2030 General Plan

Planning Commission Workshop

October 18, 2007       7:00 p.m.
Tonight’s Agenda

• RHNA Overview
• General Plan Process Summary
  – Charrette
  – Public Workshop
  – GPAC Meetings
• Planning Commission discussion of land use map
Housing Element Overview

- What is the Housing Element?
- Benefits of HCD Approval
- Calabasas Housing Needs
- RHNA and Densities
- Multi-Family Housing Photo Examples
What is the Housing Element?

• 4 Major Components:
  – Housing Needs Assessment
  – Evaluation of Constraints to Housing
  – Identification of Residential Sites
  – 5 Year Program Strategy to Address Needs

• Sets forth City’s regional housing needs (RHNA)

• Required to undergo State HCD review for statutory compliance
Benefits of HCD Compliance

- Presumption of legally adequate Housing Element in courts
  - Protection from litigation from housing advocacy groups, disgruntled developers, etc

- If courts invalidate Housing Element, suspend City’s authority to issue building permits/grant discretionary actions until brought into compliance and fulfill stipulations
  - Cases include: Sacramento County, Pasadena, Mission Viejo, Oxnard, Napa County, Benecia, Folsom, Santa Rosa

- Maintain discretionary review over affordable housing projects

- Maintain eligibility for State housing and other funds
Who in Calabasas Needs Affordable Housing?

- People who work in Calabasas and cannot afford to live here
  - Teachers, nurses, police officers, retail workers, childcare providers
- Special needs households
  - Senior citizens, disabled persons, single-parent households
- Children of long-time Calabasas residents
Rentable Affordability Gap Analysis

Salary of Entry-Level LVUSD Teacher: $41,000

Affordable Housing Cost Ratio: 30%

Max Monthly Affordable Housing Cost: $1,025

Current Calabasas Rents (1bdrm): $1,700

Utility Allowance: $75

Actual Monthly Housing Cost: $1,775

Affordable Housing Cost: $1,025

Renter Affordability Gap: $750
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Salary of L.A. Co. Firefighter (midpoint of range, 56 hrs/week)</td>
<td>$61,100</td>
</tr>
<tr>
<td>Max Affordable Purchase Price</td>
<td>$220,000</td>
</tr>
<tr>
<td>Lower Priced Condos in Calabasas</td>
<td>$450,000</td>
</tr>
<tr>
<td><strong>OWNER AFFORDABILITY GAP</strong></td>
<td><strong>$230,000</strong></td>
</tr>
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</table>
Homeownership Out of Reach for Most Working Professionals

- Median price of condo - $463,000 (Aug 2007)
  Single-family home price - $1.5 million
- Income of $110,000 needed to purchase median priced condo,
  $390,000 needed to purchase median priced home in Calabasas
Affordable Housing Needs of Calabasas Workforce

- City’s 9,600+ employment base includes numerous lower paying jobs, especially retail and service sectors
  - 1998 Study est. 40% of recent Calabasas workforce earn low & moderate incomes

- Large segment of workforce cannot afford to rent or purchase a home in Calabasas
  - 1998 Study est. > half of recent workers commute > 30 miles daily
Characteristics of Calabasas Senior Population

- Growing segment of population
  - 9% > 65 years of age
  - 10% between 55-64 years of age
- 1/3 of seniors > 75 years of age
- 29% of senior households live alone
- ¼ of seniors have some type of disability
Do Calabasas Seniors Need Affordable Housing?

- Approximately ¼ of seniors earn lower incomes (<$40,000)
- Nearly half of Calabasas Village Mobile Estates occupied by seniors
- 10% of residents in City’s two apartment complexes are seniors
- 36 seniors receive assistance through City’s Rental Assistance Program, 5 seniors on wait list
## Regional Housing Needs (RHNA)

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2007 Income (4 person hh)</th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI)</td>
<td>$37,000</td>
<td>137 units</td>
<td>26%</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$59,200</td>
<td>86 units</td>
<td>17%</td>
</tr>
<tr>
<td>Moderate (81–120% AMI)</td>
<td>$67,800</td>
<td>93 units</td>
<td>18%</td>
</tr>
<tr>
<td>Above Moderate (&gt;120% AMI)</td>
<td>&gt; $67,800</td>
<td>205 units</td>
<td>39%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>521 units</td>
<td>100%</td>
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## RHNA and Densities

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2007 Income (4 person hh)</th>
<th>Units</th>
<th>“Default Density”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50% AMI)</td>
<td>$37,000</td>
<td>137 units</td>
<td>Min. 20 du/acre</td>
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</tr>
<tr>
<td>Moderate (81–120% AMI)</td>
<td>$67,800</td>
<td>93 units</td>
<td>Min 12 du/acre (est.)</td>
</tr>
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Affordable Housing Today

