Assistance Program, 5 seniors on wait list
## Regional Housing Needs (RHNA)

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2007 Income (4 person hh)</th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI)</td>
<td>$37,000</td>
<td>137 units</td>
<td>26%</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$59,200</td>
<td>86 units</td>
<td>17%</td>
</tr>
<tr>
<td>Moderate (81–120% AMI)</td>
<td>$67,800</td>
<td>93 units</td>
<td>18%</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>
# 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>
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<tr>
<td>Moderate (81–120% AMI)</td>
<td>$67,800</td>
<td>93 units</td>
<td>Min 12 du/acre (est.)</td>
</tr>
<tr>
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<td>205 units</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>521 units</td>
<td>100%</td>
</tr>
</tbody>
</table>

* Default density is the minimum density HCD will accept as being within the applicable affordability range.
Affordable Housing Today

San Jose, CA

Oxnard, CA

Pasadena, CA

Photo Examples from Other Cities
Rental Apartments in San Jose - Designed to “Fit In”

Affordable rental apartments reflect scale and character of surrounding single family neighborhood. Four apartments in each building. Density - 20 du/acre.
Casa San Juan in Oxnard

Built by the non-profit developer, Mercy Housing--64 apartment units, including large family units. Buildings clustered around series of small courtyards. 21 du/ acre, received an Architectural Design Award.
Casa San Juan (interior courtyard)
Tower Apartments in Rohnert Park

Project includes 1-4 bedroom units at 25 du/ acre located in a semi-rural area. Use of landscaping, setbacks, other details help project blend well with the environment.
Tower Apartments (rear view)
Victoria Square in San Luis Obispo
Approximately 20 DU/acre
<table>
<thead>
<tr>
<th>General Plan Update</th>
<th>1995 General Plan</th>
<th>2030 General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Introduction</strong></td>
<td></td>
<td></td>
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<tr>
<td>Conservation,</td>
<td></td>
<td></td>
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<tr>
<td>Environmental</td>
<td></td>
<td></td>
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<tr>
<td>Design, Open Space</td>
<td></td>
<td></td>
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<tr>
<td><strong>Land Use</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Housing</strong></td>
<td></td>
<td></td>
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<tr>
<td>Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental</td>
<td></td>
<td></td>
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<tr>
<td>Hazards</td>
<td></td>
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<tr>
<td>Community</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Implementation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Programs</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Glossary</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
Current Geology and Seismicity

Objective

Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from seismic groundshaking and other geologic events.
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.
Current Geology and Seismicity Policies (cont’d)

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.
Current Stormwater Management & Flooding Policies

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.
Open Space Element

Purpose:
The open-space element guides the comprehensive and long-range preservation and conservation of “open space land” (§65563). Open-space land is defined in the California Public Resources Code as any parcel or area of land or water that is essentially unimproved and devoted to open-space use (§65560(b)).

General Requirements:
The following topics are to be addressed, to the extent that they are locally relevant:

- Open-space for the preservation of natural resources
- Open-space used for the managed production of resources
- Open-space for outdoor recreation
- Open-space for public health and safety
- Demands for trail-oriented recreational use
- Retention of all publicly-owned corridors for the future use: i.e., abandoned rail line, utility corridors, or easements.
- The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System (Public Resources Code §5076).

## Current Open Space Inventory

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Zone</th>
<th>Acres within City Boundaries</th>
<th>Acres per 1,000 People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space-Resource Protection (OS-RP)</td>
<td>Open Space (OS)</td>
<td>402</td>
<td>17.19</td>
</tr>
<tr>
<td></td>
<td>Open Space-Development Restricted (OS-DR)</td>
<td>2,488</td>
<td>106.38</td>
</tr>
<tr>
<td>Public Facilities-Institutional (PF-I)</td>
<td>Open Space (OS)</td>
<td>11</td>
<td>N/A</td>
</tr>
<tr>
<td>Open Space-Recreational (OS-R)</td>
<td>Recreational (REC)</td>
<td>163</td>
<td>6.97</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>3,064</td>
<td>131.01</td>
</tr>
</tbody>
</table>
Protected Open Space

