

General Plan Advisory Committee (GPAC)

Meeting No. 3 Summary March 15, 2007

The third meeting (a regular meeting) of the GPAC began at 6:00 p.m. and was called to order by Chairman Klein. He also led the Pledge of Allegiance.

GPAC Members in attendance included: Gary Klein, Chairman, Britt Aaronson, Dave Brown, Andrew Cohen-Cutler, Michael Friedman, Robert Lia, Marvin Lopata, Robert Odello, Robert Pope, Jolie Pfahler (new member) and Peter Kraut (arrived 6:45 p.m.). City Council Member Mary Sue Maurer was also in attendance. GPAC members not present included: Dana Ashton, Amber Gendein, Alan Horwitz, Michael Kaplan, Dr. Rebecca Reyes, Mark Shear, Sanford Teitleman, Peter Valk and Candice Weber.

City staff present included: Maureen Tamuri, Tom Bartlett, Isidro Figueroa, and Elizabeth Parker as well as Assistant City Attorney Lawrence Permaul. Consultant team members in attendance included: Joe Power, Steve Svete and Patrick Nichols with Rincon Consultants, Erik Justesen and Diane Bathgate with RRM Design Group, and Scott Schell with Associated Transportation Engineers. Anthony Pecararo, a member of the public, was also present.

Meeting summaries for the January 18 and February 15 GPAC meetings were furnished and approved, but a quorum was not present at the beginning of the meeting (though a quorum was ultimately present at the meeting). Action on the meeting summaries will be requested at the April 19 GPAC meeting.

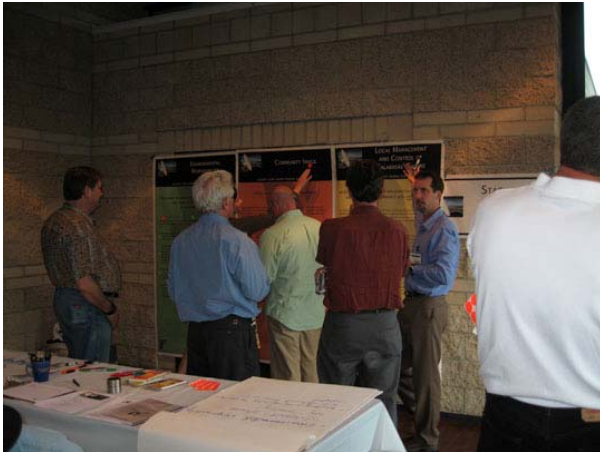
The order of agenda items was reviewed and the Community Issues/Values Exercise was brought forward with the presentation on the Current General Plan/Existing Conditions Overview to be provided at a later date. In addition, banners of completed GPAC camera surveys were posted on room walls.

Community Issues/Values Exercise

GPAC Members were divided into two groups and visited six facilitated stations addressing different topics as described below. The majority of meeting time was devoted to this exercise.

Station 1 - Overall General Plan Vision

Posters of the existing General Plan vision text were provided. The existing Vision is divided into three categories: Environmental Responsibility, Local Management and Control of Calabasas' Future, and Community Image. Comments received included:



Station 2 – Plan Boundaries and Potential Annexation Areas

The purpose of this station was to review the existing General Plan city boundaries and study area and provide comments to shape the study area for the present General Plan Update effort and future annexation areas. An exhibit showed existing boundaries and identified possible area for discussion. Comments received included:

- Performance-based plan is difficult to implement due to conflicts with current development code provisions
- General Plan needs to define desired “community character” – the specific characteristics that define Calabasas
- Plan should be policy based (i.e., more broad language in the General Plan and then how to implement policies in the development code)
- Environmental responsibility statement – shouldn’t say “remaining”
- Statement concerning “working with residents to develop General Plan” is irrelevant once General Plan is adopted, need to rephrase this portion
- The statement “local management” no longer relevant
- Statement concerning “community needs” (i.e., special needs housing, etc.) may be in conflict with quality of life (i.e. no development - use care in quality of life statements)
- Make all vision statements clearer; simplify
- Revisit vision categories
- Focus on “special character” rather than “community image”

In general, comments focused on updating the vision statement as the City’s initial goals for self governance have been met.

