

**RESOLUTION NO. 2019-1651**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY CALABASAS, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION ON TUESDAY, MARCH 3, 2020, FOR SUBMISSION OF ORDINANCE NO. 2020-380 TO THE QUALIFIED VOTERS.**

**WHEREAS**, an initiative petition was filed with the City Clerk on July 10, 2019, entitled "CALABASAS NEIGHBORHOOD PRESERVATION INITIATIVE"; and

**WHEREAS**, the initiative petition was circulated as required by law; and

**WHEREAS**, the Elections Official certified the petition as it contained at least 10% of the verified signatures of registered voters of the City of Calabasas; and

**WHEREAS**, the City Council has not voted in favor of the Ordinance; and

**WHEREAS**, the City Council is authorized and directed by Elections Code Section 9241 to submit the Ordinance to the voters.

**NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF CALABASAS DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** That pursuant to the requirements of the laws of the State of California relating to General Law cities, there be and ordered to be held in the City of Calabasas, California, a Special Municipal Election on Tuesday, March 3, 2020 for the purpose of submitting the following measure to the voters:

Shall the Initiative Ordinance No. 2020-380 amending the Calabasas General Plan and Municipal Code and adopting a new Specific Plan allowing up to 161 new market-rate apartment units, within an existing 600-unit apartment complex at 3831 North Orchid Lane, Calabasas, CA, requiring at least ten percent of the complex's units be reserved for fifty-five years as deed-restricted affordable units, designating 60 units for moderate income households and 20 units for very-low income households, be adopted?	YES
	NO

**SECTION 2.** That the text of the ordinance, Ordinance No. 2020-380, submitted to the voters is attached as Exhibit A.

**SECTION 3.** That the vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

**SECTION 4.** That the ballots to be used at the election shall be in form and content as required by law.

**SECTION 5.** That the Elections Official is authorized and instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

**SECTION 6.** That the vote centers for the election shall be open as required during the identified voting period pursuant to Sections 4007 and 14401 of the California Elections Code.

**SECTION 7.** That in all particulars not recited in the Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

**SECTION 8.** That notice of time and place of holding the election is given and the Elections Official is authorized and instructed and directed to give further or additional notice of the election, in time, form and matter as required by law.

**SECTION 9.** The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

**PASSED, APPROVED AND ADOPTED** on the 21<sup>st</sup> day of November 2019.



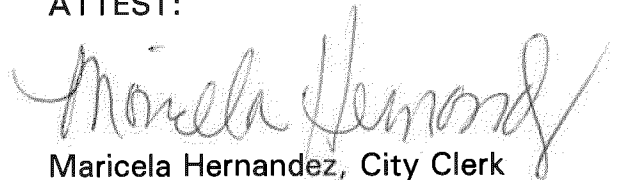
David J. Shapiro, Mayor

APPROVED AS TO FORM:



Matthew T. Summers  
Colantuono, Highsmith & Whatley, PC  
Assistant City Attorney

ATTEST:



Maricela Hernandez, City Clerk  
Master Municipal Clerk  
California Professional Municipal Clerk

Attachment: Exhibit A – Ordinance No. 2020-380

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) §  
CITY OF CALABASAS        )

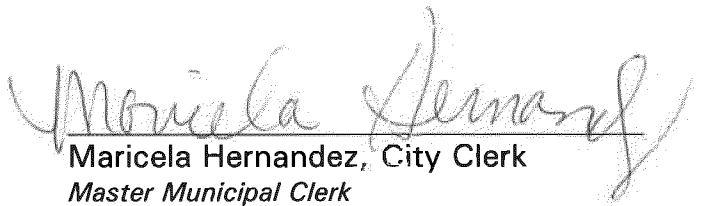
I, **MARICELA HERNANDEZ, MMC**, City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY** that the foregoing resolution, being **Resolution No. 2019-1651** was duly adopted by the City Council of the City of Calabasas, at their special meeting held November 21, 2019, and that it was adopted by the following vote, to wit:

**AYES:**       Mayor pro Tem Weintraub, Councilmembers Bozajian and Maurer.

**NOES:**       Mayor Shapiro and Councilmember Gaines.

**ABSTAIN:**   None.

**ABSENT:**    None.



**Maricela Hernandez, City Clerk**  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*  
**City of Calabasas, California**

## ORDINANCE NO. 2020-380

**AN INITIATIVE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING THE CALABASAS GENERAL PLAN AND CALABASAS MUNICIPAL CODE; ADOPTING A NEW SPECIFIC PLAN TO ALLOW UP TO 161 NEW MARKET-RATE APARTMENT UNITS, WITHIN AN EXISTING 600-UNIT APARTMENT COMPLEX AT 3831 NORTH ORCHID LANE, CALABASAS, CA, KNOWN AS THE AVALON CALABASAS PROPERTY; AND REQUIRE THAT AT LEAST TEN PERCENT OF THE COMPLEX'S UNITS BE RESERVED FOR FIFTY-FIVE YEARS AS DEED-RESTRICTED AFFORDABLE UNITS, DESIGNATING 60 UNITS FOR MODERATE INCOME HOUSEHOLDS AND 20 UNITS FOR VERY-LOW INCOME HOUSEHOLDS.**

**THE PEOPLE OF THE CITY OF CALABASAS DO ORDAIN AS FOLLOWS:**

### **SECTION 1. Title.**

This initiative shall be known and may be cited as the "Calabasas Neighborhood Preservation Initiative" (referred to hereinafter as the "Initiative").

### **SECTION 2. Findings.**

The People of the City of Calabasas ("Calabasas" or the "City") find and declare the following:

- A. Since 1988, the Avalon Calabasas property located at 3831 North Orchid Lane, Calabasas 91302 (the "Avalon Calabasas Property" or the "Property") has provided Calabasas residents with quality apartments at both market and rent-restricted affordable rates. The Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.
- B. However, due to recently expired bond commitments, seniors and working-class residents living in affordable units at the Property are at risk of losing their homes. To prevent this displacement in a manner that ensures the continued viability of the Property, this Initiative requires the owners of the Property to maintain 80 units at rent-restricted affordable rates for the next 55 years, while adding up to 161 new market rate units at no cost to the City or taxpayers, as more fully described in the Avalon Calabasas Neighborhood Preservation Plan (the "Specific Plan") attached hereto as Exhibit B and incorporated herein by reference (the "Project").
- C. This is a win-win solution for Calabasas. It protects vulnerable senior and working-class residents while adding new housing options with no impact to open space. In fact, the Project will be built entirely on the developed



footprint of the Avalon Calabasas Property, with the vast majority of new construction occurring on existing parking lots.

- D. The Project will help the City meet its regional and state affordable and market-rate housing obligations without any cost to the City or taxpayers.
- E. The Project will provide ample parking for residents and guests by utilizing land-efficient strategies such as new buildings with incorporated parking and a reorganization of existing parking to optimize supply.
- F. The Project will preserve the look and feel of the community by requiring new residential units to be compatible with existing buildings.
- G. The Project will respect the rural feel of Calabasas with a cohesive landscape plan featuring over 350 new trees and drought-tolerant, low-water consuming native species.
- H. The Project will support the City's environmental goals by mandating state of the art sustainability features, including LEED-Silver certified or equivalent new buildings and energy and water-efficient appliances and fixtures.
- I. The Project will improve the living experience of all Avalon Calabasas residents with the introduction of new amenities and upgrades to existing buildings and amenities.
- J. The Project will provide benefits to the broader Calabasas community, including funding for the Las Virgenes Unified School District Community 360 Counseling Center and improvements to de Anza Park.
- K. By permitting a Project that encourages smart growth and a well-balanced community, this Initiative will contribute to the overall health and welfare of the City's economy and its residents.

### **SECTION 3. Amendments to General Plan.**

- A. It is in the public interest to amend the City of Calabasas 2030 General Plan (the "General Plan") land use designation for the Property from R-MF(16) to R-MF(20), and the General Plan land use designation for the Property is hereby so amended. Consistent with this new R-MF(20) designation for the Property, the land use map set forth in Figure II-I of the Land Use Element of the General Plan (as shown in **Exhibit C-1** attached hereto) is hereby repealed and replaced with the new land use map attached hereto as **Exhibit C-2** and incorporated herein by reference.
- B. Section II.C of Section II (Land Use Element) of the General Plan is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

"II.C General Plan Land Use Districts Table 11-1 outlines the various districts that are delineated on the Calabasas General Plan Land Use Map (Figure 11-1). Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses.

At the second level, urban land uses are organized into Residential, Business, Mixed Use and Public Facilities land use types. Non-urban and open space uses include rural and open space uses. Each of these general land use types is assigned a "Basic Land Use Intensity."

At the most detailed level, specific land uses are designated. For each land use, a description of appropriate uses is provided along with a definition of the maximum allowable intensity that may be permitted. As discussed in Land Use Policy II-14, the assignment of maximum development intensity to the land uses identified on the General Plan Land Use Map does *not* imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity. If a proposed project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, the basic development intensity identified in **Table 11-1** and on **Figure 11-1** may be exceeded, up to but not beyond the maximum intensity."

The Amended Table 11-1 is included in the Attachment to this Ordinance.

- C. The amendments to the General Plan adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the General Plan or the Calabasas Municipal Code ("Municipal Code") including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

#### **SECTION 4.** Zoning and Municipal Code Amendments.

- A. The Property is hereby rezoned from Residential, Multi-Family (RM-16) to Special Purpose Zone Specific Plan (SP).
- B. The zoning map adopted by and incorporated by reference in Section 17.10.030 (Zoning Map Adopted) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended (even though the printing may not occur until it can be carried out by City staff) to add a "Specific Plan (SP)" designation to the map index for special purpose zones and to change the depiction of the zoning of the Property as set forth in Section 4(A), above, and as depicted in **Exhibit D** attached hereto and incorporated herein by reference.
- C. Section 17.10.020 (Zoning Districts Established) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and

Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**17.10.020 – Zoning districts established.**

Calabasas shall be divided into zoning districts which consistently implement the General Plan. The following zoning districts are established, and shall be shown on the official zoning map (Section 17.10.030).

The Amended Table 2-1 is included in the Attachment to this Ordinance.

D. Section 17.11.010 (Permitted, Conditional and Ancillary Land Uses—All Zoning Districts) of Chapter 17.11 (Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**17.11.010 - Permitted, Conditional and ancillary land uses—All zoning districts.**

A. Land Use Permit Requirements. The uses of land allowed by this development code in all of the zoning districts are identified in the following table as being:

1. A permitted use (identified with a "P" in the table), means that the use is permitted in the particular zoning district as long as all other zoning district and special criteria are met.
2. An accessory use (identified with an "A" in the table) means that the use is allowed as long as it is ancillary to another permitted use and as long as all other zoning district and special criteria are met.
3. A conditional use (identified with a "C" in the tables), means that a use is allowed subject to approval of a conditional use permit (Section 17.62.060).
4. A temporary use (identified with a "TUP" in the tables), means that a use is allowed subject to prior approval and issuance of a temporary use permit (Section 17.62.030).

B. Uses Not Listed. Land uses that are not listed on the table or when a space in the table is blank in a particular zoning district, the land use is prohibited, except where provided by Section 17.11.020.

C. Additional Permit/Approval Requirements. A use of land allowed in compliance with subsection (A) of this section, as well as any proposed development related thereto, shall also comply with the following where applicable:

1. A site plan review (Section 17.62.020), administrative plan review (Section 17.62.090), or development plan review (Section 17.62.070) is required for all new development and a scenic corridor permit (Section 17.62.050) is required for new development in a scenic corridor. Where no other authorization is required, a request for zoning clearance (Section 17.62.110) shall be required.
2. Design review (Chapter 2.40 of the Municipal Code) where required by the General Plan, or any specific plan, master plan, or design guidelines; and

3. A building or grading permit if required by Title 15, or any other permit or approval required by the Municipal Code.

The review or clearance discussed in Subsection C.1 and 2. Above shall be completed and approved by the review authority before the proposed use of land is commenced or established and before site work on any proposed development is started. Proposed uses shall also comply with all other applicable provisions of this development code.

D. Standards for Specific Uses. Where the last column in the following table ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this development code may apply as well.

E. All processes and activities related to a permitted or conditional use are to be conducted within a completely enclosed building or structure with the following exceptions: temporary uses (Section 17.62.030), outdoor storage of materials and finished product (where permitted), and outdoor dining areas.

F. Land Use Table. Land uses listed in the following table shall be defined using the North American Industry Classification System (NAICS) unless otherwise defined in Article VII. Specific land uses within the table are grouped under the following major headings:

#### AGRICULTURE

#### RESIDENTIAL

#### INSTITUTIONAL

Educational

Medical

Public

Religious

Non-profit/Service Organizations— 501(c)(3)

Utilities

#### COMMERCIAL

Alcohol

Automobile Related Services

Automobile Repair

Communications

Day Care Facilities

Eating/Drinking Places and Food Services

Entertainment and Recreation

Lodging

Offices

Retail

Services

Transportation

INDUSTRIAL

Light Industrial

Manufacturing

Warehousing/Storage

Wholesale

TEMPORARY AND INTERIM USES

The amended Table 2-2 Land Use Table is included in the Attachment to this Ordinance.

- E. Section 17.16.010 (Purpose) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

"17.16.010 - Purpose.

The purposes of the special purpose zoning districts are as follows:

- A. PD (Planned Development) District. The PD zoning district denotes an area under single or common ownership that warrants detailed planning because of the presence of unique features, environmental conditions or development constraints. The PD zoning district is intended to accommodate a mix of uses with special standards that address the unique features, conditions, and constraints present. The PD zoning district is consistent with the PD land use district of the General Plan.
- B. HM (Hillside/Mountainous) District. The HM zoning district is applied to areas of the city characterized by steep hillsides and rugged terrain, where appropriate development is limited to single-family dwellings and similar, related compatible uses at very low density, designed to avoid areas of severe physical constraints and safety problems. The HM zoning district is consistent with the HM land use district of the General Plan.
- C. OS (Open Space) District. The OS zoning district is intended for areas of the city identified by the General Plan as having important environmental resources and hazards. The OS zoning district is consistent with the open space-resource protection land use district of the General Plan.
- D. OS-DR (Open Space-Development Restricted) District. The OS-DR zoning district is intended for areas of the city with existing open space that have been development restricted through the use of deed restrictions, conservation easements or dedications of common open space as part of an

approved subdivision. The OS-DR zoning district will also accommodate publicly owned open space land.

- E. PF (Public Facilities) District. The PF zoning district is applied to land owned and operated by the city, county, state, or federal governments, or school districts, where a governmental, educational, recreational, or other institutional facility is the primary use of the site, and is sufficiently different from surrounding land uses to warrant a separate zoning district. The PF zoning district will also accommodate publicly or privately constructed uses and facilities developed on city-owned land and intended for a purpose found by the city to be in the public interest. The PF zoning district is consistent with the public facilities-institutional land use district of the General Plan.
- F. REC (Recreation) District. The REC zoning district is intended for public and private lands within the city committed to leisure and recreational uses that are primarily open space in character. Allowable uses include city owned parks, regional recreation facilities, and similar, related compatible uses. The REC zoning district is consistent with the open space-recreational and public facilities-recreational land use districts of the General Plan.
- G. SP (Specific Plan) District. The SP zoning district denotes an area within the city that is regulated by an adopted specific plan. The SP zoning district is consistent with the R-MF land use district of the General Plan.

F. Section 17.16.020 (Special Purpose District General Development Standards) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strike through~~):

17.16.020 – Special purpose district general development standards.

A. Subdivisions, new land uses and structures, and intensifications and alterations to existing uses or structures shall be designed and constructed in compliance with the following requirements.

The amended Table 2-7 Special Purpose District General Development Standards is included in the Attachment to this Ordinance.

G. The amendments to the Municipal Code adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

**SECTION 5.** Avalon Calabasas Neighborhood Preservation Plan.

A new Avalon Calabasas Neighborhood Preservation Plan (the “Specific Plan”) is hereby adopted in the form of Exhibit B attached hereto and incorporated herein by reference.

The Specific Plan adopted by this Initiative is hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.66 (Specific Plans) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

**SECTION 6.** Findings of Consistency.

The zoning map and Municipal Code, as amended by this Initiative, and the Specific Plan, as adopted by this Initiative, are consistent with (and shall at all times be interpreted to be consistent with) the goals, policies and actions of the General Plan and would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments. The zoning map and Municipal Code, as amended by this Initiative, are also consistent with (and shall at all times be interpreted to be consistent with) the Specific Plan. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Land Use Element, as amended by this Initiative, in that it prioritizes the enhancement of an existing residential community by providing additional housing within an established residential community that is compatible in design, massing, and height with the established community. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Conservation Element in that it incorporates all City requirements of the Oak Tree Ordinance (Municipal Code Chapter 17.32 – Oak Tree Regulations), including a survey to assess the location and size of protected oak species, and requires implementation of all construction protocols. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Housing Element in that it allows for the continued availability of affordable housing units on the Property, provides housing that responds to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost, and utilizes green building designs and drought-tolerant native landscaping. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Circulation Element in that it maintains an adequate supply of parking and promotes alternative means of transportation through bicycle parking. The Project is consistent with (and shall at all times be interpreted to be consistent with) the

objectives and policies of the General Plan Community Design Element in that it focuses new housing in an already existing development, ensures that new buildings are compatible with the surrounding natural areas and are buffered by existing buildings and mature landscaping, thus preserving views from the Las Virgenes Scenic Corridor, provides upgrades to existing structures to provide an overall cohesive community, utilizes sustainable and green building requirements for new buildings, and incorporates relevant provisions of the City's Scenic Corridor Design Guidelines. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Services, Infrastructure and Technology Element in that existing utility capacity at the Property already exists to serve the increased density, all costs for new water and sewer main connections will be borne solely by the developer, large turf areas of the existing Property will be converted to water-efficient landscape palette, and new development will include the collection, control and treatment of stormwater runoff. The Project would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments.

**SECTION 7.** Conflict with Other Measures.

In approving this Initiative, it is the voters' intent to create a comprehensive regulatory plan to govern the future use and development of the Property. To ensure that this intent is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of the Property in any manner whatsoever (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the voters but superseded in law in whole or in part by any other Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law.

**SECTION 8.** Amendment.

The City Council shall have the power to amend the General Plan and Municipal Code sections amended or adopted by this Initiative and, upon application of the



landowner of the Property, the Specific Plan adopted by this Initiative, without the approval of a majority vote of the voters at a subsequent City election, but only if such amendment does not frustrate or eliminate the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

**SECTION 9.** Implementation.

- A. This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative (including but not limited to all exhibits thereto) is also intended to be and shall be construed as consistent with each and every element, provision, and map, and the whole of the City's General Plan. To the extent permitted and required by law, the City shall amend any other elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies as soon as possible in order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan and Municipal Code.
- B. Commencing on the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including, without limitation, issuance of demolition, grading and building permits, subdivision maps, lot line adjustments, and any other City actions as necessary, desirable, and appropriate to implement the Project as soon as possible. This Initiative is considered adopted and effective upon the earliest date legally possible after the Elections Official certifies the vote on the Initiative by the voters of the City of Calabasas.
- C. The General Plan and Specific Plan, as amended and adopted in this Initiative, collectively comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent and compatible statement of policies for the City, any provision of the General Plan that is adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the this Initiative, be null and void in its entirety and without any legal effect. This Initiative shall prevail over any conflicting revisions to the General Plan adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative.
- D. The Project may require the issuance of subsequent approvals by a governmental agency, all of which are part of the "project" approved by this Initiative. The issuance of permits and verifications for improvements and development that substantially conform to the Specific Plan as adopted by

this Initiative is ministerial and accordingly exempt from the California Environmental Quality Act (CEQA).

- E. All future project approvals and other actions needed to implement the Specific Plan shall be consistent with the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

**SECTION 10.** Statute of Limitations.

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. The date of the legislative body's decision shall be either the date the City Council adopts the Initiative in accordance with Elections Code Section 9214 or 9215, or the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

**SECTION 11.** Severability.

- A. If any provision of this Initiative or any application thereof to any person or circumstance is held invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of any provision or application of this Initiative that can be given effect without the invalid provision or application. The voters declare that this Initiative, and each section, subsection, sentence, clause, phrase or part thereof, would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts are declared invalid or unconstitutional. To this end, the provisions of this Initiative are severable.
- B. The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts thereof would have been declared invalid or unconstitutional.
- C. If any portion of this Initiative is held by a final court judgment of a court of competent jurisdiction to be invalid, we the People of the City of Calabasas indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.

