

CITY *of* CALABASAS

2030 General Plan



**Planning
Commission
September 27, 2007**



General Plan Update Process

Four Phases over 21 months

(January 2007-September 2008)

- **Phase 1:** Public outreach, assessment, and land use alternatives development
- **Phase 2:** General Plan Policy/Element Development
- **Phase 3:** General Plan Update Completion
- **Phase 4:** Development Code Update

September



Community Input & Feedback Tools

- Six GPAC meetings
- Two public workshops
- Two-Day visioning charrette
- Community telephone survey
- Stakeholder discussions/interviews
- Fourth of July booth
- City website



Work Products To Date

- Issue reports assessing current conditions, opportunities, & constraints
- Development concepts for several focus areas
- GPAC-recommended community vision statement
- GPAC-recommended land use map



What We've Heard To Date

- 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.



Draft General Plan Key Themes

- **Environmental responsibility** – preservation/enhancement 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



Considerations for Land Use Map

- Regional Housing Needs Assessment (RHNA)
- Sports facility demand

September



RHNA Requirements

Very Low (0-50% MFI) 137 units

Low (51-80% MFI) 86 units

Moderate (81-120% MFI) 93 units

Above Moderate (>120% MFI) 205 units

Total 521 units

“Affordable” = Very Low & Low



Approved & Proposed Housing Projects

Project	Units	“Affordable” Units
<i>Approved</i>		
Malibu Hills Rd Sr. Housing (approved 2006)	60	0
Standard Pacific (approved August 2007)	86	9
Total Approved	146	9
<i>Proposed</i>		
Farmer Property (environmental review)	75	75
Mahin Tract (environmental review)	14	0
Calabasas Inn (3/07 application)	75	5
Total Proposed	164	80
Total Approved and Proposed	339	89



Other Potential Housing Sites

Current General Plan

Site	Acres	Potential Units (approximate)
Messenger (designated CR/RR)	77	50-100
Rancho Pet Kennel Site (designated R-MF)	6.6	100
Pontopiddian (designated R-SF)	7.5	40 (net increase)
HM properties	+/- 1,500	40-150
Vacant residential lots (designated R-SF, RR, RC)		100
Total		331-491



Overall Housing Potential Current General Plan

	Overall Units	Affordable Units
Approved	146	9
Proposed	164	80
Other	331-491	19-23
Total	641-801	108-112
<i>RHNA "requirement"</i>	521	223
<i>* Assumes that the Rancho Pet Kennel, Messenger, and Pontopiddian sites are built with 10% affordable. Other sites cannot facilitate affordable units.</i>		

