

CITY OF CALABASAS GENERAL PLAN:

AGENDA FOR THE 21ST CENTURY

I. INTRODUCTION

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I. INTRODUCTION

Calabasas is a community preparing to meet the 21st Century. As the world changes economically and socially, and technological innovation changes the way we live, Calabasas is looking beyond conventional wisdom and beyond the way things have always been done, to define a vision of its future. The Calabasas General Plan represents the City's first comprehensive effort to define what makes Calabasas a special place, delineate a vision for its future, and to formulate action-oriented programs to achieve that future. In addition to functioning as the City's lead policy document as to how it will manage its future, the General Plan is the City's official policy statement identifying Calabasas' expectations regarding the activities of other agencies as they will affect the community in the future.

Calabasas was founded as a separate community, away from the urbanization and congestion of the Los Angeles metropolitan area. From its early days, Calabasas maintained a pioneer spirit as "The Last of the Old West." In looking to the future, Calabasas must identify the characteristics that distinguish it from other communities within the metropolitan area, and which cause people to find it to be a good place to live.

Calabasas also faces the challenge of preserving its unique character and environment. The primary issues which Calabasas will face in the future will focus on managing the area's existing natural and built environments, rather than on reviewing new development proposals. While exercising the local management responsibilities the City gained through incorporation, a greater emphasis will be placed on environmental protection, design compatibility, and transitions between urban and rural land uses than occurred in the past when, as a developing community, the primary emphasis was on development review.

Calabasas is located in western Los Angeles County along the heavily traveled Ventura Freeway, approximately 25 miles from downtown Los Angeles (see Figure I-1). Neighboring cities include Los Angeles, Agoura Hills, and Hidden Hills. In addition, a portion of the City's northern boundary borders the Ventura County line. As of 1993, the City of Calabasas' incorporated boundaries encompassed approximately 12.9 square miles, or 8,269 acres of land, and had an estimated population of 19,857. In addition, the General Plan addresses an unincorporated area that is home to approximately 1,900 residents, and occupies 19.0 square miles, or 12,186 acres. This unincorporated area is located primarily north and south of the City (see Figure I-2).

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FIGURE I-1
REGIONAL LOCATION MAP



 LOS ANGELES COUNTY BOUNDARY

SOURCE: PLANNING NETWORK, 1993.