**SECTION 12.** Interpretation.

This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. Subject to the foregoing, the provisions of this Initiative must be broadly construed in order to achieve the purposes set forth in this Initiative and shall be interpreted and implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms "including," "such as" or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter. The use of the term "or" shall be construed to mean "and/or."

**SECTION 13.** Exhibits.

All exhibits are incorporated by reference and comprise part of this Initiative. These exhibits are listed below for ease of reference.

- Exhibit A Legal description of the Property
- Exhibit B Avalon Calabasas Neighborhood Preservation Plan
- Exhibit C-1 Figure II-1 of the General Plan Land Use Element to be repealed by this Initiative (for informational purposes only)
- Exhibit C-2 Amended Figure II-1 of the General Plan Land Use Element depicting the new RMF(20) designation for the Property as adopted by this Initiative
- Exhibit D Amended Zoning Map depicting the new Special Purpose Zone Specific Plan (SP) designation for the Property as adopted by this Initiative

This Ordinance shall take effect 10 days after its passage and adoption pursuant to California Elections Code section 9217.

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

The complete text of the Initiative, including all amended Tables and Exhibits, is attached to this Ordinance as Attachment A.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

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, Mayor

ATTEST:

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Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*

APPROVED AS TO FORM:

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Scott H. Howard  
Contract City Attorney  
Colantuono, Highsmith & Whatley, PC

**THE PEOPLE OF THE CITY OF CALABASAS DO ORDAIN AS FOLLOWS:**

**SECTION 1. Title.**

This initiative shall be known and may be cited as the “Calabasas Neighborhood Preservation Initiative” (referred to hereinafter as the “Initiative”).

**SECTION 2. Findings.**

The People of the City of Calabasas (“Calabasas” or the “City”) find and declare the following:

- A. Since 1988, the Avalon Calabasas property located at 3831 North Orchid Lane, Calabasas 91302 (the “Avalon Calabasas Property” or the “Property”) has provided Calabasas residents with quality apartments at both market and rent-restricted affordable rates. The Property is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.
- B. However, due to recently expired bond commitments, seniors and working-class residents living in affordable units at the Property are at risk of losing their homes. To prevent this displacement in a manner that ensures the continued viability of the Property, this Initiative requires the owners of the Property to maintain 80 units at rent-restricted affordable rates for the next 55 years, while adding up to 161 new market rate units at no cost to the City or taxpayers, as more fully described in the Avalon Calabasas Neighborhood Preservation Plan (the “Specific Plan”) attached hereto as **Exhibit B** and incorporated herein by reference (the “Project”).
- C. This is a win-win solution for Calabasas. It protects vulnerable senior and working-class residents while adding new housing options with no impact to open space. In fact, the Project will be built entirely on the developed footprint of the Avalon Calabasas Property, with the vast majority of new construction occurring on existing parking lots.
- D. The Project will help the City meet its regional and state affordable and market-rate housing obligations without any cost to the City or taxpayers.
- E. The Project will provide ample parking for residents and guests by utilizing land-efficient strategies such as new buildings with incorporated parking and a reorganization of existing parking to optimize supply.
- F. The Project will preserve the look and feel of the community by requiring new residential units to be compatible with existing buildings.
- G. The Project will respect the rural feel of Calabasas with a cohesive landscape plan featuring over 350 new trees and drought-tolerant, low-water consuming native species.
- H. The Project will support the City’s environmental goals by mandating state of the art sustainability features, including LEED-Silver certified or equivalent new buildings and energy and water-efficient appliances and fixtures.

- I. The Project will improve the living experience of all Avalon Calabasas residents with the introduction of new amenities and upgrades to existing buildings and amenities.
- J. The Project will provide benefits to the broader Calabasas community, including funding for the Las Virgenes Unified School District Community 360 Counseling Center and improvements to de Anza Park.
- K. By permitting a Project that encourages smart growth and a well-balanced community, this Initiative will contribute to the overall health and welfare of the City's economy and its residents.

**SECTION 3. Amendments to General Plan.**

- A. It is in the public interest to amend the City of Calabasas 2030 General Plan (the "General Plan") land use designation for the Property from R-MF(16) to R-MF(20), and the General Plan land use designation for the Property is hereby so amended. Consistent with this new R-MF(20) designation for the Property, the land use map set forth in Figure II-1 of the Land Use Element of the General Plan (as shown in **Exhibit C-1** attached hereto) is hereby repealed and replaced with the new land use map attached hereto as **Exhibit C-2** and incorporated herein by reference.
- B. Section II.C of Section II (Land Use Element) of the General Plan is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**"II.C General Plan Land Use Districts**

**Table II-1** outlines the various districts that are delineated on the Calabasas General Plan Land Use Map (**Figure II-1**). Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses.

At the second level, urban land uses are organized into Residential, Business, Mixed Use and Public Facilities land use types. Non-urban and open space uses include rural and open space uses. Each of these general land use types is assigned a "Basic Land Use Intensity."

At the most detailed level, specific land uses are designated. For each land use, a description of appropriate uses is provided along with a definition of the maximum allowable intensity that may be permitted. As discussed in Land Use Policy II-14, the assignment of maximum development intensity to the land uses identified on the General Plan Land Use Map does *not* imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity. If a proposed project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, the basic development intensity identified in **Table II-1** and on **Figure II-1** may be exceeded, up to but not beyond the maximum intensity.

## *Guidelines for Clustered Development*

### ***Avoid:***

- *Disturbing areas within or adjacent to floodplains, stream buffer areas, wetlands, oak woodlands, habitat linkages, or other sensitive biological features;*
- *Developing on steep slopes, hilltops, and ridges where development would be highly visible;*
- *Placing numerous houses with access drives along collector and arterial roads;*
- *Backing houses directly or visibly onto collector and arterial roads; and*
- *Destroying existing tree stands, especially along rights-of-way.*

### ***Require:***

- *The resulting development after clustering to be consistent with the development's natural setting and the adjacent residential neighborhoods, if any;*
- *Substantial buffering and screening for development near all public rights-of-way;*
- *Preservation or enhancement of existing wooded areas and sensitive environmental areas;*
- *Homeowner-managed recreation areas and common spaces within larger clusters;*
- *Covenants and/or easements to permanently protect the undeveloped open space areas that remain after clustering is accomplished; and*
- *Appropriate sites for community facilities.*

### ***Permit/Encourage:***

- *Refinement of road and street design to better protect existing topography and landscape features such as streams and drainage patterns (measures include narrower road sections, steeper grades, reduced curve radii, no curbs, etc.); and*
- *Private courts and lanes instead of flag lots.*



**Table II-1  
General Plan Land Use Districts  
Urban Land Uses**

***Urban-Residential***

**R-SF**  
Residential – Single Family

The R-SF designation accommodates single family detached housing units, including large lot estates and typical suburban tract developments, as well as small lot single family residences.

*Basic Land Use Intensity: 2 du/ac  
Maximum Land Use Intensity: 6 du/ac; 12 du/ac for senior residential projects  
Anticipated Maximum Population Intensity: 16.8 persons/ac*

**R-MF(12)**  
Residential – Multiple Family (12 du/ac)

The R-MF (12) designation accommodates attached apartments, condominiums, townhomes, and duplexes.

*Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor serving uses  
Anticipated Maximum Population Intensity: 27.6 persons/ac*

**R-MF(16)**  
Residential – Multiple Family (16 du/ac)

The R-MF (16) designation accommodates attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes.

*Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor serving uses  
Maximum Land Use Intensity: 20 du/ac; 0.2 FAR for visitor-serving uses  
Anticipated Maximum Population Intensity: 36.8 persons/ac*

**R-MF(20)**  
Residential – Multiple Family (20 du/ac)

The R-MF (20) designation accommodates attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes. A specific plan is permissible on property designated as R-MF (20) provided that the specific plan is consistent with the below requirements.

*Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor serving uses  
Maximum Land Use Intensity: 20 du/ac; 0.2 FAR for visitor-serving uses. The Maximum Land Use Intensity for R-MF (20) may be increased by up to 30% provided that a*



**Table II-1  
General Plan Land Use Districts**

<p><b>R-MH</b> Residential – Mobile Home</p>	<p><u>parcel or group of parcels collectively is (i) no less than 30 acres and (ii) governed by a specific plan that reserves, for a period of no less than 55 years, a minimum of 10% of residential units on the parcel or group of parcels for affordable housing as defined in such specific plan.</u> <i>Anticipated Maximum Population Intensity: 4671 persons/ac</i></p> <p>The R-MH designation accommodates mobile home parks.</p> <p><i>Basic Land Use Intensity: 2 du/ac</i> <i>Maximum Land Use Intensity: 8 du/ac</i> <i>Anticipated Maximum Population Intensity: 18.4 persons/ac</i></p>
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**Urban-Business**

<p><b>B-LI</b> Business – Limited Intensity</p>	<p>The B-LI designation accommodates low intensity retail and commercial services on lands that, because of their unique locations, need special attention in order to maintain compatibility with adjacent uses or environmental features. Appropriate uses include limited retail and commercial services, restaurants, nurseries, convalescent facilities and professional offices.</p> <p><i>Basic Land Use Intensity: FAR of ≤0.2</i> <i>Maximum Land Use Intensity: FAR of 0.2</i></p>
<p><b>B-R</b> Business–Retail</p>	<p>The B-R designation accommodates general shopping and commercial services. Appropriate land uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales. Business offices, such as real estate offices, providing direct services to consumers may also be permitted within an overall retail setting. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤0.2</i> <i>Maximum Land Use Intensity: FAR of 0.4; 20 du/ac for multiple family residential</i></p>
<p><b>B-PO</b> Business–Professional Office</p>	<p>The B-PO designation accommodates office uses. Appropriate land uses include business, professional, and medical offices, as well as ancillary service functions.</p>



**Table II-1  
General Plan Land Use Districts**

<p><b>MU 1.0</b> Mixed Use (Maximum FAR of 1.0)</p>	<p>pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤0.2</i> <i>Maximum Land Use Intensity: FAR of 0.95; maximum residential density of 20 du/ac</i></p> <p>The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses. All projects must include a residential component that constitutes a minimum of 50% of the overall project floor area.</p> <p><i>Basic Land Use Intensity: FAR of ≤0.2</i> <i>Maximum Land Use Intensity: FAR of 1.0; maximum residential density of 20 du/ac</i></p>
<p><b>PD</b> Planned Development</p>	<p>The Planned Development designation denotes an area under single or common ownership that warrants detailed planning because of the presence of unique features, environmental conditions, or development constraints. The designation is intended to accommodate a mix of uses with special standards that address the unique features, conditions, and constraints present.</p> <p>Please refer to the vision plans in the Community Design Element for an illustration of what could be accommodated under the Planned Development designation. Maximum allowable development on the PD site is as follows:</p> <p>60 multiple family residences 155,000 square feet of commercial (office/retail) development</p>
<p><b>Public Facilities</b></p>	
<p><b>PF-1</b> Public Facilities–Institutional</p>	<p>The PF-I designation accommodates a variety of public and quasi-public uses. Appropriate land uses include governmental, public, and quasi-public uses, including schools and municipal facilities. Maximum land use intensity of the facilities shall be determined on a case-by-case basis consistent with the provisions of the “Maximum</p>

**Table II-1  
General Plan Land Use Districts**

	Acceptable Development Impacts” table of the Municipal Code.
<b>PF-R</b> Public Facilities–Recreational	The PF-R designation accommodates lands held by public agencies for the primary purpose of providing active and/or passive recreational opportunities. Maximum land use intensity of the facilities shall be determined on a case-by-case basis consistent with the provisions of the “Maximum Acceptable Development Impacts” table of the Municipal code.
<b>Non-Urban Uses</b>	
Because of physical constraints and safety issues on certain properties, there may be non-urban parcels that cannot be built upon.	
<b>HM</b> Hillside Mountainous	The HM designation accommodates single family detached housing in a very low intensity, rural setting.  <i>Basic Land Use Intensity: 1 du/40 ac or 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i> <i>Anticipated Maximum Population Intensity: 0.28 persons/ac</i>
<b>RR</b> Residential Rural	The RR designation accommodates single family detached housing in a low intensity, rural setting.  <i>Basic Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 1 du/ac or 1 du per existing legal lot</i> <i>Anticipated Maximum Population Intensity: 2.8 person/ac</i>
<b>RC</b> Rural Community	The RC designation accommodates single family detached housing that recognizes existing rural development patterns.  <i>Basic Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 2 du/ac or 1 du per existing legal lot</i> <i>Anticipated Maximum Population Intensity: 5.6 person/ac</i>



**Table II-1  
General Plan Land Use Districts**

***Non-Urban Open Space***

**OS-R**  
Open Space–Recreational

The OS-R designation applies to lands under public or private ownership whose primary purpose is the provision of active and/or passive recreation.

*Basic Land Use Intensity: 1 du per existing legal lot*  
*Maximum Land Use Intensity: 1 du per existing legal lot*

**OS-RP**  
Open Space-Resource Protection

The OS-RP designation applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management.

*Open Space (OS) Zoning*  
*Basic Land Use Intensity: 1 du per existing legal lot*  
*Maximum Land Use Intensity: 1 du/160 ac or 1 du per legal lot*

*Open Space - Development Restricted (OS-DR) Zoning*  
*Basic Land Use Intensity: None allowed*  
*Maximum Land Use Intensity: None allowed"*

- C. The amendments to the General Plan adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the General Plan or the Calabasas Municipal Code (“Municipal Code”) including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

**SECTION 4. Zoning and Municipal Code Amendments.**

- A. The Property is hereby rezoned from Residential, Multi-Family (RM-16) to Special Purpose Zone Specific Plan (SP).
- B. The zoning map adopted by and incorporated by reference in Section 17.10.030 (Zoning Map Adopted) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended (even though the printing may not occur until it can be carried out by City staff) to add a “Specific Plan (SP)” designation to the map index for special purpose zones and to change the depiction of the zoning of the Property as set forth in Section 4(A), above, and as depicted in **Exhibit D** attached hereto and incorporated herein by reference.

C. Section 17.10.020 (Zoning Districts Established) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**“17.10.020 – Zoning districts established.**

Calabasas shall be divided into zoning districts which consistently implement the General Plan. The following zoning districts are established, and shall be shown on the official zoning map (Section 17.10.030).

Table 2-1

Zoning Districts Table 2-1			
Zoning District	Zoning Map Symbol		General Plan Land Use District Implemented by Zoning District
<b>Residential Zones</b>			
Residential, Single-Family	RS	R-SF	Residential - Single-Family
Residential, Multifamily	RM	R-MF	Residential - Multiple-Family
Residential, Mobilehome	RMH	R-MH	Residential - Mobilehome
Residential, Rural	RR	RR	Rural Residential
Rural Community	RC	RC	Rural Community
<b>Commercial Zones</b>			
Commercial, Limited	CL	B-LI	Business - Limited Intensity Commercial
Commercial, Retail	CR	B-R	Business - Retail
Commercial, Office	CO	B-PO	Business - Professional Office
Commercial, Mixed Use	CMU	MU	Mixed Use
Commercial, Business Park	CB	B-BP	Business Park
Commercial, Old Town	CT	B-OT	Business - Old Town
<b>Special Purpose Zones</b>			

Zoning Districts Table 2-1			
Zoning District	Zoning Map Symbol		General Plan Land Use District Implemented by Zoning District
Planned Development	PD	PD	Planned Development
Hillside/Mountainous	HM	HM	Hillside - Mountainous
Open Space	OS	OS-RP	Open Space - Resource Protection
Open Space-Development Restricted	OS-DR	OS-RP	Open Space - Resource Protection
Public Facility	PF	PF-I	Public Facilities - Institutional
Recreation	REC	OS-R	Open Space - Recreational
		PF-R	Public Facilities – Recreational
<u>Specific Plan</u>	<u>SP</u>	<u>R-MF</u>	<u>Residential – Multiple Family</u>
<b>Overlay Zones</b>			
Development Plan	-DP		
			Multiple Districts
Scenic Corridor	-SC		Multiple Districts
Old Topanga	-OT	RC	Rural Community
		HM	Hillside/Mountainous
		OS-R	Open Space-Resource Protection
Calabasas Highlands	-CH	RC	Rural Community
		OS-R	Open Space-Resource Protection”

D. Section 17.11.010 (Permitted, Conditional and Ancillary Land Uses—All Zoning Districts) of Chapter 17.11 (Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**“17.11.010 - Permitted, Conditional and ancillary land uses—All zoning districts.**

- A. Land Use Permit Requirements. The uses of land allowed by this development code in all of the zoning districts are identified in the following table as being:
1. A permitted use (identified with a “P” in the table), means that the use is permitted in the particular zoning district as long as all other zoning district and special criteria are met.
  2. An accessory use (identified with an “A” in the table) means that the use is allowed as long as it is ancillary to another permitted use and as long as all other zoning district and special criteria are met.
  3. A conditional use (identified with a "C" in the tables), means that a use is allowed subject to approval of a conditional use permit (Section 17.62.060).
  4. A temporary use (identified with a "TUP" in the tables), means that a use is allowed subject to prior approval and issuance of a temporary use permit (Section 17.62.030).
- B. Uses Not Listed. Land uses that are not listed on the table or when a space in the table is blank in a particular zoning district, the land use is prohibited, except where provided by Section 17.11.020.
- C. Additional Permit/Approval Requirements. A use of land allowed in compliance with subsection (A) of this section, as well as any proposed development related thereto, shall also comply with the following where applicable:
1. A site plan review (Section 17.62.020), administrative plan review (Section 17.62.090), or development plan review (Section 17.62.070) is required for all new development and a scenic corridor permit (Section 17.62.050) is required for new development in a scenic corridor. Where no other authorization is required, a request for zoning clearance (Section 17.62.110) shall be required.
  2. Design review (Chapter 2.40 of the Municipal Code) where required by the General Plan, or any specific plan, master plan, or design guidelines; and
  3. A building or grading permit if required by Title 15, or any other permit or approval required by the Municipal Code.

The review or clearance discussed in Subsection C.1 and 2. Above shall be completed and approved by the review authority before the proposed use of land is commenced or established and before site work on any proposed development is started. Proposed uses shall also comply with all other applicable provisions of this development code.