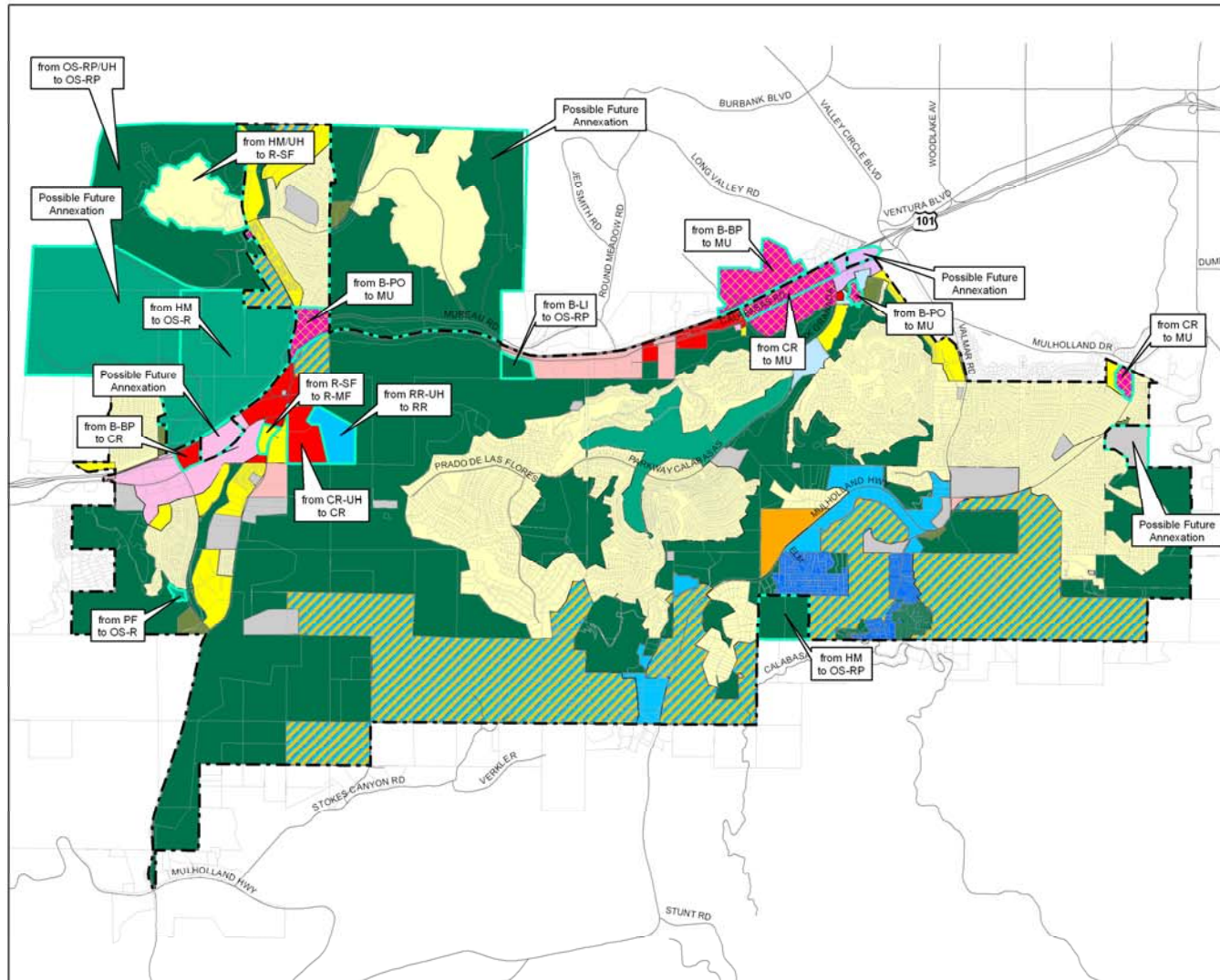


Sports Facility Demand

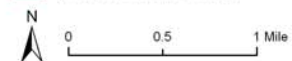
- According to 2003 survey, 75% of residents believe more sports fields needed
- According to GP survey, 81% of residents ID improving youth recreation facilities as very or somewhat important
- To meet demand at buildout of the current General Plan (as identified in Parks and Recreation Master Plan), needs include:
 - 10 soccer fields
 - 1 baseball field
 - 1 softball field
- Existing school sites can accommodate 4-8 additional soccer fields
- Landfill site provides best long-term opportunity to meet sports field needs



GPAC-Recommended Land Use Map



- Calabasas City Boundary
- Potential Land Use Change
- Residential-Single Family
- Residential-Multiple Family
- Residential-Mobile Home
- Business-Old Town
- Business-Professional Office
- Commercial-Retail
- Business-Business Park
- Business-Limited Intensity
- Mixed Use
- Public Facilities- Recreational
- Public Facilities- Institutional
- Rural Residential
- Rural Community
- Hillside Mountainous
- Open Space- Recreational
- Open Space-Resource Protection

