

The community was invited to an evening open house to receive an introduction to the General Plan Update. In addition, public comments were solicited at several workstations addressing a range of topics.

The workshop was held at the Las Virgenes Municipal Water District at 4232 Las Virgenes Road, Calabasas. Approximately 25 individuals attended the workshop. The workshop was videotaped by City media staff to share the workshop information and experience with the larger public. To encourage public participation, copies of the workshop flyer was distributed at customary locations throughout the City as well as posted on the City's website.



Handouts available at the sign-in table included a project summary, the schedule of the General Plan GPAC meetings and public workshops as well as comment forms. In addition, images resulting from the GPAC camera survey were presented along the dais. Posters of the General Plan process and City aerial were also on display

To facilitate the workshop presentation and activities, personnel from RRM Design Group, Rincon Consultants and the Calabasas Community Development Department were in attendance:

<u>RRM</u>	<u>Rincon</u>	<u>City Staff</u>	
Erik Justesen	Joe Power	Tom Bartlett	Liz Parker
Diane Bathgate	Patrick Nichols	Isidro Figueroa	Larry Permaul

In addition, GPAC members Dave Brown, Bob Odello and Peter Valk were in attendance.

General Plan Update Introduction

Tom Bartlett, City Planner, with the City of Calabasas welcomed everyone. Joe Power with Rincon Consultants began the workshop with a PowerPoint presentation providing an outline of important steps in the General Plan Update process ([click here to view presentation](#)). The General Plan Update will occur in four phases over the course of 21 months and includes not only updating the General Plan, but also updating the Development Code. A summary of the public outreach efforts was provided with emphasis on identifying key opportunities for how individuals may get involved in shaping the General Plan effort.

After reviewing the General Plan Update process, Joe Power presented “General Plan 101: An Introduction” to provide background on what a General Plan is. The General Plan is a citizen-based statement of long-term civic vision and is designed to serve as the “constitution” or “blueprint” for future development decisions. State law requires that a General Plan be prepared and adopted for every City and County in California. The proposed update to the Calabasas General Plan will include seven mandatory elements and four optional elements:

Mandatory Elements

Land Use
Circulation
Housing
Conservation
Open Space
Noise
Safety

Optional Elements

Community and Economic Design
Parks and Recreation
Cultural Resources
Communication, Technology, and Infrastructure

Early highlights of the community telephone survey were shared ([click here for the survey report](#)). Top issues rated as very important or somewhat important included:

- Protect the environment and open space
- Limit population growth
- Protect neighborhood character
- Provide balanced transportation
- Protect rural lifestyles
- Improve wireless communications
- Improve recreation services for youths
- Improve civic and cultural facilities
- Improved recreation services for seniors/adults



Erik Justesen with RRM Design Group introduced the interactive portion of the workshop and provided an overview of the posted exhibits and opportunities for individual comments. Six stations were set up with exhibits and banners to solicit comments regarding a range of issues for the General Plan:

- 1 – Overall General Plan Vision
- 2 – Plan Boundaries and Potential Annexation Areas
- 3 – Urban Intensification & Revitalization
- 4 – Circulation & Transit
- 5 – Open Space, Recreation & Trails
- 6 – Neighborhood Protection & Housing

These issues and exercises were also a focus of the prior March 15, 2007 GPAC meeting. A summary of the results from each exercise station is provided below. The comments noted reflect individual contributions to brainstorm issues related to each topic. It is intended that provided comments will contribute to further analysis and discussion that will take place prior to formal recommendations.

Station 1 – Overall General Plan Vision

Posters of the existing General Plan vision text were provided. The existing Vision is divided into three categories: Environmental Responsibility, Local Management and Control of Calabasas' Future, and Community Image. Comments received included:

- Create a community that does not rely on new development to be sustainable
- Address “soft” issues such as how to generate more interest by residents in community affairs
- Preserve mountain tops and ridgelines -- the essence and vision of Calabasas
- Concerned with new intensification/revitalization
- Performance standards should be kept as part of the General Plan
- Create the feeling of a planned community (like Mammoth Lakes)
- The civic center is nice but could be smaller and cost less



