Tonight’s Agenda

• Confirm schedule & approach for upcoming GPAC meetings & tasks

• Finalize draft General Plan themes & overarching policies

• Finalize draft land use map
Schedule for Upcoming Meetings

- **October 18** - Intro to GP elements, Housing Element overview, Noise & Safety Elements
- **November 1** - Land Use, Open Space/Conservation, Parks/Recreation/Trails & Cultural Element policies
- **November 15** - Circulation, Community Design, Economic Development & Service/Infrastructure/Technology Element policies
- **December 6** - Housing Element policies
- **January 10, 2008** – Review of complete draft 2030 General Plan
Policy Development Approach

• GPAC drives policy changes
  – GPAC reviews existing policies & recommends policy changes
  – City staff & consultants provide technical data and guidance on policy language

• Establish subcommittees as necessary to address specific issues that cannot be resolved
  – Subcommittees meet separately and
  – Report recommendations to GPAC at 12/6 or 1/10 meeting
General Plan Vision

- No suggested changes to General Plan themes at public workshop
- Only suggested change to overarching policies in the area of environmental responsibility

September 20, 2007
2. Place the highest priority on protection and stewardship of designated open space and acquisition of additional land for designation as open space.
Considerations for Land Use Map

- Regional Housing Needs Assessment (RHNA)
- Sports facility demand
RHNA Requirements

Very Low (0-50% MFI) 137 units
Low (51-80% MFI) 86 units
Moderate (81-120% MFI) 93 units
Above Moderate (>120% MFI) 205 units

Total 521 units

“Affordable” = Very Low & Low
# Approved & Proposed Housing Projects

## Project Units “Affordable” Units

<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
<th>“Affordable” Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Approved</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malibu Hills Rd Sr. Housing (approved 2006)</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>Standard Pacific (approved August 2007)</td>
<td>86</td>
<td>9</td>
</tr>
<tr>
<td><strong>Total Approved</strong></td>
<td>146</td>
<td>9</td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmer Property (environmental review)</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Mahin Tract (environmental review)</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Calabasas Inn (3/07 application)</td>
<td>75</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total Proposed</strong></td>
<td>164</td>
<td>80</td>
</tr>
<tr>
<td><strong>Total Approved and Proposed</strong></td>
<td>339</td>
<td>89</td>
</tr>
</tbody>
</table>

September 20, 2007
## Other Potential Housing Sites
### Current General Plan

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Potential Units (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Messenger (designated CR/RR)</td>
<td>77</td>
<td>50-100</td>
</tr>
<tr>
<td>Rancho Pet Kennel Site (designated R-MF)</td>
<td>6.6</td>
<td>100</td>
</tr>
<tr>
<td>Pontopiddian (designated R-SF)</td>
<td>7.5</td>
<td>40 (net increase)</td>
</tr>
<tr>
<td>HM properties</td>
<td>+/- 1,500</td>
<td>40-150</td>
</tr>
<tr>
<td>Vacant residential lots (designated R-SF, RR, RC)</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>331-491</strong></td>
</tr>
</tbody>
</table>
## Overall Housing Potential
### Current General Plan

<table>
<thead>
<tr>
<th></th>
<th>Overall Units</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td>146</td>
<td>9</td>
</tr>
<tr>
<td>Proposed</td>
<td>164</td>
<td>80</td>
</tr>
<tr>
<td>Other</td>
<td>331-491</td>
<td>19-23</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>641-801</strong></td>
<td><strong>108-112</strong></td>
</tr>
<tr>
<td><strong>RHNA “requirement”</strong></td>
<td><strong>521</strong></td>
<td><strong>223</strong></td>
</tr>
</tbody>
</table>

* Assumes that the Rancho Pet Kennel, Messenger, and Pontopiddian sites are built with 10% affordable. Other sites cannot facilitate affordable units.
Sports Facility Demand

