


CITY *of* CALABASAS

2030 General Plan



GPAC Meeting #9
December 6, 7 pm



City Council Input on Working Draft Land Use Map

- Council discussed GPAC & PC versions of the working draft land use map 11/28
- Council agreed with most GPAC/PC recommendations
- For points of GPAC/PC disagreement, Council agreed with each body on some items

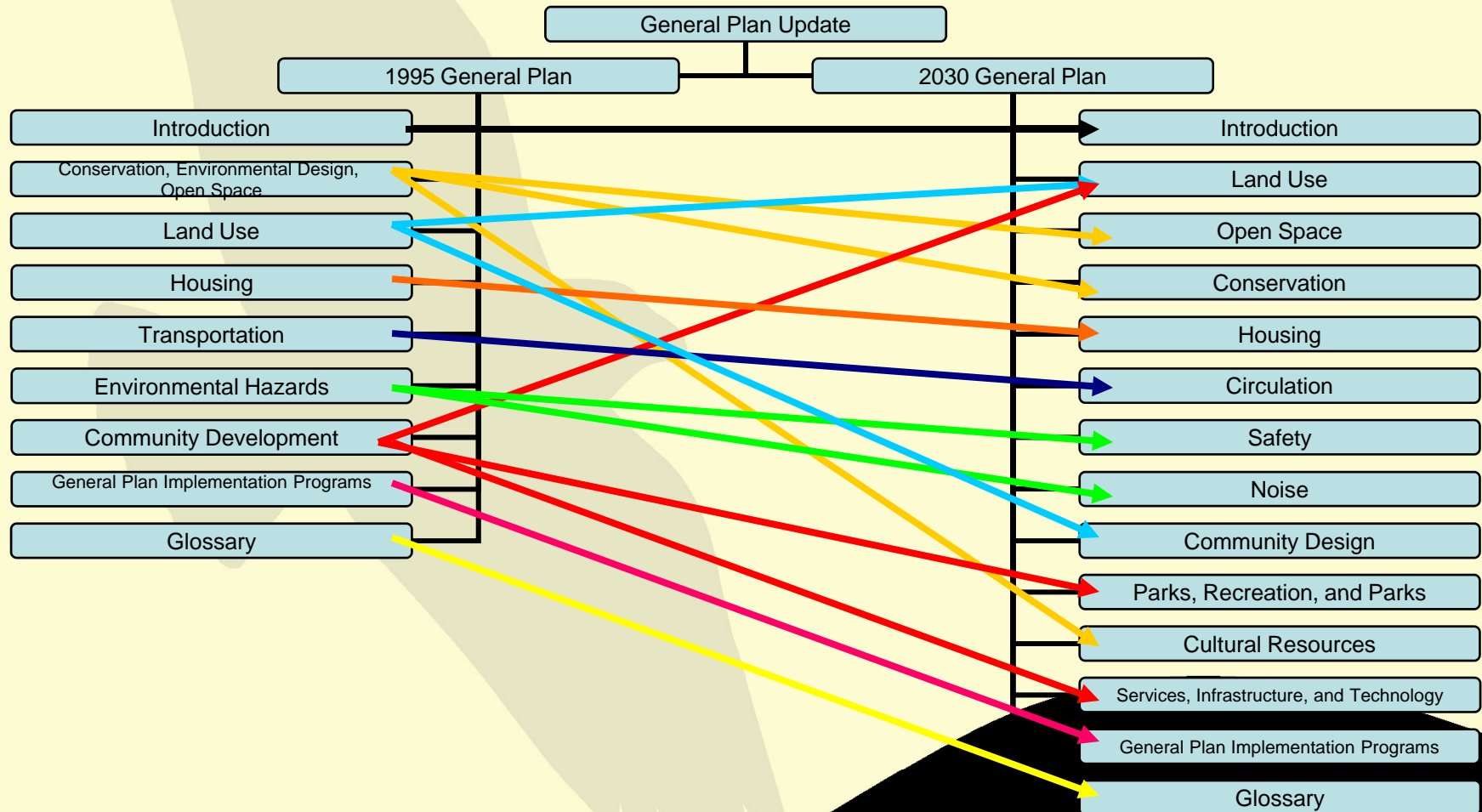


City Council Input on Working Draft Land Use Map

- Mureau Road area – agreed with PC to include on map for potential future annexation
- Gelson's Site – agreed with PC to retain CR designation rather than changing to MU
- Old City Hall Site – agreed with GPAC to change from BP to MU
- Pontopiddan Site – reconsider with GPAC as part of larger Agoura/Las Virgenes district



General Plan Matrix





Land Use Element Purpose

- Functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development for the city.
- Plays a central role in correlating all land use issues into a set of coherent development policies.

Source: State of California, General Plan Guidelines, 2003.



Land Use Element Requirements

- Land use diagram (map)
- Population density standards
 - *Dwelling units per acre*
 - *Residents per dwelling*
- Building intensity standards
 - *Quantifiable standards for each land use designation*
 - *Definition of most intensive use allowed*



Land Use Element Goals

1995 General Plan

It is the goal of the Land Use Element to:

- *direct the amount and location of new land uses in conformance with environmental carrying capacities and the other goals of the General Plan; and*
- *within the constraints of these carrying capacities, provide a distribution of land uses that enhances the environmental, social, physical, and economic well-being of Calabasas.*



Municipal Boundaries

1995 General Plan Objective

City boundaries which encompass the entire Calabasas community, and which provide for rational management of the area's natural environment.



Municipal Boundary Policies

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- F.1** Work with residents and landowners of the unincorporated areas within the General Plan study area to determine if any interest exists in these communities for annexation to the City of Calabasas.
- F.2** Facilitate future annexations by coordinating definition of sphere of influence boundaries with surrounding cities and pursuing formal adoption of a sphere of influence by LAFCO.
- F.3** Pursue annexation of those areas where residents (in inhabited areas) or landowners (in uninhabited areas) desire to become part of the City of Calabasas.