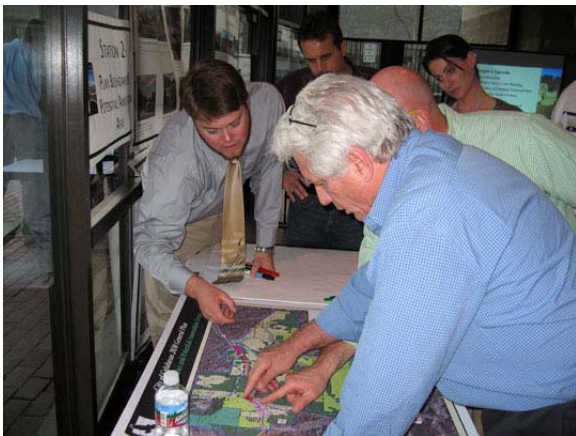
- Consider annexing the following areas:
 - Craftsman Corner
 - Place of business park along Agoura Road west of Las Virgenes Creek
 - Zuckerman area north of 101 between Saratoga Hills and Fire station on Las Virgenes
 - Area west of Saratoga Hills on north and south sides of 101 – make Calabasas boundary co-terminus with Agoura?
 - Some area north of Mureau adjacent to Hidden Hills – open space
 - Mount Calabasas and adjacent vacant commercial pad
 - Area along Mulholland Drive (El Camino Shopping Center)
 - Mt. View Estates – it is a Calabasas community
- Investigate whether Mulholland Highway could be considered to serve as the southern City boundary
- Need to review Sphere of Influence policies for Los Angeles County and review extent of LAFCO authority
- Old Town – should be within City limits, worth continuing consideration although there is resistance from property owners
- Changes in City boundaries should consider the benefit of increased control of road sheds in/out of City (Mulholland and Las Virgenes)

- Through increased control of development that may affect City roads
- City expansion should consider annexing some of the large Plan Area to south
 - Must be viewed as long term goals, not immediate potential
- All expansion/annexation should take into consideration that it would include an expansion of services – especially fire and schools as well as other fiscal implications

space, stores and schools via trails

Possible Locations

- Area closest to civic center and The Commons best for infill
- Craftsman Corner – needs to be annexed first
- Area around Agoura Road and Las Virgenes Road
- Potential redevelopment along Calabasas and Old Town
- Redevelop El Camino shopping center (City of LA) – includes hospital/east end of Old Town



Station 3 – Urban Intensification & Revitalization

The goal of this station was to identify candidate areas for revitalization and/or areas that may be appropriate for creating more of a downtown character. Comments received included:

Infill Type

- Consider allowing some increased height limits in selected areas
- Consider mixed use development types for selected infill (i.e., retail and office some residential above or adjacent)
- Senior/workforce housing might make ideal infill project types especially located adjacent to services, transit, schools and recreation trails
- Revitalization of older commercial/industrial areas should create a true downtown village with access to open

Station 4 – Circulation and Transit

The goal of this station was to review existing roadways and transit facilities and identify issues regarding the transportation system and suggest solutions. Comments received included the following:

- Consider relocation of existing Mureau Road Bridge connection to Calabasas Road
- Topanga Cyn/Mulholland Hwy congestion
- Calabasas Road Design – between Mureau Road and Parkway Calabasas
- Future Bikeway along section of Mureau Road in County – can we annex?
- Lost Hills Road new bridge - can the B & T District Fees cover the costs?
- Class I bike trail to north of freeway
- Freeway diversion - keep freeway moving to avoid diversion
- Cut-thru traffic in Park Sorrento area
- New middle school site – traffic congestion
- Lupin Hill School – traffic congestion
- Transit usage – How much is transit really used? Conduct surveys
- CalTrans and freeway operations – need to coordinate
- Soundwall issues
- Broken links for on-street bike lanes – Mureau and Las Virgenes Road