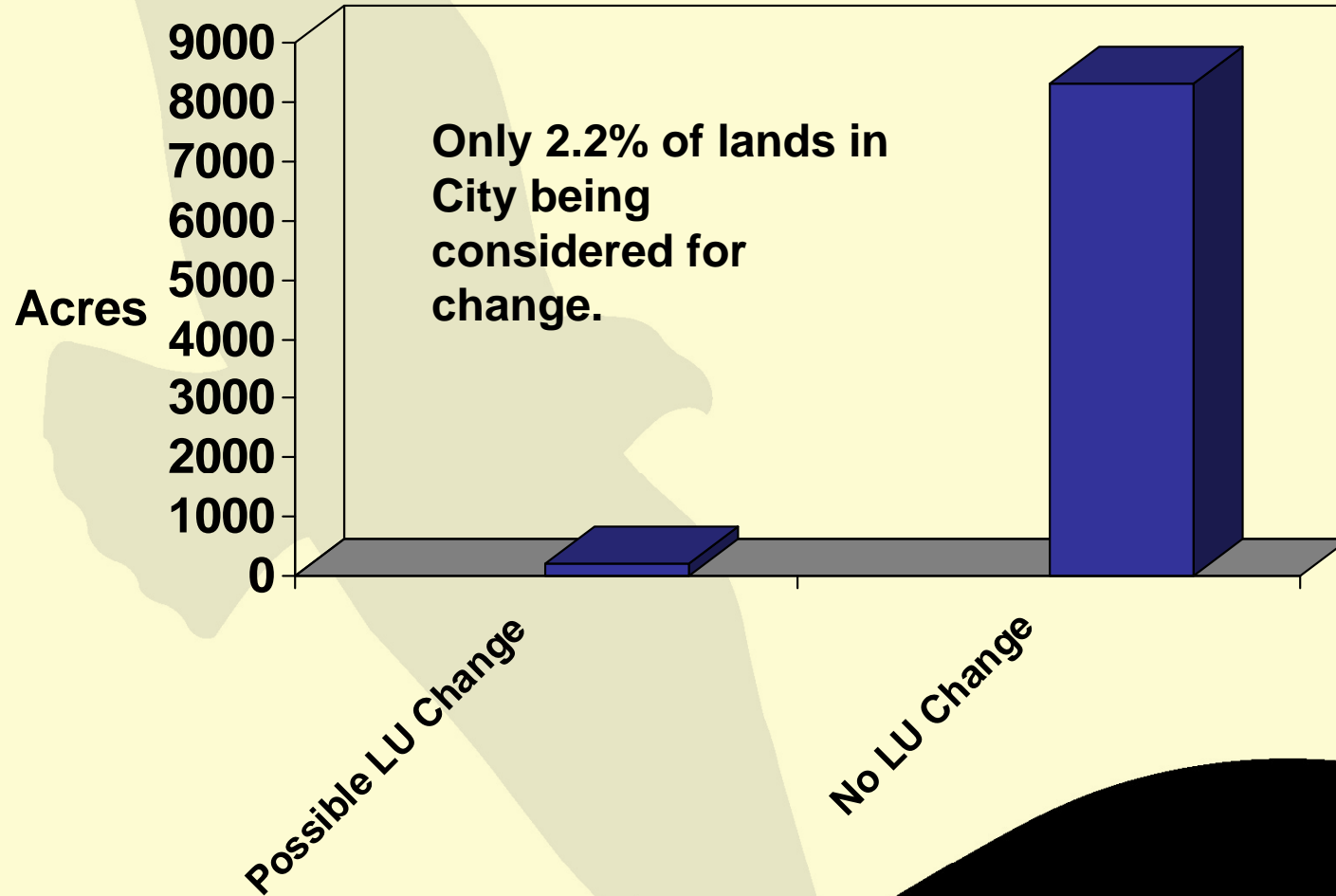


GPAC - Recommended Land Use Map

Source: National Geographic TOPOI, Malibu Beach Quad, 1995, City of Calabasas and Rincon Consultants, 2007.



Acres Where Land Use Changes Contemplated

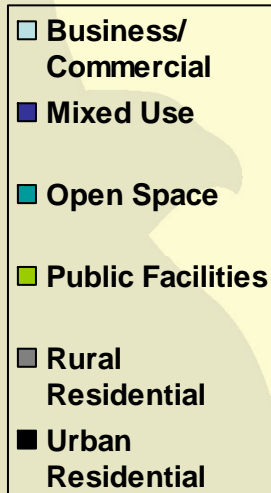
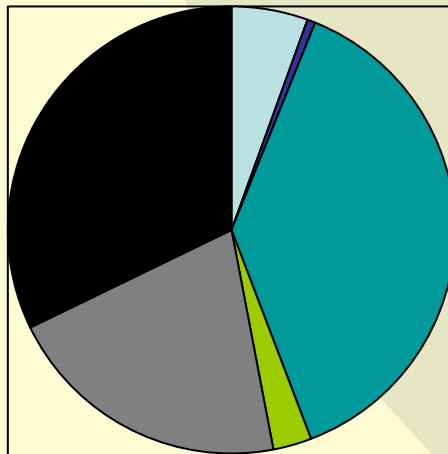