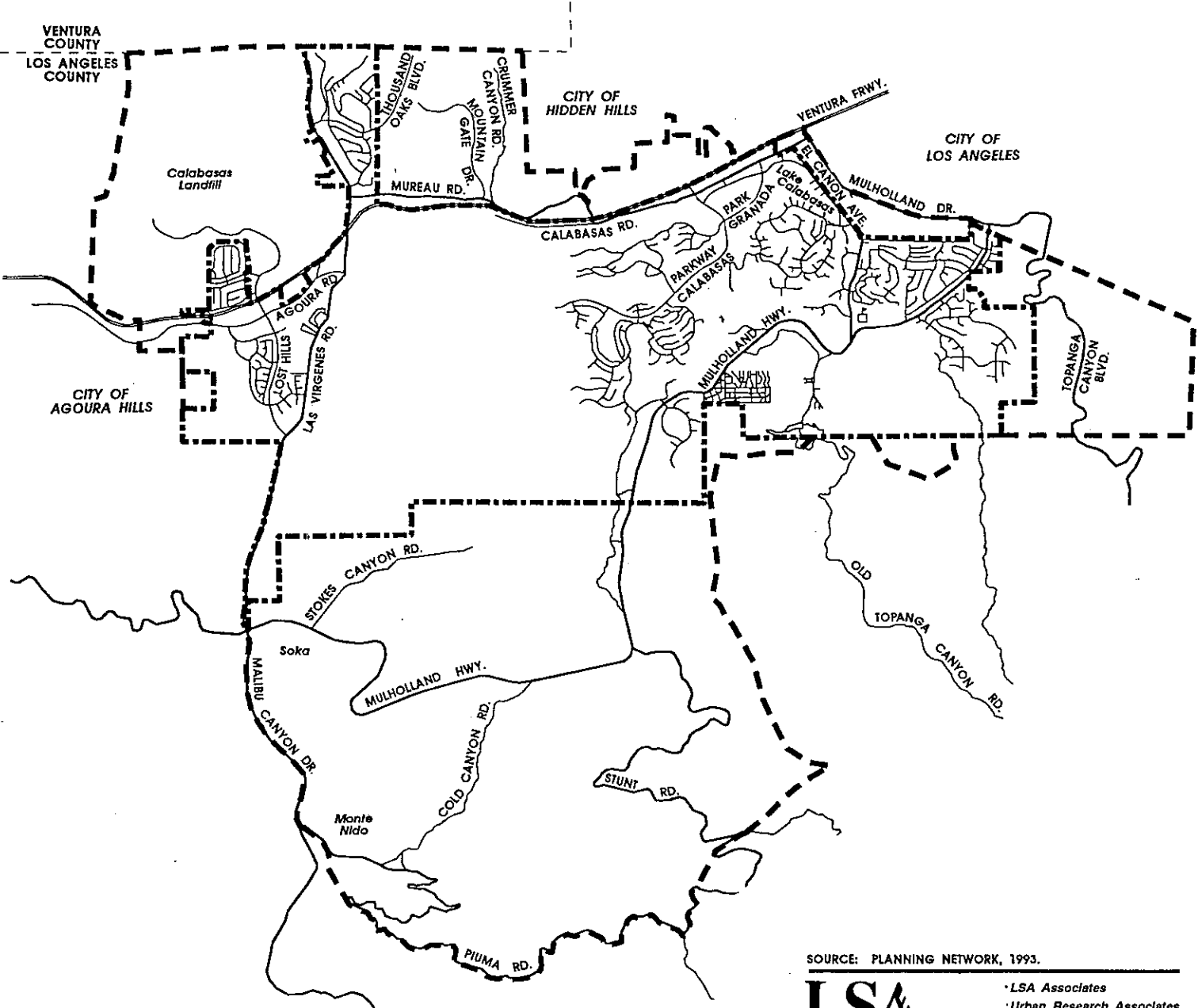


- LSA Associates
- Urban Research Associates
- Urban Design Studio





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FIGURE 1-2 STUDY AREA



LEGEND

-  CITY LIMITS
-  STUDY AREA BOUNDARY

SOURCE: PLANNING NETWORK, 1993.



• LSA Associates
• Urban Research Associates
Urban Design Studio



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A. NATURE AND PURPOSE OF THE GENERAL PLAN

The Calabasas General Plan encompasses a comprehensive strategy for the management of the community's future. The Calabasas General Plan is a statement by local citizens of what is in the best interest of their community. The General Plan functions as a guide to the type of community they desire for their future, and provides the means by which that desired future can be obtained. The Calabasas General Plan expresses, in the form of text, maps, and illustrations, the organization of physical, environmental protection, economic, and social activities sought by the community in order to create and maintain a healthful, functional, and desirable place in which to live.

The Calabasas General Plan is intended to be a "constitution" for local decision-making. The General Plan addresses immediate, mid-, and long-term issues concerning environmental sensitivity and preservation needs, public services, the economic vitality of the community, and environmental constraints. Land use and policy determinations can thus be made within a comprehensive framework which incorporates public health, safety, and "quality of life" considerations in a manner that recognizes the resource limitations and the fragility of the community's natural environment.

THE ROLE OF THE GENERAL PLAN

According to State guidelines for the preparation of general plans, the role of the General Plan is to establish a document which will "...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

As further mandated by the State, the General Plan must serve to:

Mandated General Plan Elements

- ▶ *The LAND USE ELEMENT designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.*
- ▶ *The CIRCULATION ELEMENT is correlated with the land use element, and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.*
- ▶ *The HOUSING ELEMENT is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It embodies policy for providing adequate housing and includes action programs.*
- ▶ *The CONSERVATION ELEMENT addresses the conservation, management, and use of natural resources, including water, soils, biological habitats, and mineral deposits.*
- ▶ *The OPEN-SPACE ELEMENT details programs for preserving open space for natural resource protection, the managed production of resources, outdoor recreation, and protection of public health and safety.*
- ▶ *The NOISE ELEMENT identifies and appraises noise problems within the community and forms the basis for land use distribution.*
- ▶ *The SAFETY ELEMENT establishes policies and programs to protect the community from risk associated with seismic, geologic, flood, and fire hazards.*

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- identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to land use and development;
- provide a framework within which the City's Planning Commission and City Council can make land use decisions;
- provide citizens the opportunity to participate in the planning and decision-making process affecting the City and its surrounding planning area; and
- inform citizens, developers, decision-makers, and other agencies, as appropriate, of the City's basic rules which will guide both environmental protection and land development decisions within the City and surrounding planning area.

State law requires that the General Plan include seven mandatory elements, but allows flexibility in how each local jurisdiction structures these elements.

In addition, the Calabasas General Plan includes discussion and resolution of issues related to two issues beyond those required by State law. Even though these issues are not *mandated* by State law, related policies, once adopted, have the same force and effect as policies related to the General Plan elements required by the State. These include:

- ***Public Services and Facilities:*** Incorporated into the Calabasas General Plan are policies and programs which establish minimum level of service standards for circulation, drainage, water and sewer facilities, parks and recreation facilities, police and fire services and other services and facilities. The General Plan also identifies responsibilities to be placed on new development, and indicates what the consequences will be if such minimum standards are not achieved.
- ***Fiscal Management:*** The General Plan serves to provide goals and strategies devoted to the promotion of a healthy economic base within the City of Calabasas and surrounding area.

THE COMPREHENSIVE NATURE OF THE GENERAL PLAN

To be effective as a decision-making tool, the Calabasas General Plan integrates the following comprehensive view of the community's future physical, social, and economic concerns, and balances them with the need to protect the area's natural environment.