- City transit usage for schools vs. Las Virgenes School District funding for busses – need school bus separate from City shuttle system
- Arterial connections to adjacent Cities - policy prohibition? (Agoura Rd/Thousand Oaks/Ave. San Luis)
- Business routes identified?
- Work with agencies for regional planning – Caltrans/LA County/LA City/SCAG



Station 5 – Open Space, Recreation & Trails

The purpose of this station was to review existing facilities and resources and identify areas warranting attention. Candidate sites for acquisition or improvements were also solicited. Comments received included:

- Develop more mini-parks
- Shared-use with schools - cost is an issue
- Safety issues: Wild Walnut Park needs a fence, wall, or other barrier to protect stray kids from fast moving traffic.
- Explore area southwest of Las Virgenes/Lost Hills as a park location.
- Folks must leave city for soccer now
- Integrating recreation with commercial, eat/play. In other words, integrate play areas into commercial development, particularly with outdoor eating.

Like the Malibu Town Center model.

- Some public parks rarely used - City may not need more
- There is a lack of useable land for parks
- City needs recreation for various ages
- Mountain bike trail systems/equestrian systems need to be expanded and organized
- North end of Las Virgenes as staging for equestrian
- Conflicts between trail users now
- Trail systems need to differentiate between trail user groups
- None of trails accommodate the disabled - system needs facilities and signage that explains difficulty rating
- East side needs recreation/active facilities
- Basketball backboard padlocked by managers, and there is no explanation about why this facility is shut down part of the time (park management issue).
- 30-year policy vision from open space should be configured: a long term vision of how open space should envelop or relate to developed areas should be drafted
- Need to provide definition of open space → identifying public open space
- Ridgeline protection – protect from overdevelopment
- Develop more usable short loop trails that residents can use on a daily basis, connect neighborhoods together and to schools and other services
- Create an identifiable sign system to advertise the existence of staging areas, trails and parks





Station 6 – Neighborhood Protection & Housing

This station focused on identifying areas and issues regarding neighborhood character and considering candidate areas for workforce and special needs housing. Comments included:

- Parking by schools results in spillover into neighborhoods
- Traffic calming can be an irritant (chokers and traffic circles)
- “Mansionization” (houses too big for the lots that dominate a neighborhood and ruin character) concerns in Calabasas Park, Saratoga Hills and the Bird Tract
- Calabasas Hills and Calabasas Park Estates are maxing out yards, retaining walls
- Aesthetics – areas not in HOAs – houses not in character or scale (although don’t need to necessarily govern color or details)
- Need “neighborhood aesthetic”
- Review rebuild/remodel criteria – may help curb mansionization
- Consider limiting percentage available to increase home size
- Need to preserve existing multi-housing – apartments (concerned about condo conversions)
- Disabled housing needed
- Consider housing as part of mixed-use and redevelopment
 - mixed use along Calabasas Road/101

- across from the Commons
- redevelop the Courtyard
- Need a range of housing opportunities

GPAC Assignment & Next Meeting

Erik Justesen with RRM Design Group explained the third GPAC assignment which includes review of two chapters of the existing General Plan:

- Chapter II – Conservation, Environmental Design, and Open Space
- Chapter III – Land Use

Project updates were provided regarding the community survey and camera assignment. Joe Power noted that the community survey incorporated comments provided and will be delivered via telephone by Research Network Ltd. in order to yield statically reliable results. The survey will begin approximately March 15 and will include 300 respondents. Erik Justesen encouraged GPAC members who have not yet submitted their camera survey assignment to still do so.

The next GPAC meeting will be held April 19, 2007 at 7:00 pm, at the Agoura/Calabasas Community Center. Exercises are planned to further explore and refine identified issues and ideas for the General Plan Update.

Opportunity for public comments was provided (no persons came forward). The meeting was adjourned to April 19, 2007.

Submitted by:

Gary Klein, Chairman