Station 2 – Plan Boundaries and Potential Annexation Areas

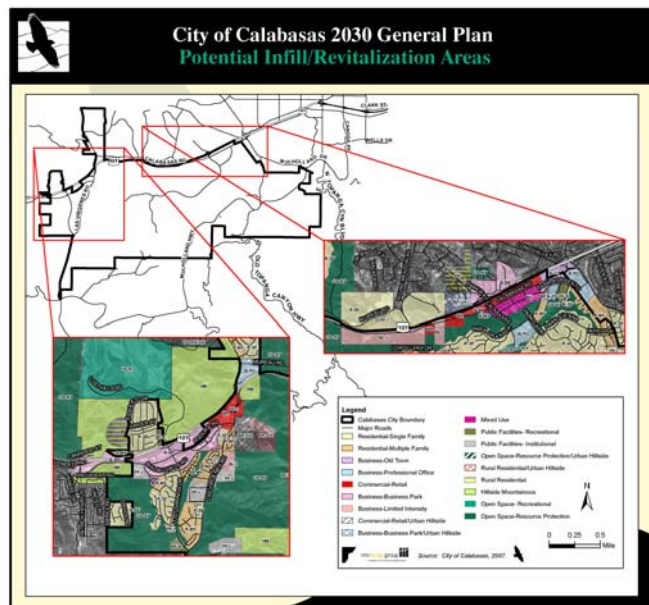
The purpose of this station was to review the existing General Plan city boundaries and study area and provide comments to shape the study area for the present General Plan Update effort and future annexation areas. An exhibit showed existing boundaries and identified possible areas for discussion. Comments received included:

- The General Plan needs to be compatible with the North Area Plan and ridgeline and grading ordinances for LA County areas
- Annex unincorporated County area northeast of 101 Freeway/Lost Hills Road to preserve views and consider future of landfill
- Clover Trail in Calabasas Highlands needs drainage improvements, area has road and overbuilding issues
- Annex currently developed older commercial/office area north of the 101 Freeway (Craftsman Corner) to redevelop/revitalize area, to provide senior housing, etc.
- Annex the pet cemetery area to control development.
- Calabasas rural community density is higher than LA County area currently unincorporated areas south of the city unlikely to annex

Station 3 - Urban Intensification & Revitalization

The goal of this station was to identify candidate areas for revitalization and/or areas that may be appropriate for creating more of a downtown character. Comments received included:

- Make sure that existing infrastructure is maintained
- “Improvements” to roads may encourage more outside traffic
- Concerns with creating higher density development (urban intensification) on both the westside and eastside of town
- If the Lost Hills overpass is widened, protection should be provided for neighborhoods due to increased commuter traffic there to Malibu Canyon
- Future development along Calabasas Road should fit into the hillside landscape and screened from the 101 Freeway
- Consider rebuilding with mixed use near the Gelsons shopping center area
- No more gas stations on Las Virgenes



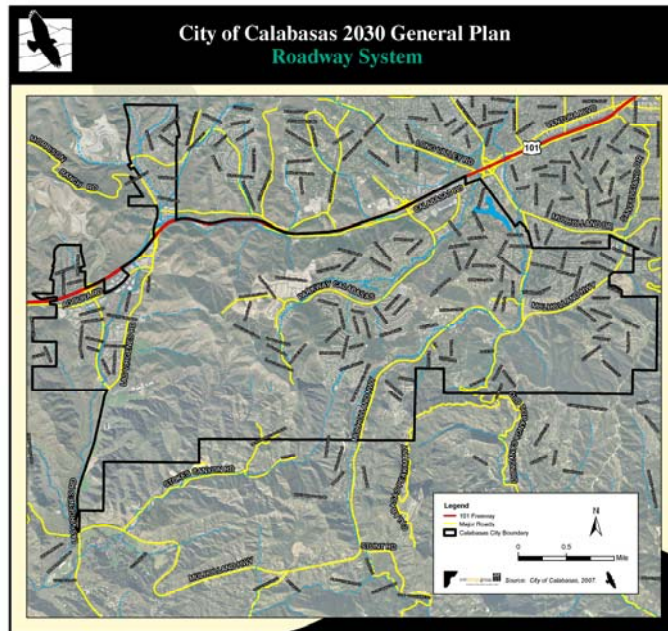
Station 4 – Circulation & Transit

The goal of this station was to review existing roadways and transit facilities and identify issues regarding the transportation system and suggest solutions. Comments received included the following:



- Concerns regarding adding any more schools, housing or traffic on Mulholland Highway or Las Virgenes Road
- Explore ways to discourage Calabasas Road being used as an alternative to the 101 Freeway during PM peak hours
- Make Calabasas a place where people can get around without using their cars
- Connect bicycle/pedestrian trails/paths to residential areas