Identification of Issues: The General Plan not only addresses issues that the State mandates, but also responds to the current and future community issues which were identified during the General Plan preparation process. This process of identifying and resolving the myriad of issues facing the City of Calabasas was a central focus of the update program. Key community issues that the General Plan addresses include:

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- achieving and maintaining an environmentally sensitive, residential community;
- preserving the character and integrity of the Calabasas community;
- establishing hillside grading and development guidelines that will preserve the natural character of hillsides and protect the City's visual resources;
- ensuring the protection of environmentally sensitive areas, including wildlife corridors, streams, oak woodlands, ridgelines, and other natural resources;
- defining the suitability of lands for development in light of unstable geologic conditions, and protecting existing and future residents;
- identifying and implementing strategies for retaining open space lands and providing parks and recreation programs for city residents;
- establishing clear performance objectives for area infrastructure and services, and ensuring that the provision of public services and facilities supports and follows, rather than leads the community's determination of desirable land uses, intensity, and character;
- identifying and implementing strategies to ensure that the City of Calabasas has sufficient municipal income to provide the range and quality of services desired by its residents without sacrificing the community's quality of life; and
- providing a forum for Calabasas residents to have a meaningful voice in the management of their community's future.

Establishing a Planning Area Boundary: In order to address issues which may affect or be affected by areas outside of Calabasas' existing city limits, a comprehensive general plan study area has been established (See Figure I-2). This planning area, which is the result of significant deliberation on the part of the City's Sphere of Influence Committee, encompasses areas outside the current city limits and recognizes the interrelationships between land use and other issues affecting the City of Calabasas and surrounding lands.

For example, environmental habitats do not begin and end at the City's boundaries; and traffic within the City of Calabasas is not totally generated by Calabasas residents and businesses, but is partly generated by development outside of the city limits. In order to ensure proper environmental management and functioning of the city roadway system, it is therefore critical for the City to understand and plan for development occurring in the surrounding area.

Maintaining a Regional Context: It is important that the General Plan establish local policy while keeping in mind that the City of Calabasas is part of a larger region. Certain issues addressed in the General Plan, such as air quality and hazardous materials, have a local component, but are more readily addressed on a regional or countywide basis. In such cases, the task of the General Plan is to integrate the interests, values, and concerns of the

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people of Calabasas with regional and countywide policies. In addition, it is the purpose of the General Plan to provide a forum for addressing issues that cannot be solved by the City alone, but that require cooperative actions by a number of jurisdictions.

Finally, the General Plan recognizes that actions taken by the City of Calabasas pursuant to this document may have far-reaching effects on lands outside of the City, while actions taken by other agencies may have serious implications for the City. Thus, the Plan provides for ongoing communications between the City of Calabasas and other agencies whose actions can affect and be affected by actions taken by the City.

B. INTERNAL CONSISTENCY OF THE GENERAL PLAN; COMPETING OBJECTIVES

In addition to providing a comprehensive view of the community's future physical, social, and economic environments, General Plans must be *internally consistent*. In order to function as a useful statement of local policy, the various components of the General Plan need to "comprise an integrated, internally consistent and compatible statement of policies..."¹ The need for internal consistency revolves around the following issues:

EQUAL STATUS AMONG GENERAL PLAN ELEMENTS

All elements of the General Plan have equal legal status. Because no element is legally subordinate to another, the General Plan must resolve potential conflicts between or among the elements through clear language and policy consistency.

CONSISTENCY BETWEEN ELEMENTS AND WITHIN INDIVIDUAL ELEMENTS

All General Plan elements must be consistent with each other. Any individual provision of the General Plan should not require the City to take an action prohibited by another General Plan provision. In addition, the assumptions and vision used to create individual portions of the General Plan need to be uniform and consistent.

GENERAL PLAN TEXT AND DIAGRAM CONSISTENCY

Because General Plan text and diagrams are both integral parts of the General Plan they must be consistent with one another. Thus, the diagrams of the General Plan are intended to be a graphic reflection of the General Plan text.

Without this consistency, the City will face conflicting directives, citizens and landowners will be confused, and all parties will be unable to rely on the stated priorities and policies of the General Plan in their own individual decision making.

¹ California Government Code Section 65300.5

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It is also important for the General Plan and all parties to its implementation to recognize that many community objectives compete for limited resources. In addition, blind pursuit of one objective may, in some cases, inhibit the achievement of other community objectives. For example, the Calabasas General Plan recognizes the need to reduce water consumption in light of limited water resources. However, to eliminate watering of sites being graded for permitted development would result in significant dust impacts and inhibit achievement of air quality objectives. Thus, the General Plan strikes a balance between competing objectives, and provides statements of community priorities.

C. THE CALABASAS GENERAL PLAN PROGRAM

FOUNDATION PLAN

In November 1991, the City of Calabasas "Foundation Plan" was completed with the assistance of the School of Urban and Regional Planning at Cal Poly Pomona. The Foundation Plan was used as an interim tool to guide development activities prior to preparation and adoption of the Calabasas General Plan. The Cal Poly Foundation Plan was also used as the "jumping off point" for the General Plan program. The objectives and policies contained in the Foundation Plan were reviewed, and incorporated, as appropriate, into the General Plan. The Foundation Plan was also used to assist in identifying the key issues to be addressed in the General Plan.

COMMUNITY ISSUES REPORT

The *Calabasas General Plan: Community Issues* report defines significant issues and identifies community needs and desires. It served as the groundwork for the City's General Plan program, clarifying the issues that are addressed in the General Plan, and identifying alternative policy choices. The Community Issues Report was the product of a series of in-depth interviews with local officials, a Visioning Charette, a citywide workshop, a community attitude survey, and the aspirations and concerns voiced by the City's General Plan Advisory Committee. The Community Issues Report summarizes community characteristics, and documents the City's General Plan community participation program.