- D. Standards for Specific Uses. Where the last column in the following table ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this development code may apply as well.
- E. All processes and activities related to a permitted or conditional use are to be conducted within a completely enclosed building or structure with the following exceptions: temporary uses (Section 17.62.030), outdoor storage of materials and finished product (where permitted), and outdoor dining areas.
- F. Land Use Table. Land uses listed in the following table shall be defined using the North American Industry Classification System (NAICS) unless otherwise defined in Article VII. Specific land uses within the table are grouped under the following major headings:

AGRICULTURE

RESIDENTIAL

INSTITUTIONAL

Educational

Medical

Public

Religious

Non-profit/Service Organizations—501(c)(3)

Utilities

COMMERCIAL

Alcohol

Automobile Related Services

Automobile Repair

Communications

Day Care Facilities

Eating/Drinking Places and Food Services

Entertainment and Recreation

Lodging

Offices

Retail

Services

Transportation

INDUSTRIAL

Light Industrial

Manufacturing

Warehousing/Storage

Wholesale

TEMPORARY AND INTERIM USES

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																			See standards in section
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT		
<b>AGRICULTURE</b>																				
Agricultural uses for fuel modification				A			A	A												17.12.030 D, & E.
Equestrian Facilities				C	C		C	C			A									
Farm Animals				A			A/C	A/C												17.12.040
Hobby Farms				A/C			A/C	A/C												17.12.110
Kennels and animal boarding													C	C				C		17.12.1205
Plant Nurseries													C	C				C		
<b>RESIDENTIAL</b>																				
Accessory dwelling unit	P			P	P		P	P												17.12.170
Apartments, Condominiums, Duplexes and other Multi-Family Dwellings		P				P						(6)					C		C	17.12.145
Community center, neighborhood	C	C	C		C	C					P						C			
Emergency Shelters													P							17.12.090
Home Occupations	A	A	A	A	A	A	A	A				(6)					A		A	17.12.115
Mobilehome parks				C																17.12.135
Mobilehomes/ manufactured housing (on a single lot)	P	P		P	P		P													17.12.140
Planned Development - Residential							C													
Residential accessory uses and structures	A	A	A	A	A	A	A	A				(6)					A			17.12.165

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section
Residential care homes, six or fewer clients	P	P	P	P	P		P	P											
Residential care homes, seven or more clients		C																C (1)	
Rooming and boarding houses		C																	
Senior residential projects		P				P										C		C (1)	17.12.180
Single-family housing	P	P		P	P	P	P	P			P								
Transitional/Supportive housing	P (2)	P (2)																	
<b>INSTITUTIONAL</b>																			
<b>Educational</b>																			
<b>Schools K-12</b>																			
-Private	C	C		C						C				C					
-Public	C	C		C	C					C				C					
<b>Schools, Universities/Colleges</b>																			
-Private	C	C		C						C				C	C	C	C		
-Public										C				C	C	C	C		
Schools, Vocational/Trade										C				C	C	C	C		
<b>Medical Services</b>																			
Veterinarian Clinic and animal hospital													C	C	C	C	C		17.12.230
Assisted Living/Congregate Care Facility		C											C	C	C	C		C	
Convalescent Care Facility (with continuous skilled nursing care)													C	C	C	C	C		
Hospital														C					

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section
Medical Office/Clinic/Lab						P							C	P	P	P			
Pharmacies and Drug Stores						C								C	C	C	C		
Pharmacies as accessory use						A							A	A	A	A	A		
<b>Public</b>																			
<b>Cultural Facilities</b>																			
Cultural Facility						C				C	C		C	C	C	C	C		
Museum		C				C				C	C		C	C		C	C		
<b>Public Facilities</b>																			
Government Offices										P					P		P		
Other Government Facilities										P									
Library		C				P				P	C		C	P	P	P	P	C (1)	
Police/Fire Station	C	C		C		C				C			C	C	C	C	C		
Police Storefront/Substation	C	C		C		P				P			P	P	P	P	P	P (1)	
<b>Recreation Facilities</b>																			
Community center, regional										P	P			C		C			
Outdoor recreation										P	P			C	C		C		
Senior Citizen Activity Center						C					P		C	C		C			
<b>Religious</b>																			
Church/place of worship	C	C		C	C	C				P	P		P	P	P	P	P		
<b>Non-profit/Service Organizations – 501(c)(3)</b>																			
Campaign Offices						P							P	P	P	P	P	P (1)	
Charitable Distribution Services (i.e., food banks, etc.)														C	C		C		
Charitable, Philanthropic Service, and other Non-Profit Organization Offices						P							P	P	P	P	P	P (1)	

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required), A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		See standards in section
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	
<b>Utilities</b>																			
Public Utility/Service Structure	C	C		C		P							P	P	P	P	P		17.02.020 (B)10
Public Utility Office						P							P	P	P	P	P	P	(1)
<b>COMMERCIAL</b>																			
<b>Alcohol</b>																			
Alcoholic Beverage Sales						C (3)							C (3)	C (3)	C (3)	C (3)	C (3)	C (1) (3)	17.12.035
Wine/Beer Specialty Shop						C								C		C		C (1)	17.12.035
<b>Automobile Related Services</b>																			
Automotive Parts and Accessories Stores													P (5)	P (5)/C				P (5)/C	17.18.035
<b>Automobile Repair</b>																			
Automotive Services – (i.e.: Tune-up, emission tests, batteries, etc.) (no use of impact wrenches or other equipment that could create noise impacts)													P (5)	P (5)/C				P	17.18.035 (if within CAR overlay zone)
Minor Repair (i.e.: Brakes, tires, radiators, electrical, etc.)													P (5)	P (5)/C				P	17.18.035 (if within CAR overlay zone)
Major Repair (i.e.: Engine and transmission repair/rebuild, etc.)													P (5)	P (5)/C				P (5)/C	17.18.035
<b>Motorcycle Engine Customization</b>																			
Car Wash – Full Service													P (5)	P (5)/C				P (5)/C	17.18.035
Service Station														C				C	17.12.190
<b>Motor Vehicle Sales</b>																			
New and Used													P (5)	P (5)/C				P (5)/C	17.18.035

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																			
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section	
<b>Motor Vehicle Storage</b>																				
Indoor													P (5)/C	P (5)/C		C	P (5)/C		17.18.035	
Off-Site Dealership and Sales Inventory Lots													P (5)	P (5)			P (5)		17.18.035	
Parking: Commercial Lot/Garage						C							C	C	C	C	C	C (1)		
<b>Communications</b>																				
Wireless Telecommunications Facilities						C					C	C		C	C	C	C	C (1)	17.12.050	
Satellite Antennas	A	A	A	A	A	A	A	A					(6)	A	A	A	A	A	A	17.12.050
Recording and Sound Studios						P							P	P	P	P	P			
<b>Day Care Facilities</b>																				
Child Day Care Center	C	C		C	C	C							P	P	P	P	P		17.12.070	
Large Family Day Care Home (9 to 14 children)	C	C		C	C	C													17.12.070	
Small Family Day Care Home (8 or fewer children)	P	P		P	P	P													17.12.070	
<b>Eating/Drinking Places &amp; Food Services</b>																				
Bar/Cocktail Lounge						C								C		C	C	C (1)		
Night Club														C		C	C			
Banquet Hall														C		C	C			
Catering Establishment														C		C	C			
Restaurants (counter service)						P							C	P	P	P	C	C (1)		
Restaurants (table service)						P							C	P	P	P	C	C (1)		
<b>Entertainment and Recreation</b>																				
Adult-entertainment business														C					17.12.025	
Athletic Fields													P							

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section
Arcade														C					
Auditoriums & Other Public Assembly Facilities										C	C								
Bowling Alley														C					
Dance Hall														C					
Health and Fitness Club						C				C	C			C	C	C	C		
Golf Course										C	C								
Golf Driving Range	C	C		C						C	C		C						
Live Entertainment						C					C		C	C		C	C	C	
Motion Picture Theater														C		C			
Outdoor Commercial Recreation											C			C			C		
Pool and billiard rooms														C					
Skate Park										C	C								
Tennis/Swim Club										C	C								
Theaters											C			C		C	C	C	(1)
<b>Lodging</b>																			
Bed and Breakfast Inn				C	C		C												
Hotels/Motels														C	C	C	C		
<b>Offices</b>																			
Business						P							P	P	P	P	P	C	(1)
Professional						P							P	P	P	P	P	C	(1)
Professional Medical Offices						P							P	P	P	P	P	C	
Property Management		P	P			P						(6)	P	P	P	P	P	C	(1)
<b>Retail Stores</b>																			
Antique Stores						P							C	P		P	P	C	(1)

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section
Art Galleries and Art Supply Store						P							C	P		P	P	C (1)	
Beauty Supply Store						P							C	P		P	P	C (1)	
Book Stores						P							C	P		P	P	C (1)	
Building Materials														C			C	C (1)	
Garden Supply/Nursey													C	P			C		
Hardware Store														P		C	C	C (1)	
Camera and Photographic Supply Store						P							C	P		P	P	C (1)	
Cigar and other Tobacco Products Store						P							C	P		P	P	C (1)	17.12.225
Clothing & Accessory Stores						P							C	P		P	P	C (1)	
Computer and Home Electronic Stores						P							C	P		P	P	C (1)	
Florist						P							C	P		P	P	C (1)	
<b>Food and Beverage Stores</b>																			
Bakery (Retail)						P							C	P		P	P	C (1)	
Convenience Store						C							C	C		C			
Delicatessen						P							C	P	P	P	P	C (1)	
Grocery Store/Supermarket													C	P		P			
Specialty Food Stores						P							C	P		P		C (1)	
Furniture and Home Furnishing Stores														P			C		
Boutique Home Furnishing Stores														P		C	C	C (1)	
<b>General Merchandise Stores</b>																			
Department														C		C			
Discount/Variety Store (new products at a discounted price)														P		P	P		
Warehouse Retail Stores														C			C		17.12.240



TABLE 2-2 - LAND USE TABLE

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LAND USE	ZONE																			
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section	
Guns and Ammunition Store														C						
Hobby, Toy and Game Store						P							C	P						
Home Appliance Store						P								P		P	P		C (1)	
Jewelry Store						P							C	P		P	P		C (1)	
Luggage and Leather Goods						P							C	P		P	P		C (1)	
Music and Video Stores						P							C	P		P	P		C (1)	
Office Supply, Stationary & Gift Stores						P							C	P		P	P		C (1)	
Pet and Pet Supply Store						P							C	P		P	P		C (1)	
Second Hand Stores													C	P			P			
Shoe Store						P							C	P		P	P		C (1)	
Shopping Center						C								C		C				17.12.195
Sporting Goods Stores						P							C	P		P	P		C (1)	
Studios for dance, art, music, photography, etc.						P							P	P	P	P	P		C (1)	
<b>Business Services</b>																				
Advertising Agency						P							P	P	P	P	P		C (1)	
Data Processing Services						P							P	P	P	P	P		C (1)	
Equipment Sales and Rental						P							P	P	P	P	P		C (1)	
Photocopying & Duplicating Services						P							P	P	P	P	P		C (1)	
Photography Studio						P							P	P	P	P	P		C (1)	
<b>Financial Services</b>																				
Automated Teller Machine (ATM)						A/P							A/P	A/P	A/P	A/P	A/P		C (1)	
Banks, Credit Unions and other Depository Institutions						P							P	P	P	P	P			
Check Cashing and Loan Services						P							P	P	P	P	P			

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																		
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section
Other Financial Services						P							P	P	P	P	P	C (1)	
<b>Personal Services</b>																			
Barber Shop & Beauty/Nail Salon						P							P	P		P	P		
Cemeteries and Mausoleums													C	C					17.12.060
Day Spa						P							P	P		P	P		17.12.155
Dry Cleaner						P							P	P		P	P	C (1)	
Fortunetelling														P					17.12.095
Laundry - Commercial													P	P		P	P	C (1)	
Massage Therapy						P							P	P		P	P		17.12.155
Pet Grooming - Commercial						P							P	P		P	P	C (1)	
Public Self Storage														C					
Tailor						P							P	P		P	P	C (1)	
Travel Agency						P							P	P	P	P	P	C (1)	
<b>Repair Services</b>																			
Computer, Home Electronics, and Small Home Appliances (toaster, iron, etc.)						P							P	P		P	P		
Furniture Re-upholstery														P		P	P		
Jewelry and Watches/Clocks						P							P	P		P	P		
Lawnmower and Garden Equipment													P	P		P	P		
Locksmith/Key Shop						P							P	P		P	P		
Shoe Repair						P							P	P		P	P		
<b>Transportation</b>																			
Heliport as accessory use to emergency services facility																			17.02.020 (B)(10)

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																			
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section	
<b>INDUSTRIAL</b>																				
<b>Light Industrial</b>																				
Recycling Collection Facilities																				
-Small (to 500 Sq. Ft.)														C		C		C		17,12.160
-Large (500+ Sq. Ft.)																		C		17,12.160
-Reverse vending machine													A	A		A		A		17,12.160
Research & Development Services/Laboratories																A/C (4)		P		
<b>Manufacturing</b>																				
Apparel Manufacturing																			C	
Chemical Manufacturing																			C	
Computer and Home Electronic Manufacturing																			C	
Electrical Equipment Manufacturing																			C	
Food Manufacturing																			C	
Metal fabrication, machine and welding shops																			C	
Furniture and Related Products Manufacturing																			C	
Lumber and Wood Product Manufacturing																			C	
<b>Machinery Manufacturing</b>																				
Construction Machinery Manufacturing																			C	
Industrial Machinery Manufacturing																			C	
Ventilation, Heating, Air-conditioning and Commercial Refrigeration Equipment Manufacturing																			C	

TABLE 2-2 - LAND USE TABLE

KEY: P=Permitted Use (See Chapter 17.62 for required permit), C=Conditionally Permitted (CUP required),  
A=Allowed as an Accessory Use, TUP=Temporary Use (TUP required)

LAND USE	ZONE																			
	RS	RM	RMH	RR	RC	PD	HM	OS	OS-DR	PF	REC	SP	CL	CR	CO	CMU	CB	CT	See standards in section	
Miscellaneous Manufacturing (jewelry, office supplies, sporting goods, toys, etc.)																		C		
Paper Product Manufacturing																		C		
Printing and Related Activities																		C		
<b>Warehousing/ Storage</b>																				
Warehousing, accessory																		C		
Wholesaling and Distribution																		C		
<b>TEMPORARY AND INTERIM USES</b>																				
Construction Yards													T	T						17.62.030
Location Filming	T	T	T	T	T	T	T	T	T	T	T	(6)	T	T	T	T	T	T	T	Chapter 5.04 & 17.62.030
Parking Lot Sales													T	T		T	T	T		17.62.030
Seasonal Sale (Christmas Tree, Pumpkin, and similar Lots)													T	T		T	T			17.62.030
Special Events (Street/Craft fair and Farmers Markets)														T		T	T	T		17.62.030
Storage – Temporary Portable Containers	T	T	T	T	T	T	T	T				(6)	T	T	T	T	T	T		17.62.030
Temporary Structures (i.e. subdivision sales office, etc.)	T		T	T	T	T		T				(6)								17.62.030

Notes:

- (1) Use allowed only where in compliance with Old Town Calabasas Master Plan and Design Guidelines.
- (2) Use falls under Residential Care Homes and is subject to applicable standards and conditions.

- (3) Allowable only in conjunction with a primary allowable use (e.g. convenience store, grocery store, restaurant, etc.).
- (4) Research and Development Services/Laboratories are allowed in the CO zone only as accessory to an office use, as follows:
  - (a) The use shall not exceed ten (10) percent of the total building(s) floor area; and
  - (b) The use shall be limited to properties having a building(s) with a minimum floor area of 100,000 square feet.
- (5) Allowed as a “Permitted” use only within the Commercial Auto Retailer (CAR) Overlay Zone and subject to the requirements in Section 17.18.035.
- (6) Permitted, accessory, and temporary land uses within the Specific Plan (SP) Special Purpose Zone are subject to the requirements of the adopted specific plan.”

E. Section 17.16.010 (Purpose) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**“17.16.010 - Purpose.**

The purposes of the special purpose zoning districts are as follows:

- A. PD (Planned Development) District. The PD zoning district denotes an area under single or common ownership that warrants detailed planning because of the presence of unique features, environmental conditions or development constraints. The PD zoning district is intended to accommodate a mix of uses with special standards that address the unique features, conditions, and constraints present. The PD zoning district is consistent with the PD land use district of the General Plan.
- B. HM (Hillside/Mountainous) District. The HM zoning district is applied to areas of the city characterized by steep hillsides and rugged terrain, where appropriate development is limited to single-family dwellings and similar, related compatible uses at very low density, designed to avoid areas of severe physical constraints and safety problems. The HM zoning district is consistent with the HM land use district of the General Plan.
- C. OS (Open Space) District. The OS zoning district is intended for areas of the city identified by the General Plan as having important environmental resources and hazards. The OS zoning district is consistent with the open space-resource protection land use district of the General Plan.

- D. OS-DR (Open Space-Development Restricted) District. The OS-DR zoning district is intended for areas of the city with existing open space that have been development restricted through the use of deed restrictions, conservation easements or dedications of common open space as part of an approved subdivision. The OS-DR zoning district will also accommodate publicly owned open space land.
- E. PF (Public Facilities) District. The PF zoning district is applied to land owned and operated by the city, county, state, or federal governments, or school districts, where a governmental, educational, recreational, or other institutional facility is the primary use of the site, and is sufficiently different from surrounding land uses to warrant a separate zoning district. The PF zoning district will also accommodate publicly or privately constructed uses and facilities developed on city-owned land and intended for a purpose found by the city to be in the public interest. The PF zoning district is consistent with the public facilities-institutional land use district of the General Plan.
- F. REC (Recreation) District. The REC zoning district is intended for public and private lands within the city committed to leisure and recreational uses that are primarily open space in character. Allowable uses include city-owned parks, regional recreation facilities, and similar, related compatible uses. The REC zoning district is consistent with the open space-recreational and public facilities-recreational land use districts of the General Plan.
- G. SP (Specific Plan) District. The SP zoning district denotes an area within the city that is regulated by an adopted specific plan. The SP zoning district is consistent with the R-MF land use district of the General Plan.

F. Section 17.16.020 (Special Purpose District General Development Standards) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

**“17.16.020 – Special purpose district general development standards.**

- A. Subdivisions, new land uses and structures, and intensifications and alterations to existing uses or structures shall be designed and constructed in compliance with the following requirements.

Table 2-7  
Special Purpose District General Development Standards

Development Feature	Requirement by Zoning District											
	PD	HM	OS	OS-DR	PF	REC	<u>SP</u>					
Minimum Lot Size	Minimum lot area and width required for new parcels.											
Area	Determined by Development Plan Process (Section 17.62.070)	From 40 acres to 10 acres, determined through the subdivision review process based on site opportunities and constraints, applicable Performance Standards in Chapter 17.20 and Table 6-2 - Significant Impacts of Individual Development Projects) in Chapter 17.60	160 acres for existing open space property.	No minimum.	Determined through the subdivision review process based on site opportunities and constraints, applicable Performance Standards in Chapter 17.20 and Table 6-2 Maximum Acceptable Impacts of Individual Development in Chapter 17.60.		(4)					
Width								Not applicable				
Residential Density								1 dwelling per lot (1)		None Allowed.	None Allowed.	1 dwelling unit per lot (1)
Floor Area Ratio>								Not Applicable				
Setbacks (2)												
Front	Determined by Development Plan Process (Section 17.62.070)	50 feet minimum	Determined by Development Plan Process (Section 17.62.070) but in no case less than the minimum setbacks required in the RS zone.	Not applicable.	Determined by Development Plan Process (Section 17.62.070)		(4)					
Sides (each)		25 feet minimum										
Street side		30 feet minimum										
Rear		50 feet minimum										
Interior		10 feet minimum between structures										
Height Limits	35 feet maximum (3)	25 feet maximum (3)					(4)					

Table 2-7  
Special Purpose District General Development Standards

Development Feature	Requirement by Zoning District						
	PD	HM	OS	OS-DR	PF	REC	SP
Hillside Development	See Section 17.20.150 (Hillside and Ridgeline Development)						(4)
Landscaping	As required by Chapter 17.26 (Landscaping)						(4)
Parking	As required by Chapter 17.28 (Parking and Loading)						(4)

Notes:

1. Maximum number of dwellings allowed on an existing lot.
2. See Section 17.20.180 for setback measurement, exceptions and encroachments.
3. See Section 17.20.140 for measurement and exceptions.
4. Requirements of the adopted specific plan apply.

G. The amendments to the Municipal Code adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

**SECTION 5. Avalon Calabasas Neighborhood Preservation Plan.**

A new Avalon Calabasas Neighborhood Preservation Plan (the “Specific Plan”) is hereby adopted in the form of **Exhibit B** attached hereto and incorporated herein by reference.

The Specific Plan adopted by this Initiative is hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.66 (Specific Plans) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

**SECTION 6. Findings of Consistency.**

The zoning map and Municipal Code, as amended by this Initiative, and the Specific Plan, as adopted by this Initiative, are consistent with (and shall at all times be interpreted to be consistent with) the goals, policies and actions of the General Plan and would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments. The zoning map and Municipal Code, as amended by this Initiative, are also consistent with (and



shall at all times be interpreted to be consistent with) the Specific Plan. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Land Use Element, as amended by this Initiative, in that it prioritizes the enhancement of an existing residential community by providing additional housing within an established residential community that is compatible in design, massing, and height with the established community. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Conservation Element in that it incorporates all City requirements of the Oak Tree Ordinance (Municipal Code Chapter 17.32 – Oak Tree Regulations), including a survey to assess the location and size of protected oak species, and requires implementation of all construction protocols. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Housing Element in that it allows for the continued availability of affordable housing units on the Property, provides housing that responds to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost, and utilizes green building designs and drought-tolerant native landscaping. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Circulation Element in that it maintains an adequate supply of parking and promotes alternative means of transportation through bicycle parking. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Community Design Element in that it focuses new housing in an already existing development, ensures that new buildings are compatible with the surrounding natural areas and are buffered by existing buildings and mature landscaping, thus preserving views from the Las Virgenes Scenic Corridor, provides upgrades to existing structures to provide an overall cohesive community, utilizes sustainable and green building requirements for new buildings, and incorporates relevant provisions of the City’s Scenic Corridor Design Guidelines. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Services, Infrastructure and Technology Element in that existing utility capacity at the Property already exists to serve the increased density, all costs for new water and sewer main connections will be borne solely by the developer, large turf areas of the existing Property will be converted to water-efficient landscape palette, and new development will include the collection, control and treatment of stormwater runoff. The Project would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments.

## **SECTION 7. Conflict with Other Measures.**

In approving this Initiative, it is the voters’ intent to create a comprehensive regulatory plan to govern the future use and development of the Property. To ensure that this intent is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of the Property in any manner whatsoever (each, a “Conflicting Initiative”). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters’ intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in

conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the voters but superseded in law in whole or in part by any other Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law.

