



The ninth meeting (a regular meeting) of the GPAC began at 7:07 p.m. and was called to order by Chairman Klein. GPAC Member Britt Aaronson led the Pledge of Allegiance.

GPAC Members in attendance included: Britt Aaronson, Dana Ashton, Dave Brown, Alan Horwitz, Gary Klein, Peter Kraut, Kim Lamorie, Robert Lia, Mireille Neumann, Melissa Olen, Jolie Pfahler, Robert Pope and Peter Valk. GPAC members not present included: Michael Friedman, Amber Gendein, Michael Kaplan, Marvin Lopata, Robert Odello, Mark Shear 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 with Rincon Consultants and Erik Justesen and Diane Bathgate with RRM Design Group.

A copy of the slide presentation for this meeting may be viewed on the City's website.

Public Comments

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

- Toby Keeler distributed photos to support his comments regarding development clustering. Mr. Keeler requested that the existing clustering policies should remain as a separate policy, not part of the HM land use designation. He was concerned that new clustering policies would allow more building intensity.
- Anthony Pecoraro with the Tenants Alignment Association thanked GPAC member Horwitz and Mayor Pro Tem Mary Sue Maurer for their comments regarding housing.
- Elizabeth Stevens, Calabasas Highlands resident, expressed that clustering should not be allowed in HM designated areas. The area

available to the City would not be usable open space land and the City could incur costs for maintenance and fire safety.

- Nancy Rothenberg, Calabasas Highlands HOA President, also expressed opposition to development clustering policies. She believes that clustering could result in bigger visual impacts and reduced fire safety.

GPAC Meeting No. 8 Summary

The meeting summary for the November 15, 2007 GPAC meeting was reviewed and approved without change.

Update on City Council Land Use Comments

Joe Power provided a brief summary of City Council comments from the November 28, 2007 work session. The City Council discussed the GPAC and Planning Commission versions of the working draft land use map and agreed with most of the GPAC and Planning Commission recommendations. For points where there was some GPAC/PC disagreement, the City Council agreed with each body on some items:

- Mureau Road area - agreed with PC to include on map for potential future annexation
- Gelson's Site - agreed with PC to retain CR designation rather than changing to MU
- Old City Hall Site - agreed with GPAC to change from BP to MU
- Pontopiddan Site - reconsider with GPAC as part of larger Agoura/Las Virgenes district

Reconsideration of Las Virgenes/Agoura Road Westside Village Concept

Erik Justesen introduced some revisions to the vision poster previously presented at the July 25 GPAC meeting. The village concept has been scaled back in both footprint and building intensity and additional visual sketches and imagery were provided to better reflect the desired pedestrian-oriented character. Las Virgenes Creek provides an open space spine that strongly links residences, commercial areas and open space that results in a more cohesive neighborhood. Preliminary Planning and Design Principles accompanied the images:

- Preserve natural character and views.
- Establish a mixed-use commercial core that is supported by office and residential uses.
- Provide a "village-like" destination where Calabasas residents are attracted to work, live, shop, relax and recreate.
- Strengthen connections with Las Virgenes Creek through building orientation, outdoor dining and pedestrian access. An enhanced creek corridor should provide safe non-vehicular routes that celebrate this amenity.
- Create "people places" such as plazas, small parks, creek walkways and mixed-use street environments for area residents and workers to enjoy.

- Carry out the desired rural/ranch character through architecture and streetscape design treatments.
- Develop a unified streetscape identity for Las Virgenes and Agoura Roads with landscaping improvements, intersection treatment, better building street presence, and improved pedestrian orientation.
- Encourage pedestrian and bicycle connections throughout the area and to the larger trail system by improving sidewalks, bike lanes, lighting, crosswalks, mid-block crossings, creek walkway and installing a directional sign system.
- Design a parking program that sets parking requirements in line with the benefits of a “park once, shop twice” mixed-use environment, minimizes the use of surface parking lots in favor of parking structures, and develops an effective public local transit system such as a “Westside Trolley” to enhance mobility.

After discussion and based on application of a guiding principle, for the time-being, to not consider RHNA contributions as an essential factor, the consensus of the GPAC was to recommend moving forward with the proposed Westside Village concept with the following revisions:

- Allow residential uses within the mixed-use area between Agoura Road and the 101 Freeway
- Allow single-family or multi-family residential uses on the Messenger site, but a preference was indicated for single-family residential
- For the Pontoppidan site, show multi-family residential on the northern portion of the site (next to the existing commercial uses), a substantial park/community green in the middle of the site, and single-family residential uses in the southern portion of the site
- Allow residential uses within a mixed-use designation for the La Paz site

Review of Land Use Element

Joe Power provided an overview of the Land Use Element purpose and requirements as outlined by the State of California. Discussion of goals and individual policies ensued. After discussion of each policy, the following recommendations were supported by GPAC consensus through a show of hands (added text is shown in italics, and deleted text in strike-outs). Chairman Klein needed to leave at 9:10 p.m. (after Land Use Element goals) and Vice-Chairman Ashton presided.

