



Photo of Highlands Park

APPENDIX A: Community Profile

Findings and Conclusions

Listed below is a summary of the findings and conclusions of the community profile analysis.

Regional Context

The City of Calabasas is known as the gateway to the Santa Monica Mountains. It is located in Los Angeles County roughly 10 miles from the Ventura County line. Although Calabasas is mainly a residential community, it has more of a business and commercial base than many other nearby cities. Highway 101 provides access to the greater Los Angeles area. There is a large amount of publicly owned land in and around the City of Calabasas because of the scenic location.

Planning Area

The planning area for the project is the City limits, about 12.9 square miles in size.

Natural Features

The Santa Monica Mountains are the key natural feature in the Calabasas area, and separate the valley from the coast. Due to the beauty of this area, the Santa Monica Mountains National Recreation Area was established by the federal government. The scenic area encompasses about 150,000 acres, including 550 miles of multi-use trails and 70,000 acres of public park land. The importance of this is that many trail opportunities means more trail activity. Also, the location means that outsiders pass through Calabasas to participate in outdoor recreation activities.

Demographic Characteristics

The demographics of the city show a highly educated adult population with relatively high income levels. The City is predominantly populated by professional adults with young children. The population is much less diverse than Los Angeles County as a whole, and median income is significantly higher. In general, the older the population, the less they participate in active or competitive recreation activities. However, greater income is correlated with higher recreation use.

Land Use

Calabasas was incorporated in 1991. There are more than 50 Homeowners Associations (HOAs) in the City, and many of the developments are gated or have limited access. There is very little vacant buildable land in the City, although the city appears to show large expanses of undeveloped areas. However, land not already developed is usually protected open space, zoned for very low density development because of environmental constraints, or is unbuildable due to topography. There is some potential for expansion through annexation in the future.

Conclusions

Calabasas has more than 54 acres of developed parks, including several special facilities, such as the Tennis and Swim Center, and 1.8 acres of undeveloped parkland. However, due to the topography of the area, finding land for additional active recreation facilities will likely be a challenge.

A.1 Regional Context

Located adjacent to U.S. Highway 101, the City of Calabasas is known as the gateway to the Santa Monica Mountains. Calabasas is situated 31 miles northwest of Los Angeles near the Ventura County boundary. The city encompasses an area of approximately 12.9 square miles. Scenic Mulholland Highway runs to the south of the City.

Calabasas is located in the scenic Santa Monica Mountains, and the Santa Monica Mountains National Recreation Area is located nearby. This 150,000-acre area includes 550 miles of multi-use trails in 70,000 acres of public park land.

Calabasas is the newest city in Los Angeles County. It was formed in 1991, and the incorporation passed by a 9 to 1 margin.

Listed below are travel distances from Calabasas to various destinations.

<i>Los Angeles</i>	<i>31 Miles</i>
<i>Santa Barbara</i>	<i>65 Miles</i>
<i>San Diego</i>	<i>150 Miles</i>

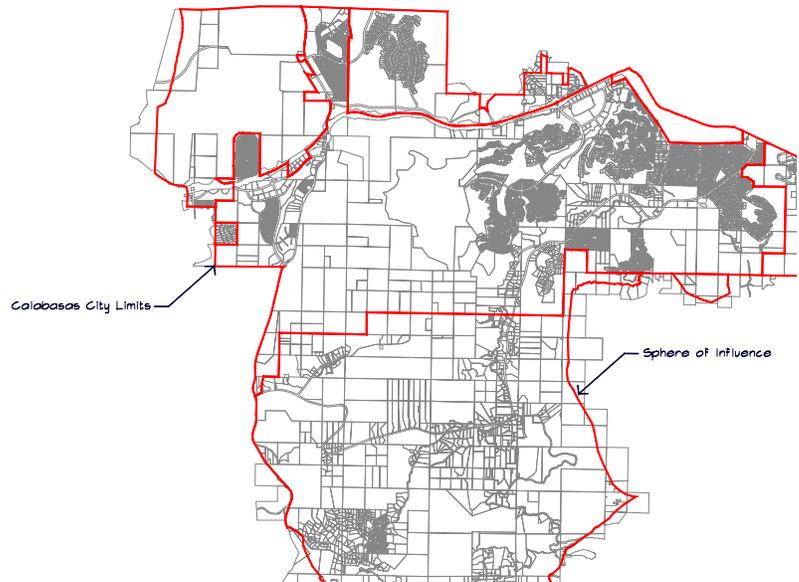
**FIGURE A.1
Regional Location**



A.2 Planning Area

The planning area for this study includes lands within the city limits of Calabasas. The current city boundary is shown below.