- According to 2003 survey, 75% of residents believe more sports fields needed
- According to GP survey, 81% of residents ID improving youth recreation facilities as very or somewhat important
- 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
- Existing school sites can accommodate 4-8 additional soccer fields
- Landfill site provides best long-term opportunity to meet sports field needs
Acres Where Land Use Changes Contemplated

Only 2% of lands in City being considered for change.
168.3 Acres in City Where Changes Contemplated Include…

- 7.8 acres from R-SF to R-MF
- 53.1 acres from CR to MU
- 12 acres from B-LI to CR
- 77.6 acres of map clean-up (likely future conversion of some acres to OS-RP)
- 3.4 acres from PF-I to OS-RP
- 14.4 acres from B-LI to OS-RP
880.3 Acres Outside City Include…

- 65.5 acres from BP to MU
- 463.3 acres with no LU change (only possible future annexation)
- 351.5 acres from HM to OS-RP
Current v. Working Draft Map Land Use Breakdown

Current Land Use Map

- Business/Commercial
- Mixed Use
- Open Space
- Public Facilities
- Rural Residential
- Urban Residential

Working Draft Land Use Map

- Business/Commercial
- Mixed Use
- Open Space
- Public Facilities
- Rural Residential
- Urban Residential

September 20, 2007
City Hall/Office Site

• +/- 2 acres currently designated B-PO and developed with offices
• Possible redesignation to MU (suggested at public workshop)
• With MU designation, maximum theoretical development potential of about 80,000 sf (FAR of 1.0)
County/Zuckerman Property

- 303 acres in unincorporated L.A. County
- Currently vacant
- Possible site for annexation & development of 1-2 sports fields (OS-R designation)
- Site suggested at public workshop
Landfill Site

- 400 acres currently in unincorporated L.A. County
- Currently designated OS-R
- Landfill closure in approximately 2022
- Possible site for sports complex, other recreational facilities, and designated open space
Dollinger Site

- 12 acres, currently vacant and designated B-LI
- Possible redesignation to CR
- Proposal for shopping center/GP amendment currently pending
- Some westside residents have expressed interest in retail development
Agoura Road Annexation Area

- 22.5 acres currently in unincorporated L.A. County
- Currently designated B-BP
- Possible annexation, but no change in land use
Pontopiddian Site

- 7.8 acres currently designated R-SF and developed with 4 SF residences
- Surrounded by higher intensity uses
- Possible re-designation to R-MF (max of 20 du/acre) to meet RHNA “affordability” criteria
- Under R-MF designation, possible net increase of up to 150 units
Messenger Site 1

- 41.4 acres currently vacant & designated CR-UH
- Possible re-designation to CR
- Site likely to develop in concert with Messenger Site 2
- Development likely limited to central and western portions of site
Messenger Site 2

- 36.2 acres currently vacant and designated RR-UH
- Possible re-designation to RR
- Site likely would develop in concert with Messenger 1 site
- Alternative re-designation to partial R-MF and partial OS-RP

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Public Facilities Site

- 3.4 acres, vacant and privately owned
- Currently designated PF-I
- Possible re-designation to OS-RP
- Designation encourages resource protection while limiting development to 1 residential unit

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Lincoln Properties Site

- 14.4 acres along West Calabasas Road
- Already acquired for open space preservation
- Map clean-up item changing B-LI designation to OS-RP
HM Annexation Site

- 48.5 acres currently in unincorporated L.A. County
- Currently designated HM, but dedicated as open space
- Possible re-designation to OS-RP & annexation
School Annexation Site

- 31.6 acres currently in unincorporated L.A. County
- Currently developed with A.C. Stelle Middle School & designated Public Facilities – Institutional
- Possible annexation, but no change in land use
Gelsen’s Site

- 9.7 acres designated Commercial-Retail
- Mixed use potential, particularly in northern end of site
- Maximum development potential of about 400,000 sf (based on max FAR of 1.0)
Old Town Annexation Site

- 9.2 acres currently in city of Los Angeles
- Developed with commercial uses, Leonis Adobe
- Currently designated B-OT
- Possible annexation, but no change in land use
Calabasas Road Mixed Use Site