COMMUNITY PROFILE

The *Calabasas General Plan: Community Profile* presents the research material and factual background necessary to understand the physical, natural, and economic environments of the City of Calabasas. This document is intended to meet the data and analysis requirements outlined in the State General Plan Guidelines. The Community Profile provides a more in-depth understanding of the issues identified in the Community Issues Report, and served as the factual basis for General Plan preparation.

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CALABASAS GENERAL PLAN

The *Calabasas General Plan: Agenda for the 21st Century* defines the vision which Calabasas has for its future and the strategies it intends to follow in pursuit of that vision. The General Plan document contains all of the elements required by State law (Land Use, Circulation, Housing, Open Space, Conservation, Safety, Noise), as well as several additional issues (Growth Management, Fiscal Management, Educational Facilities, Municipal Services and Facilities, Responsible Regionalism). It is a comprehensive policy document, identifying general issues and providing clear policy guidance. The document also presents specific actions designed to implement the City's vision. The agency responsible for implementing each of these actions is identified, as is the funding source, and the timing. The policies and programs will function as the mitigation measures for the EIR on the Calabasas General Plan. The actions outlined in Chapter VIII of the *Calabasas General Plan: Agenda for the 21st Century* meet the implementation requirements of State General Plan Guidelines, and serve as the basis for the mitigation monitoring program for the General Plan EIR.

ENVIRONMENTAL IMPACT REPORT

The *Calabasas General Plan: Environmental Impact Report* examines the implications of future growth and change in the City and its general plan study area. The EIR describes existing conditions, and functions as a program environmental impact report for the General Plan. The EIR evaluates the impacts that can be expected to result from development consistent with the General Plan, and outlines mitigation measures to reduce or eliminate those impacts.

FORMAT OF CALABASAS GENERAL PLAN: AGENDA FOR THE 21ST CENTURY

Organization of This Document

Chapter I, Introduction, provides an introduction to the community of Calabasas, its General Plan programs, and the overall General Plan document, and provides an overview of Calabasas' vision for its future.

Chapter II, Conservation, Environmental Design, Open Space, details Calabasas' program to manage its natural environment. The primary objective of this Chapter is to define the significance of environmental features within the General Plan study area, and to provide each feature with an appropriate level of protection. This Chapter meets State requirements for Open Space and Conservation elements, and consists of the following sections:

- Open Space;
- Hillside Management;
- Biotic Resources;

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- Air Quality;
- Water Resources;
- Historical, Cultural, and Paleontological Resources;
- Soil Conservation and Preservation;
- Energy Resources;
- Solid Waste Management; and
- Mineral Resources.

Chapter III, Land Use, details Calabasas' program to manage its physical environment, and meets State requirements for the Land Use Element. Land use objectives, general plan approaches, and policies are presented. In addition, Chapter III delineates the land use districts which are presented on the General Plan Land Use Map. The land use districts define acceptable land uses throughout the General Plan study area, basic development intensities, and the maximum development intensity for each land use type which may be allowed if a proposed development project meets the performance standards outlined in the Development Review Program.

Chapter IV, Housing, presents Calabasas' commitment to provide housing opportunities to meet the needs of all economic segments of the community, and to ensure the continued high quality of the City's housing stock. This Chapter contains the following components.

- **Housing Needs** summarizes existing and projected needs for housing for all economic segments of the community, including new construction needs and particularly the needs of such groups as the handicapped, the elderly, large families, female-headed households, and the homeless.
- **Opportunities for the Creation of New Housing** examines the inventory of land that is available to meet identified needs for new housing construction.
- **Constraints on the Production of Housing** explores governmental and non-governmental obstacles that need to be overcome if the City of Calabasas is to meet its housing needs.
- **Progress Report** specifies that, as a newly incorporated City, Calabasas has not yet established housing programs.
- **Housing Goals, Quantified Objectives, Programs, and Specific Actions** outlines the specifics of Calabasas' housing improvement program for the years 1994 to 1999. This section defines the City's housing goals, and provides specific, quantified objectives for new housing production, improvements and maintenance of existing

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housing, and for programs designed to aid special needs groups. This section also describes the programs and specific actions that the City of Calabasas is committed to undertake over the next five years.

Chapter V, Transportation, outlines the City's program to enhance mobility within the General Plan study area. This Chapter addresses motor vehicle, bicycle, and pedestrian circulation, as well as parking issues. A major thrust of this Chapter is to ensure that roadways and transportation facilities *support*, rather than lead, the type of community which Calabasas wishes to maintain. Thus, environmental considerations have been incorporated into the Transportation Chapter; recommendations to increase the traffic carrying capacity of the area's roadway system were designed to recognize and protect significant environmental features.

Chapter VI, Environmental Hazards, addresses the relationship between (1) natural and manmade hazards and (2) existing and future development. A key feature of this Chapter is to define "acceptable risk," and to identify the extent to which natural and manmade hazards will be managed in order to protect public health and safety. Chapter VI meets State requirements for the Safety and Noise elements, and includes the following sections:

- Geology and Seismicity;
- Stormwater Management and Flooding;
- Fire Hazards;
- Noise;
- Hazardous Materials; and
- Disaster Response.