FIGURE A.2
Planning Area Map



A.3 Natural Resources

Natural resources are important to planning for a variety of reasons. The topography/terrain and the existence of water features all impact the potential for development. While land with natural resources is often considered environmentally sensitive and has development limitations, it is often conducive to park, open space, and recreation uses as well. Aside from minimizing hazards associated with these features, the preservation of resource areas has a number of other benefits such as protecting unique landforms, maintaining aquifer recharge areas and other hydrological functions, and preserving the riparian and vegetative cover.

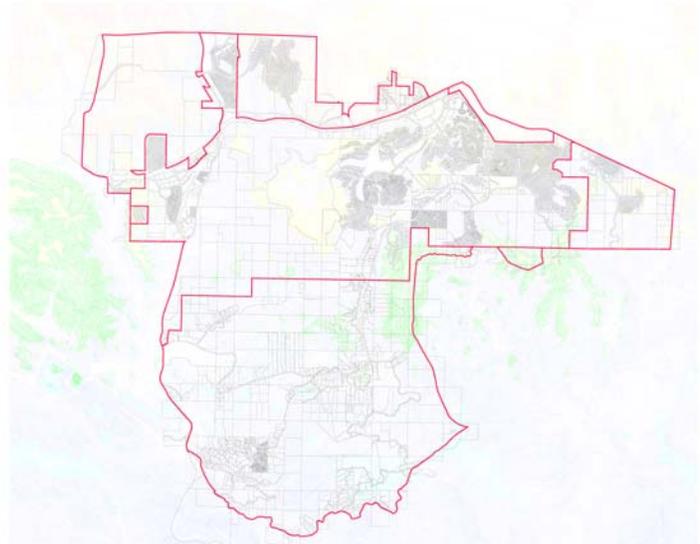
In the City of Calabasas, many areas remain undeveloped with the natural features remaining. The City has a number of zoning

designations that protect natural resource areas, restrict development, and maintain the open character.

Topography/Terrain

The terrain in the Calabasas area can be categorized as rugged or mountainous, with few level areas. The City is located within the Santa Monica Mountains. Calabasas ranges in elevation from 500 to 2,500 feet above sea level, with an average elevation of 796 feet. This topography is a major factor in the development and overall aesthetic character of the City of Calabasas. The scenic character of Calabasas is a result of the topography, and most undeveloped areas in the City will likely remain that way due to topographic constraints and the zoning limitations resulting from the topography.

**FIGURE A.3
Topography**



Water Features

Las Virgenes Creek, part of the Malibu Creek drainage, passes through the City. Several other creeks and drainageways pass through the City. There is one small human-made lake located near the Tennis and Swim Center.

Streams and drainage way areas are important because of their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation and carry storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways can also serve as conduits for trails.

A.4 Climate

Similar to most communities in southern California, the climate in the City of Calabasas can be characterized as mild and wet in the winters, and warm and dry in the summers. Precipitation averages about 13.6 inches a year. This mild overall climate encourages year round recreation activity.

Table A.1
Climate Statistics
City of Calabasas

Month	Average High Temperature (Fahrenheit)	Average Low Temperature (Fahrenheit)
January	68°	39°
February	71°	40°
March	72°	42°
April	77°	44°
May	81°	49°
June	87°	53°
July	95°	57°
August	95°	58°
September	91°	55°
October	84°	49°
November	74°	43°
December	68°	38°
AVERAGE	80°	47°

Source: Weather.com

A.5 Demographic Characteristics

Demographic characteristics are important attributes because they provide a picture of the local population and allow comparisons between communities. Information about demographics also provides insight into recreational interests and participation. Factors such as age and income significantly affect the level and individual ability to pursue recreational activities. To a lesser extent, employment, education and ethnicity also play a role. The population and demographic information for the City of Calabasas is derived from the US Census.

Calabasas is the newest city in Los Angeles County. Incorporated in 1991, it became the 88th city in the County. According to the US Census, the city's population was placed at 20,033 people.