Source: 1995 Calabasas General Plan. It is anticipated that the planning area boundary will be revised as part of the General Plan update to exclude some areas south, east, and west of the city.
Current L.A. County SEAs
HM-Designated Sites/Properties
## Open Space Priority Acquisition Areas

<table>
<thead>
<tr>
<th>Site</th>
<th>High Visibility from a Major Public View Corridor</th>
<th>Public Access and Recreation ( Trails On-site )</th>
<th>Habitat, Wildlife, and Restoration Potential</th>
<th>GPAC Acquisition Prioritization (determined at GPAC Meeting #4)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 21.4 acres</td>
<td></td>
<td>X</td>
<td>X</td>
<td>4</td>
</tr>
<tr>
<td>B. 29.8 acres</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>6</td>
</tr>
<tr>
<td>C. 26.6 acres</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>1</td>
</tr>
<tr>
<td>D. 675.6 acres</td>
<td></td>
<td>X</td>
<td>X</td>
<td>7</td>
</tr>
<tr>
<td>E. 176.4 acres</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>5</td>
</tr>
<tr>
<td>F. 163.6 acres</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>3</td>
</tr>
<tr>
<td>G. 418.2 acres</td>
<td></td>
<td>X</td>
<td>X</td>
<td>2</td>
</tr>
</tbody>
</table>

* 1 represents the highest ranking.
A citywide system consisting of approximately 3,000 acres of protected natural open space whose location and size represents an extensive network of protected areas with a high degree of visual and physical continuity, and a systematic order of purpose.
Current Open Space Policies

A.1 Limit the permitted intensity of development within currently uncommitted open space lands to that which is consistent with environmental values and the sensitivity of specific environmental features, including but not limited to riparian areas, wildlife habitats and linkages.

A.2 Support the Santa Monica Mountains Conservancy and the Santa Monica Mountains Land Trust in their development rights purchase programs to retire development rights within the City and its General Plan study area; support the efforts of the National Park Service and California Department of Parks and Recreation to expand areas devoted to regional recreational open space within and adjacent to the General Plan study area.

A.3 Promote clustered development to preserve large, unbroken blocks of open space within critical habitat areas, and protect the integrity of habitat linkages, and enhance protection from natural hazards where clustering can be accomplished without creating urban development patterns in rural areas.
Current Open Space Policies

A.3  Limit landform modification to preserve ridgelines, other significant landforms within the General Plan study area, and a feeling of "openness" throughout the community.

A.4  Limit road access into open space areas to that which is consistent with the area’s open space values.

A.5  Limit future urban and rural development to those areas where an appropriate level of safety can be provided to new residents and visitors; maintain areas where such a level of safety can not be achieved to open space use consistent with the degree of hazard.

A.6  Minimize the visual prominence of urban and rural development features by emphasizing retention of natural features and screening of urban and rural development where it is permitted.

A.7  Preserve views of area hillsides and open ridgelines
Maintain and/or restore significant natural systems and resources associated with hillside environments, including but not limited to, primary ridgelines, sensitive vegetation and wildlife habitats, special geologic features, natural drainage swales and canyons, and steep slopes exceeding 20 percent.
Current Hillside Management Policies

B.1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development to off-site public views and the importance of providing panoramic views from hillsides.

B.2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption required to recognize basic property rights.

B.3 Protect the natural character of hillside areas by means of land sculpturing (contour grading) to blend graded slopes and terraces with the natural topography.

B.4 Preserve all significant ridgelines, as indicated on the Scenic Features Map in the Community Profile, and other topographic features found on the site such as canyons, knolls, rock outcroppings, and riparian woodlands. Exceptions may be granted to accommodate general plan designated trails, viewpoints, and fuel modification measures needed for the protection of public health and safety.
B.4 Minimize exposed slope bank areas, graded surfaces, brow ditches, and down drains to the greatest extent feasible.

B.5 Respect significant natural drainage courses and provide drainage in a more natural appearing condition rather than with standard concrete box drainage channels.

B.6 Avoid mass graded "mega-pads" for development. Smaller steps or grade changes shall be used over single large slope banks to the greatest extent feasible.

