



The fourteenth meeting (a regular meeting) of the GPAC began at 7:00 p.m. and was called to order by Chairman Klein, followed by the Pledge of Allegiance.

GPAC Members in attendance included: Gary Klein, Chairman, Britt Aaronson, Dave Brown, Michael Friedman, Michael Kaplan, Peter Kraut, Robert Lia, Mireille Neumann, Robert Pope, Michelle Dornfest and Melissa Olen. GPAC members not present included: Dana Ashton, Alan Horwitz, Kim Lamorie, Robert Odello, Jolie Pfahler, Mark Shear, Peter Valk and Candice Weber.

City staff present included: Maureen Tamuri, Tom Bartlett, Isidro Figueroa and City Attorney Daniel Ballin. Consultant team members included: Joe Power and Sean Wazlaw with Rincon Consultants, and Karen Warner of Karen Warner Associates. Several members of the public were also present.

Public Comment

Each member of the public who submitted a speaker card was allowed two (2) minutes to address the GPAC. The members of the public who addressed the GPAC included: Dale Reicheneder, Toby Keeler, Anthony Pecoraro, Elizabeth Stevens, Kristina Schneider, Robert Stevens, Lynn Tracy and Hal Welsley.

General comments made included the following:

- The City should consider rezoning the Calabasas Inn site to multi-family housing.
- The City should not comply with RHNA requirements.
- The proposed General Plan Update does not preserve existing affordable housing and affordable housing is in jeopardy.
- The Highlands is an antiquated, substandard subdivision with overstressed infrastructure and building additional housing in the Highlands would be unsafe.
- The City should consider balancing affordable housing throughout the City as the Las Virgenes corridor is already congested.
- The property by the old driving range could be considered for multi-family housing. Ms. Tracy stated that the Las Virgenes corridor is already congested and that the City should think about the community vision.

- Multi-family housing should be located in areas where public transportation and infrastructure is adequate.

Overview of the Housing Element

After the close of the public comments, Joe Power discussed upcoming meetings and showed how the Housing Element fits into the General Plan matrix.

A PowerPoint presentation about the Housing Element was given by Karen Warner ([click here](#) for presentation). As part of the presentation, Ms. Warner discussed RHNA requirements and vacant sites in the City that could potentially accommodate affordable housing.

Upon completion of the PowerPoint presentation, Karen Warner, Tom Bartlett and Joe Power answered several questions asked by GPAC members. The majority of the questions asked by GPAC members involved clarification of RHNA requirements, what the City’s obligation is to meet RHNA requirements, and what would occur if RHNA requirements were not met.

Review of Housing Element

A copy of the updated draft Housing Element was provided to the GPAC prior to the meeting. Joe Power presented corrections and clarifications to the draft General Plan Housing Element that a GPAC member provided to Rincon Consultants via email (GPAC member provided comments via email because due to a planned absence at this meeting). GPAC members generally supported the corrections and clarifications that were provided by the GPAC member, with the exception of comments made on Policies 9 and 10. GPAC agreed that Policy V-9 should specify that it is multi-family housing for which the 2030 Land Use Element expands opportunities in order to be consistent with the City’s regional housing need assessment requirement, as mandated by the City. GPAC members agreed that “consistent with infrastructure capacities” should be deleted from Policy V-10.

Joe Power opened the floor for comments. GPAC members agreed that going through the Housing Element page by page would be the most effective way to address their comments and make changes to the Element.

The following comments were provided on the Housing Element:

| Page | Policy | Comment/Recommendation |
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| V-3 | | At bottom of 3 rd paragraph, add definitions of very-low, low, moderate and above moderate income. |
| V-4 | | In 1 st sentence under <u>Vacant and Underutilized Land</u> , change “...vacant developable land” to “...vacant land that is designated for development.” |
| V-4 | | Delete entire 4 th sentence of last paragraph “The site is fairly isolated...” (continues onto page V-5). |
| V-5 | | In Table V-1, delete “and Underutilized” from the title; add |

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| | | language indicating the difficulty of developing RR and RC vacant parcels; add footnote for Rancho Pet Kennel site. |
| V-8 | | In bullets at top of page, reorder so that they are consistent with the Table V-3. |
| V-9 | | Under <u>Calabasas 2030 General Plan (Rezoning Program)</u> , add language to indicate that redesignation would occur prior to rezoning. |
| V-9 | | In the first bullet point under <u>Planned Development Sites</u> , add language that indicates that the Pontopiddan family owns the majority of the site. |
| V-11 | | Delete entire last sentence, "Should the City redesignate these two sites..." |
| V-12 | V-3 | Strengthen language, i.e. "Improve and implement the code enforcement program on a continuing basis..." |
| V-12 | V-4 | Strengthen language, i.e. "Facilitate preservation of assisted rental housing at risk of conversion to market rents in conjunction with property owners, tenants and non-profit purchasers." |
| V-15 | | Under "5. Preservation of Rental Housing," add language to enforce requirement at Malibu Canyon |
| V-16 | | Under "Explore Funding Sources/Program Options," explain more clearly how the City would explore funding opportunities; explain what sources of funding might be and include that funding would also come from the City. |
| V-16 | | Add city funding sources as a final bullet (checkmark) after Tenant Education. |
| V-18 | V-9 | Change to "As part of the 2030 Land Use Element, provide expanded opportunities for multi-family housing and mixed-use development consistent with the City's Regional Needs Assessment requirement, as mandated by the State." |
| V-18 | V-10 | Add to end of policy, "that conform to existing development standards." |
| V-18 | | Under 7. Residential Rezoning Program, in the first sentence change "lower income" to "moderate income," and "20 units/acre" to "16 units/acre." |
| V-20 | V-12 | In first sentence, make "set-aside" two words with no hyphen. Delete entire 2 nd sentence. |
| V-21 | | In second paragraph under Inclusionary Housing In-Lieu Fee Program, change "Community Development Director" to Planning Commission and "Director" to "Commission." |
| V-21 | | Add to end of 1 st bullet point "(must be within ½ mile of site)". |
| V-22 | | Delete entire bullet point at top of page: "Payment of in-lieu housing fee..." |
| V-22 | | In 2008-2014 Objective, end the first sentence with "market rate developments" and delete "or alternatively...in off site locations." |
| V-22 | | Under Commercial Affordable Housing Impact Fee Program, change "Community Development Director" to "Planning Commission." In 2 nd bullet point, change "Pay an in-lieu |

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| | | housing” to “Pay an affordable housing.” |
| V-23 | | Re-think bullet #5: “Purchasers would need to...” |

Meeting Adjournment

The meeting adjourned at 10:30 p.m. The next GPAC meeting is scheduled for April 17, 2008.

Submitted by:

Gary Klein, Chairman