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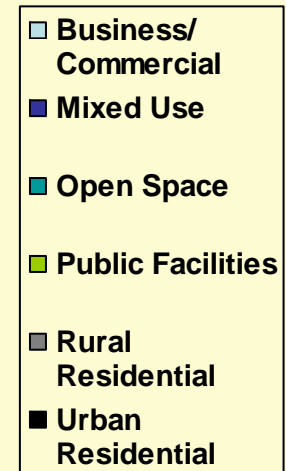
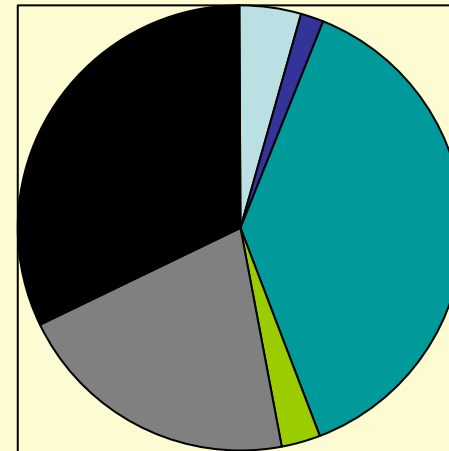


Current v. GPAC-Recommended Map Land Use Breakdown*

Current Land Use Map



Working Draft Land Use Map

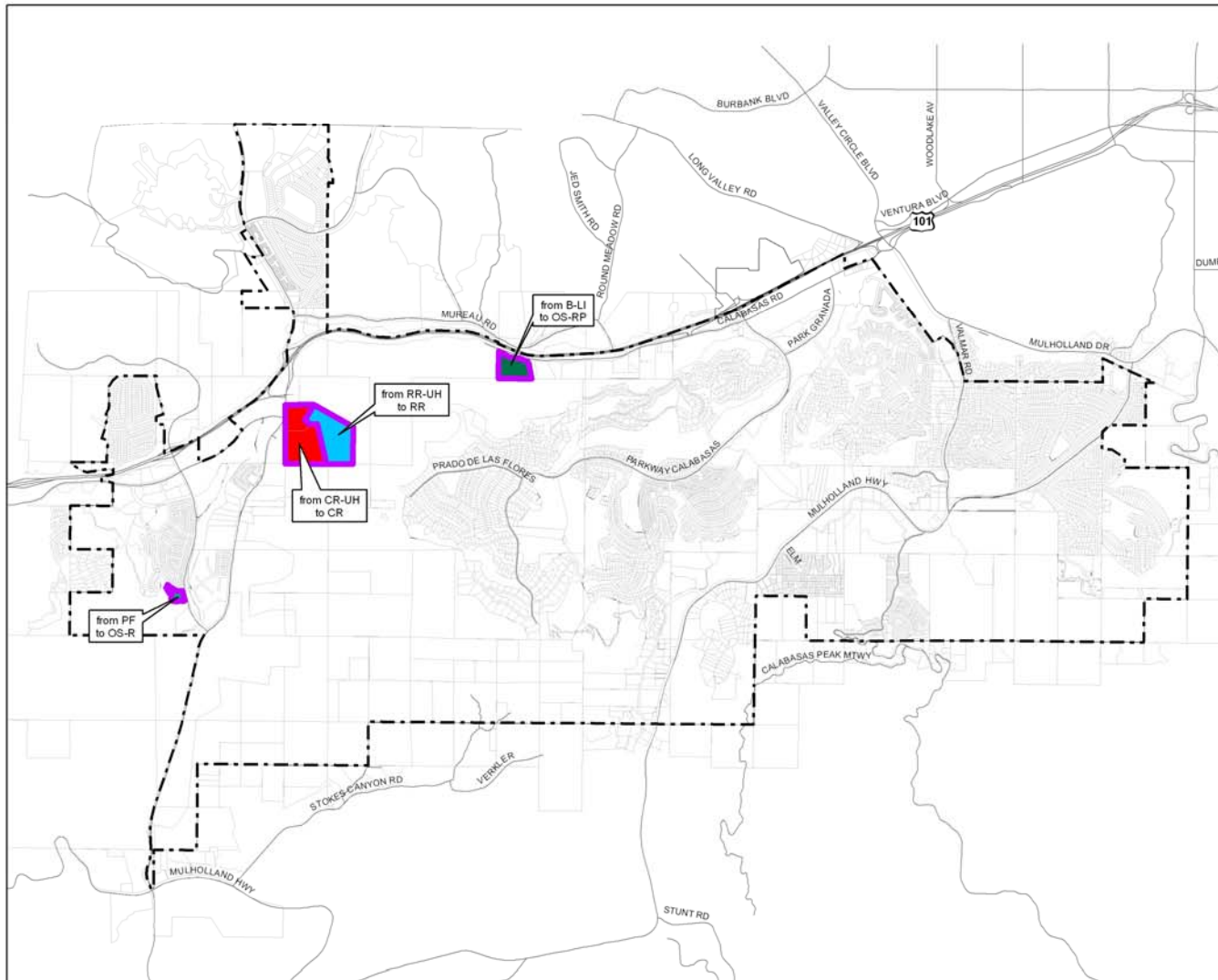