Chapter VII, Community Development, addresses the features which support the built environment, or which need to be preserved in order to enhance the area's quality of life. This Chapter is aimed at ensuring that services and facilities, as well as fiscal concerns *support*, rather than lead, the type of community Calabasas wishes to achieve and maintain. The Calabasas General Plan addresses the following Community Development issues:

- Fiscal Management;
- Educational Facilities;
- Parks, Recreation, and Trails;
- Municipal Services and Facilities;
- Intergovernmental Relations;

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- Municipal Boundaries; and
- Quality of Life.

Chapter VIII, General Plan Implementation Programs, defines the specific programs and actions that the City will undertake to ensure implementation of its General Plan goals, objectives, approach, and policies. General Plan Implementation programs includes the following sections:

- **General Plan Consistency Review Program**, published under separate cover, outlines the development and environmental review processes that the City of Calabasas will undertake to implement the General Plan. This section outlines the manner in which General Plan implementation will be integrated with implementation of the City's CEQA guidelines, and presents a comprehensive definition of performance standards for new development within Calabasas. These performance standards will be used to determine the consistency of proposed new developments with the Calabasas General Plan. The application of these performance objectives to proposed developments will set the specific development intensity of the project.
- **Follow-up Studies and Actions** identifies studies, ordinances, and other activities that need to be undertaken to implement the Calabasas General Plan.
- **Intergovernmental Coordination and Community Involvement Program** contains a program for working with Los Angeles County and residents within the unincorporated portion of the General Plan study area toward coordinating land use review, creating a formal sphere of influence, and pursuing annexation of these areas. This Chapter also outlines programs to maintain open lines of communication with outside agencies whose activities affect, and are affected by, the City of Calabasas. Finally, this section deals with programs designed to maintain open communications between city government and Calabasas residents, and to ensure that City Hall remains responsive to the community's needs.
- **Strategic Planning Program** integrates the General Plan with the ongoing operations of the City of Calabasas and with the City's budget and capital improvements programs. The Strategic Planning Program also includes provisions to ensure a regular review of the General Plan and implementation efforts, integrating State requirements for mitigation monitoring under the California Environmental Quality Act.
- **Appendix A, Level of Policy Commitment** contains a glossary of terms used in the General Plan to define the level of Calabasas' commitment to undertake certain actions and implement the various provisions of the General Plan.

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General Plan Goals, Objectives, Approach, Policies, and Implementation

Calabasas' vision of its future is presented at the conclusion of this Chapter. As part of this vision, general plan goals are presented. To assist the reader in understanding and using the General Plan, Chapters II through VII, which provide the General Plan policy direction, are structured in the following manner:

- **Introduction:** A overview of the purpose and contents of the chapter is provided.
- **General Plan Objectives, Approach and Policies:** Along with goals, general plan objectives, approach, and policies comprise the heart of the General Plan. These directives will guide Calabasas' management of its environment and define the community's future. General plan goals, objectives, approach and policies form the basis for the implementation programs and actions that are set forth in Chapter VIII of this document.

Policy Directives

Goal: *An overall and ultimate purpose; a general expression of community values, describing an ideal future toward which the General Plan is aimed.*

Objective: *A measurable condition or end that defines goal achievement. An objective is a target toward which good faith effort will be placed, and may pertain to an entire goal, a particular aspect of a goal, or one of several steps toward goal achievement.*

Approach: *A fundamental rule or doctrine based on community values that guides General Plan policies and implementation.*

Policy: *A specific statement that guides decision making and indicates Calabasas' commitment.*

The policy direction identified in Chapters II through VII will be effectuated through the General Plan's implementation programs, which are presented in Chapter VIII, and the General Plan Consistency Review Program, which is published under separate cover. Two types of implementation measures are provided. The first type of implementation is *performance standards*. These represent the rules or measures that will be applied to development proposals as part of the development/environmental review process, and which the proposal needs to meet in order to be considered "consistent" with the General Plan. The second type of implementation is *specific actions*. These represent activities which the City of Calabasas is committed to undertake to achieve its vision of its future.

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D. COMMUNITY VISION

The Calabasas General Plan is intended to be a vehicle for change. Simply stated, Calabasas' vision is that the future need not repeat the mistakes of the past. Through innovative approaches and not accepting the way things are just because they have always been that way, Calabasas will achieve excellence -- in protecting the natural environment that attracted so many of its residents to the area, in managing its affairs in a manner that is consistent with local social values, in enhancing the physical appearance of the area's built environment, and in ensuring its residents a high quality of life.

"...plan in full awareness of nature's forces, forms, and features, the sweep of the sun, the air currents, the peaks and hollows of the earth, rock and soil strata, vegetation, lakes and streams, watersheds and natural drainage ways, and this awareness should obviously entail planning in harmony with the elements of nature. If we disregard them, we will engender countless unnecessary frictions and preclude those experiences of fitness and compatibility that can bring so much pleasure and satisfaction to our lives."