Although historic demographic data for the Calabasas area is not available for this study, limited growth is expected in the City over the coming years. Due to environmental constraints and undevelopable steep hillsides, most undeveloped land within the

City limits will remain that way, and most of the developable areas are already built out. Several annexations are planned, and the population will increase as a result of the annexations. Table A.2 below shows the population of the City of Calabasas in relation to the population of Los Angeles County.

**Table A.2
Population
City of Calabasas / Los Angeles County**

Year	Calabasas	Percent of County Population	Los Angeles County Population
2000	20,033	0.002	9,519,338

Source: U.S. Census Bureau

The demographic profile for the City of Calabasas is quite different from that of Los Angeles County as a whole. However, Calabasas is similar to other affluent nearby cities.

Calabasas is much less diverse than Los Angeles County as a whole. In Calabasas, the population is predominantly white, with 82.2% of the population characterized as non-Hispanic white; and the Black, Asian, and Hispanic populations are all significantly lower than in the County. Housing costs are very high, and most of the housing in Calabasas is owner-occupied (81%). In terms of age, the distribution of the population of Calabasas is generally similar to that of Los Angeles County, although the median age in Calabasas is higher. Calabasas also has a very highly educated population: almost a quarter of the population age 25 and older has a graduate degree.

Past recreation studies conducted by MIG indicate that in most cases, the older the population, the less participation in active or competitive recreation activities occurs. In contrast, youth age groups tend to participate in recreation activities more frequently than any other age group and favor activities that are more active and competitive in nature. This includes activities such as basketball, baseball, soccer, swimming, and bicycling.

Young adults (ages 18-34) are also an active age group and typically form the core of adult competitive sports. Older adults (ages 35-64) characteristically have less time to devote to recreational activities and tend to have a more passive interest in recreation programs. Recreational time is at a premium and often limited to weekends and occasional evenings. Since Calabasas has a higher percentage of older adults than average, and a lower percentage of young adults, participation in adult competitive sports is likely to be lower than average.

A comparison of the population profile for the state, the county, and nearby cities is shown in Table A.3.

Age

**Table A.3
Age Distributions – 2000
Selected Geographic Areas**

	Under Age 18	Ages 18 to 64	Age 65 and Over	Median Age
State of California	27.3%	62.1%	10.6%	33.3
Los Angeles County	28.0%	62.3%	9.7%	32.0
Calabasas	28.6%	62.8%	8.6%	38.5
Agoura Hills	30.5%	63.3%	6.2%	37.6
Camarillo	25.3%	57.7%	17.0%	38.9
Hidden Hills	33.0%	56.9%	10.1%	40.4
Thousand Oaks	26.0%	62.9%	11.1%	37.7

Source: U.S. Census Bureau

As seen from Table A.3, although the City of Calabasas has roughly the same percentage of population in each age group as Los Angeles County, the median age is significantly higher. Calabasas is comparable to Agoura Hills, although Agoura Hills has a lower percentage of seniors and a higher percentage of children.

The specific age breakdowns for the City of Calabasas are listed in Table A.4, below. Comparisons are shown with the Los Angeles County age breakdowns.

**Table A.4
Age Breakdowns 2000
City of Calabasas**

Age Category	Calabasas Population	Calabasas Percentage	Los Angeles County Percentage
0-9	2,964	14.79	16.1
10-14	1,824	9.1	7.6
15-19	1,302	6.5	7.2
20-24	802	4.0	7.4
25-34	1,988	9.9	16.6
35-44	3,844	19.2	15.9
45-54	3,610	18.0	12.1
55-64	1,983	9.9	7.3
65-74	1,097	5.5	5.2
75+	619	3.1	4.5
TOTAL	20,033	100.0%	

Source: U.S. Census Bureau

Income

Income levels can also reveal important demographic characteristics. Generally, the higher income groups tend to be more active and participate in the more expensive types of activities.

Income levels within the City of Calabasas are higher than in Los Angeles County and the rest of the State. However, many of the communities surrounding Calabasas also have relatively high incomes compared to the County.

A comparison of the 2000 household incomes is shown in Table A.5 below.