* Breakdown within existing City limits

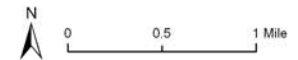
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Map Clean Up Areas



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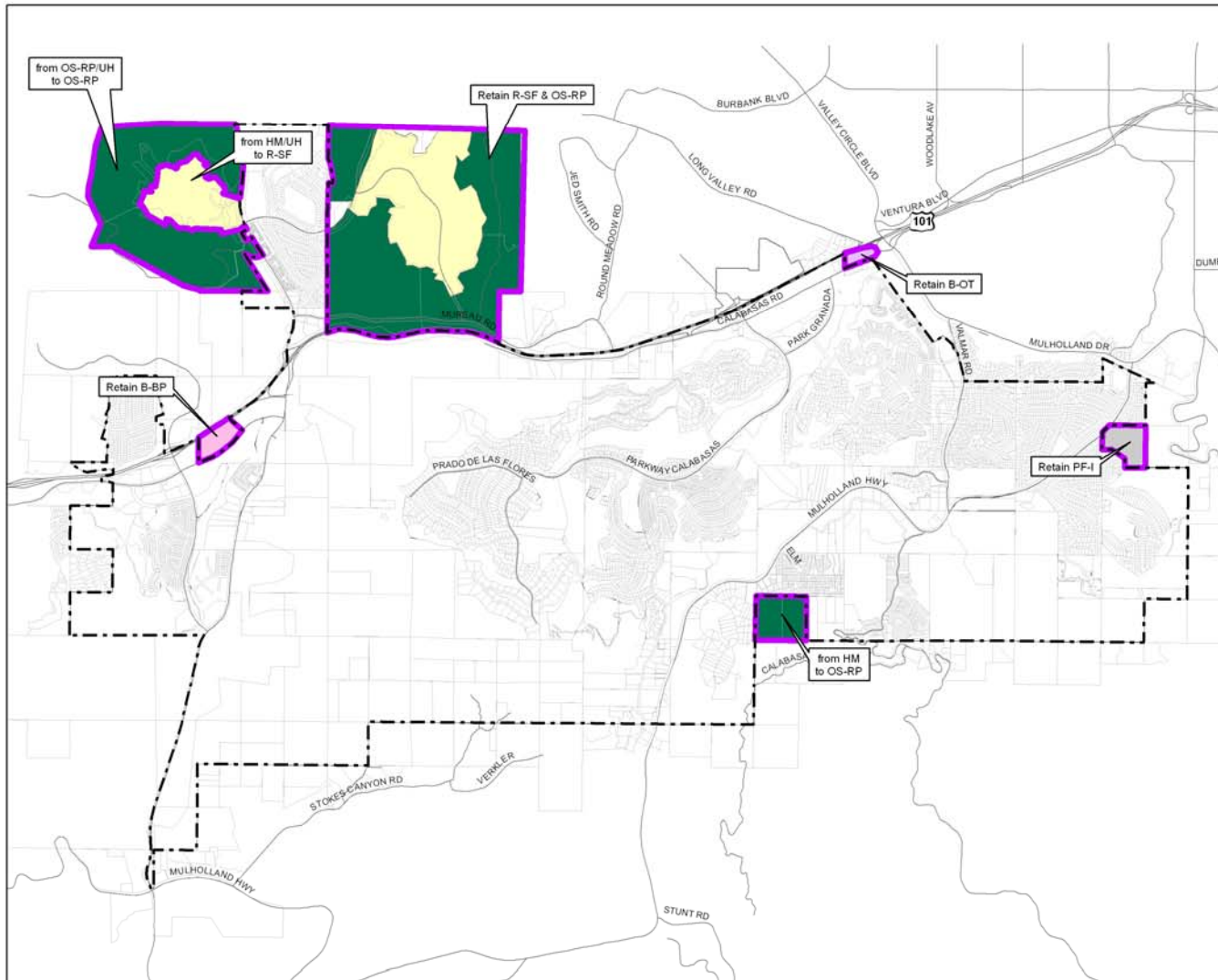


