



The seventh meeting (a regular meeting) of the GPAC began at 7:03 p.m. and was called to order by Chairman Klein. Chairman Klein also led the Pledge of Allegiance.

GPAC Members in attendance included: Britt Aaronson, Dana Ashton, Dave Brown, Michael Friedman, Amber Gendein, Alan Horwitz, Michael Kaplan, Gary Klein, Kim Lamorie, Robert Lia, Marvin Lopata, Mireille Neumann, Robert Odello, Robert Pope and Candice Weber. GPAC members not present included: Lisa Brackelmanns-Wilder, Peter Kraut, Jolie Pfahler, Mark Shear and Peter Valk

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 and Matt Maddox with Rincon Consultants and Diane Bathgate with RRM Design Group.

A copy of the slide presentation for this meeting may be viewed on the City's website. In addition, the Issue Paper on Water, Sewer, and Storm Drain Infrastructure was distributed to GPAC members and is also available on the City's website.

**GPAC Meeting No. 6 Summary, GPAC Schedule & Workshop Overview**

The meeting summary for the September 27, 2007 GPAC meeting was reviewed. Needed information regarding self-certification of housing elements in Los Angeles County was requested to be reflected in the summary. The meeting summary was approved with the requested addition.

**Public Comments**

Opportunity for public comments was provided and three persons came forward to speak:

- Anthony Pecoraro spoke regarding the need for affordable housing in Calabasas. He is concerned with rent increases and recommends the adoption of an eviction control ordinance. He also believes there are numerous errors and omissions in a tenant study conducted in 2005.

- Toby Keeler noted that the text and policies relating to the General Plan Land Use Map still need to be reviewed. He also advised caution regarding clustering of development as it could allow greater densities. He recommends careful definitions of any development clustering policies.
- Donna Lane from Calabasas View is concerned that public comments are often at the end of GPAC meetings and are heard after actions have been taken. She requested that public comments be heard when they can be considered during agenda item deliberations.

Chairman Klein noted that the public comments section of the agenda had been moved to the beginning of the meeting in order to better hear public concerns prior to GPAC discussion of an item.

**Planning Commission Review Update**

Preliminary General Plan Land Use Map recommendations were considered by the Planning Commission at two study sessions held on September 27, 2007 and October 18, 2007. Joe Power summarized that the Planning Commission generally concurred with the 18 recommendations associated with the Preliminary Land Use Map, with the following three exceptions:

- Consider area along Mureau Road for future annexation
- No Mixed Use designation on Gelson’s, Calabasas Inn, or City Hall sites
- Reconsider Mixed Use district in Agoura Road/Las Virgenes area

The City Council will hold a study session on November 28, 2007 to review recommendations on the Land Use Map.

**Overview of General Plan Elements and Relationships**

Joe Power explained the structure of the updated General Plan and how existing General Plan chapters will relate to the content and format of the updated document. The updated General Plan will be organized as follows:

- |                  |  |
|------------------|--|
| I. Introduction  | VIII. Noise                                |
| II. Land Use     | IX. Community Design                       |
| III. Open Space  | X. Parks, Recreation & Trails              |
| IV. Conservation | XI. Cultural Resources                     |
| V. Housing       | XII. Services, Infrastructure & Technology |
| VI. Circulation  |  |
| VII. Safety      |  |

Topics covered within each Element were generally described.

**Review of Noise Element**

Joe Power reviewed the purpose and general requirements of the Noise Element as well as noise terminology and facts. Existing noise level measurements and existing noise contours were summarized.

The current objective and policies of the Noise Element were discussed. Issues discussed included the need to address existing noise levels, regional noise impacts, noise impacts to open space areas, noise from construction activities, unique noise compatibility considerations for mixed-use developments, challenges due to uneven topography, and potential funding for mitigation from benefit assessment districts.

After much discussion, the following changes were supported by GPAC consensus through a show of hands:

<b>Preliminary Recommendation</b>	<b>Yes</b>	<b>No</b>
Require independent noise experts to prepare noise studies (Policy D1)	15	0
Delete Table VI-2 and move Table V-4 in Community Profile for use in the Noise Element	15	0
Recommend preparation of a Noise Ordinance which will include an adjusted version of Table VI-2	15	0
Address construction noise in the Noise Element, incorporating language suggested by Robert Lia	15	0
Acceptable measures and conditions to be approved by the "Planning Commission or appropriate planning authority" rather than the Planning Director (Policy D2)	14	1
Add policy regarding pro-actively addressing noise along 101 Freeway and other major corridors	15	0
Add policy regarding development of unique noise standards for mixed-use development	15	0
Open space definitions should include "low density and Hillside Mountainous (HM) areas" (revision to approach)	14	1

At 9:25 p.m. Chairman Klein called for a five minute break.

**Review of Safety Element**

Joe Power reviewed the purpose and general requirements of the Safety Element. Subcategories within the Safety Element include Geology and Seismicity, Stormwater Management and Flooding, Fire Hazards, Hazardous Materials, and Disaster Response. Existing information was provided regarding regional earthquake faults, liquefactions and landslide hazards, flood zones, and wildland fires. Existing noise level measurements and existing noise contours were summarized.

The current objective and policies regarding Geology and Seismicity, Stormwater Management and Flooding and Fire Hazards were reviewed. GPAC discussion covered a number of issues including the need to identify bedrock landslides and slope failures, studies should be completed "up front," allow adequate buffer next to waterways, preservation of natural landforms, reduction of harmful stormwater runoff, global environmental effects, and concern with street obstruction for emergency access. Table VI-1, Significant Unacceptable Safety Risks, was reviewed and concerns were raised that it is not very workable in practice.

Based on a show of hands, the GPAC provided the following recommendation.

<b>Preliminary Recommendation</b>	<b>Yes</b>	<b>No</b>
Delete “consistent with the definition of acceptable and unacceptable risks outlined in Table VI-1” from the Geology and Seismicity Objective	14	1

Due to time constraints, discussion of remaining sections of the Safety Element was continued to the next GPAC meeting.

**Meeting Wrap Up**

Tom Bartlett asked GPAC members for input on the length of time allocated for discussion and the level of detail. GPAC members believed that these were important topics which warranted a certain amount of discussion. GPAC members felt the amount of time was generally acceptable, but asked that remarks be succinct, on point and not repetitious. Limiting comments to less than three minute also was requested.

The meeting adjourned at 10:35 p.m. Continued review of General Plan Elements is planned for the next GPAC meeting on November 15.

Submitted by:

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Gary Klein, Chairman