#### **SECTION 8. Amendment.**

The City Council shall have the power to amend the General Plan and Municipal Code sections amended or adopted by this Initiative and, upon application of the landowner of the Property, the Specific Plan adopted by this Initiative, without the approval of a majority vote of the voters at a subsequent City election, but only if such amendment does not frustrate or eliminate the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

#### **SECTION 9. Implementation.**

- A. This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative (including but not limited to all exhibits thereto) is also intended to be and shall be construed as consistent with each and every element, provision, and map, and the whole of the City's General Plan. To the extent permitted and required by law, the City shall amend any other elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies as soon as possible in order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan and Municipal Code.
- B. Commencing on the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including, without limitation, issuance of demolition, grading and building permits, subdivision maps, lot line adjustments, and any other City actions as necessary, desirable, and appropriate to implement the Project as soon as possible. This Initiative is considered adopted and effective upon the earliest date legally possible after the Elections Official certifies the vote on the Initiative by the voters of the City of Calabasas.
- C. The General Plan and Specific Plan, as amended and adopted in this Initiative, collectively comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent and compatible statement of policies for the City, any provision of the General Plan that is adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the this Initiative, be null and void in its entirety and without any legal effect. This Initiative shall prevail over any conflicting revisions to the General Plan adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative.
- D. The Project may require the issuance of subsequent approvals by a governmental agency, all of which are part of the "project" approved by this Initiative. The issuance of permits

and verifications for improvements and development that substantially conform to the Specific Plan as adopted by this Initiative is ministerial and accordingly exempt from the California Environmental Quality Act (CEQA).

- E. All future project approvals and other actions needed to implement the Specific Plan shall be consistent with the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

#### **SECTION 10. Statute of Limitations.**

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. The date of the legislative body's decision shall be either the date the City Council adopts the Initiative in accordance with Elections Code Section 9214 or 9215, or the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

#### **SECTION 11. Severability.**

- A. If any provision of this Initiative or any application thereof to any person or circumstance is held invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of any provision or application of this Initiative that can be given effect without the invalid provision or application. The voters declare that this Initiative, and each section, subsection, sentence, clause, phrase or part thereof, would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts are declared invalid or unconstitutional. To this end, the provisions of this Initiative are severable.
- B. The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts thereof would have been declared invalid or unconstitutional.
- C. If any portion of this Initiative is held by a final court judgment of a court of competent jurisdiction to be invalid, we the People of the City of Calabasas indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.

**SECTION 12. Interpretation.**

This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. Subject to the foregoing, the provisions of this Initiative must be broadly construed in order to achieve the purposes set forth in this Initiative and shall be interpreted and implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms “including,” “such as” or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter. The use of the term “or” shall be construed to mean “and/or.”

**SECTION 13. Exhibits.**

All exhibits are incorporated by reference and comprise part of this Initiative. These exhibits are listed below for ease of reference.

- Exhibit A      Legal description of the Property.
- Exhibit B      Avalon Calabasas Neighborhood Preservation Plan
- Exhibit C-1    Figure II-1 of the General Plan Land Use Element to be repealed by this Initiative (for informational purposes only)
- Exhibit C-2    Amended Figure II-1 of the General Plan Land Use Element depicting the new R-MF(20) designation for the Property as adopted by this Initiative
- Exhibit D      Amended Zoning Map depicting the new Special Purpose Zone Specific Plan (SP) designation for the Property as adopted by this Initiative

**EXHIBIT A**  
**Legal Description of the Property**

Real Property in the City of Calabasas, County of Los Angeles, State of California, described as follows:

LOTS 1 AND 2 OF TRACT 43788, IN THE CITY OF CALABASAS, AS PER MAP RECORDED IN BOOK 1084 PAGES 61 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2063-034-037 (AFFECTS: LOT 1) AND 2063-034-038 (AFFECTS: LOT 2)

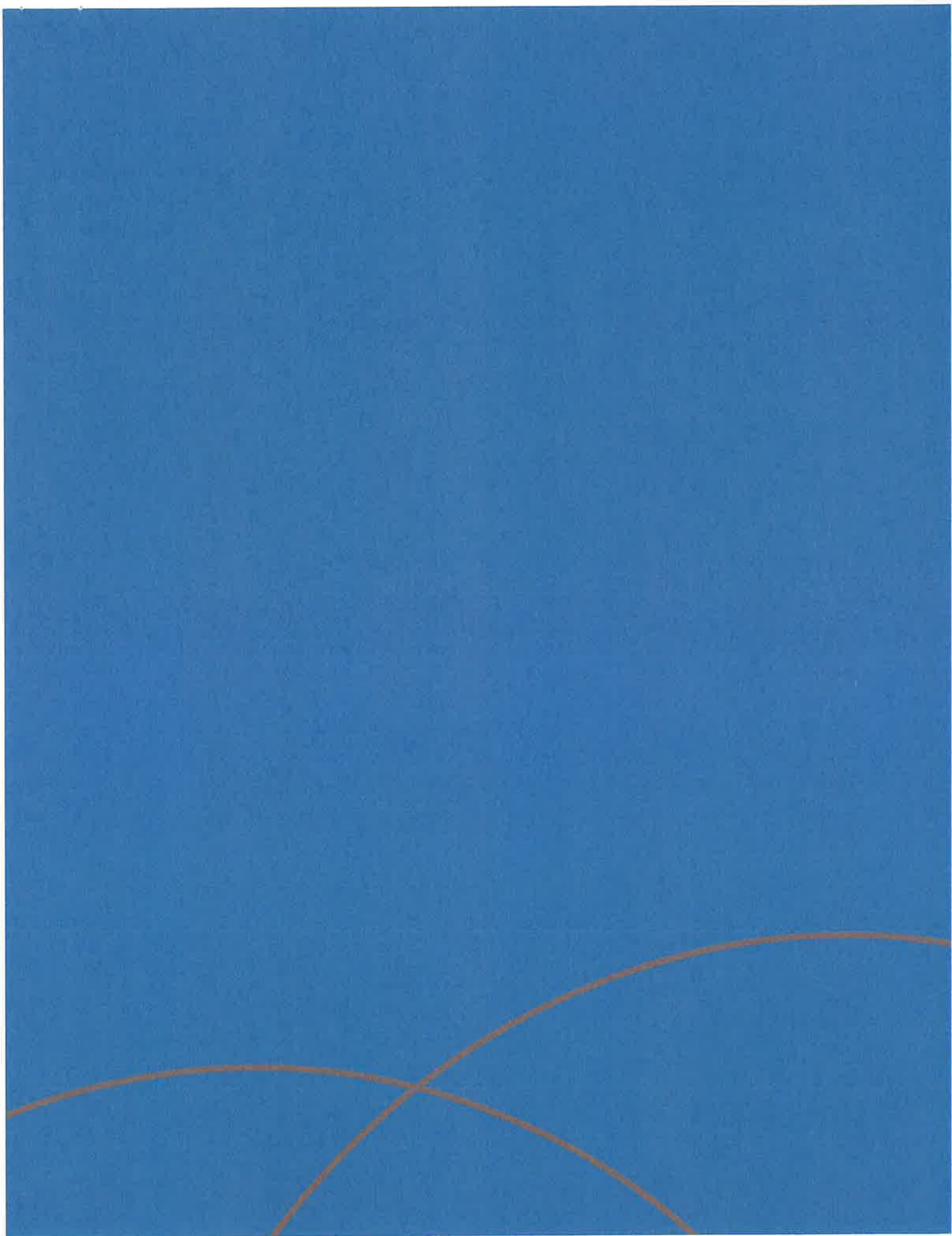




# **AVALON CALABASAS NEIGHBORHOOD PRESERVATION PLAN**

JULY 2019

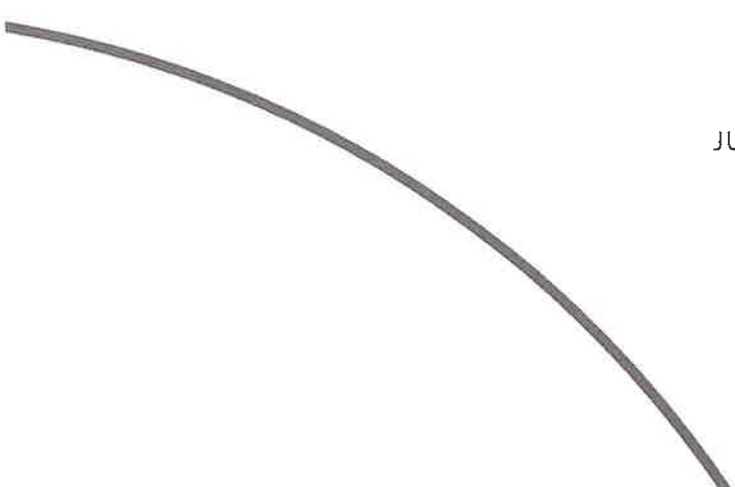




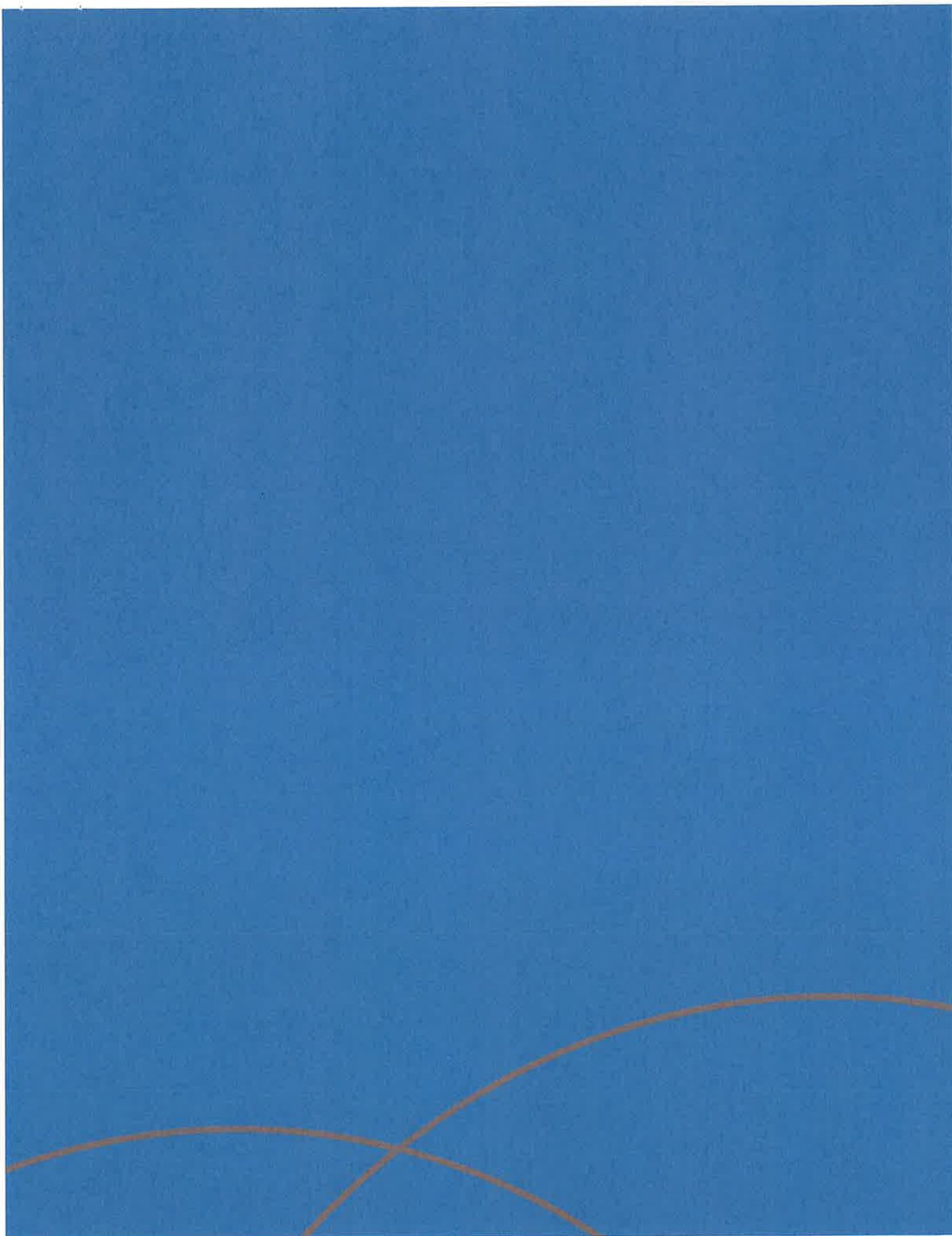
# Avalon Calabasas Neighborhood Preservation Plan

A Specific Plan in the City of Calabasas

JULY 2019









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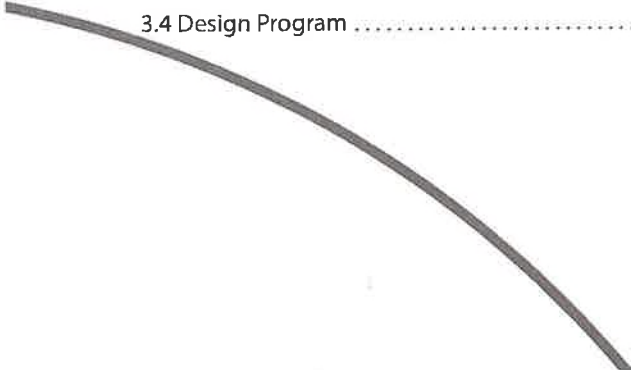
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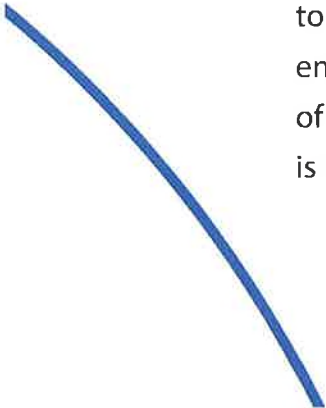


# PREFACE

Avalon Calabasas is an existing residential community in the City of Calabasas. Of the 600 existing apartments, a small portion has been set aside as affordable dwelling units since the community was built in 1988. Recently, however, Avalon’s affordable housing program ended, leaving longtime senior and working-class residents faced with rising rents that will likely be unaffordable.

To prevent the possible displacement of these existing Calabasas residents in a manner that ensures the continued financial viability of the entire Avalon Calabasas community, this planning document proposes to retain 80 affordable housing units at the existing community while adding 161 new market-rate units to the currently developed site. This solution proposes building only on already-developed land and maintains affordable housing at no cost to taxpayers – a win-win that will keep current members of the Calabasas workforce like teachers and first-responders in their homes.

In its General Plan, the City of Calabasas lays out a vision to continue to be a low-intensity, primarily residential community nestled in an environmental setting. The City places a high priority on the preservation of its beautiful rural and open spaces by ensuring the density of projects is limited. This document embodies the vision of the General Plan and



maintains its spirit and intent. No open space would be affected because the project would be built entirely on already developed land, and the rural Calabasas feel would be strengthened through the addition of a cohesive landscape plan featuring native species and the addition of over 350 new trees.

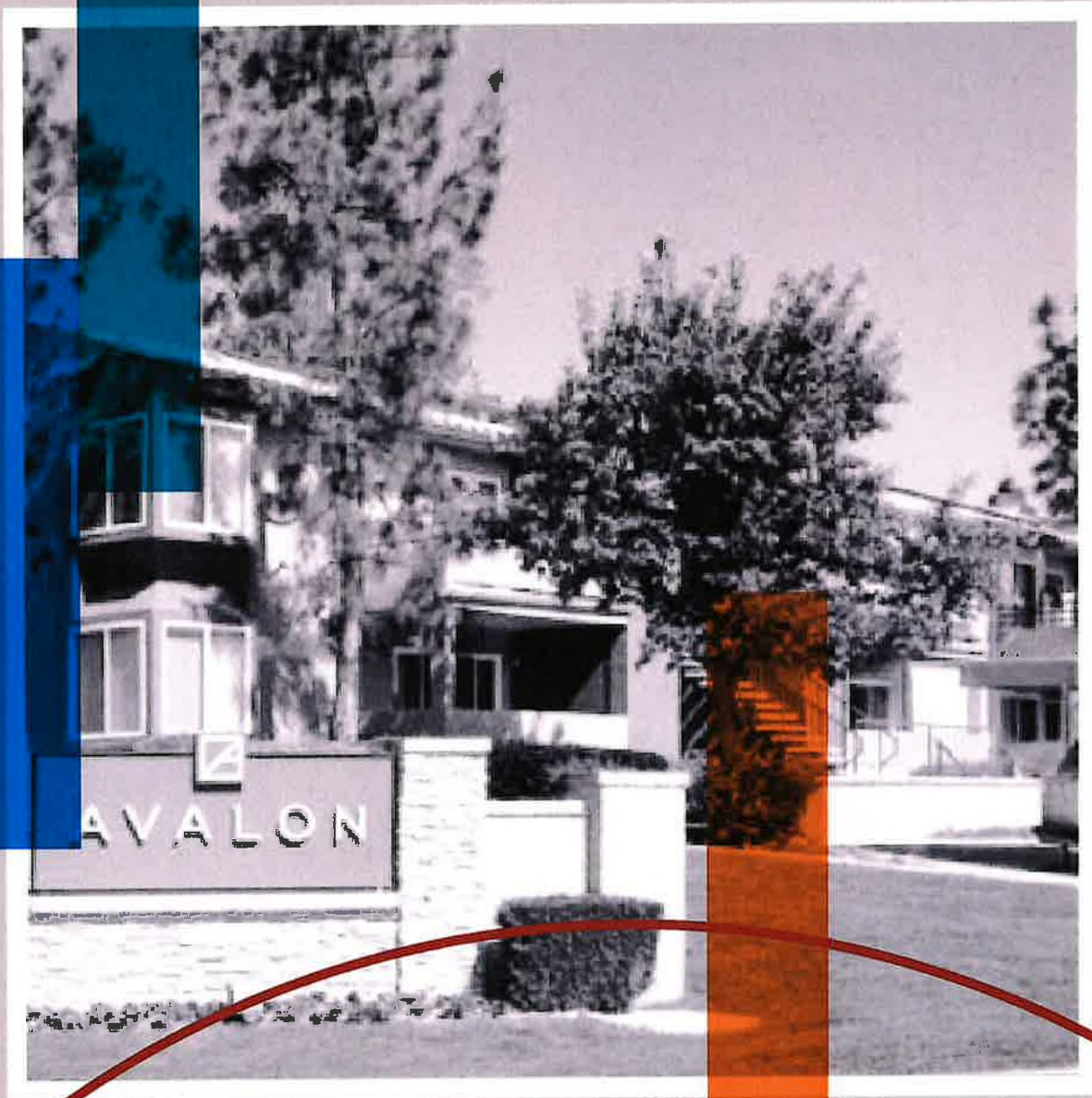
In addition to enhancing open space, this document ensures that redevelopment of Avalon Calabasas provides additional benefits to the broader Calabasas community. Such benefits will fund: 1) the Las Virgenes Unified School District (LVUSD) Community 360 Counseling Center for use in staffing a full-time credentialed counselor(s) to assist students struggling with depression and stress, or a similar use of funds; and 2) park improvements at nearby De Anza Park that may include providing a fully accessible playground, water play feature expansion, educational gardens, and/or other such improvements identified by the City's Community Services Department following a community outreach process. These additive community benefits reinforce the project's goals of supporting Calabasas residents, strengthening and preserving neighborhoods, and enhancing the City's beautiful, shared open spaces.

Additionally, the City's Housing Element in the General Plan identifies strategies and programs that focus on the conservation and improvement of existing housing and that assist in providing affordable housing. This document meets these objectives by proposing to preserve existing affordable housing in Calabasas. Through its adoption, the City will not only demonstrate its willingness to protect the most vulnerable Calabasas residents, it will preserve the precious few affordable housing units in the City without adversely impacting the quality of Calabasas' housing market.



In cities and counties throughout California, there is intense focus on housing – particularly affordable housing – due to the rapid expansion of homelessness, together with the existing housing crisis. This document provides the City of Calabasas a creative opportunity to preserve existing affordable housing for longtime Calabasas residents without negatively impacting the quality of life for residents who have worked hard to purchase homes in this idyllic and verdant community. Avalon Calabasas is committed to protecting the way of life in Calabasas while also ensuring its most vulnerable residents are not forgotten or ignored.