**Table A.5
Household Income Levels - 2000
Selected Areas**

Area	2000 Median Household Income
California	\$47,493
Los Angeles County	\$42,189
Calabasas	\$93,860
Agoura Hills	\$87,008
Camarillo	\$62,457
Hidden Hills	\$200,000+
Thousand Oaks	\$76,815

Source: U.S. Census Bureau

Employment

An analysis of the labor force in Calabasas revealed that the largest employment type class is from the professional, scientific, and management employment type. Calabasas also has a higher percentage of population in the finance, insurance, and real estate sector than California as a whole. The percentage of Calabasas population in the public administration and the transportation, warehousing, and utilities employment types are significantly lower than in California as a whole.

A breakdown of employment classifications in Calabasas is listed in Table A.6 on the next page.

**Table A.6
Employment Classification – 2000
City of Calabasas and State of California**

Type	Calabasas Percentage	California Percentage
Agricultural, forestry, fisheries, hunting and mining	0.2	1.9
Construction	4.0	6.2
Manufacturing	7.1	13.1
Wholesale trade	4.3	4.1
Retail trade	8.6	11.2
Transportation, warehousing and utilities	0.8	4.7
Information	2.4	3.9
Finance, insurance, real estate	11.5	6.9
Professional, scientific, management, administrative and waste mgmt. services	19.7	11.6
Education, health and social services	21.9	18.5
Arts, entertainment, recreation, accommodations and food services	7.2	8.2
Other services (except public admin.)	3.5	5.2
Public administration	1.5	4.5

Source: U.S. Census Bureau

Race

An analysis of race and ethnic background revealed that 82.2% of the residents are characterized as non-Hispanic White and 4.7% are Hispanic. Approximately 1.2% of the population is Black and 7.7% is Asian. The population in Calabasas does not reflect the diversity of Los Angeles County. Calabasas has a significantly higher percentage of non-Hispanic Whites, a significantly lower percentage of Hispanics, and lower percentages of all other racial groups. Ethnicity is important from a recreation participation standpoint. Some ethnic groups have a higher participation level in specific types of recreational activities, which increases the demand for certain types of facilities. A breakdown of race demographics is listed in Table A.7 on the next page.

Table A.7
Race – 2000
City of Calabasas Compared to the State and County

Type	Calabasas Number	Calabasas Percentage	Los Angeles County Percentage	California Percentage
White, non-Hispanic	16,463	82.2	4.1	32.4
Hispanic	949	4.7	44.6	46.7
Black	236	1.2	9.8	6.7
Asian	1,544	7.7	11.9	10.9
Pacific Islander	9	0.0	0.3	0.3
American Indian	27	0.1	0.8	1.0
Other	805	4.0	28.4	2.0
TOTAL	20,033	100.0%	100.0%	100.0%

Source: U.S. Census Bureau

Education

An analysis of education revealed that the vast majority (97.2%) of the adult residents have a high school degree or higher. Nearly two-thirds of the residents (57.9%) have a bachelor’s or graduate degree. Almost one-quarter have a graduate degree (24.4%), an extremely high percentage. Overall, the breakdown of the educational attainment would suggest a highly educated community, with much higher educational attainment levels than countywide or statewide.

A breakdown of educational background is listed in Table A.8 on the next page.

Table A.8
Educational Attainment – 2000
City of Calabasas

Type	Calabasas Pop. 25 yrs and over	Calabasas Percentage	Los Angeles County Percentage	California Percentage
Less than 9 th Grade	107	0.8	16.2	11.5
9 th to 12 th grade, no diploma	265	2.0	13.8	11.7
High School Graduate	1,495	11.3	18.8	20.1
Some college, no degree	2,720	20.5	20.0	22.9
Assoc. Degree	996	7.5	6.2	7.1
Bachelor's Degree	4,447	33.5	16.1	17.1
Graduate Degree	3,233	24.4	8.8	9.5
TOTAL	13,283	100.0%	100.0%	100.0%

Source: U.S. Census Bureau

1.6 Land Use

Land use plays an important role in the location, distribution and availability of park and recreational facilities. A major characteristic of land use in Calabasas is that most of the undeveloped land in the City is in protected or restricted development designations. This means that even though it might appear there is quite a bit of undeveloped land, most of that land is not available for development. This makes it necessary to evaluate the most effective means of meeting the park and open space needs for each major park category.