- F.4** Require annexation proposals to demonstrate a positive relationship between city facility and service costs and the revenues that will be generated subsequent to annexation.
- F.5** Oppose the creation of any other urban entities within the Calabasas General Plan study area.



Community Structure

1995 General Plan Objectives

- Maintain Calabasas as a predominantly residential community with commercial, office, and business park uses playing a secondary, supporting role.
- A well-designed, high quality, and functional mix of open space, urban and rural residential, and supporting commercial and business park land uses which reflects local community values and integrates the resolution of other general plan issues into a cohesive pattern.



Community Structure Policies

1995 General Plan

- A.1** Emphasize retention of Calabasas' natural environmental setting, semi-rural character and scenic features, as a priority over the expansion of urban areas.
- A.2** Require that new commercial and employment-generating uses be compatible with the overall semi-rural and residential character of the community.
- A.3** Promote an assembly of distinct urban residential neighborhoods, rural communities, and rural residential areas which encompass a range of housing types that:
- provide a refuge from the congestion of the adjacent metropolitan area;
 - are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the surrounding natural environment; and
 - meet the needs and suit the small town and rural lifestyles of present and future residents.



Community Structure Policies ***(continued)***

- A.4** Promote a mix of retail and service commercial, office, and business park areas which:
- meet the retail and service needs of Calabasas citizens;
 - contribute to a sound local economic base; and
 - are visually attractive and compatible in number, intensity, building scale, and architectural design with the community's natural environment and its small town and rural character.
- A.5** Promote a citywide open space system consisting of 3.0 acres per 1,000 population of active recreational land and 3,000 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 purposes, including resource conservation, recreation, and protection of public safety.



Community Structure Policies ***(continued)***

- A.6** Maintain an inventory of lands that is sufficient in size and location to support the conduct of needed public, quasi-public, and institutional activities in a manner that is compatible with Calabasas' natural environmental setting and the community's small town and rural character.