# 1

## INTRODUCTION

### 1.1 Background

Avalon Calabasas is an existing garden-apartment residential community located in the City of Calabasas. The community was originally developed in 1988 (prior to the incorporation of Calabasas) utilizing County bond financing. This type of bond financing included requirements to provide affordable housing units for a period of 30 years. This rent-restricted affordable housing program ended in 2018 with the payoff of the 30-year time frame, meaning many longtime Calabasas residents and their families faced a change in housing circumstances difficult to resolve on their own.

Overall, the City of Calabasas has a dwindling supply of affordable housing. To address the possible displacement of Calabasas residents with expiration of the affordability covenants for the Avalon Calabasas community, a development solution has been identified to increase the number of units within this community as the most feasible way to preserve housing opportunities of longtime residents. Adoption of a specific plan accomplishes this goal. Under such a specific plan, the development concept will be privately funded, and the new units will not be constructed on any open, untouched, or undeveloped land in the City.

## 1.2 Purpose

The purpose of this Avalon Calabasas Neighborhood Preservation Plan – A Specific Plan (referred to in this document as Specific Plan) is to provide affordable and market-rate housing through the private redevelopment of the established Avalon Calabasas residential community within the City of Calabasas. This Specific Plan contains provisions unique to the existing 30.55-acre, 600-unit Avalon Calabasas residential community. Implementation of this Specific Plan permits a maximum of 761 multifamily apartment units—an additional 161 units within the existing Avalon Calabasas development. This will allow for continued availability of both market-rate and rent-restricted housing within the same residential community, while maintaining and refurbishing parking, open space, and on-site amenities to retain a quality living environment.

This Specific Plan is designed to achieve the following goals:

- Allow many existing community residents and their families to continue to live and work within the City of Calabasas.
- Provide 80 affordable housing units in the City of Calabasas that are privately financed—without the use of taxpayer funds—for at least 55 years.
- Provide new housing by increasing density within an established development envelope that does not require grading or construction on open, undeveloped lands.
- Convert underutilized parking lot areas within the Avalon Calabasas residential community into new homes surrounded by new landscaped areas that create inviting community gathering spaces.
- Revitalize landscaping and trail areas adjacent to the Las Virgenes Creek, adding a significant number of new trees that complement the native oaks and sycamores in the area.
- Comprehensively upgrade the architectural appearance of an established residential community, thereby creating attractive public views along the Las Virgenes Scenic Road Corridor.

- Implement strategies for new construction that has energy efficiency meeting Title 24 and water efficiency through the installation of low-water-use fixtures and water-efficient landscape systems.
- Use of low-emitting materials in construction and LEED-accredited construction design.
- Ensure environmentally sensitive development that avoids impacts on circulation and neighboring communities.
- Provide broader community benefits that fund support programs of the Las Virgenes Unified School District and physical improvements at Juan Bautista de Anza Park.

## 1.3 Location and Area of Specific Plan

### 1.3.1 LOCATION AND SETTING

The established Avalon Calabasas residential community that is the subject of this Specific Plan is located within the southwest portion of the City of Calabasas, north and south of Meadow Creek Lane, between Lost Hills Road and Las Virgenes Road, as shown in Figure 1-1. Surrounding land uses and development include:

- North: The Las Virgenes Unified School District offices and the A.E. Wright Middle School campus
- South: The El Encanto residential community and the Juan Bautista de Anza Park
- East: The Lone Oak residential community and Las Virgenes Road
- West: Channelized stream corridor of Las Virgenes Creek



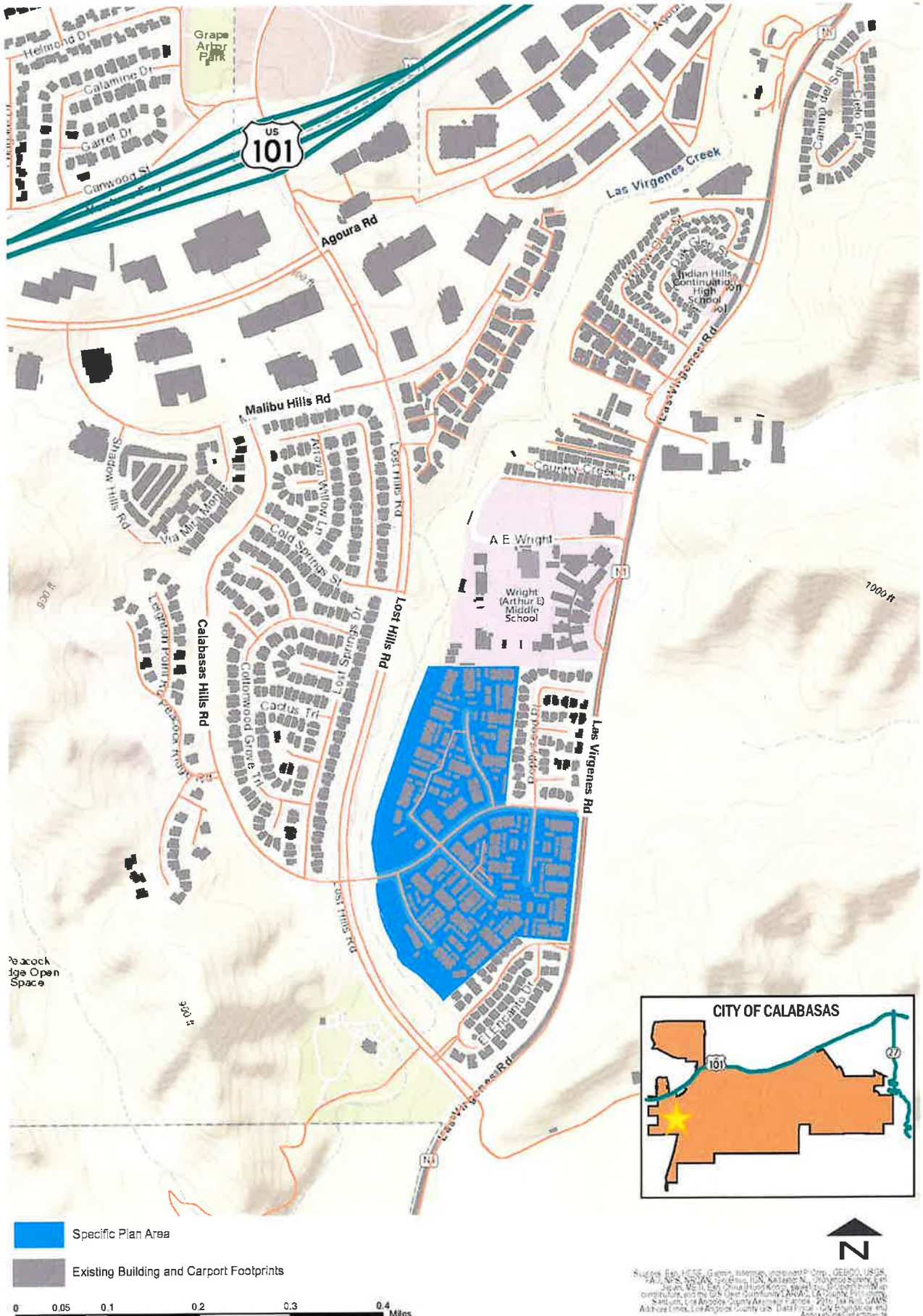


Figure 1-1: Specific Plan Location

### 1.3.2 SPECIFIC PLAN AREA AND ACCESS

This Specific Plan applies to a narrowly defined area and specific parcels, identified as Los Angeles County Assessor Map numbers 2063-034-037 and 2063-034-038, as shown in Figure 1-2. Public streets provide access to the parcels within this Specific Plan. Meadow Creek Lane splits the parcels and traverses east and west, with five intersecting cul-de-sac streets running north to south: Oleander Court, Ceanothus Lane, Poppyseed Lane, Lupine Lane, and Orchid Lane.

## 1.4 Authority

The authority to prepare and adopt specific plans is established by California Government Code Sections 65450 through 65457. This Specific Plan conforms to these State provisions and the content criteria for specific plans set forth in the Calabasas Municipal Code (CMC) Section 17.66.030. CMC requirements for specific plans mirror State statutes, including provisions that a specific plan address land uses, infrastructure, development standards, implementation measures, and relationship with the City's General Plan. Upon adoption of this Specific Plan, related zoning actions, subdivisions, and public works projects shall then be consistent with this Specific Plan.

## 1.5 General Plan Land Use and Zoning Map Designation

### 1.5.1 LAND USE MAP

Prior to the adoption of this Specific Plan, the Land Use Map of the Land Use Element of the City of Calabasas General Plan 2030 designated the parcels within the boundaries of this Specific Plan as Residential-Multiple Family (16). Concurrent with the adoption of this Specific Plan, the designation on the City's Land Use Map of the Land Use Element will be amended to designate the parcels as Residential-Multiple Family (20). Section 4.5 of this Specific Plan provides a General Plan consistency analysis.

### 1.5.2 ZONING MAP

Prior to the adoption of this Specific Plan, the City of Calabasas Zoning Map designated the parcels within the boundaries of this Specific Plan as RM-16 (Residential, Multifamily). Concurrent with the adoption of this Specific Plan, the designation on the City's Zoning Map will be amended to designate the parcels as SP (Specific Plan) under the Special Purpose Zones.

## 1.6 Relationship to the Calabasas Municipal Code

### 1.6.1 CMC TITLE 17 AND CMC CHAPTER 2.40

This Specific Plan supersedes other development regulations and standards of CMC Title 17 – Zoning and CMC Chapter 2.40 – Architectural Review Panel for the Specific Plan Area, as shown in Figure 1-2. Whenever a provision contained in this Specific Plan conflicts with those contained in CMC Title 17 or CMC Chapter 2.40, the provisions of this Specific Plan shall take precedence. Absent a provision in this Specific Plan to the contrary, regulations contained in CMC Title 17 applicable to the City's RM (Residential, Multifamily) zoning district shall apply, as determined by the Community Development Director or designee.





Specific Plan Area
  Existing Building and Carport Footprints

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, LARAC, LA County, Pickamcity, Sanborn, Los Angeles County Assessor Parcels - 2010 Tax Roll, CAMS Address Lines, Los Angeles County GIS Data Portal - City Boundaries and Amenations/Departments



Figure 1-2: Specific Plan Area



### 1.6.2 OAK TREE REGULATIONS AND PERMITS

This Specific Plan incorporates by reference the City's regulations regarding oak tree protection set forth in CMC Chapter 17.32. In accordance with the provisions of CMC Chapter 17.32, three individual protected, native oak trees—*Quercus Agrifolia* (Coast Live Oak)—with a 24-inch diameter at breast height or greater have been identified; their respective locations are shown in Figure 1-3. These three oak trees will be protected and preserved. All new development under this Specific Plan shall be required to comply with all provisions and protocols as defined for an "Encroachment Within the Protected Zone" as outlined in City's adopted "Oak Tree Preservation and Protection Guidelines," Section X. Phases of Construction and Appendix E – Standard Designs for Encroachments within Protected Zones. A City of Calabasas Oak Tree Permit shall not be required for new development consistent with this Specific Plan.



Figure 1-3: Locations of Protected Oak Trees



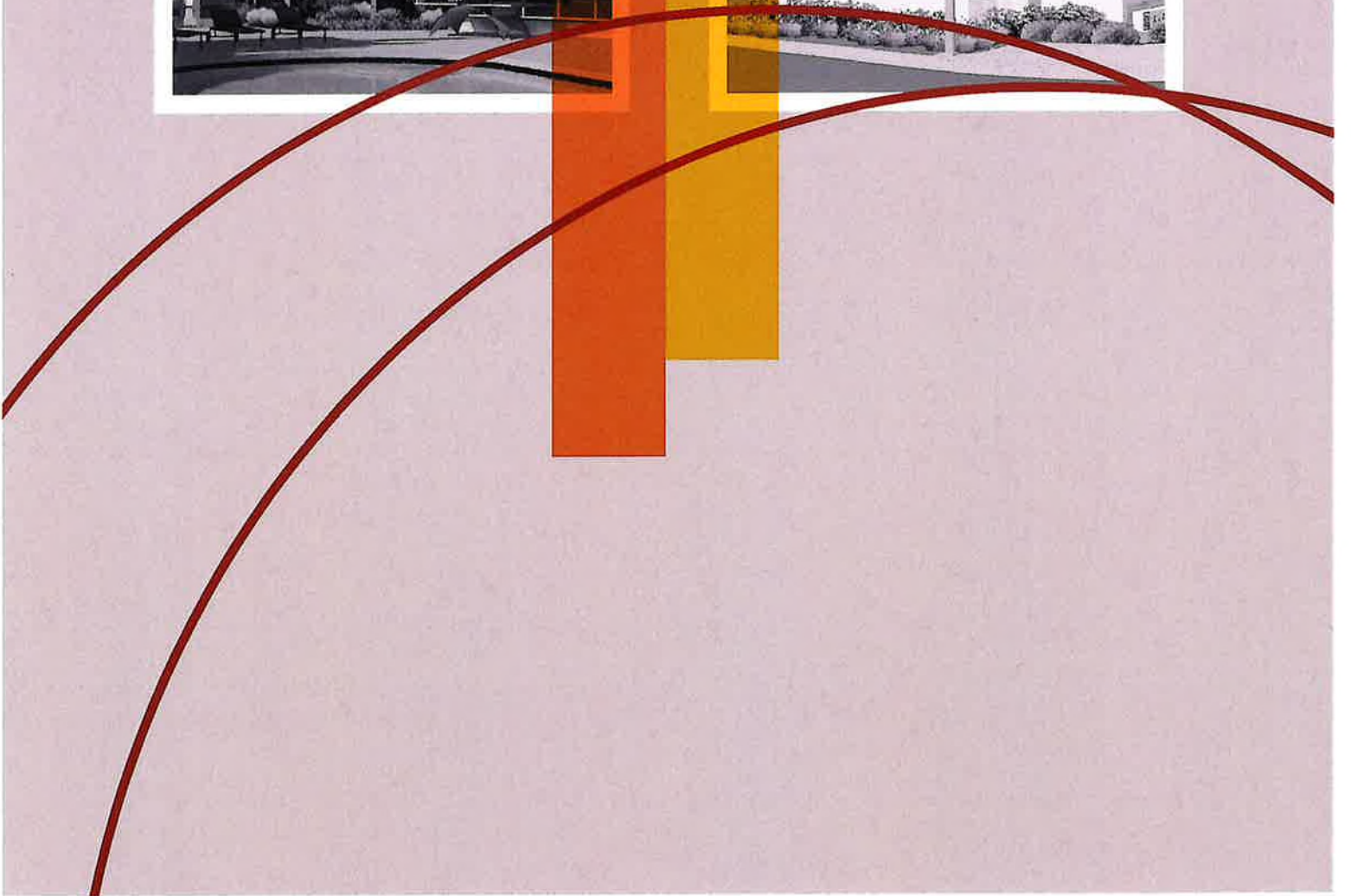
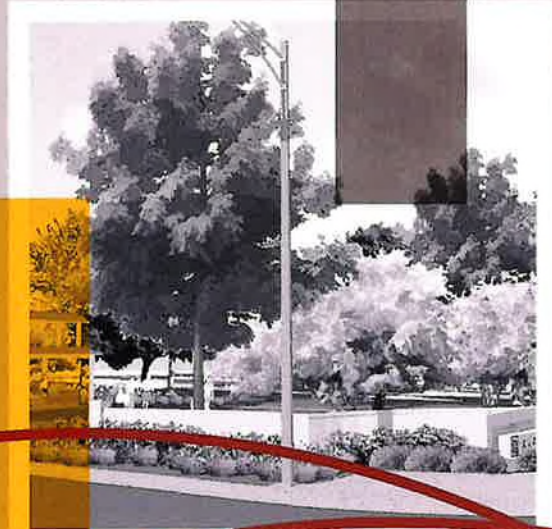
### 1.6.3 SCENIC CORRIDOR REGULATIONS AND PERMITS

This Specific Plan incorporates by reference the City's regulations regarding City-designated scenic corridors outlined in CMC Sections 17.18.040, which sets forth design standards, and 17.62.050, which establishes review and permit requirements. The parcels within this Specific Plan lie within the viewshed of Las Virgenes Road, a City-designated Scenic Corridor. The City has adopted Scenic Corridor Development Guidelines (Guidelines). The Guidelines specifically allow for a Specific Plan to contain its own development policies to implement the Scenic Corridor provisions. This Specific Plan incorporates such provisions, and a City of Calabasas Scenic Corridor Permit shall not be required for new development consistent with this Specific Plan.

This Specific Plan implements Scenic Corridor Development Guidelines for Las Virgenes Road as follows:

- Design features to reduce exposure to fire hazards, seismic safety, pollutant runoff, erosion control, and other natural hazards are included.
  - All roofs visible from Las Virgenes Road consist of surfaces with medium dark colored, fire-retardant, non-glare materials, and all rooftop equipment will be screened with architecturally compatible features.
  - All structures visible from Las Virgenes Road will be articulated and textured, thus avoiding large, straight, blank facades.
  - Water conservation and landscaping plans have been developed in conformance with the City's Water Efficient Landscape Criteria Ordinance.
  - All new structures are designed and specifically focused in the interior of the already built-out site in order to blend with existing buildings, thus maintaining similar view conditions from Las Virgenes Road.
  - Existing landscaping and tree planting— together with placement of new trees near new development—will visually enhance, soften, or conceal the new development.
- Vehicle parking areas will be screened by utilizing a combination of building placement, berms, landscaping, and decorative walls.
  - The drainage system is designed to maintain existing flow patterns and volumes, and to minimize non-point source pollution consistent with water quality control regulations.
  - Grading is designed to be minimized and limited to the areas for new building foundations, surface parking lot areas, and landscape planters.





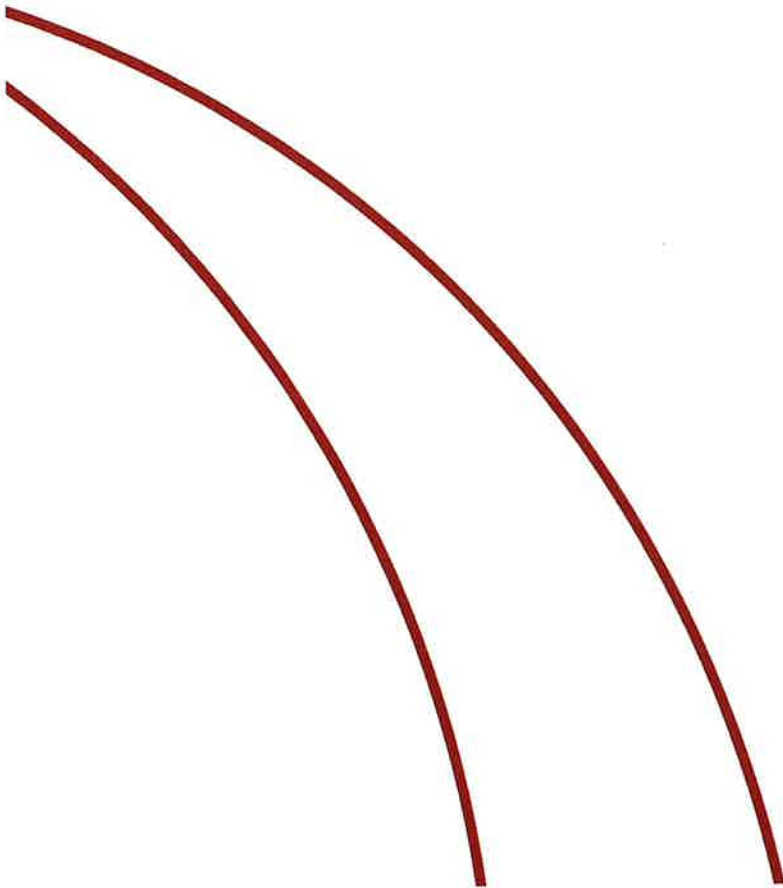


# 2

## DEVELOPMENT PLAN

### 2.1 Introduction

This chapter summarizes the general development plan, outlines an affordable housing plan, and describes the conceptual plans for site improvements, architecture, landscaping, and utilities.



## 2.2 Affordable Housing Plan

Due to recently expired bond commitments, seniors and working-class residents living in affordable units at the Avalon Calabasas residential community are at risk of losing their homes. To prevent this displacement in a manner that ensures the continued viability of the community, development under this Specific Plan includes an affordable housing plan. The affordable housing plan was developed to be consistent with provisions outlined in Table 3-1 of this Specific Plan. The plan provides a total of 80 units at rent-restricted affordable rates for 55 years, with 60 units set aside for no more than moderate income households (households earning up to 120% AMI) and 20 units for no more than very-low income households (households earning 50% AMI or lower). The specific moderate and very-low income limits applicable to these households shall be those specified for Los Angeles County in the then-most current State Income Limits published by the California Department of Housing and Community Development (HCD). Rents for these moderate and low income units shall be calculated consistent with HCD guidelines and California Health & Safety Code sections 50052.5 and 50053.

