Tonight’s Agenda

• Housekeeping
• Charrette Overview
• General Plan Vision
• Parks/Sports Fields
• Potential Land Use Options
Visioning Charrette

• May 17 – project introduction and neighborhood character exercises
• May 18 – draft products, review and revision, presentation
• Approximately 30 participants
Visioning Charrette

• Six Stations
  – Draft General Plan Vision
  – Las Virgenes area (north & south)
  – North Mulholland (Mulwood, “Bird Tract”, schools, etc.)
  – South Mulholland (Old Topanga, Calabasas Highlands, etc.)
  – Calabasas Park and Surrounds (including The Commons, Craftsman Corner)
  – Parks, Open Space and Trails (citywide)

Goals of each station included:
  – Visual preferences
  – Adjectives
  – Significant Issues
Visioning Charrette

• Station 1 – General Plan Vision
  – Three existing categories: Environmental Responsibility, Community Character and Quality of Life
  – Draft revisions reflect shift in priorities since incorporation
  – High value on natural resources and quality of life
Visioning Charrette

• Station 2 – Las Virgenes
  – Preserve natural character and views
  – Create stronger connections with Las Virgenes Creek
  – Provide a destination where people can live, shop, work and play
  – Carry out rural/ranch influence through design
Visioning Charrette

• Station 3 – North Mulholland
  – Suburban, low density
  – Make sure remodeling of existing homes is in scale and character with neighborhood
  – Develop strategies to address school traffic
  – Consider mixed use concepts for site next to Gelson’s
Visioning Charrette

• Station 4 – South Mulholland
  – Maintain open space and rural character (no sidewalks, narrow roads, etc.)
  – Characterized by very low density and older small-lot subdivisions – eclectic
  – Embrace uniqueness of individual areas, lots & homes
  – Integrate buildings into site topography
Visioning Charrette

- Station 5 – Calabasas Park and Surrounds
  - The Commons – upscale destination, Craftsman Corner – outdated, disconnected
  - Opportunity for eastern gateway
  - Need better pedestrian connections
  - Revitalize Craftsman Corner
  - Place buildings along street edges (Calabasas Road)
  - Beautify and buffer freeway edge
Visioning Charrette

- Station 6 – Parks, Open Space & Trails
  - Open space and trails define the natural beauty of Calabas and provide the unifying element of diverse areas
  - Expand connectivity and improve trailheads
  - Pursue active recreation on existing suitable sites and through school joint use
  - Create “greenway” along 101 Freeway
Visioning Charrette Questionnaire

- High value placed on natural resources
- Prefer infill, mixed use approach to provide required housing
- Seek other ways to meet recreation needs than development in hillside areas
- Address traffic congestion through demand management versus new road construction/widening
General Plan Key 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

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

- Provide guidelines for public and private development that recognize and maintain the scenic beauty afforded by Calabasas’ natural environment.
- Recognize the physical differences in various portions of the community and allowing for variations in housing and land use character between these areas.
- Provide a balanced transportation system that facilitates a variety of transportation mode options and emphasizes neighborhood and environmental protection.
- Define and preserve the character of established residential neighborhoods.
- Facilitate appropriately-scaled, mixed use infill development in existing commercial districts.
- Encourage design that provides neighborhood and communitywide meeting places.
Quality of Life

- Maintain a high level of citizen involvement in shaping the community’s future.
- Provide municipal infrastructure and services that are responsive to the community’s needs and priorities.
- Preserve and enhance areas of cultural, historical, archaeological, and urban design significance.
- Provide recreational and cultural activities and facilities that meet community needs and preferences.
- 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.
- 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.
Parks/Sports Fields

• A.E. Wright Middle School looking south across the potential fields.

• Southeast portion of De Anza Park. In immediate vicinity is the City-owned parcel and farther to the south is the Malibu Canyon State Creek owned land.

• Northwest portion of De Anza Park along Lost Hills Road.
Approved and Proposed Projects
HM Designation

- Basic land use intensity of 1 DU/40 acres, with potential for 1 DU/10 acres
- Required lot size of 10-40 acres
- Minimum 50-foot front & rear yard setbacks
- Minimum 25-foot side yard setbacks
Mandatory Clustering

- Basic LU Intensity: 1 du/40 acres
- Maximum LU Intensity: 1 du/10 acres
- Minimum Lot Size: 0.5 acres
- Minimum Open Space Set Aside:
  39 acres/du (if 1 du/40 ac)
  9 acres/du (if 1 du/10 ac)
Clustering Incentives

Lot Size and Open Area Requirements

Minimum Lot Size: 0.5 acres
Allowable No. of Parcels:
  Maximum per HM designation
  (10 DU/acre)
Minimum Open Space Set Aside:
  9 acres/DU
Criteria to Allow Clustering

- Minimum open space set aside of 9 acres per DU
- Open space areas clearly defined and structural uses not be allowed in these areas
- All necessary services adequate
- Undeveloped onsite lands remain in open space (i.e., conservation easements).
- Clustered developments allowed only with access to existing paved road
- Clustered developments designed to reflect the desired rural character
- Findings must be made that the proposed project has been designed to:
  - Avoid and protect onsite visual and biological resources to the maximum extent feasible
  - Minimize the need for construction of new roads/driveways by clustering new development adjacent to existing roads
  - Minimize risks due to geologic, flood and fire hazard and soil erosion
  - Provide appropriate access to open space preserves and the regional trail system
  - Minimize visibility of development from scenic corridors through effective site, architectural and landscape design
“Country Stores”
“Country Stores”

“Country Store”
Conceptual Images
Mobile Home Park Discussion
Mixed Use Districts

- Las Virgenes/Agoura Road
- Craftsman Corner & Calabasas Road
Las Virgenes/Agoura Road

- Develop Creekside Plaza at Albertson’s
- Buffer 101 Freeway
- Office & Retail Village with planted median along Agoura Road
- Parking Structure
- The Summit (in process)
- Senior Housing (in process)
- Infill Retail Kiosks at Albertson Agoura Road Frontage
- Enhance Streetscape treatment at Agoura/Las Virgenes
- Mixed Use Project at Messenger Site
- Creekside Residential at Pontoppidan
- Creek Front Plaza & walkway with mixed retail & office
- High Density Residential with pedestrian bridge to Agoura Village
- Enhanced Creek Walk connecting “Village” to School and North Las Virgenes Neighborhoods
Potential Agoura/Las Virgenes Mixed Use District

Source: City of Calabasas and Rincon Consultants, 2007.

Figure 1
City of Calabasas
Craftsman Corner/Calabasas Road

- Park Granada
- The Commons shopping center
- Potential “New” Mixed Use Infill - Retail at ground floor with office & residential above surrounding a parking structure
- New informal passive park connection with civic center
- New Infill along Calabasas Road with retail at street level, office above & parking structure behind
- New Pedestrian Bridge connecting Craftsman Corner to The Commons
- Revitalized Craftsman Corner with:
  - Class A office at 101 Frontage
  - Hotel at frontage
  - Mixed use care surrounding plaza’s park
  - Various residential types at base of hill
  - Improved circulation

101 Freeway “Greenway”
Craftsman “Village”
Potential Town Center and Craftsman’s Corner Mixed Use Districts

City of Calabasas
What’s Next?

- Public Workshop #3 – August 16
  - Community Vision
  - Draft goals
  - Land Use Scenarios

- Next GPAC Assignment
  - Review remaining issue papers

- GPAC Meeting – September 20
  - Confirm preferred land use scenario

- Planning Commission/City Council Study Session – September/October
  - Confirm preferred land use scenario