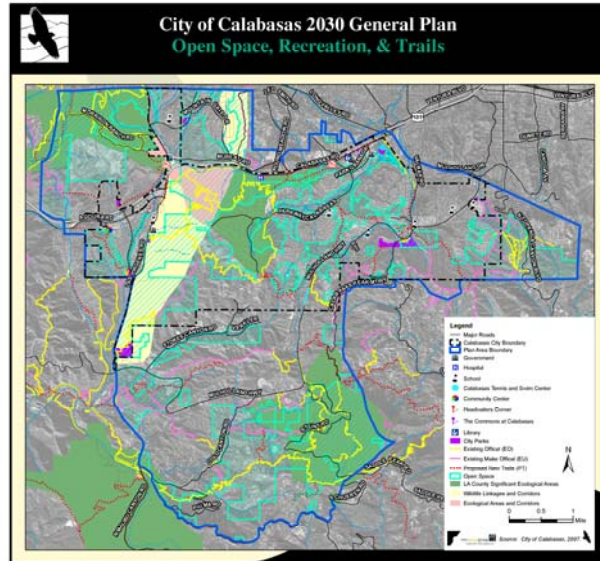
- and destinations
- Provide parking bicycles at key destinations for shopping, recreation, entertainment
- Concerns regarding Old Town overflow parking on the Dinovitz project
- Consider sound wall at Saratoga Hills
- Address safety of bike paths on Las Virgenes Road
- Inform community of shuttle service updates/bus times, look at ways to increase ridership
- Provide a sidewalk and crosswalk improvements near AE Wright School
- Address Viewpoint school traffic and bike riders on Mulholland Highway



Station 5 – Open Space, Recreation & Trails

The purpose of this station was to review existing facilities and resources and identify areas warranting attention. Candidate sites for acquisition or improvements were also solicited. Comments received included:

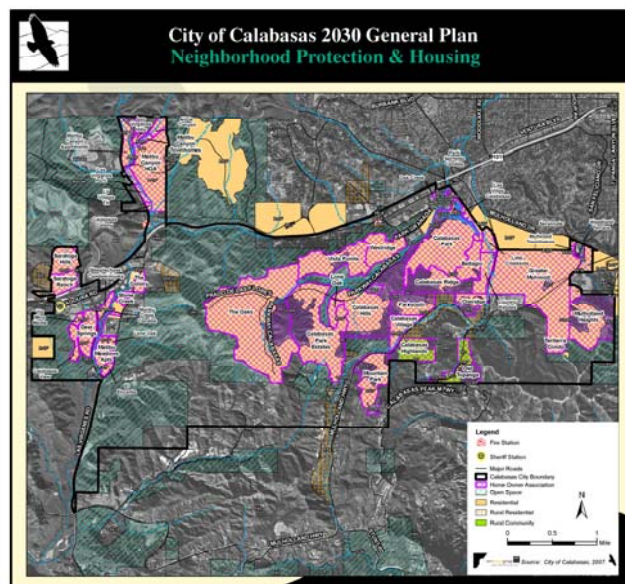
- Need community picnic and recreation areas in the eastern part of Calabasas
- Publicly owned parks should not be allowed in gated communities
- Designate hills and open space between The Commons, Parkway Calabasas, and Park Granada as permanent, non-recreational open space.
- Link the park developed on the closed landfill area to the trails plan
- Create active recreational areas
- Provide easements for public access to open space
- Promote existing trails
- Houses should not block trails to recreation areas and parks
- Passive open space for views and hiking is important



Station 6 – Neighborhood Protection & Housing

This station focused on identifying areas and issues regarding neighborhood character and considering candidate areas for workforce and special needs housing. Comments included:

- Protect neighborhoods from “mansionization” (particularly on ridgelines & hillsides)
- Disallow lot splits to build multiple homes
- Control, like Ojai, number of housing permits by lottery (6 per year)
- Develop standards and guidelines for enlarging existing residences (especially those with nonconforming lot lines)



- Address privacy concerns for 2-story applications in 1-story neighborhoods
- Consider timing requirements for landscaping to make sure landscaping is installed close to when a house is constructed
- Additions should be in character with existing homes
- Provide an historic overlay for Old Town, “Bird Tract,” Old Topanga, others?
- Reduce “overflow traffic” or “Z Traffic” along Lost Hills Road and Las Virgenes, concerned with any street widening
- Lot line adjustments should be made sparingly to preserve privacy and home values
- Some older small commercial buildings should be designated mixed use
- Preserve the feel of the rural communities through building standards-color, size, view from road, proximity, etc.