A covenant restricting rents for the affordable units for a minimum 55 years shall be recorded upon issuance of a final certificate of occupancy for all new residential dwelling units.

## 2.3 Site and Architectural Improvements

The overall development concept to implement this Specific Plan is shown on the conceptual site plan, Figure 2-1, and accompanying architectural exhibits, Figures 2-2 through 2-6. The development plan provides for a comprehensive update to the Avalon Calabasas residential community that includes:

- A total of 761 apartment homes housed within 50 residential buildings;
  - 161 new units within 11 new buildings
  - 600 existing units within 39 existing buildings

- 1,172 on-site parking spaces consisting of a combination of open surface level, carports, and garages
- A new 1,725-square-foot maintenance building with associated parking area, providing on-site maintenance offices and equipment storage to be located at the terminus of the Orchid Lane cul-de-sac
- New and renovated on-site recreational amenities and accessory structures detailed further in Section 2.2 and Figures 2-7 through 2-11

The 161 new apartment homes consist of one-, two-, and three-bedroom units ranging in size from approximately 700 square feet to 1,300 square feet. The units will be housed within 11 new buildings configured as either a 13-plex or 16-plex. The new buildings will be distributed throughout the community, north and south of Meadow Creek Lane, as shown on Figure 2-1.

All new residential buildings will be three-story structures, similar to some of the existing on-site buildings. Ground floors will provide accessible dwelling units and single-car garage spaces served by private on-site drive aisles. The second and third floors will contain a combination of flats and townhome style units. All units will be provided with private open space in the form of fenced patios, balconies, or decks, dependent upon floor level. Figures 2-2 through 2-4 show the conceptual floor plans.

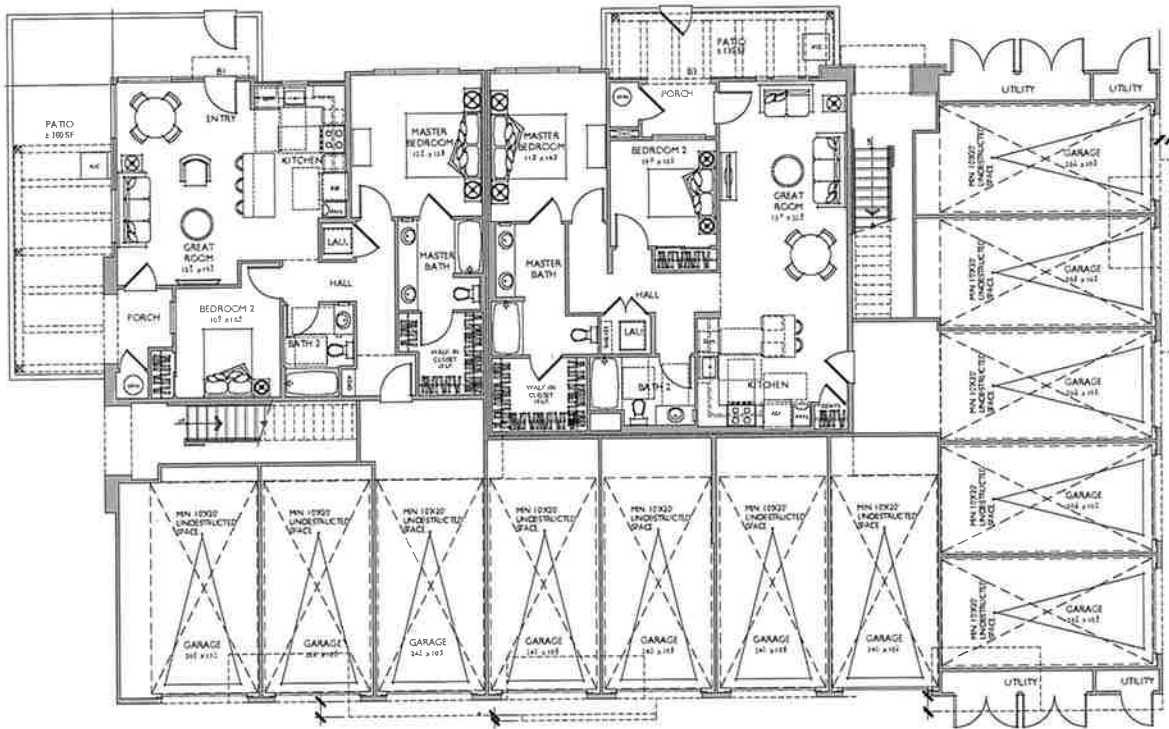
Architectural features, materials, and colors of the new residential buildings are designed to be compatible with the existing buildings and consistent with the Design Program contained in Section 3.5 of this Specific Plan. The existing residential buildings will be repainted to provide a comprehensive and cohesive update to the overall appearance of the Avalon Calabasas residential community. Figures 2-5 and 2-6 show conceptual materials.



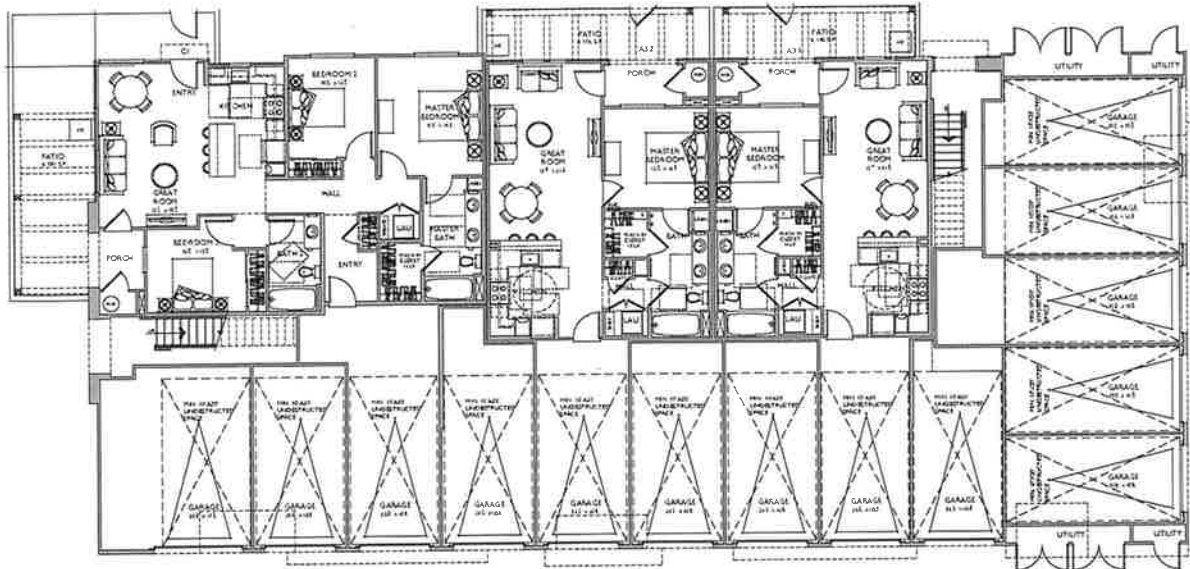


Figure 2-1: Conceptual Site Plan

13-PLEX



16-PLEX

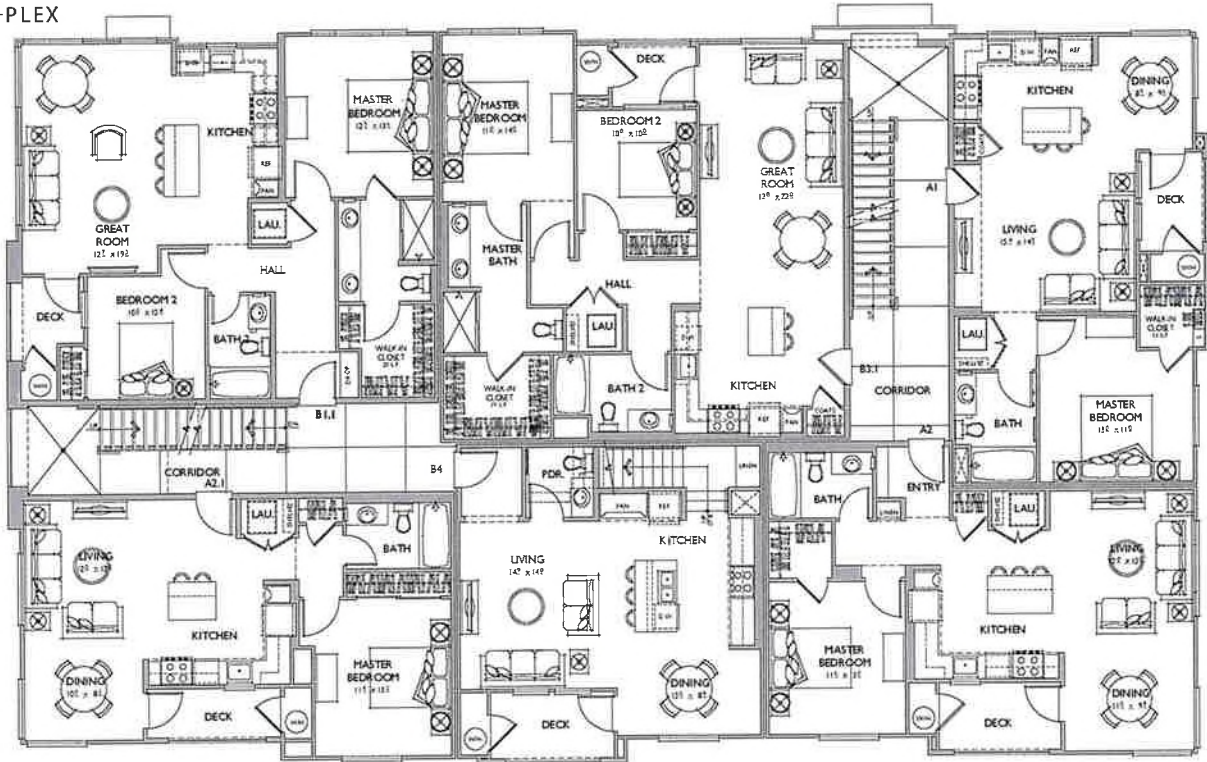


Source: Bassenian | Lagoni Architects

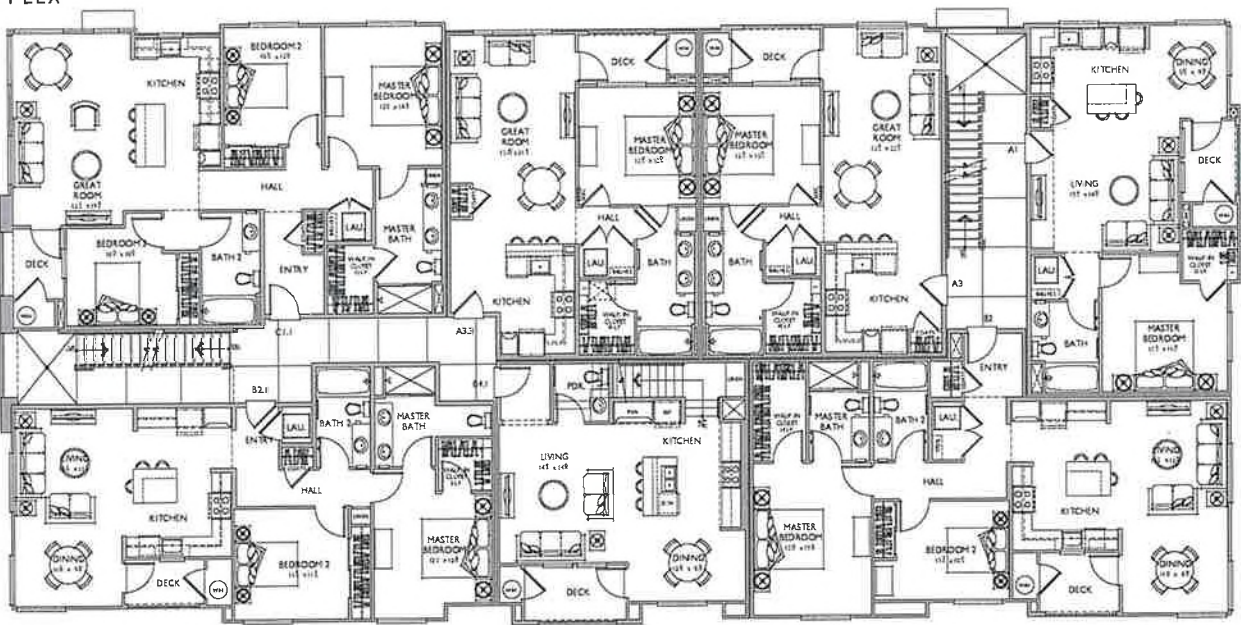
Figure 2-2: Conceptual Floor Plan – Ground Floor – 13-Plex and 16-Plex



13-PLEX



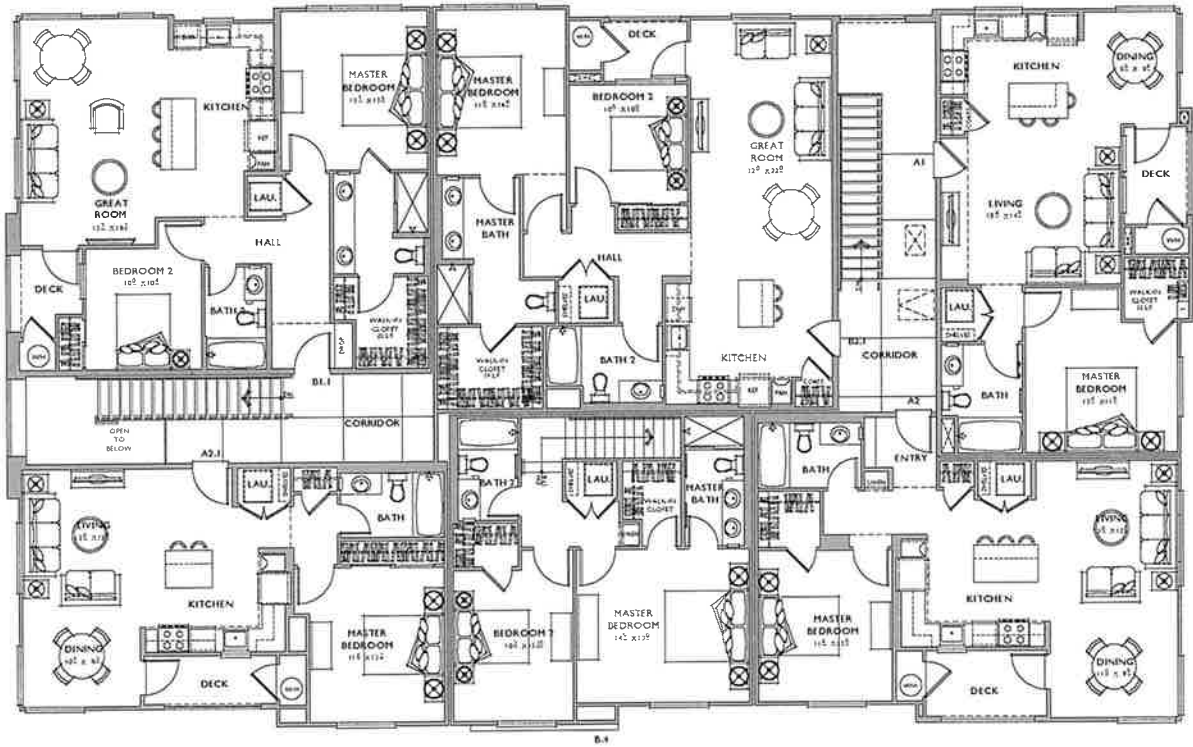
16-PLEX



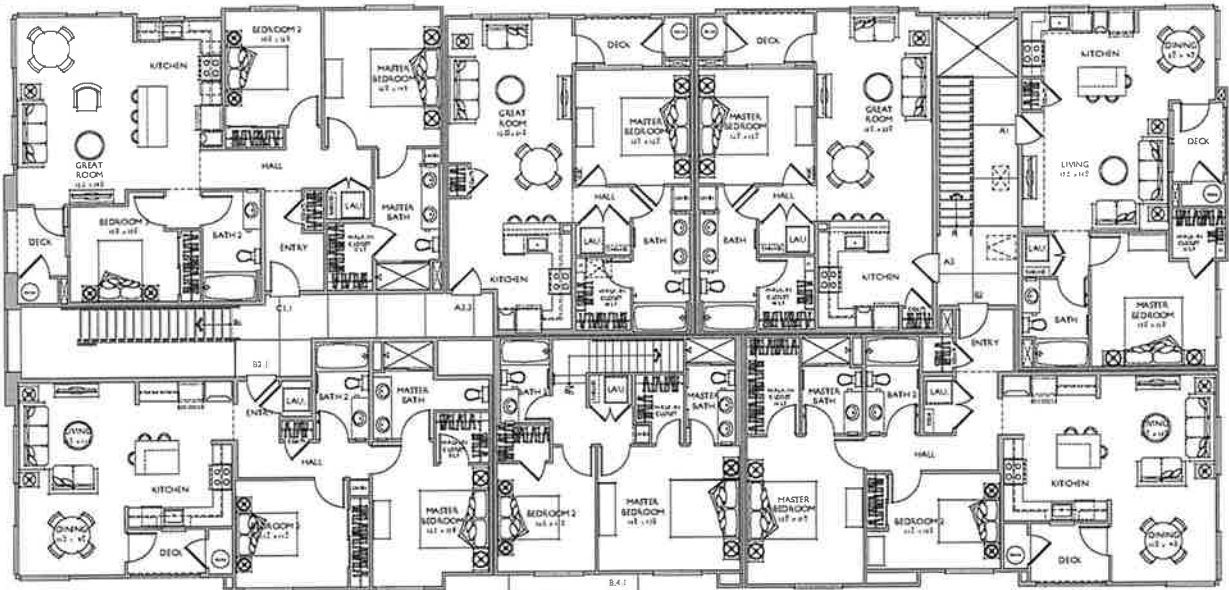
Source: Bassenian | Lagoni Architects

Figure 2-3: Conceptual Floor Plan – Second Floor – 13-Plex and 16-Plex

13-PLEX



16-PLEX



Source: Bassenian | Lagoni Architects

Figure 2-4: Conceptual Floor Plan – Third Floor – 13-Plex and 16-Plex



FINISHES LEGEND

- |   |                        |   |                        |   |                 |
|---|------------------------|---|------------------------|---|-----------------|
| A | - LOW PROFILE "S" TILE | F | - WEATHERED BRICK      | J | - LIGHT FIXTURE |
| B | - STUCCO               | G | - ROLL-UP GARAGE DOOR  | K | - BRICK TRIM    |
| C | - VINYL WINDOW         | H | - WOOD TRELLIS         | L | - WOOD FASCIA   |
| D | - PARAPET CAP          | I | - DECORATIVE GABLE END | M | - METAL AWNING  |
| E | - METAL GUARDRAIL      |   |                        |   |                 |

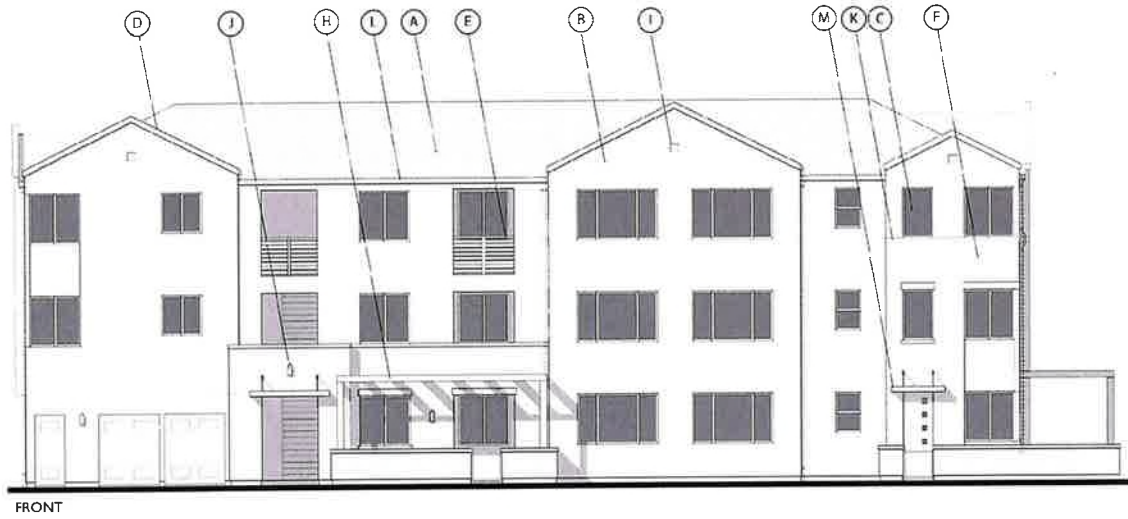


Figure 2-5: Conceptual Elevations – 13 Plex



Figure 2-6: Conceptual Elevations – 16-Plex



## 2.4 Landscape and Recreational Amenities

The common area recreational amenities will be upgraded or refurbished to provide current and future residents with modernized facilities and to respond to evolving housing market trends and preferences. Amenities will be distributed much more broadly throughout the community to integrate and increase trees, landscape areas, and community gathering spaces between buildings. The locations and types of possible amenities are shown on Figure 2-7, with detailed enlargements of possible amenity types and their layout shown conceptually in Figures 2-8 through 2-10. The distribution and amount of open areas that will be provided following new construction are shown in Figure 2-11.