San Jose, CA

Photo Examples from Other Cities

Oxnard, CA

Pasadena, CA
Rental Apartments in San Jose
Four apartments in each building
Density - 20 du/acre.
Casa San Juan in Oxnard

Built by non-profit developer
64 apartments, including large family units
21 du/ acre
Casa San Juan (interior courtyard)
Tower Apartments in Rohnert Park

1-4 bedroom units at 25 du/acre located in a semi-rural area

Landscaping, setbacks, other details help project blend with the environment.
Tower Apartments (rear view)
Victoria Square in San Luis Obispo
Approximately 20 DU/acre
Preliminary Outreach Efforts

- GPAC meetings
- Community survey
- Stakeholder interviews
- Public workshop
Residents generally like Calabasas the way it is.

Open space preservation and environmental protection are top priorities for the community.

Different areas of the City have different characteristics that residents wish to maintain.

“Infill” development is preferable to “greenfield” development.

Many residents desire more recreational/cultural opportunities.
Focus Areas for New Development

- Existing commercial districts
  - Agoura/Las Virgenes
  - Civic Center/Commons
  - Craftsman’s Corner
- Mixed use “villages” with pedestrian orientation & high quality development
- Advantages
  - No impact to open space/undeveloped hillsides
  - Proximity of housing & services reduces regional vehicle miles traveled
  - Potential to meet housing needs of lower income residents & seniors
  - Creation of a “sense of place”
May 17-18 Visioning Charrette

Six Stations

- Draft General Plan Vision
- Las Virgenes area (north & south)
- North Mulholland (Mulwood, “Bird Tract”, schools, etc.)
- South Mulholland (Old Topanga, Calabasas Highlands, etc.)
- Calabasas Park and Surrounds (including The Commons, Craftsman Corner)
- Parks, Open Space and Trails (citywide)

Goals of each station

- Visual preferences
- Adjectives
- Significant Issues
Major Charrette Direction/Conclusions

- Preserve natural character & views
- Maintain the existing character of neighborhoods
- Provide a “destination” in Agoura Road/Las Virgenes area
- Revitalize Craftsman’s Corner/create eastern gateway to City
- Emphasize joint use of schools to meet recreation needs
July 25 GPAC Meeting Discussion Topics

- Parks/sports fields
- HM Clustering
- Country stores/neighborhood centers
- Mixed use districts
Sports Field Sites Discussed with GPAC
Parks/Sports Fields

- A.E. Wright Middle School looking south across the potential fields.

- Southeast portion of De Anza Park. In immediate vicinity is the City-owned parcel and farther to the south is the Malibu Canyon State Creek owned land.

- Northwest portion of De Anza Park along Lost Hills Road.
**HM Clustering**

**Current HM Standards**
- Basic land use intensity of 1 DU/40 acres, with potential for 1 DU/10 acres
- Required lot size of 10-40 acres

**Possible Clustering Standards**
- 1-acre minimum lot size
- Minimum 9 acres per unit open space set aside
- Design to reflect rural character
- Minimize impacts to views & biological resources
- Minimize geologic/landslide hazards
“Country Stores”
“Country Stores”

“Country Store”
Conceptual Images
Mixed Use Districts

- Las Virgenes/Agoura Road
- Craftsman’s Corner & Calabasas Road
Las Virgenes/Agoura Road

- Develop Creekside Plaza at Albertson’s
- Buffer 101 Freeway
- Office & Retail Village with planted median along Agoura Road
- Parking Structure
- Infill Retail Kiosks at Albertson Agoura Road Frontage
- Enhance Streetscape treatment at Agoura/Las Virgenes
- Mixed Use Project at Messenger Site
- Creekside Residential at Pontoppidan
- Creek Front Plaza & walkway with mixed retail & office
- High Density Residential with pedestrian bridge to Agoura Village
- Enhanced Creek Walk connecting “Village” to School and North Las Virgenes Neighborhoods

The Summit (in process)

Senior Housing (in process)
Craftsman’s Corner/Calabasas Road

New informal passive park connection with civic center

New Infill along Calabasas Road with retail at street level, office above & parking structure behind

New Pedestrian Bridge connecting Craftsman Corner to The Commons

Revitalized Craftsman Corner with:
- Class A office at 101 Frontage
- Hotel at frontage
- Mixed use care surrounding plaza's park
- Various residential types at base of hill
- Improved circulation