The total land area of the City of Calabasas is about 12.9 square miles or 8,256 acres. There is limited residential growth potential because of the steep hillsides and other constraints on development.

The non-developed areas of the City are mainly in Open Space or Hillside/Mountainous zones. The Open Space zoning category limits the use of land, and the City is in the process of adopting a second Open Space zone with additional development restrictions. This new zone will be called the Open Space Development Restricted zone. Most of the remaining undeveloped land is within the Hillside/Mountainous district. This zoning designation also limits development, allowing

anywhere from 1 unit per 10 acres to 1 unit per 40 acres depending on the individual site and the development proposal.

The predominant housing type is single family residential, which represents more than three-quarters of the homes in Calabasas. Compared to most neighboring cities, Calabasas has a relatively high employment base. Commercial areas are located on the east and west ends of town, near Highway 101. Most of the available jobs are in the service sector, and a high percentage of these employees are in the low to moderate income ranges and cannot afford to live in Calabasas.¹

Residential areas need parks to fulfill active and passive recreation needs and provide open space for local residents. Commercial areas will require parks that focus on use during the day, or that attract people to travel to at night. Commercial areas are more likely to require plazas and places for passive recreation that are smaller in area and more urban. In addition, land use analysis helps to identify areas where development is at a higher density and therefore potentially with a greater need for parks.

Vacant land is important in terms of locating future park and recreation facilities. Since the area within the existing city limits is either well developed or has development limitations due to rugged terrain, there are very few large parcels of land with minimal slopes. Depending on the needs assessment, this may pose a challenge to future park development.

1.7 Housing

There are 7,426 housing units in the City of Calabasas, based on 2000 U.S. Census data. Of these units, 80.6% are owner-occupied, and 19.4% are renter-occupied. The majority of homes in Calabasas (68%) are single family detached. However, there are also a number of condominium and townhouse developments and one manufactured home park with 210 units.

Of the 1,399 rental units, 1,298 (93%) are contained in two apartment complexes. Malibu Canyon Apartments contains 698 apartments, and Malibu Meadows Apartments contains 600 apartments. Both of these developments were financed through Los Angeles County's Multi-Family Mortgage Revenue Bond program and therefore are required to rent a certain number of units to very low and low income households at reduced rents. Malibu Canyon has 140 affordable units, and Malibu Meadows has 120 affordable units. According to the City's Housing Element, these units constitute the bulk of affordable housing in Calabasas. According to the Community Development Director,

¹ City of Calabasas 2000-2005 Housing Element
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these apartment complexes attract a number of students from Pepperdine University, which is located a short drive away.

1.8 Population Projections

Table A.9 below shows the anticipated growth (in housing units) that will be realized once the city’s vacant land is developed to its full potential. Based on zoning and available vacant land, between 567 and 1,209 residential units could be added to the City of Calabasas. Using the average household size of 2.76 as reported in the 2000 census, this converts to a population increase of between 1,565 and 3,337 additional residents. These figures exclude the Oaks development.

A range of population is shown because residential lots can be developed at less than maximum density and because the City’s General Plan requires a consistency review, which may result in a permitted density that is lower than the maximum.

**Table A.9
Housing Development Potential
City of Calabasas**

Land Use Designation	Maximum Density (DU/Acre)	Vacant Acreage	Development Potential (Units)
RS – Single family Residential	6	641.9 ¹	679-689 ²
RC – Rural Community	2	74.9	288-372
RR – Rural Residential	1	243.2	28-239
RM – Multiple Family Residential	16	22.4	43-295
HM – Hillside Mountainous	1/lot	1,407.2	79-164
TOTAL	NA	2,389.6	1,117-1,759²
TOTAL, excluding the Oaks			567-1,209

Source: Calabasas Community Development Department, 2000-2005 Housing Element

Notes:

¹ Includes the land for the Oaks development.

² Includes the 550 units at the Oaks.

Population growth primarily occurs through two means: 1) annexation and 2) in-migration and infill. Identifying population growth potential from both sources is critical to identifying new demand for park and recreation services. Infill in developed areas is unlikely to be a significant source of population growth, given that most of the developed areas are subdivisions with covenants, codes, and restrictions (CCRs) that will likely not permit infill. However, three major annexations are anticipated within the next few years and additional annexations may take place in the future.