

The community was invited to an evening public workshop to help shape the direction of the General Plan Update. The public workshop provided an update of progress to date and focused on developing land use concepts and alternatives for the General Plan. The workshop agenda included:

1. A **Presentation** providing an overview of progress to date
2. **Land Use Exercise** to help shape the future of Calabasas
3. **Open House** to view stations and provide comments regarding a variety of topics

All activities took place at the Agoura/Calabasas Community Center located at 27040 Malibu Hills Road, Calabasas. Approximately 70 individuals participated in the workshop. When signing in, participants were asked to indicate where they lived with a yellow dot on a city map. Although not every participant placed a dot, a variety of neighborhoods and areas throughout the City were represented. Public workshop activities were videotaped by the City's media department and refreshments were provided.



Public workshop flyers were mailed to all households within Calabasas. In addition, flyers were distributed to all homeowner associations, General Plan email list recipients and several stakeholders, as well as posted at all regular posting locations (Gelson's, City Hall, De Anza Park and the Tennis and Swim Center). An advertisement in The Acorn on August 9 and an e.News article on the City's website were provided.

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

RRM

Erik Justesen
Diane Bathgate

Rincon

Joe Power
Patrick Nichols

City Staff

Tom Bartlett
Maureen Tamuri
Michael Klein

Isidro Figueroa
Liz Parker

Several General Plan Advisory Committee (GPAC) members took part in the public workshop including Britt Aaronson, Dana Ashton, Dave Brown, Michael Friedman and Peter Kraut. Mayor Pro Tem Mary Sue Maurer, Council Member Dennis Washburn and Planning Commissioners Martha Fritz and Rick Shumacher also were in attendance.

A summary of the presentation as well as the results from the land use exercise and workstations are provided below.

General Plan Presentation

Joe Power with Rincon Consultants presented an overview of the General Plan work program, General Plan themes and land use map, work products to date and an outline of next steps in the process. The complete PowerPoint presentation is available on the City's website at www.cityofcalabasas.com. The General Plan work program includes four phases of over 21 months with completion planned in Fall of 2008.

Phase 1 of the General Plan Update is nearing completion. During this phase the following community participation and feedback tools have been implemented:

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



Work products to date include issue reports assessing current conditions, opportunities and constraints; development concepts for three focus areas; working draft community vision statement; and a working draft land use map

Clear themes so far heard by the General Plan Update team include:

- 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.

A review of the existing General Plan land uses and areas for possible changes was summarized. Some primary factors creating the need to facilitate some General Plan land use change include:

- Regional Housing Needs Assessment (RHNA) housing allocations (521 dwelling units)
- Desire for a mix of land uses for city residents establishing a jobs, shopping, recreation and housing balance
- Market demand for shopping/retail services
- Market demand for jobs
- Unmet demand for sports fields

The presentation closed with recommendations on how individuals can get involved in the General Plan Update and an introduction to the Land Use Map exercise to follow. Suggested ways to become involved include:

- Follow progress via CTV coverage and the City website www.cityofcalabasas.com
- Attend upcoming GPAC meetings
 - September 20 (final land use plan to send to PC/CC)
 - October 18, November 1, November 15, December 6 (element preparation)
- Talk to your neighbors and HOA leadership about the General Plan



Land Use Exercise

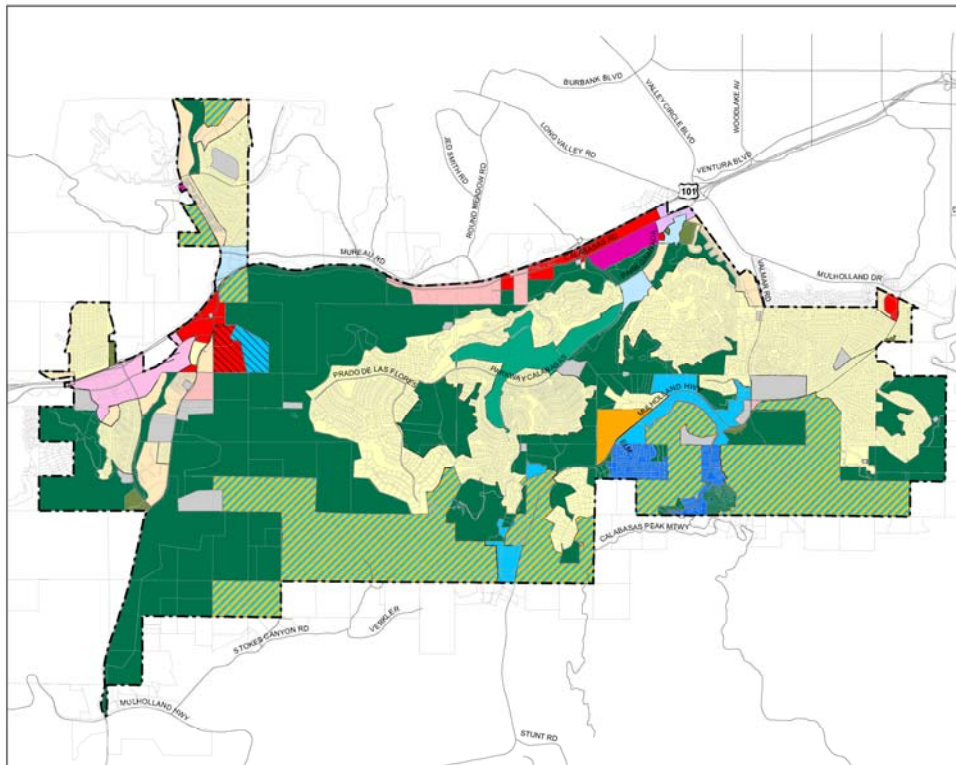
This segment of the public workshop focused on considering locations for potential land uses to create a more balanced community. Workshop participants were divided into six workgroups to create a plan to accommodate:

- 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



The Land Use Exercise parameters included the following:

- The plan must accommodate at least 400 residences within the current city limits (as mandated by State law).
- Other elements of the plan are optional and can be outside the current city limits.
- If the plan accommodates less than projected demand for shopping, office, or parks, please be prepared to explain why.
- Sports fields must be placed on level to nearly level sites.
- There is no specific target for entertainment/cultural facilities or gathering places; add as many or as few as wanted or needed.



Current Land Use Map

A large scale print of the existing General Plan Land Use Map was provided at each table as well as a legend of uses, stickers representing the various potential uses, and an aerial photo showing existing conditions. Workgroups spent approximately an hour collaborating and discussing potential uses and placing uses in recommended locations. Notes on the plan were also welcome. Erik Justesen facilitated a review of the results from each worktable's selected representative.



Exercise Trends - Comments and suggestions expressed by the six workgroups contained areas of commonality which included:

Sports Fields - Exercise results supported additional fields on existing developed sites, especially existing schools where joint use opportunities could be expanded. Such sites included Calabasas High School, A.E. Wright Middle School, Lupin Hill Elementary School, and Alice C. Stelle Middle School.

Housing - Opportunities for additional housing was suggested near the existing Alzheimer care facility, near the post office, and in the Craftsman Corner area. Additional housing was also suggested for the eastern side of town on a variety of sites.

Shopping – Workgroups commonly placed opportunities for shopping between Agoura Road and the 101 Freeway, to north and west of Craftsman’s Corner area, in the Craftsman’s Corner area and at Las Virgenes and Mureau Roads.

Entertainment/Cultural – Potential areas for additional entertainment and cultural uses included near the Alzheimer Care facility, between Agoura Road and the 101 and also in the Craftsman Corner area.

Gathering Places – Additional areas for people gathering places were suggested between Agoura Road and the 101 Freeway, Craftsman Corner area, northwest of Craftsman Corner area and at Las Virgenes and Mureau Roads.

Mixed-use Areas – Suggested areas for providing a mix of uses included between Agoura Road and the 101 Freeway, northwest of Craftsman Corner, in Craftsman Corner area and at Las Virgenes and Mureau Roads.

Inconsistent Responses – Some areas where some distinctly different opinions were expressed were regarding whether or not sports fields would be acceptable in the State park, whether office uses should be fostered between Agoura Road and the 101 Freeway and whether additional shopping should be provided near the post office. In addition, different opinions were expressed regarding the appropriateness of creating more of a mixed use area along Agoura Road.



Open House Workstations

This segment of the public workshop provided the opportunity to view information at six stations and provide comments regarding the following topics:

- General Plan Vision
- Parks, Recreation and Open Space
- Neighborhood Center “Country Store”
- Agoura/Las Virgenes
- Town Center/Craftsman Corner
- Current vs. Working Draft of General Plan Land Use Plan



2030 General Plan Vision

At this station, a draft updated General Plan vision was posted on the wall and comments were solicited. The draft language was guided by input from the GPAC and prior public workshops. Similar to the existing General Plan vision, three categories of vision statements were provided. The updated vision retains the “Environmental Responsibility” category, provides an adjusted “Community Character” category and introduces a new category of “Quality of Life” that replaces the previous “Local Management and Control.” Comments received included:

- Ensure the vision is incorporated into the General Plan and enforced with developers.
- People are generally happy with the current General Plan. No substantial changes are needed.
- Use “highest”, not just “high” priority on open space.
- Provide greater commitment and a more aggressive approach for affordable rental housing for the city’s retail and service occupations, including teachers.
- Improve existing transportation system from west Calabasas to east Calabasas while also incorporating resources from Agoura Hills and Westlake Village for future transportation throughout Conejo Valley cities.
- Build quality, not quantity. The City has a choice how much residential and office demand to accommodate.
- Keep performance standard base, not policy based higher density.