Long before the actual incorporation of the City of Calabasas, new development began to encroach into the community's rugged hillside areas and to threaten sensitive environmental areas. Residents recognized that only through local control and direct management of development review could community objectives be achieved and could local social values be translated into physical forms. The results of growth in the years preceding incorporation are, in many ways, inconsistent with local values; environmental destruction, traffic congestion, overly intense development, visual clutter, and a lack of community gathering places were cited by residents as being the primary community image problems that must be addressed by the General Plan.

Calabasas still possesses a beautiful natural setting which will be protected for the enjoyment of future generations. The current density of population within the community is low to moderate; continuation of this characteristic is a key part of Calabasas' vision. Thus, emphasis must be placed on the ways in which Calabasas residents can apply the local management control that was gained through incorporation to advance community values and translate them into physical forms. In recognition of the importance of retaining the characteristics that make Calabasas a special place, the City's General Plan and its conduct of community affairs must be strongly oriented toward protecting the natural environment, and managing the man-made environment, thereby ensuring that future growth occurs only in a manner that is consistent with local community values.

Calabasas is blessed with a citizenry that not only values a high quality of life and recognizes its responsibility to protect the area's natural environment, but is also willing to devote its energy to achieving those objectives. The General Plan is more than an expression of long-term philosophy, and presents much beyond a plan for land use and a growth management program. The General Plan presents a management program for the community's future which has resulted from a comprehensive community involvement program. This community involvement program integrated the efforts of numerous citizen committees that have provided valuable input since the City's incorporation. The General Plan also represents a multi-agency approach which recognizes the interrelationships between vital services and land use and environmental management decisions. It provides

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concrete programs and an action agenda for Calabasas to follow in achieving its vision, which is expressed in three dominant themes:

- ***Environmental Responsibility*** -- preserving the area's remaining natural environment and living within the limits imposed by available resources;
- ***Local Management and Control*** -- accepting responsibility for managing Calabasas' affairs and its future in accordance with local values; and
- ***Community Image*** -- protecting Calabasas' special character.

ENVIRONMENTAL RESPONSIBILITY

Maintenance of a high quality of life is dependent upon a high quality environment. Thus, the area's natural environment is invariably cited as the key to Calabasas' desirability, and preservation of open space is generally cited as the community's number one priority.

As part of a large metropolitan region, Calabasas will continue to develop; however, this does not mean that degradation of environmental quality and loss of resources must be endured. Calabasas' position within the region creates tremendous development pressures. Protecting the area's remaining natural hillsides, ridgelines, and significant habitat areas, as well as preserving remaining open lands in their natural state, are important concerns of area residents. Calabasas' view of environmental issues is a broad one, extending beyond the City's immediate physical environment to such issues as water resource conservation, solid waste management, night sky and glare considerations, air quality, and energy conservation. This broad view of the environment also extends geographically, and is reflected in the community's participation in regional planning and visioning programs, including programs that only indirectly affect the City of Calabasas.

Environmental Responsibility Goals

To secure better management and protection of environmental resources, the City of Calabasas is committed to:

- *broadening the application of environmentally conscious planning and design, establishing Calabasas as a community which acknowledges limits on natural resources, and lives within those limits;*
- *recognizing the area's natural environment as a critical community asset and a key component of Calabasas' quality of life and establishing a system of environmental management wherein the natural environment will be protected out of a sense of responsibility and commitment to environmental quality, placing a higher priority*

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on environmental protection and open space preservation than on expansion of urban or rural development;

- *defining the area's environmental carrying capacity, and limiting the level, rate, and distribution of population and economic growth to that which is consistent with improved environmental quality and the availability of natural resources; and*
- *minimizing the environmental impacts of its own activities by making environmental sensitivity a key concern in the provision of municipal services and facilities, and incorporating environmentally conscious construction and management practices in the development and maintenance of municipal facilities.*

LOCAL MANAGEMENT AND CONTROL OF CALABASAS' FUTURE

The General Plan represents Calabasas' commitment to take responsibility for managing its own future, and to guide the type, amount, and location of development in a manner consistent with local social values -- to preserve the beauty and natural environment of the area, to ensure the adequacy and integrity of services and facilities, and to protect and enhance the quality of life of its citizens.

Without the local control and ability to manage daily community affairs that are afforded to cities, there is little assurance that development decisions will reflect local social values or the long-term commitment needed to adequately protect the area's environment. Thus, area residents, individual homeowners' associations, and the Federation of Las Virgenes Homeowners' Associations became and continue to be actively involved in civic affairs and the County's development review and planning processes. In discussing the lessons that were learned from the events of the past, Calabasas citizens often express the message that only through concerted, joint action could local residents be effective in inserting community values into the review of development.

