



General Plan Advisory Committee (GPAC)

Meeting No. 5 Summary July 25, 2007

The fifth 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, Dana Ashton, Lisa Brackelsmanns-Wilder (new member), Dave Brown, Michael Friedman, Amber Gendein, Alan Horwitz, Michael Kaplan, Robert Lia, Robert Pope, Jolie Pfahler, Mark Shear, Peter Valk and Candice Weber. GPAC members not present included: Kim Lamorie (new member), Marvin Lopata, Mireille Neumann (new member), Robert Odello and Peter Kraut.

City staff present included: Maureen Tamuri, Tom Bartlett, Isidro Figueroa, and Elizabeth Parker as well as Assistant City Attorney Lawrence Permaul. Consultant team members included: Joe Power, Steve Svete and Matthew Maddox with Rincon Consultants, Erik Justesen and Diane Bathgate with RRM Design Group, Roger Dale with The Natelson Dale Group and Joyce Parker Boyzylinski. Several members of the public were also present.

A meeting summary for the April 19 GPAC meeting was furnished and

approved. Members not at that meeting abstained from acting on the meeting summary.

A PowerPoint presentation provided exhibits supporting the following discussion items ([click here](#) for presentation).

Visioning Charrette Overview

Erik Justesen provided highlights of the two-day public workshop held on May 18 and 19. The charrette provided some good direction regarding the General Plan Vision, neighborhood character and issues for the following areas: Las Virgenes Road, North Mulholland, South Mulholland, Calabasas Park and Surrounds, and Parks, Open Space and Trails. A more complete summary of the charrette is available through the General Plan website (www.cityofcalabasas.com/general-plan.html)



General Plan Vision

Joe Power presented a revised draft General Plan Vision that incorporated some refinements from the Visioning Charrette. The three key themes are: Environmental Responsibility, Community Character and Quality of Life. Overall, the Vision expresses a high value on natural resources while recognizing a variety of elements that contribute to the community's uniqueness and desirable quality of life. GPAC discussion ensued and suggestions were provided relating to definitions and clarity.

The primary comments with respect to the general themes related to the possible need to more clearly define the terms "community character" and "quality of life." Some GPAC members felt that further definition is needed; others felt that the goals under each theme sufficiently defined the terms. A number of specific wording changes were suggested for the individual goals, including consolidation of some goals. The intent of the goals was generally acceptable.

Parks/Sports Fields

Steve Svete briefly outlined the City's needs regarding parks and sports fields and a few options regarding potential sites. Comments indicated that the three potential new sites presented may not be feasible for a variety of reasons. Potential sites included the northwest and southwest corners of De Anza Park, future reuse of the Calabasas Landfill and a site along Las Virgenes Road owned by the Las Virgenes Water District. The consensus of the GPAC was to focus on joint use opportunities with Las Virgenes Unified School District and optimization of existing sites and facilities as a priority. The possibility

of pursuing new sites should be kept in mind as opportunities are presented. In addition, the landfill site will continue to be explored for potential long-term opportunities.

Potential Land Use Map Options

Hillside Mountainous Discussion

Joe Power provided a summary of some potential concepts to facilitate clustering for sites designated HM (Hillside Mountainous). Clustering provisions could be realized as requirements or through an incentives basis. The goal of clustering is to preserve a greater amount of open space and to minimize impacts to sensitive environmental conditions.

Through a show of hands, the majority of GPAC members supported the concept of clustering as strategy to acquire and set-aside a greater amount of open space in the Hillside/Mountainous areas, especially on an incentive basis. Recommendations included ensuring that any open space dedications are permanent and varying the minimum lot size requirement in proportion to the overall site. In addition, it was suggested that requiring access to an existing road as a criterion may not be reasonable to apply to all situations.

Neighborhood Center/"Country Stores"

Some areas of Calabasas do not have convenient access to basic retail services. Consideration of pursuing land use designations for providing small-scale "country stores" at two potential locations was offered up for discussion. The first potential site includes an existing commercial center along the west side of Las Virgenes Road near Thousand Oaks Boulevard. The

second potential site is located across from the high school along Mulholland Highway.



GPAC members generally supported the concept at Site 1, but some suggested that no residential should be included in the mix of uses. It was noted that there is a need for such convenience services further west as well. Based on a show of hands, GPAC members recommended not pursuing a country store concept at Site 2 across from the high school due to traffic concerns, access, school congestion and proximity to the Gelson's and other existing services. Erik Justesen asked if another site perhaps should be considered further south along Mulholland Highway. By a show of hands, a majority of GPAC members suggested that further consideration and analysis may be given regarding another potential site to the south. Should the planning team identify any potential sites that might warrant consideration, the team will return to the GPAC to discuss the potential benefits and liabilities.

Mobile Home Park

This meeting item addressed whether the existing Calabasas Village Mobile Home Park site along Mulholland Highway should be assigned a "Mobile Home Park" designation rather than the current "Residential - Multiple Family"

designation in order to ensure that the mobile home park is not converted to another multiple family use. Through a show of hands, the majority of GPAC members supported changing the mobile home site to a "Mobile Home Park" designation.

Mixed Use Districts

Erik Justesen provided an overview of some of the mixed use concepts that resulted from the Visioning Charrette. Some additional intensification and a mix of uses are being considered in the future for three areas: Agoura Road near Las Virgenes Road, Craftsman Corner, and in the vicinity of The Commons along Calabasas Road.

Roger Dale with The Natelson Dale Group explained some of the economic factors that contribute to a market-driven approach and how they apply to the preliminarily proposed mixed use districts.

Agoura Road

The GPAC showed general support for a mixed use concept in this area. Some issues raised included protection of creek habitat, how the area will look from the freeway, how will auto-related uses be treated, concern that one of the options would facilitate too many residential units, and that the Messenger site at the east end of Agoura Road has significant topography to consider.

Based on a show of hands, a majority of the GPAC members thought that the concepts shown were basically on track and that further review and consideration is warranted.



Calabasas Road/Craftsman Corner

Although the two areas are adjacent to each other in the eastern portion of the City, the two areas should be considered as separate areas that have some common connections and circulation issues. Vehicular and pedestrian circulation and key elements to making revitalization of these areas work.

Based on a show of hands, a majority of the GPAC members thought the concepts shown were basically on track and that further review and consideration is warranted.



In summary, the GPAC was generally supportive of the mixed-use concept for all three focus areas, but GPAC members expressed reservations about allowing significantly higher densities and/or floor area ratios (as compared to the current General

Plan) as an incentive to encourage change through market-driven redevelopment. This was particularly true regarding the Agoura Road focus area; thus, the planning team will focus on refinements which will include lower densities and/or FARs.

Public Comments

Opportunity for public comments was provided and three individuals came forward.

Dale Reicheneder, Vice President of the Steeplechase HOA, stated that he does not believe that more intensification of the Las Virgenes area is supported by his neighbors.

Toby Keeler asked about the arts/culture district considered for Craftsman Corner and believes the country store concept is not appropriate for residential streets. In addition, he noted that some clustering provisions are already available in the General Plan and questioned the need to add specific provisions for the HM designation.

Emma Wilby expressed support for considering the total size of a site for determining minimum lot size. She also noted that the mobile home park presently does not provide “affordable housing” as market rate rents are collected for spaces.

GPAC Assignment & Next Meeting

Erik Justesen noted the next public workshop and GPAC meeting dates. Three issue papers were distributed for GPAC review: Economic Development, Retail Issues and Sustainability.

Submitted by:

Gary Klein, Chairman