As illustrated in Figure 2-11, the open areas in front and on the sides of each building will be landscaped with a variety of trees, shrubs, and ground cover. The project also includes landscaped courtyard areas between the buildings which may include hardscape features. Passive and active courtyard spaces are created to provide residents opportunities to gather and mingle, entertain in small groups, or just enjoy the outdoors.

The existing recreation center of the Avalon Calabasas residential community, which houses the leasing offices and is located at the southwest corner of Meadow Creek Lane and Orchid Lane, will be upgraded to include a fitness center, an outdoor kitchen, and dining area. This refurbished facility incorporates the planting palette outlined in Section 3.5 of this Specific Plan. This center already has a large pool/spa facility associated with it.

A new recreation center is planned in the northwest corner to include a new swimming pool, outdoor covered terrace, firepit, and gaming area. The existing walking path bordering the channelized portion of Las Virgenes Creek will be updated as a fitness trail to connect the two recreational amenities, including new plantings consistent with the plant palette shown on Figure 3-4 in Section 3.5 of this Specific Plan.



Figure 2-7: Conceptual Landscape Plan



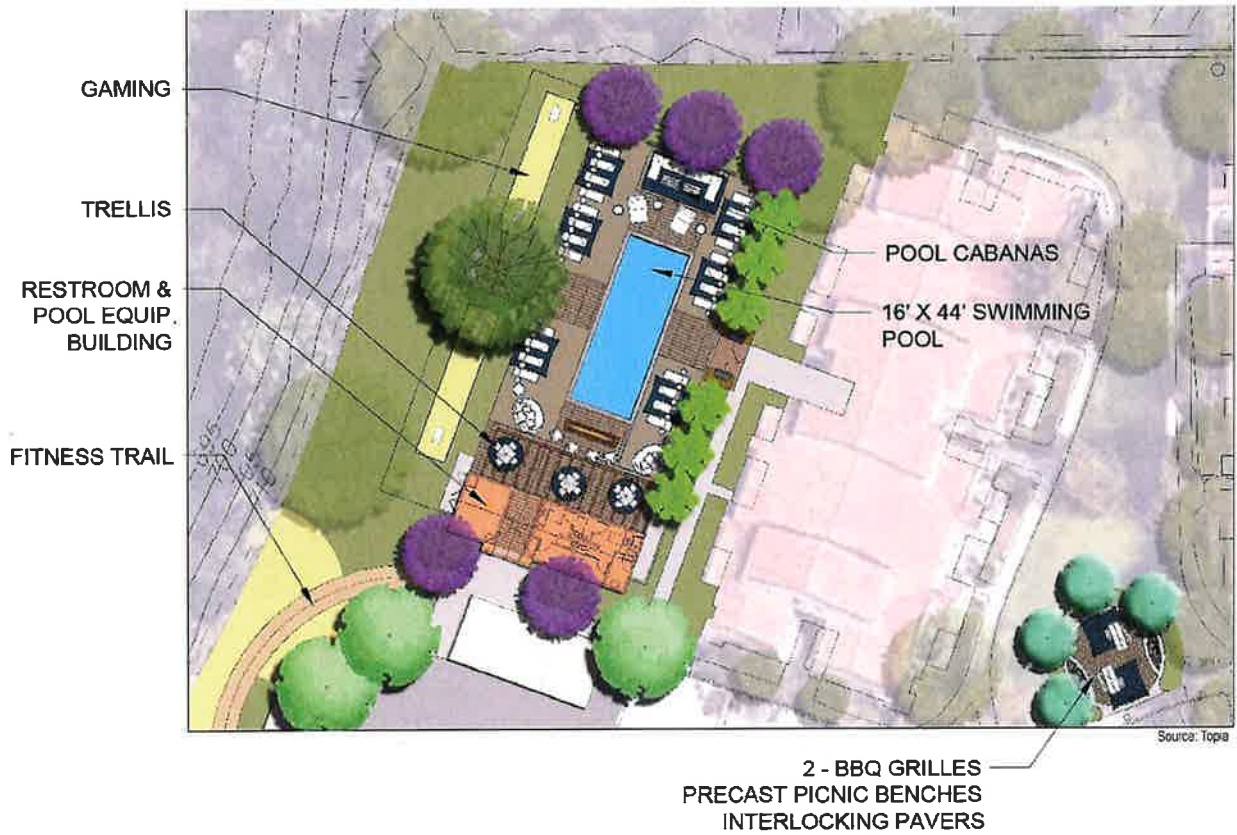


Figure 2-8: Conceptual Amenity Plan – North Recreation Area



Figure 2-9: Conceptual Amenity Plan – Group Dining Terrace

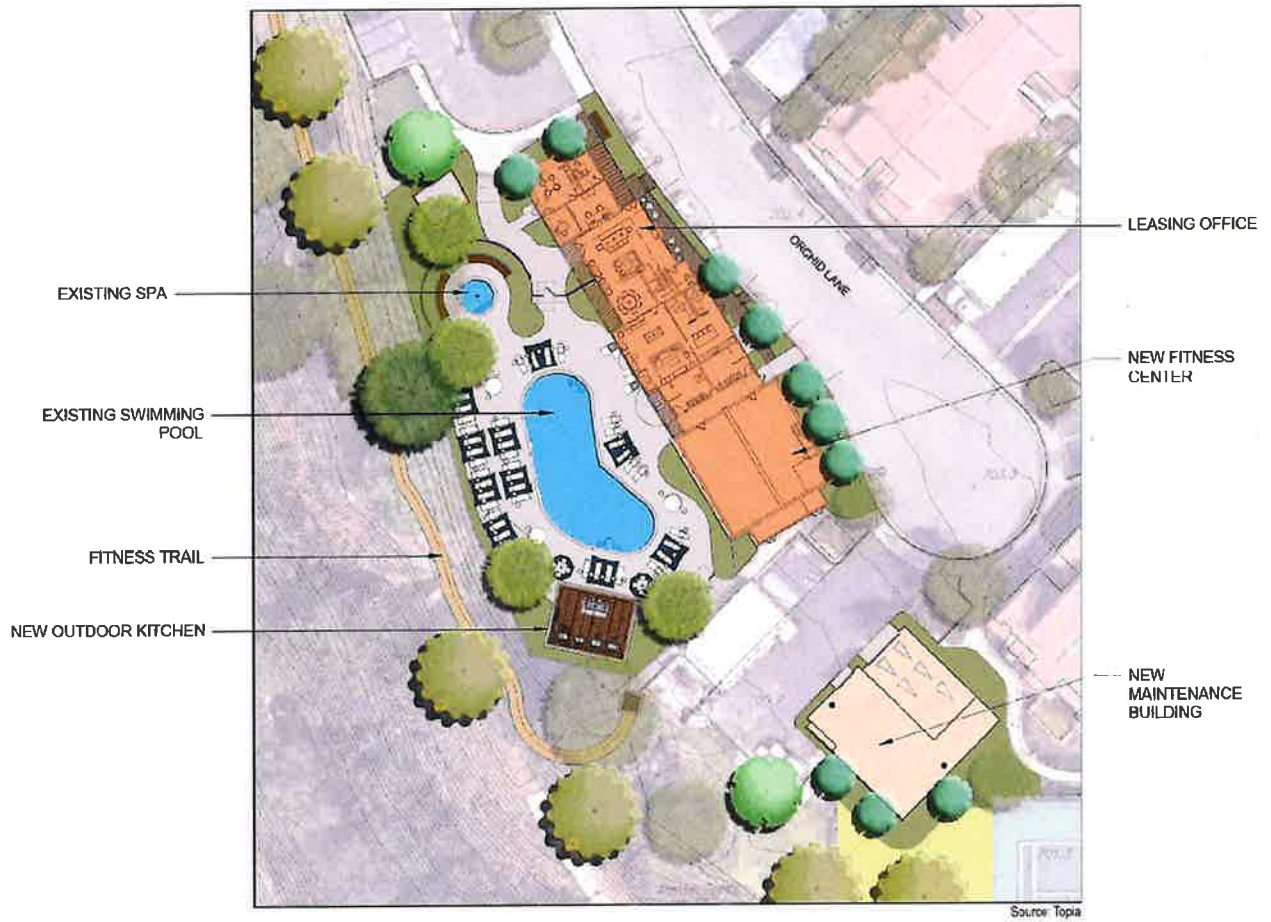


Figure 2-10: Conceptual Amenity Plan – Upgraded South Recreation Area



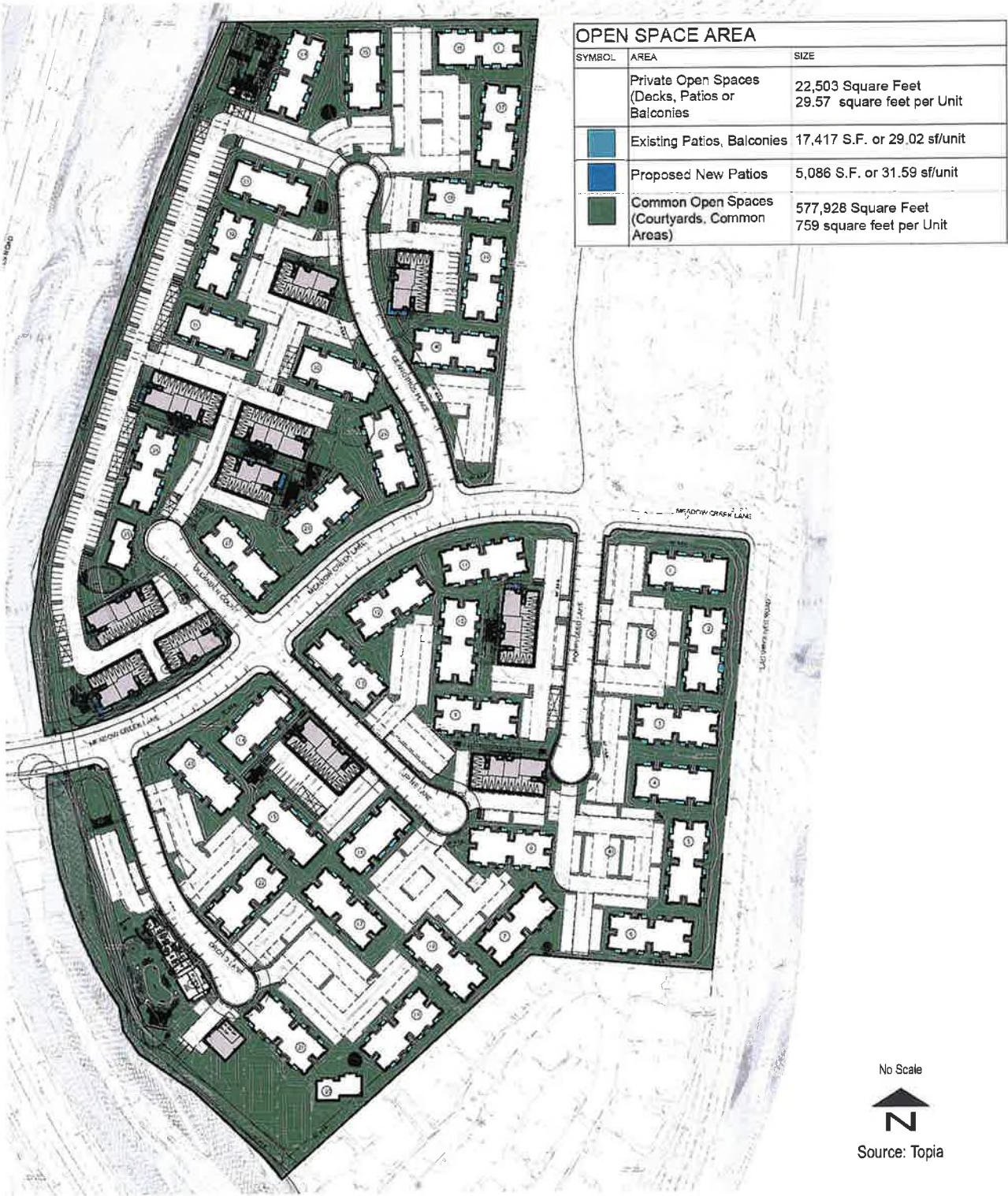


Figure 2-11: Open Space Areas

## 2.5 Site Preparation and Grading

Demolition of above-ground improvements and structures in various locations will occur in conjunction with grading to accommodate new building foundations, surface level parking lot areas, and landscape/hardscape areas. As shown on the conceptual site plan in Figure 2-1, certain existing improvements will be demolished to allow for construction of new improvements. The demolition and removal of improvements will include approximately:

- 2,200 square feet of common area recreation building
- 1,500 square feet of pool/spa and related concrete decking area
- 18,000 square feet of paved concrete surfaces
- 222,000 square feet of parking lot areas, including the removal of carports
- 65,000 square feet of existing planter/turfed areas

Removal of these improvements will create areas that will be graded to accommodate building foundations, new landscape planters, sidewalks, curb and gutter, new surface parking lot areas, and common area recreational amenities. The limits of grading activity are shown conceptually in Figure 2-12.

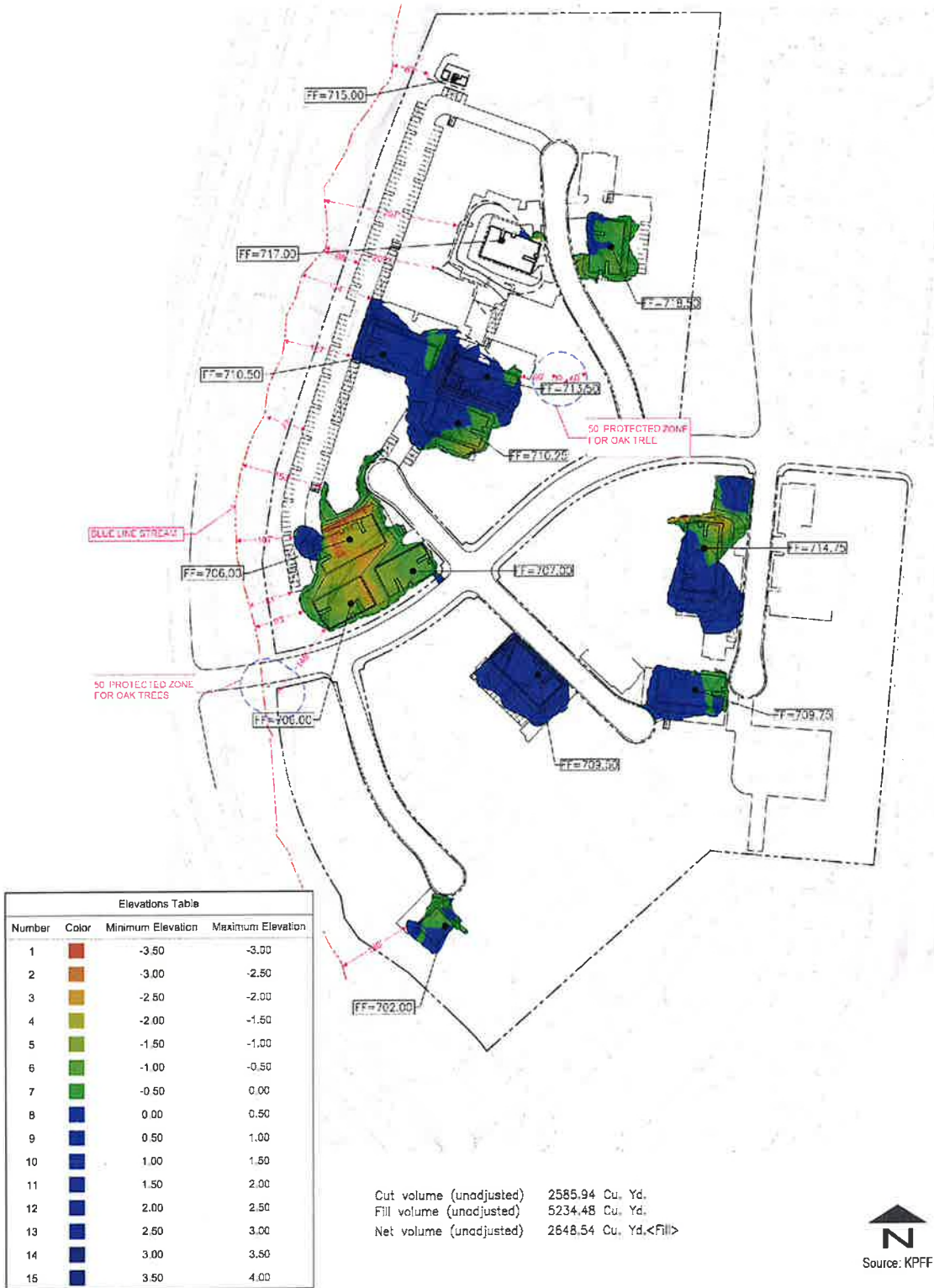


Figure 2-12: Conceptual Grading Plan



## 2.6 Utilities

The existing 600-unit Avalon Calabasas residential community was developed over 30 years ago within a then-urbanized area, with adequate facilities for water, sewer, and stormwater drainage. Any new connections to tie into existing systems will conform to all provisions of the respective agency/purveyor of such utilities, including fees and permitting, with the developer responsible for costs.

### 2.6.1 WATER

The Las Virgenes Municipal Water District (LVMWD) supplies potable water service to the City of Calabasas. The major water storage facility is the Las Virgenes Reservoir, which stores treated water received from the Metropolitan Water District of Southern California's (MWD) Jensen Water Treatment Plant. The reservoir can hold approximately three billion gallons, equivalent to a six-month supply of treated drinking water for district customers. The new buildings proposed to be added to the Avalon Calabasas residential community will require one new water connection for each building, 11 of which are residential and two are nonresidential (maintenance building and common open space area restroom/pool equipment building). A total of 13 new connections to the LVMWD water supply system are proposed to implement the development under this Specific Plan, as shown in Figure 2-13.

### 2.6.2 SEWER

The Avalon Calabasas residential community is served by an eight-inch Los Angeles County sewer main in Meadow Creek Lane, as well as a LVMWD 24-inch sewer trunk line that runs along the western border of the parcels, parallel to the channelized stream corridor of Las Virgenes Creek. The eight-inch line serves the majority of the sewer laterals for the existing Avalon Calabasas residential community, which then connects to the 24-inch regional line. A total of 13 additional lateral connections to these existing facilities are proposed to implement the development under this Specific Plan as shown in Figure 2-13. The capacity is sufficient within both these lines to serve the new buildings without requiring any upsizing or upgrades to facilities.

### 2.6.3 STORMWATER DRAINAGE AND TREATMENT

The Avalon Calabasas residential community was originally developed with five drainage zones on the property, four of which collect stormwater and urban runoff along curbs and gutters and in small concrete "valley" channels on the parcels, and then convey the runoff to drainage inlets and catch basins. The fifth zone at the southwest end of the southern parcel has sheet flow that flows directly into the channelized stream corridor of Las Virgenes Creek. These stormwater improvements were installed prior to current regulations established under the National Pollutant Discharge Elimination System (NPDES) for management of runoff pollutants.

As shown in Figure 2-13, the Los Angeles County Flood Control District maintains a 69-inch reinforced concrete pipe storm drain within Meadow Creek Lane, with a connecting 36-inch line in Lupine Lane and 24-inch pipe at the terminus of Poppyseed Lane. These regional facilities convey stormwater runoff to the channelized creek corridor of Las Virgenes Creek, which ultimately outfalls to Malibu Lagoon and Santa Monica Bay.