Local Management and Control Goals

To take responsibility for managing its future and guiding the type, intensity, and location of development in a manner consistent with local social values to preserve the area's beauty and natural environment to ensure the adequacy and integrity of services and facilities, and to protect and enhance the quality of life of its citizens, the City of Calabasas will:

- *formulate a development review program to implement General Plan policies that provides a clear set of rules by which development proposals will be reviewed, including specific performance standards which describe the City's expectations of the quality and responsibilities of new development;*

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- *tie the rate, location, and timing of new development to the availability of adequate services and facilities, and ensure that new development provides the on- and off-site facilities needed to maintain public services and facilities performance standards in a manner that avoids increased costs for and reductions in the level of public services provided to existing residents and businesses;*
- *develop a program for working with residents of the City's General Plan study area toward mutually acceptable land use plans and regulations as a means of protecting existing rural lifestyles and providing needed environmental protection and open space preservation;*
- *promote an equitable distribution of the costs and benefits of city actions within Calabasas, and establish a basis for the City to cooperate with surrounding jurisdictions toward establishment of development review systems that equitably distribute both the benefits and impacts of new development;*
- *frame a system by which, as Calabasas matures as a city, the voice of its citizens in intergovernmental matters becomes stronger, and which establishes the City as a leader in exploring new mutually beneficial cooperative ventures with neighboring communities; and*
- *maintain a high level of communication between government and citizens by actively soliciting citizen involvement in public affairs, and by emphasizing sensitivity and responsiveness of government to citizen needs.*

COMMUNITY IMAGE

Because no two sites are ever exactly alike, working with nature does more than protect the inherent environmental or visual value of natural resources. It can also give developers and site planners greater opportunities to create built environments of a higher quality, with a more distinctive local identity, and with reduced impacts on the region as a whole. As such, working with nature is an important complement to another priority -- ensuring that the built environments themselves are of the highest possible quality. This is the focus of the community image theme.

Community image enhancement includes all efforts to improve the quality of life beyond the provision of environmental protection, quality housing, and provision of high levels of municipal services and facilities. Generally, community image enhancement focuses on translating the goal of a high quality of life into the quality of the built environment, and upon expanding and sustaining the variety of cultural activities and entertainment available to residents. Most often, community image enhancement centers on creating more visual and social amenities within specific local areas, and helping to give each neighborhood a strong identity and a unique personality.

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Communities are social entities. Their vitality and their cohesion stem primarily from the ways in which neighbors join together to promote their common interests and share in the effort to sustain a healthy social and physical environment. The physical environment alone cannot create such relationships; however, a poor physical setting can diminish opportunities for social contacts and fail to create a strong sense of belonging to a specific place. Enhancing the quality of new and existing developments and community settings requires planning policies that reflect more than the analysis of statistical trends and predictions. Providing solutions to these problems relies on critical observation and an evaluation of how well various models of community design for suburban areas have worked as total environments.

The community image theme in Calabasas has many components, including the community's identification with the area's natural environment and remaining open lands, which was discussed as part of the environmental responsibility theme. Other components include community fragmentation and "sense of community," design features, traffic, and municipal services.

Community Image Goals

To recognize that community satisfaction and the vitality and cohesion of Calabasas as a social entity primarily stem from the ways in which neighbors join together to promote their common interests, the City of Calabasas will:

- *define Calabasas' desired community character, and translate that character into clear guidelines and performance standards for the physical form of the built environment;*
- *view new development not as free-standing features, but as potential additions to an integrated community which must conform to community values and make a positive contribution to the community's quality of life;*
- *define and maintain a balanced transportation system that places a greater emphasis on environmental concerns and the quality of life of Calabasas residents than on accommodating increasing numbers of automobiles on the area's road system;*
- *recognize the physical differences in various portions of the community and allow for variations in housing and land use character between these areas, while formulating and undertaking programs to enhance a unified identity as the City of Calabasas;*
- *recognize the scenic beauty afforded by Calabasas' natural environment and formulate clear guidelines and performance standards to preserve that beauty;*

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- *promote the preservation and enhancement of landmarks, sites, and areas of historical, cultural, and urban design significance; and*
- *establish community meeting places and provide varied opportunities for community interaction and citizen input to city government.*

E. COMPARISON OF CALIFORNIA GENERAL PLAN REQUIREMENTS TO THE ORGANIZATION OF THE CALABASAS GENERAL PLAN

Table I-1 lists the various issues contained in the Calabasas General Plan in the left hand column, and identifies the element(s) under which State law requires they be discussed. As is obvious, a literal interpretation of State General Plan law would lead to significant repetition. Thus, as previously discussed, local agencies are granted wide discretion in organizing General Plan documents.

Table I-2 lists the various issues defined by California General Plan Guidelines, and identifies where in the Calabasas General Plan they are addressed.

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**Table I-1
Comparison of the Calabasas General Plan Issues to
Required General Plan Elements**

CALABASAS GENERAL PLAN DOCUMENT PLANNING ISSUES	MANDATED GENERAL PLAN ELEMENTS						
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Conservation, Environmental Design, Open Space							
Open Space					•		
Hillside Management	•				•		•
Biotic Resources				•	•		
Air Quality	•	•		•			
Water Resources				•			
Historical, Cultural, and Paleontological Resources				•			
Soil Conservation and Preservation				•			•
Energy Resources				•			
Solid Waste Management	•			•			
Mineral Resources	•			•	•		
Land Use							
Community Structure	•						
Land Use Districts	•				•		
Community Character ¹							

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**Table I-1
Comparison of the Calabasas General Plan Issues to
Required General Plan Elements**