Park Granada

The Commons shopping center

Potential “New” Mixed Use Infill - Retail at ground floor with office & residential above surrounding a parking structure

101 Freeway “Greenway”

Craftsman “Village”
August 16 Public Workshop

- Presentation on process & factors affecting land use (RHNA, office/retail demand, sports facility needs)
- Planning/land use map exercise
- Open house
  - Answer technical questions
  - Receive comments on working draft vision & land use map
Create a plan to accommodate:

- 400 residences (houses, condos, apartments)
- 300,000 square feet of shopping/retail space
- 300,000 square feet of office space
- 6 sports fields
- Entertainment/cultural facilities
- Community gathering places
Planning Exercise Results

**Sports Fields**
- General preference for maximizing use of existing facilities (schools)
- No consensus regarding other possible sites (state park site particularly controversial)

**Housing**
- Best sites are near Alzheimer’s care facility, near the post office, and Craftsman’s Corner
- East side of town with gated communities also suggested
Planning Exercise Results

Shopping
• Best sites are
  – Between Agoura Road & Hwy 101
  – Craftsman’s Corner
  – Las Virgenes Road/Mureau Road

Entertainment/Cultural
• Best sites are
  – Near Alzheimer’s care facility
  – Between Agoura Road & Hwy 101
  – Craftsman’s Corner
Planning Exercise Results

Gathering Places

• Best sites are
  – Between Agoura Road & Hwy 101
  – Craftsman’s Corner
  – Las Virgenes Road/Mureau Road

Mixed Use Areas

• Best sites are
  – Near Alzheimer’s care facility
  – Between Agoura Road & Hwy 101
  – Craftsman’s Corner
• General concerns about mixed use/intensification in Agoura Road/Las Virgenes Road area
August 16 Open House Workshop Stations

1. General Plan Themes/Goals
2. Recreation/Parks/Open Space Preservation & Enhancement/Clustering
3. Mixed Use – West
4. Mixed Use – East
5. Convenience Center/Country Store
Open House Comments

Sports Fields
- Optimize use of school sites
- Consider landfill site
- Do not consider Malibu Creek State Park site
- Consider eastern portion of City for sports fields
- Additional school sites not needed

Open Space/Clustering
- Mixed opinions regarding clustering concept
  - Some comments suggested clustering would facilitate more development
  - Some comments indicated the concept has merit
- Support for preservation of sites adjacent to Hwy 101 and along N. Las Virgenes Road as permanent open space
Open House Comments

Country Store/Neighborhood Center
- No support for this concept
- Access to markets & services is adequate

Agoura/Las Virgenes Mixed Use
- Area currently lacks character/charm
- Preference for “high quality” retailers/restaurants
- General support for higher quality design & additional amenities
- Concerns about intensification/increased traffic
Open House Comments

Civic Center/Craftsman’s Corner Mixed Use
• General support for this concept, particularly arts/media district in Craftsman’s Corner
• Possible eastern gateway to Calabasas
• Some concerns about intensification/traffic

Other Comments
• Consider County/Zuckerman property for annexation & future sports fields
• Consider existing City Hall site for future mixed use
• Consider Gelsen’s site for mixed use
September 20 GPAC Meeting

• Summary of public workshop results
• Final changes to draft General Plan “vision”
• Consideration of 16 potential land use map changes
  – Map clean-up items
  – Annexations
  – Open space designation
  – Potential intensification in select areas
Potential Changes to Land Use Map Based on GPAC/Public Input

- Eliminate OS-R designation on Malibu Creek State Park site
- Add possible OS-R designation on County/Zuckerman property
- Eliminate Agoura/Las Virgenes mixed use district, but consider multi-family designation on Pontopiddian site
- Add possible mixed use district at City Hall site
- Reduce size of “Town Center” mixed use district, eliminating Calabasas Inn and surrounding properties
- Add potential annexation areas adjacent to corporate boundaries
Working Draft Land Use Diagram Presented to GPAC in September
GPAC Recommended Map

- GPAC approved all potential land use designation changes presented.
- Increased size of City Hall mixed use district from 2 acres (City Hall site only) to 28 acres.
- Added mixed use districts at Calabasas Inn (5.4 acres) and Gelsen’s site (9.7 acres).
- Included Mont Calabasas and Mountain View Estates areas within planning area.
Multi-Family Housing

- **Rancho Pet Kennel Site**
  - 6.6 acres already designated R-MF
  - Maximum theoretical buildout capacity of 132 units (at 20 DU/acre)
  - Recent proposal for 100 senior units
  - No concerns about this designation raised other than recent concern raised by one GPAC member