Map Clean Up Areas

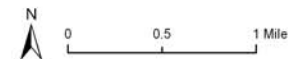
Source: National Geographic TOPOI, Malibu Beach Quad, 1995, City of Calabasas and Rincon Consultants, 2007.



Potential Annexations- No Land Use Change



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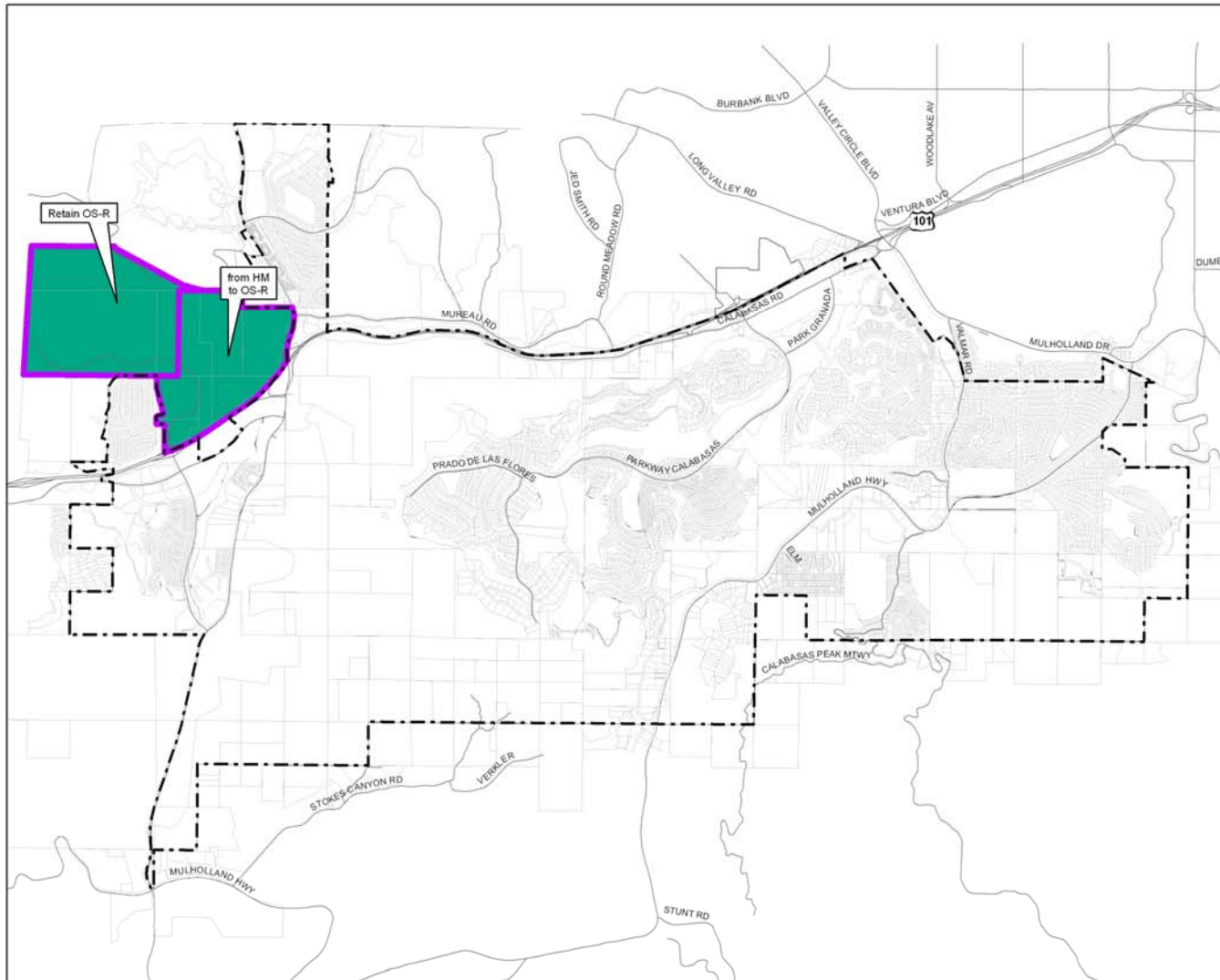