**CALABASAS GENERAL PLAN
DOCUMENT**

MANDATED GENERAL PLAN ELEMENTS

PLANNING ISSUES

Land Use

Circulation

Housing

Conservation

Open Space

Noise

Safety

Housing

Adequate Sites for Housing

Subsidized Housing

Housing Rehabilitation

Housing Maintenance

Special Needs Groups

Prevention of Housing
Discrimination

Transportation

Roadways

Bikeway System

Environmental Hazards

Geology and Seismicity

Stormwater Management and
Flooding

Fire Hazards

Noise

	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Housing							
Adequate Sites for Housing	•		•				
Subsidized Housing			•				
Housing Rehabilitation			•				
Housing Maintenance			•				
Special Needs Groups			•				
Prevention of Housing Discrimination			•				
Transportation							
Roadways		•					
Bikeway System		•					
Environmental Hazards							
Geology and Seismicity							•
Stormwater Management and Flooding	•						•
Fire Hazards							•
Noise						•	

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**Table I-1
Comparison of the Calabasas General Plan Issues to
Required General Plan Elements**

CALABASAS GENERAL PLAN DOCUMENT	MANDATED GENERAL PLAN ELEMENTS						
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
PLANNING ISSUES							
Environmental Hazards (Cont'd)							
Hazardous Materials							•
Disaster Response							•
Community Development							
Fiscal Management ¹							
Educational Facilities	•						
Parks, Recreation & Trails	•	•			•		
Municipal Services & Facilities	•	•					
Intergovernmental Relations ¹							
Municipal Boundaries ¹							
Quality of Life ¹							

Source: Planning Network, 1993.

¹ Not a required issue under State law.

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**Table I-2
Index to Location of State Mandated General Plan Issues
Within the Calabasas General Plan**

MANDATED GENERAL PLAN ISSUES	CALABASAS GENERAL PLAN DOCUMENT					
	Conservation, Environmental Design, Open Space	Land Use	Housing	Transportation	Environmental Hazards	Community Development
Land Use						
Distribution of Housing, Business, Industry		•	•			
Distribution of Open Space	•	•				
Distribution of Mineral Resources	•	•				
Distribution of Recreation Facilities	•	•				
Location of Educational Facilities		•				•
Location of Public Buildings		•				•
Location of Future Solid and Liquid Waste Facilities		•				•
Identification of Areas Subject to Flooding	•		•		•	
Circulation						
Major Thoroughfares				•		
Transportation Routes				•		

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**Table I-2
Index to Location of State Mandated General Plan Issues
Within the Calabasas General Plan**

MANDATED GENERAL PLAN ISSUES	CALABASAS GENERAL PLAN DOCUMENT					
	Conservation, Environmental Design, Open Space	Land Use	Housing	Transportation	Environmental Hazards	Community Development
PLANNING ISSUES						
Circulation (Cont'd)						
Terminals				•		
Other Local Public Utilities and Facilities		•		•		•
Housing						
Preservation of Housing			•			
Maintenance of Housing			•			
Improvement and Conservation of Housing			•			
Development of Housing		•	•			
Adequate Sites for Housing		•	•			
Adequate Provision for Housing for Projected Needs			•			
Promotion of Equal Housing Opportunities			•			
Conservation						
Water	•					
Soils	•					

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**Table I-2
Index to Location of State Mandated General Plan Issues
Within the Calabasas General Plan**

MANDATED GENERAL PLAN ISSUES	CALABASAS GENERAL PLAN DOCUMENT					
	Conservation, Environmental Design, Open Space	Land Use	Housing	Transportation	Environmental Hazards	Community Development
PLANNING ISSUES						
Conservation (Cont'd)						
Rivers and Other Waters	•					
Wildlife	•					
Minerals	•	•				
Other Natural Resources	•					
Water Program	•					
Reclamation of Land and Waters	•					
Prevention of Pollution of Streams and Other Waters	•				•	
Regulation of Land in Stream Channels	•	•			•	
Protection of Watersheds	•	•				
Flood Control	•	•			•	

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**Table I-2
Index to Location of State Mandated General Plan Issues
Within the Calabasas General Plan**

MANDATED GENERAL PLAN ISSUES	CALABASAS GENERAL PLAN DOCUMENT					
	Conservation, Environmental Design, Open Space	Land Use	Housing	Transportation	Environmental Hazards	Community Development
PLANNING ISSUES						
Open Space						
Open Space for Preservation of Natural Resources	•	•				
Open Space for Managed Production of Resources	•					
Open Space for Outdoor Recreation	•	•				
Open Space for Public Health and Safety	•	•			•	
Trail-Oriented Recreational Uses	•		•			
Noise						
Major Noise Sources					•	
Existing and Projected Noise Contours					•	
Determination of Noise Problems					•	
Noise Attenuation					•	

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**Table I-2
Index to Location of State Mandated General Plan Issues
Within the Calabasas General Plan**

MANDATED GENERAL PLAN ISSUES	CALABASAS GENERAL PLAN DOCUMENT					
	Conservation, Environmental Design, Open Space	Land Use	Housing	Transportation	Environmental Hazards	Community Development
Safety						
Seismic Hazards					•	
Slope Instability and Mudslides	•				•	
Subsidence and Geologic Hazards					•	
Flooding					•	
Wildland and Urban Fires	•				•	
Evacuation Routes				•	•	
Water Supply Requirements						•
Emergency Road Widths				•	•	
Clearance Around Structures					•	

Source: Planning Network, 1993.