Preliminary Recommendation	Yes	No
Land Use Element Goals It is the goal of the Land Use Element to: <ul style="list-style-type: none"> • direct the amount and location of new land uses in conformance with environmental carrying capacities and other goals of the General Plan; and • within the constraints of these carrying capacities provide a distribution of land uses that <i>maintains yet also</i> enhances the environmental, social, physical, and economic well-being of Calabasas 	 10 7	 - 3

<i>Municipal Boundaries</i>		
Municipal Boundaries Objective: <i>Maintain and adjust</i> City boundaries <i>in a manner</i> which encompasses the entire Calabasas community, and which provides for rational management of the area’s natural environment.	10	-
F.1 Work with residents and landowners of the unincorporated areas within the General Plan study area to determine if any interest exists in these communities for annexation to the City of Calabasas.	9	-
F.2 Facilitate future annexations by coordinating definition of sphere of influence boundaries with surrounding cities and pursuing formal adoption of a sphere of influence by LAFCO.	11	-
F.3 Pursue annexation of those areas where residents (in inhabited areas) or landowners (in uninhabited areas) desire to become part of the City of Calabasas.	9	-
F.4 Require annexation proposals to demonstrate a positive relationship between city facility and service costs and the revenues that will be generated subsequent to annexation <i>with exception of areas to be annexed for the purpose of parks, schools, open space and other public facilities.</i>	8	-
F.5 Oppose the creation of any other urban entities within the Calabasas General Plan study area where such entities would have a negative impact on Calabasas.	11	-
<i>Community Structure</i>		
Objectives: <ul style="list-style-type: none"> • Maintain Calabasas as a predominantly residential community with commercial, office, and business park uses playing a secondary, supporting role. • <i>Maintain</i> a well-designed, high quality, and functional mix of open space, urban and rural residential, and supporting commercial and business park land uses which reflects local community values and integrates the resolution of other general plan issues into a cohesive pattern. 	11	-
A.1 Emphasize retention of Calabasas' natural environmental setting, semi-rural character and scenic features, as a priority over the expansion of urban areas.	11	-
A.2 Require that new commercial and employment-generating uses <i>development</i> be compatible with the overall semi-rural and residential character of the community.	11	-

<p>A.3 Promote an assembly of distinct urban residential neighborhoods, rural communities, and rural residential areas which encompass a range of housing types that:</p> <ul style="list-style-type: none"> • provide a refuge from the congestion of the adjacent metropolitan area; • are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the surrounding natural environment; and • meet the needs and suit the small town and rural lifestyles of present and future residents. 	9	-
<p>A.4 Promote a mix of retail and service commercial, office, and business park areas which:</p> <ul style="list-style-type: none"> • meet the retail and service needs of Calabasas citizens; • contribute to a sound local economic base; and • are visually attractive and compatible in number, intensity, building scale, and architectural design with the community's natural environment and its small town and rural character. 	11	-
<p>A.5 Promote a citywide open space system consisting of 3.0 acres per 1,000 population of active recreational land and 3,000 acres of protected natural open space whose location and size represents an extensive network of protected areas with a high degree of continuity and a systematic order of purposes, including resource conservation, recreation, and protection of public safety.</p> <p><i>Recommendation: Leave language as is for now with Rincon to return with recommendations for updated acreage goals.</i></p>	11	-
<p>A.6 Maintain an inventory of designate sufficient lands that is sufficient in size and location to support the conduct of for needed public, quasi-public, and institutional activities in a manner that is compatible with Calabasas' natural environmental setting and the community's small town and rural character.</p>	9	-
<p>A.7 Limit approval of new discretionary development projects subject to General Plan consistency findings to those which can be integrated into the community, providing for the protection of existing neighborhoods, and desirable non-residential land uses, as well as that which represents the rational utilization of presently uncommitted open space and undeveloped parcels within existing urban areas and open spaces.</p>	10	-
<p>A.8 Discretionary development projects subject to General Plan consistency findings, either new uses or expansions to existing uses, are permitted the basic development intensity of their site as indicated on the General Plan Land Use Map</p>	10	-

<p>(see Table III-1) if the proposed project is consistent with general plan goals, objectives, approaches, and relevant policies and performance standards. Development intensities greater than the basic development intensity outlined in Table III-1 may be permitted, up to the maximum development intensity identified in Table III-1, <i>only if</i> the impacts of the proposed development are less than those identified in Table 3 of the General Plan Consistency Review Program, Maximum Acceptable Development Impacts.</p> <p><i>Recommendation: Rincon to present proposed language including updated references for Table III-1 at next GPAC meeting.</i></p>		
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Please note that not all votes add up to the same total as not all GPAC members raised hands for all items. Due to time constraints, discussion of remaining sections of the Land Use Element was continued to a future GPAC meeting.

Meeting Adjournment

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

Submitted by:

 Gary Klein, Chairman