- **Pontopiddian Site**
  - 7.5 acres, currently designated R-SF
  - Maximum theoretical buildout capacity of 120 units if redesignated R-MF (at 20 DU/acre & assuming 6 buildable acres)
  - More likely scenario is building MF housing on a portion of the site, preserving a portion as permanent open space
  - Controversial idea (GPAC voted 10-5 in favor of LU designation change)
Pontopiddian Site
Pontopiddian Site & Vicinity Topography
Potential Sports Field Sites
County/Zuckerman Property

- 303 acres in unincorporated L.A. County
- Currently vacant & designated HM
- Possible site for future annexation & development of 1-2 sports fields (OS-R designation)
- Site suggested at August public workshop
Landfill Site

- 400 acres currently in unincorporated L.A. County
- Currently designated OS-R
- Landfill closure in approximately 2022
- Possible site for sports complex, other recreational facilities, and designated open space
Potential Mixed Use Districts
City Hall/Office Site

- 28 acres currently designated B-PO
- Currently developed with 360,000 sf business park
- MU designation suggested at August public workshop
- With MU designation, maximum theoretical development potential of about 1.2 million sf (FAR of 1.0)
Gelsen’s Site

- 9.7 acres currently designated C-R
- Currently developed with about 80,000 sf of retail & office
- With MU designation, maximum theoretical development potential of about 400,000 sf (FAR of 1.0)
Calabasas Inn Site

- 5.4 acres currently designated B-PO & developed with the Calabasas Inn
- 116,364 sf of existing development
- With MU designation, theoretical maximum of 235,000 sf
- Application for 75 MF units (5 affordable) currently being processed
Calabasas Road Mixed Use Site

- 33.4 acres currently designated Commercial-Retail
- Currently developed with 574,000 sf of office/retail
- Possible extension of existing MU district south of Calabasas Road
- With MU designation, maximum theoretical development potential of about 1.4 million sf (FAR of 1.0)
Craftsman’s Corner

- 65.5 acres in L.A. County (Hidden Hills SOI)
- Currently designated B-BP & developed with 990,000 sf of existing office/business park
- With MU designation, maximum theoretical development potential of about 2.8 million sf (FAR of 1.0)
- Possible performing arts & live/work space
- Freeway overpass connecting to Calabasas Road needed
Dollinger Site

- 12 acres, currently vacant and designated B-LI
- Possible redesignation to CR
- Proposal for shopping center/GP amendment currently pending
- Some westside residents have expressed interest in retail development
Pontopiddian Site

- 7.8 acres currently designated R-SF and developed with 3 SF residences
- Currently surrounded by higher intensity uses
- R-MF designation (max of 20 du/acre) meets RHNA “affordability” criteria
- Under R-MF designation, maximum theoretical development potential of about 150 units
Key General Plan Themes

- **Environmental Responsibility** – preservation of natural resources and living within the limits imposed by available resources
- **Community Character** – protection of Calabasas’ special character
- **Quality of Life** – maintaining an outstanding quality of life for Calabasas residents
Environmental Responsibility

1. Recognize that the area’s natural environment is a critical community asset.
2. Place the highest priority on protection and stewardship of designated open space and acquisition of additional land for designation as open space.
3. Minimize the environmental impacts of development, including impacts to landscape and viewsheds, through excellent community and project design.
4. Minimize the environmental impacts of City activities by making environmental sensitivity a key consideration in the provision of municipal services and facilities.
5. Become a municipal role model in addressing global environmental issues.
1. Provide guidelines for public and private development that recognize, maintain, and enhance the scenic beauty afforded by Calabasas’ natural environment.

2. Define and preserve the character of established residential neighborhoods.

3. Facilitate appropriately-scaled infill development in existing commercial districts.

4. Facilitate design that provides neighborhood and communitywide meeting places and encourages public interaction.

5. Provide a balanced transportation system that facilitates a variety of ways to move through the community and emphasizes neighborhood and environmental protection.
Quality of Life

1. Encourage a high level of citizen involvement in shaping the community’s future.
2. Provide municipal infrastructure and services that are responsive to the community’s needs and priorities.
3. Preserve and enhance areas of visual, cultural, historical, archaeological, and urban design significance.
4. Provide recreational and cultural activities and facilities that meet community needs and preferences.
5. Provide for a variety of housing types that meet the needs of Calabasas citizens in a manner consistent with the City’s environmental responsibility and community character goals.
6. Facilitate high quality economic development that meets the community’s employment and service needs in a manner consistent with the City’s environmental responsibility and community character goals.