- 33.4 acres currently designated Commercial-Retail
- Possible extension of existing MU district south of Calabasas Road
- Emphasis on non-residential development
- Possible freeway overpass connecting to Craftsman’s Corner

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Craftsman’s Corner

- 65.5 acres in L.A. County (Hidden Hills sphere of influence)
- Currently designated Commercial by County, B-BP by City
- Possible location for mixed use development, including performing arts & live/work space
- Freeway overpass connecting to Calabasas Road

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Key General Plan Themes

• **Environmental Responsibility** – preservation of natural resources and living within the limits imposed by available resources

• **Community Character** – protection of Calabasas’ special character

• **Quality of Life** – maintaining an outstanding quality of life for Calabasas residents
Environmental Responsibility (pre July GPAC meeting)

1. Recognize that the area’s natural environment is a critical community asset.
2. Place a high priority on open space acquisition and stewardship.
3. Minimize the environmental impacts of new development, including impacts to landscape and viewsheds, through excellent community and project design.
4. Minimize the environmental impacts of City activities by making environmental sensitivity a key consideration in the provision of municipal services and facilities.
5. Continue to be a leader in addressing global environmental problems.

September 20, 2007
1. Provide guidelines for public and private development that recognize and maintain the scenic beauty afforded by Calabasas’ natural environment.

2. Recognize the physical differences in various portions of the community and allowing for variations in housing and land use character between these areas.

3. Provide a balanced transportation system that facilitates a variety of transportation mode options and emphasizes neighborhood and environmental protection.

4. Define and preserve the character of established residential neighborhoods.

5. Facilitate appropriately-scaled, mixed use infill development in existing commercial districts.

6. Encourage design that provides neighborhood and communitywide meeting places.
1. Maintain a high level of citizen involvement in shaping the community’s future.
2. Provide municipal infrastructure and services that are responsive to the community’s needs and priorities.
3. Preserve and enhance areas of cultural, historical, archaeological, and urban design significance.
4. Provide recreational and cultural activities and facilities that meet community needs and preferences.
5. Provide for a variety of housing types that meets the needs of Calabasas citizens in a manner consistent with the City’s environmental responsibility and community character goals.
6. Facilitate high quality economic development that meets the community’s employment and service needs in a manner consistent with the City’s environmental responsibility and community character goals.
1. Recognize that the area’s natural environment is a critical community asset.
2. Place a high priority on open space protection, acquisition, and stewardship.
3. Minimize the environmental impacts of development, including impacts to landscape and viewsheds, through excellent community and project design.
4. Minimize the environmental impacts of City activities by making environmental sensitivity a key consideration in the provision of municipal services and facilities.
5. Become a municipal role model in addressing global environmental issues.
Community Character
(post July GPAC meeting)

1. Provide guidelines for public and private development that recognize, maintain, and enhance the scenic beauty afforded by Calabasas’ natural environment.

2. Define and preserve the character of established residential neighborhoods.

3. Facilitate appropriately-scaled infill development in existing commercial districts.

4. Facilitate design that provides neighborhood and communitywide meeting places and encourages public interaction.

5. Provide a balanced transportation system that facilitates a variety of ways to move through the community and emphasizes neighborhood and environmental protection.

September 20, 2007
Quality of Life
(post July GPAC meeting)

1. Encourage a high level of citizen involvement in shaping the community’s future.
2. Provide municipal infrastructure and services that are responsive to the community’s needs and priorities.
3. Preserve and enhance areas of visual, cultural, historical, archaeological, and urban design significance.
4. Provide recreational and cultural activities and facilities that meet community needs and preferences.
5. Provide for a variety of housing types that meet the needs of Calabasas citizens in a manner consistent with the City’s environmental responsibility and community character goals.
6. Facilitate high quality economic development that meets the community’s employment and service needs in a manner consistent with the City’s environmental responsibility and community character goals.