B.7 Protect graded areas from wind and water erosion through slope stabilization methods (i.e., planting, walls, or netting). Interim erosion control plans shall also be required.
Purpose
To support a wide range of quality recreational activities, and to maintain the facilities needed to support those activities.
(Not a required General Plan Element)

Recommendations for a Parks and Recreation Element:

- Inventory the general distribution, location, and condition of existing public park, recreation, and open-space land and facilities
- Review adjacent cities’ parks and recreation plans, as well as the plans of regional/state/federal agencies
- Project future demand for facilities, by user group and type of facility
- Review existing land uses for potential sites and land use plans for compatible sites and policies
- Identify feasible sources of funding for improvements, expansion, and maintenance

Sports Facility Demand

- According to 2003 survey, 75% of residents believe more sports fields needed.
- To meet demand at buildout of the current General Plan (as identified in Parks and Recreation Master Plan), needs include:
  - 10 soccer fields
  - 1 baseball field
  - 1 softball field
## Current Inventory of Existing and Potential Active Use Facilities

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Number of Facilities</th>
<th>Total Acres</th>
<th>Acres / 1K residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks</td>
<td>7</td>
<td>56.6</td>
<td>2.39 acres / 1K residents</td>
</tr>
<tr>
<td>School Sites</td>
<td>8</td>
<td>109.7</td>
<td>4.63 acres / 1K residents</td>
</tr>
</tbody>
</table>
Potential Recreational Facility Sites

- School sites the preferred option by the GPAC and community at large. Joint use agreements between the city and Las Virgenes Unified School District have been successful.
- County/Zuckerman site offers potential for 1-2 fields in the near term.
- Calabasas Landfill offers the best long-term solution for sports facility needs.
Current Parks Objective

A parks, recreation, and open space system which enhances the livability of urban and rural areas by providing parks for urban residential neighborhoods, establishing a comprehensive trails system, and meeting the open space and recreational needs of Calabasas residents as outlined in the Conservation, Environmental Design, and Open Space Element to: provide active parks at a minimum rate of 3.0 acres per 1,000 population of public parks and recreational areas per 1,000 residents; provide recreational programs to meet the changing needs of all segments of the community; and establish and maintain a system of trails which provides recreational opportunities.
Current Parks Policies

C.1 Provide a wide range of recreational activities for children, adults, families, senior citizens, and area employees and businesses, along with adequate facilities to support those activities.

C.2 In conjunction with Los Angeles County, Ventura County, and the National Park Service, establish and maintain a system of hiking and riding trails which provide safe access into the area's natural environment (see Figure VII-1).

C.3 Incorporate sensitivity to the need for privacy and security of neighboring residents when designing and developing recreational trails.
Trails Master Plan Map

Calabasas Trails Master Plan

Legend:
- City Center
- Park
- Proposed/Under Consideration
- Existing Trail
- Trails
- Existing Trail (Red)
- Proposed Trail (Red-Outline)
- Proposed Trail (Black-Outline)
- Corridor
- City Park
- River
- Corridor
- Waterway
- California Ponds and Oakwood Habitat
- Santa Monica Mountains Conservation Land
- State Parks/Preserves (Conservation Land)
- State Coastal Conservancy
- State Freshwater Reserve
- State Marine Reserve
- State Marine Conservation
- County Park
- Commercial Development
- Commercial/Industrial
- Other Protected Properties

Orientation:
- North is at the top of the map.

Scale:
- 1:750

Legend:
- 0 1,500 3,000 4,500 6,000 Feet

Disclaimer:
- This map was created for use by the City of Calabasas for trail planning purposes only. It is an illustrative map and is not created to scale or to depict actual topography. For accuracy of trail, routes and trails may be different than the actual route you expect to see on the actual map. For accuracy of trail, routes and trails may be different than the actual route you expect to see on the actual map. Please use this map as a guide and not as a substitute for detailed trail maps. Trails depicted on this map should not be considered official or endorsed by the City of Calabasas.
Current Parks Policies

C.4 Pursue establishment of joint use school/park facilities to provide land for active recreational opportunities for selected programs.

C.5 Pursue programs to raise revenues from recreation facilities and activities, making them as financially self-sufficient as possible.

C.6 Expand recreational facilities and activities only to the extent that there are adequate long-term revenues to support them.