Parks, Recreation and Open Space

At this station, several potential sites for future parks, recreation and open space uses were identified. In addition, an updated concept for encouraging clustered development was explored. The purpose of the updated clustering concept was to enhance clustering provisions to increase open space inventory. In addition, the concept would allow owners to recognize property rights while:

- Focusing allowed development in least sensitive areas of sites
- Reducing required grading, visual, & biological impacts
- Allowing the City to acquire additional lands for designation as permanent open space

The draft concept would also potential reduce lot size (for example, from 10 acres to ½ acre) and require a minimum open space set aside (9 acres per unit, for example)

Written comments included:

- Focus on optimizing existing developed areas for sports fields such as school sites for joint use.

- Consider the landfill for future recreation needs. A sensitive design would be required due to the height and visibility of the landfill.
- Some individuals questioned whether sports fields are truly needed.
- Sports fields should not be placed in the State Park area along Las Virgenes Road.
- Open space resulting from clustering should be dedicated in perpetuity.
- Keep existing clustering provisions in General Plan and have greater enforcement.
- Site B (west of Las Virgenes Road) and Site C (northeast corner of 101 Freeway and Las Virgenes Road) should be preserved as open space.
- Site E (along Mulholland Highway) is deed restricted and compromise has been reached to donate it to conservation.
- Consider areas in the eastern portion of the city for soccer fields.



One commenter verbally suggested considering annexing an area north of Highway 101 between Las Virgenes and Lost Hills roads for possible future development of recreational facilities. In addition, different views on clustering were shared. Some participants felt that it encourages development where it is difficult now so a net loss of open space. While other participants believed there may be merit to concept.

Convenience/Neighborhood Center (“Country Store”)

Some areas of Calabasas do not have convenient access to basic retail services. Consideration of pursuing land use designations for providing small-scale “country stores at two potential locations was offered up for discussion. The first potential site includes an existing commercial center along the west side of Las Virgenes Road near Thousand Oaks Boulevard. The second potential site is along Mulholland Highway near the City’s southern boundary.



Public comments did not support pursuit of this concept. Some commenters expressed that there is adequate access to services and markets and that maintaining existing scenic resources is more important.

Agoura/Las Virgenes

This station explored the concept of providing a mix of uses along a portion of Agoura and Las Virgenes Roads. Preliminary planning principles, conceptual images and a possible land use diagram were provided for review and comment. Comments received included:

- Make sure runoff of any additional hard surfaces does not affect the health of Las Virgenes Creek.

- Consider some low income housing to be located on the eastern side of Calabasas.
- Concern with intensity of mixed use concept.
- Consider new businesses such as Whole Foods, Trader Joes, Souplantation, a micro-brewery, health food store, and art galleries.
- No more fast food restaurants, offices or apartments and ensure high end quality for the west side (quality retail/restaurants)
- Make sure surrounding hills are preserved.
- Address traffic impacts first.
- No movie theaters on the west side of town.
- Need to address congestion at Lost Hills interchange
- Support the presented visuals as current center has lacks character or charm and needs walks, trees, piazzas and fountains.
- Proposed shopping center at corner of Lost Hills Road and 101 further fragments this area and does not support goal identified to establish commercial core
- Encourage non-automobile approaches.



In summary, comments generally supported the higher quality design and additional amenities encouraging pedestrian-orientation and people gathering places. Comments focused on concerns regarding increases in intensity.

Town Center/Craftsman's Corner

This station explored the concept of providing a mix of uses in two adjacent areas: the area around The Commons and Civic Center and in the area known as Craftsman Corner (outside Calabasas city limits). Preliminary planning principles, conceptual images and a possible land use diagram were provided for review and comment. Comments received included:

- Support for arts and media/resident mixed use
- Like arts district concept with art galleries, performance theater/stage, music mall, bistro
- Concern regarding more building intensity for shopping/retail
- Develop creative gateway treatment as well as an equally inspirational gateway at the west/north entry
- Great use of space

Overall, participants were receptive to the idea of coordinating redevelopment of Craftsman's Corner into a mixed use district with an arts emphasis.

Current vs. Working Draft of General Plan Land Use Plan

This station provided information regarding the existing General Plan Land Use Plan and a working draft of the General Plan Land Use Plan based on public comments, GPAC input and staff suggestions to date. In addition, a table compared potential city build out under the existing and working draft land use scenarios. Comments received included:

- Need to enforce scenic corridor policies.
- Provide more affordable rental housing for many of the City's retail and service occupations.
- Improve transportation including better east-west public transit with a vision to incorporate resources for greater connections among Conejo Valley cities.
- Upscale any stores or housing
- Concerns regarding mixed uses concept at Agoura and Las Virgenes Roads.
- Consider Souplantation, Trader Joe's, no gas stations at Agoura Road/Lost Hills Road
- Consider the existing City Hall site for future mixed use development
- Calabasas Inn – should have three story height limit, no retail, primarily condominiums (25% affordable). Consider a “no project” option.