- A.7** Limit approval of new discretionary development projects subject to General Plan consistency findings to those which can be integrated into the community, providing for the protection of existing neighborhoods and desirable non-residential land uses, as well as that which represents the rational utilization of presently uncommitted open space and undeveloped parcels within existing urban areas.



Community Structure Policies ***(continued)***

- A.8** Discretionary development projects subject to General Plan consistency findings, either new uses or expansions to existing uses, are permitted the basic development intensity of their site as indicated on the General Plan Land Use Map (see Table III-1) 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 Table III-1 may be permitted, up to the maximum development intensity identified in Table III-1, *only if* the impacts of the proposed development are less than those identified in Table 3 of the General Plan Consistency Review Program, Maximum Acceptable Development Impacts.



Community Structure Policies ***(continued)***

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.



Community Structure Policies (continued)

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)

Permitted Uses: Single family detached housing units, including large lot estates and typical suburban tract developments, as well as small lot single family residences

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)

Permitted Uses: Apartments, condominiums, townhomes, and duplexes

Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor 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)



Residential Mobile Home (R-MH)

Permitted Uses: Mobile home parks

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)***

Permitted Uses: Limited retail and commercial services, restaurants, nurseries, and business and professional offices

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

Maximum Land Use Intensity: Floor Area Ratio of \leq 0.2



Business Retail (B-R)

Permitted Uses: General retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable good sales, commercial recreation and automotive sales

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

Maximum Land Use Intensity: Floor Area Ratio of \leq 0.4



Business Professional Office (B-PO)

Permitted Uses: Business, professional, and medical offices, as well as ancillary service functions

Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2

Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.5



Business Park (B-BP)

Permitted Uses: Broad range of office and light industrial

Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2

Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.6



Business-Old Town (B-OT)

Permitted Uses: Office, retail, and commercial services

Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2

Maximum Land Use Intensity: Floor Area Ratio of ≤ 1.0



Mixed Use (MU)

Permitted Uses: Office, retail, and commercial services, as well as high intensity residential uses. The density/intensity of residential dwelling units shall be counted as part of the basic/maximum land use intensity

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

Maximum Land Use Intensity: Floor Area Ratio of \leq 1.00



Public Facilities-Institutional ***(PF-I)***

Permitted Uses: Government, 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



Public Facilities-Recreational (PF-R)

Permitted Uses: Lands held by public agencies to provide active and passive recreational opportunities

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



Hillside Mountainous (HM)

Basic Land Use Intensity: 1 du/40 ac or 1 du per existing lot, whichever is greater

Maximum Land Use Intensity: 1 du/10 ac, or 1 du per existing buildable lot. Because of physical constraints and safety issues on certain properties, there will be parcels that cannot be built upon. For an unbuildable lot, only a density transfer basis can be used.

Anticipated Maximum Population Intensity: 0.28 persons per acre (2.8 persons per household x 1 du/10 ac)



Rural Residential (RR)

Permitted Uses: Single family detached housing in a low intensity, rural setting

Basic Land Use Intensity: 1 du/40 ac or 1 du per existing lot, whichever is greater

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)

Intended to recognize existing rural development patterns where identifiable rural neighborhoods have emerged over time

Basic Land Use Intensity: 1 du/40 ac or 1 du per existing lot, whichever is greater

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)

Permitted Uses: Lands under public or private ownership whose primary purpose is the provision of active or passive recreation

Basic Land Use Intensity: One du per lot

Maximum Land Use Intensity: One du per lot of record



Open Space-Resource-Protection (OS-RP)

Permitted Uses: Lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management

Basic Land Use Intensity: 1 du per lot

Maximum Land Use Intensity: 1 du/160 ac or 1 du per buildable lot, whichever is greater



1995 General Plan Clustering Policy

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.



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.



Guidelines for Clustered Development

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.



Guidelines for Clustered Development

Permit/Encourage:

- refinement of 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.