Potential Future Annexations - No Change in Land Use

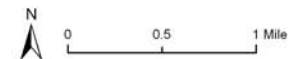
Source: National Geographic TOPOI, Malibu Beach Quad, 1995, City of Calabasas and Rincon Consultants, 2007.



Potential Sports Field Sites



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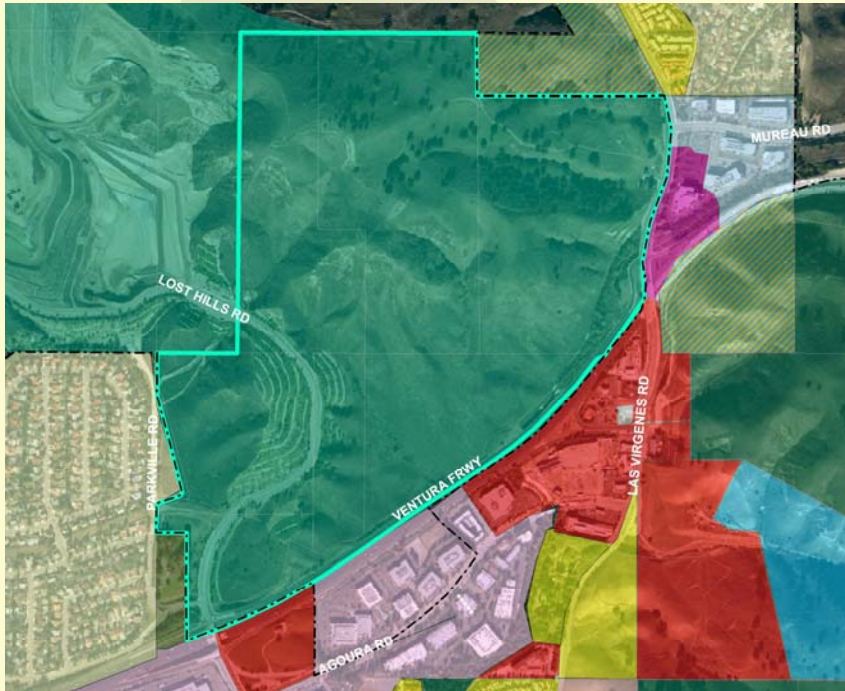


Potential Park Sites

Source: National Geographic TOPOI, Malibu Beach Quad, 1995, City of Calabasas and Rincon Consultants, 2007.



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



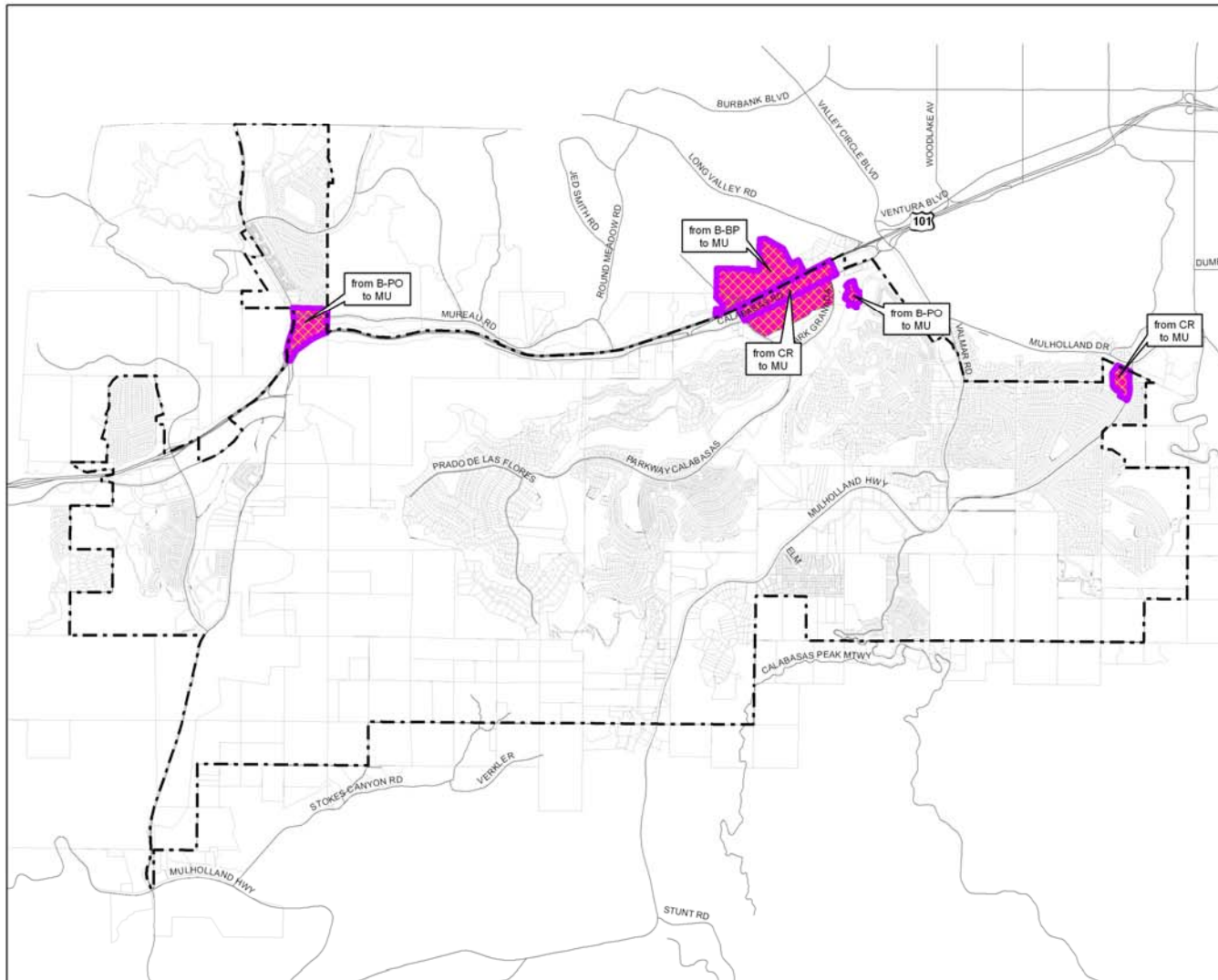
Landfill Site



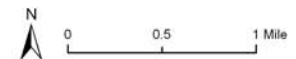
- 400 acres currently in unincorporated L.A. County
- Currently designated OS-R
- Landfill closure in approximately 2022
- Possible site for sports complex, other recreational facilities, and designated open space



Potential Mixed Use Districts



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Mixed Use Districts

Source: National Geographic TOPOI, Malibu Beach Quad, 1995, City of Calabasas and Rincon Consultants, 2007.



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

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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



Public Comments on Draft Land Use Map

- Too many decisions are driven by RHNA.
- East and west sides of Calabasas are not being treated equally.
- The General Plan should be community driven, not City Council driven.

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What's Next?

- October 17 - City Council consideration of draft land use map
- October-January – GPAC meetings to develop General Plan elements
- January-February – PC/CC consideration of draft General Plan
- February-April – preparation of DEIR
- June – General Plan adoption

September