Since the areas of new development will be located adjacent to or close to existing buildings and structures, grading adjustments are minimized, and most of the existing drainage patterns will remain in their current conditions. However, areas of new development must comply with CMC Chapter 8.28 – Stormwater Management and Discharge Control and the City's Low Impact Development (LID) standards, including implementation of both non-structural and structural Best Management Practices (BMPs). Thus, all runoff will be captured for treatment, meaning that the Specific Plan will result in an improved condition with respect to stormwater quality entering regional drainage facilities. Also, runoff that currently discharges into the channelized creek corridor of Las Virgenes Creek will be captured and treated and either used for landscape irrigation or discharged consistent with NPDES regulations.



- ss Existing Sewer Line
- W Existing Water Line
- SS Proposed Sewer Line
- W Proposed Water Line
- SD Existing Storm Drain

\* This map indicates the approximate locations of existing storm drains and existing and proposed sewer lines and water lines.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community, KFFB

Figure 2-13: Composite Utility Plan





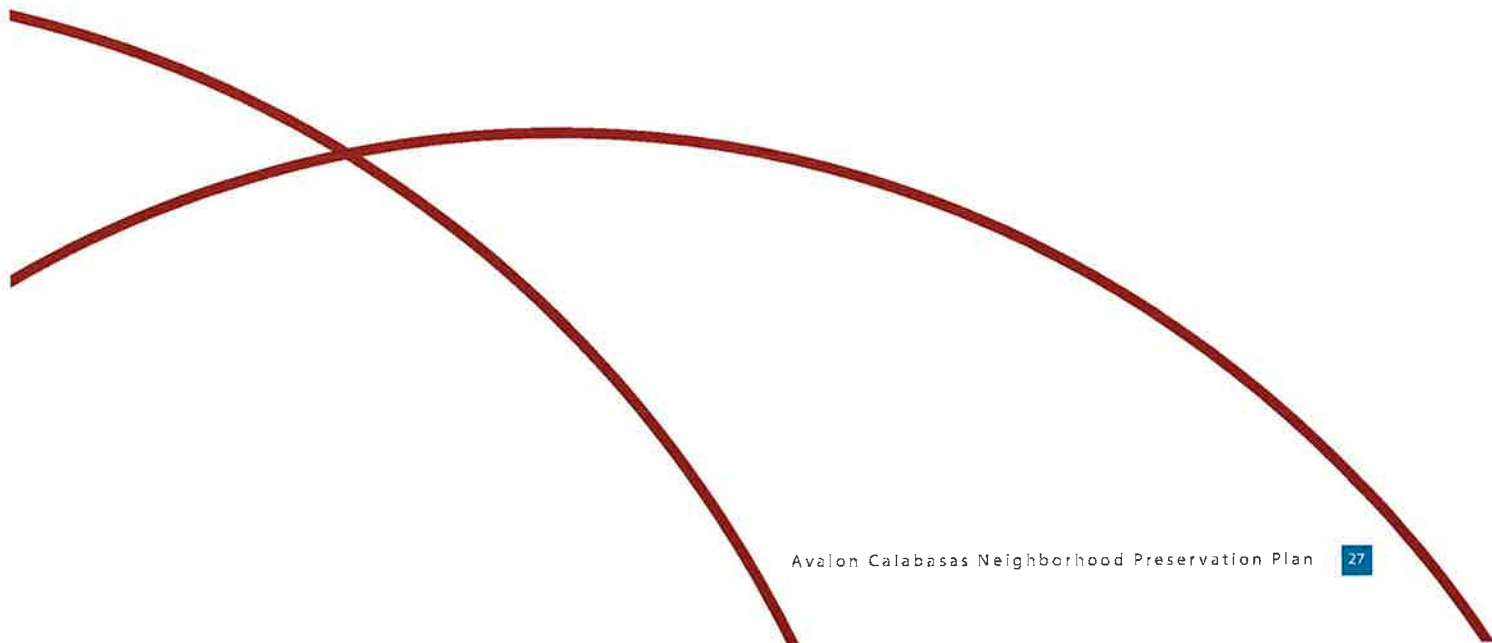


# 3

## LAND USE AND DEVELOPMENT STANDARDS

### 3.1 Introduction

All development within this Specific Plan Area shall be governed by this Specific Plan in accordance with the land use and development standards contained herein.



### 3.2 Land Use Regulations

Table 3-1 indicates permitted land uses for all properties regulated by this Specific Plan. Provisions for certain listed land use types include applicable references to CMC Title 17 regulations, unless superseded by a provision of this Specific Plan. The following key applies to land uses in Table 3-1 below:

- "P" indicates "Primary and Permitted"; no separate permit is required to establish the use.
- "A" indicates that a use is "Accessory to a Primary Use" and does not require a separate permit.
- "T" indicates that a use is "Temporary" and requires a ministerial Temporary Use Permit pursuant to CMC Section 17.62.030 (Temporary Use Permit).

Table 3-1: Land Use Regulations

USE	PERMIT TYPE	APPLICABLE CMC TITLE 17 REGULATIONS
Apartments, Condominiums, Duplexes, and other Multi-Family Dwellings	P	
Home Occupations	A	17.12.115
Location Filming	T	17.62.030
Property Management	A	
Residential Accessory Uses and Structures <sup>1</sup>	A	17.12.165
Satellite Antennas	A	17.12.050
Storage - Temporary Portable Containers	T	17.62.030
Temporary Structures, Offices and Work Trailers	T	17.62.030

Note to Table 3-1

1. Includes passive and recreational uses and structures within Common Outdoor Space – Recreational Amenities, as described in Section 3.4.1 of this Specific Plan



Table 3-2: General Development Standards

DEVELOPMENT FEATURE	STANDARD	NOTES
Minimum Acreage of Project Site	30 ac	A project site can include multiple parcels
Maximum Density <sup>1</sup>	20 du/ac	Calculated using gross acreage comprising a project site
Minimum Percentage of Affordable Dwelling Units to Qualify for an Increase in Density <sup>2</sup>	10%	
Maximum Site Coverage	55% of the gross acreage	Does not include trash enclosures, carports, patio cover/trellis, or similar structures
Minimum Building/Structure Setback from Property Lines	5 ft	
Minimum Building/Structure Setback from Private Drives/Aisles	5 ft	
Minimum Building to Building Separation <sup>3</sup>	15 ft	Does not include trash enclosures, carports, patio cover/trellis or similar structures
Maximum Residential Building Height	40 ft	
Maximum Nonresidential Building Height	25 ft	
Minimum Common Outdoor Space per Dwelling Unit <sup>4</sup>	500 sq ft	Includes common areas useable for passive or active recreation
Minimum Private Outdoor Space per Dwelling Unit	35 sq ft	Patio, deck, balcony, fenced yard, or similar space
Minimum Area of Landscape/Pervious Surface of Project Site	30% of the gross acreage	
Minimum Required Tree Shading in Parking Lot Area	50% coverage within 15 years of initial planting	Applicable only to new parking lot areas 10,000 sq ft or greater in size Such shading shall be maintained once established.
Minimum Number of Parking Spaces Per Dwelling Unit	1.5	At least one assigned space per unit
Minimum Number of Bicycle Spaces/Storage Per Dwelling Unit	1	Applicable only to new dwelling units
Minimum Number of Visitor Bicycle Spaces	1 space per 10 units	Applicable only to new dwelling units

Notes to Table 3-2

1. Maximum density stated may be increased by up to 30% if the site is at least 30 acres and governed by a specific plan that reserves, for a period of no less than 55 years, a minimum of 10% of residential units for affordable housing, as defined in the specific plan.
2. 25% of the 80 affordable units must be affordable to no more than very-low income (50% of AMI per Health and Safety Code Section 50105) households, with the remainder affordable to no more than moderate income (up to 120% of AMI per Health and Safety Code Section 50093) households. The specific moderate and very-low income limits applicable to these households shall be those specified for Los Angeles County in the then-most current State Income Limits published by the California Department of Housing and Community Development (HCD). Rents for these moderate and low income units shall be calculated consistent with HCD guidelines and California Health and Safety Code Sections 50052.5 and 50053. A covenant restricting rents for the affordable units for a minimum of 55 years shall be recorded upon issuance of a final certificate of occupancy for all new dwelling units.
3. Compliance with any requirements of CMC Title 15 are applicable to such structures.
4. Calculation includes common recreational amenities located within a building/structure setback.
5. Parking ratio applies to Primary Uses. No additional parking is required for an Accessory or Temporary Use.

### 3.3 Other Development Standards

The following subsections of this Specific Plan address other development standards applicable to development within this Specific Plan and shall be implemented in conjunction with applicable criteria of the Design Program outlined in Section 3.5. CMC Title 17 provisions are noted if applicable to a particular standard. Otherwise, all development standards of CMC Title 17 are superseded by provisions of this Specific Plan.

#### 3.3.1 COMMON OUTDOOR SPACE - RECREATIONAL AMENITIES

New or renovated common outdoor space containing recreational amenities may include, but are not limited to, the following:

- Common outdoor kitchen/barbeque areas
- Common outdoor seating/dining areas
- Sport or game courts and facilities
- Pet exercise areas
- Fitness trails/with training apparatus
- Pools/spas and deck areas
- Any other similar outdoor structure or facility providing a recreational amenity for residents and their invited guests

The following CMC Sections of Title 17 shall apply only to new structures, but not renovated structures, within common outdoor space containing the specific recreational amenity type:

- CMC Section 17.12.165 H. – Swimming Pools/Spas/ Hot Tubs
- CMC Section 17.12.165 I. – Outdoor Recreational Features
- CMC Section 17.12.165 J. – Tennis and Other Recreational Courts

#### 3.3.2 TRASH ENCLOSURES

New trash enclosures shall comply with the provisions of CMC Section 17.12.165 K.

#### 3.3.3 FENCING/WALLS

Development pursuant to this Specific Plan shall not be required to be continuously fenced along the property lines of the parcels, except where the property line of a parcel abuts a single-family residential or nonresidential zoning district. Where new fencing or walls is either proposed or required by building codes, it shall be decorative and designed to be consistent with the general appearance, colors, and finish materials of existing fencing or walls, including any that are refurbished, within the Avalon Calabasas residential community. New fencing or walls are subject only to the height provisions in CMC Section 17.20.100, including the ability of the Community Development Director, or designee, to approve a 25 percent adjustment in height. No other provisions of Title 17 apply to fencing or walls within this Specific Plan.

#### 3.3.4 LANDSCAPE AND IRRIGATION

In addition to the provisions of Table 3-2 of this Specific Plan, new landscaped areas shall comply with the applicable provisions related to plant material, irrigation, recycled water, installation, and maintenance in CMC Section 17.26.050. A landscape documentation package pursuant to the requirements of CMC Section 17.26.030 shall be submitted and reviewed concurrent with a building permit application required by Section 4.2 of this Specific Plan. No other provisions of CMC Chapter 17.26 shall apply.

#### 3.3.5 PARKING AND ACCESS

In addition to the provisions of Table 3-2 of this Specific Plan, new parking lot areas shall comply with the applicable provisions related to parking lot and space dimensions, drainage, lighting, and striping in CMC Section 17.28.070. No other provisions of CMC Chapter 17.28 shall apply.

Driveway access from the public streets to the parcels within this Specific Plan shall be shown on a circulation plan submitted and reviewed concurrent with building permit/encroachment permit application as required by Section 4.2 of this Specific Plan, and shall be designed consistent with the following:

- **Number of Access Points.** Multiple driveways and site access points from public streets for the parcels of this Specific Plan are permitted to accommodate circulation and traffic demand and to comply with Fire Department access requirements.
- **Distance from Street Intersection.** The minimum distance from any public street intersection to a driveway shall be located the maximum distance possible as measured from the curb return, and at least 60 feet.
- **Driveway Spacing.** The minimum separation from driveways taking access from the same public street for streets with design speeds of 30 mile per hour or less shall be 100 feet, measured driveway centerline to driveway centerline.
- **Driveway Width and Length.** The width of the driveway throat shall be a minimum of 25 feet, and the length of a driveway throat leading to the drive aisle that serves a bay of individual garage spaces or the markings for a surface parking space shall measure a minimum of five feet, measured from a property line. The landscaped areas between such a garage or surface parking space shall not interfere with any required sight distance.
- **Site Distance at Driveways.** Sight distance at driveways may be reduced as approved by the City Engineer subject to the ministerial permitting provisions outlined in Section 4.2 of this Specific Plan.

### 3.3.6 SIGNS

New signs shall comply with the applicable provisions in CMC Chapter 17.30.

### 3.3.7 LIGHTING

New lighting shall comply with the applicable provisions outlined in CMC Chapter 17.27.

### 3.3.8 GREEN BUILDING AND SUSTAINABILITY

New buildings shall be designed and constructed to incorporate environmentally sustainable design features equivalent to a minimum Silver certification under the Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System or equivalent standard in effect at the time building permit

applications are submitted. Such features shall include energy-efficient buildings, a pedestrian- and bicycle-friendly site design, and water conservation measures. LEED or similar standards shall be incorporated to reduce energy and water usage, and thus reduce associated greenhouse gas emissions. New development shall use green building technologies utilizing more resource-efficient modes of construction, adhering to the principles of energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction.

## 3.4 Design Program

### 3.4.1 ARCHITECTURAL ELEMENTS

The architecture of the existing buildings and ancillary structures consists of a minimal interpretation of a Mediterranean style. Although the Mediterranean style originated in European countries, it is often associated with a Spanish style. Many homes in California—and other states with Spanish histories—have utilized and continue to refine the use of this timeless style, making it a natural choice for an apartment home community in Calabasas.

Spanish-style structures usually are based on a rectangular floor plan and feature symmetrical facades, with low-pitched gable or hipped roofs. Other typical characteristics include rough plaster exteriors, accented by stonework, decorative iron, or wood railings, and red tiled roofs. Stucco and brick exteriors are usually painted a lighter color to contrast with the roof. Lush gardens usually accompany such structures, organized with well-defined areas taking advantage of the mild climates where this architectural style is most often found.

The Design Program of this Specific Plan articulates the building forms, massing, architectural details, and color palettes in a manner that ensures that the new buildings blend and relate stylistically with existing structures. The primary example of this is demonstrated by the use of the prevailing gable-ended roof forms with parapet caps seen throughout the existing apartment community. This detail has been repeated in the new building design wherever low-pitched, gable-ended forms occur, along with hipping the building edges to minimize building massing.



In addition to the tie-in with building form, new development within this Specific Plan is required to match and/or complement the existing finishes, colors, and materials. The low-pitched front-to-back S-tile roofs attribute to a synthesis of old and new. The new buildings offer a warm, off-white stucco color palette, which can be utilized to throughout the greater community to update existing buildings and provide an overall cohesive appearance.

Expansive and vertically stacking windows on the new building design mimic the pattern on existing buildings. To enhance the architecture further, key moments on the building exterior are accentuated through the use of brick, metal, and wood accents to refresh the overall “transitional” Mediterranean aesthetic and also tie into the existing common area recreation amenities, which will be updated consistent with this design approach and new complementing landscape and hardscape.

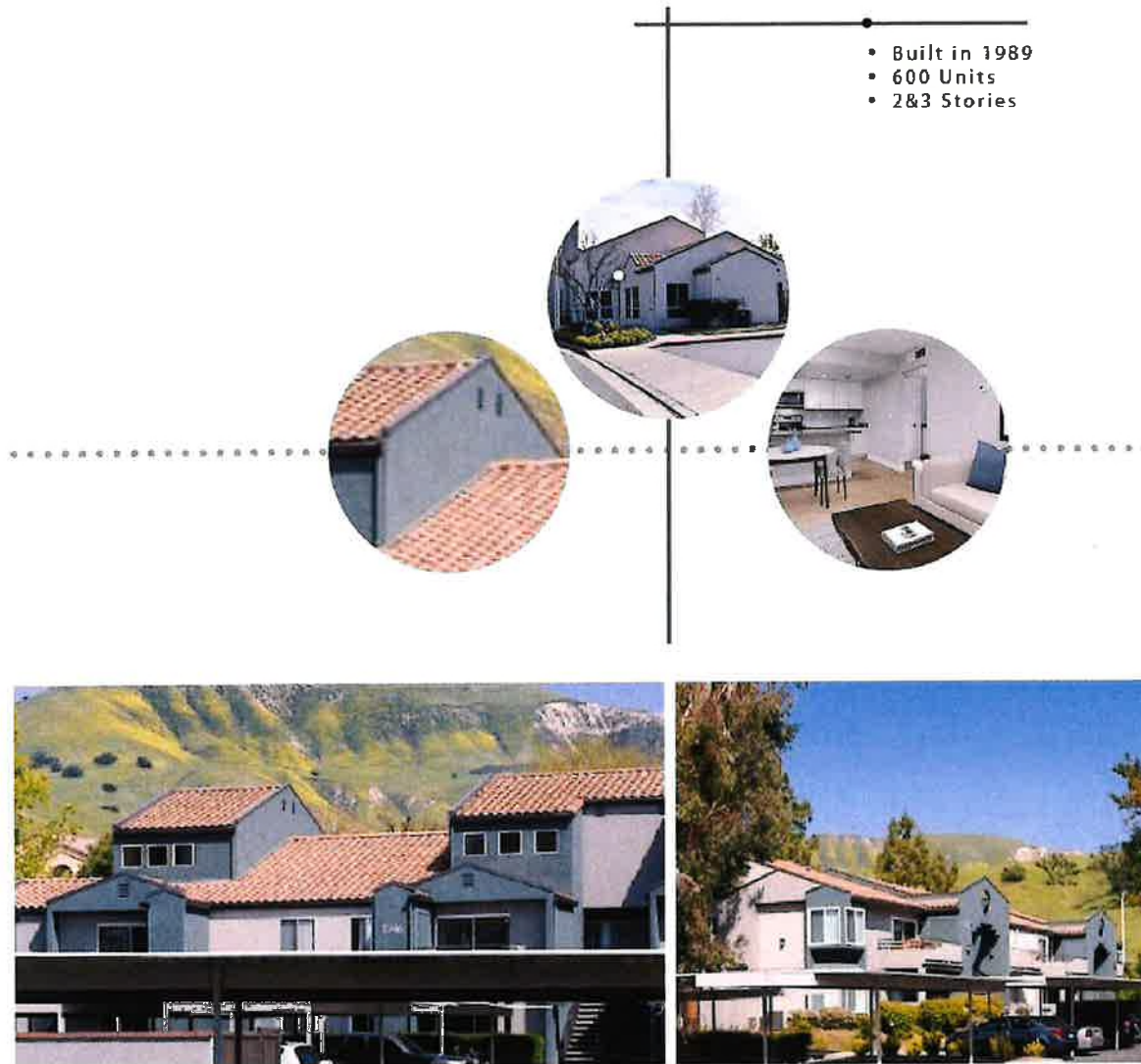


Figure 3-1: Community Character Study





• Parapet Wall



• "S" Tile Roof



• Masonry Veneer  
(consider adding  
to existing building)



• Stucco / Vertically  
Stacked Windows



• Metal and Wood Accents



Source: Baeserian | Lagari Architects



Figure 3-2: Building Materials/Colors



Source: Bessarian | Lagani Architects

Figure 3-3: New Building Renderings



### 3.5.2 LANDSCAPE ELEMENTS

The new landscape areas shall incorporate organic plantings and focused arrangement that enhance the architecture and exterior spaces through layering. Where opportunities exist, passive and active courtyard spaces will be created to provide residents the ability to gather and mingle, entertain in small groups, or just enjoy the outdoors. These areas are defined by barbecue and dining terraces, seating areas, decorative lighting, and landscaping. These illustrations are examples and do not mandate specific enhancements.

To the extent possible, landscape design should minimize resource consumption. Hardscape materials shall be used that are long-lived and use minimal energy in their manufacture. The materials shall also either have high recycled material content or have minimal non-renewable material content. Passive methods of energy conservation, such as locating deciduous trees along the south facing building elevations, shall also be used. Drought-tolerant plantings shall be used, and reduction of water-intensive lawns will be promoted. Plant selection will be based on site characteristics of exposure, light intensity, soil analysis, site drainage, and irrigation, as shown in the plant palette of Figure 3-4.

Figure 3-4: Plant Palette

STREET TREE - THEME TREE



QUERCUS ILEX

CANOPY TREES



CANOPY TREES (CONTINUED)



LOPHOSTEMON CONFERTUS

PLATANUS RACEMOSA

EUCALYPTUS CLADOCALYX



QUERCUS AGRIFOLIA

SCHINUS MOLLE



Figure 3-4: Plant Palette (Continued)

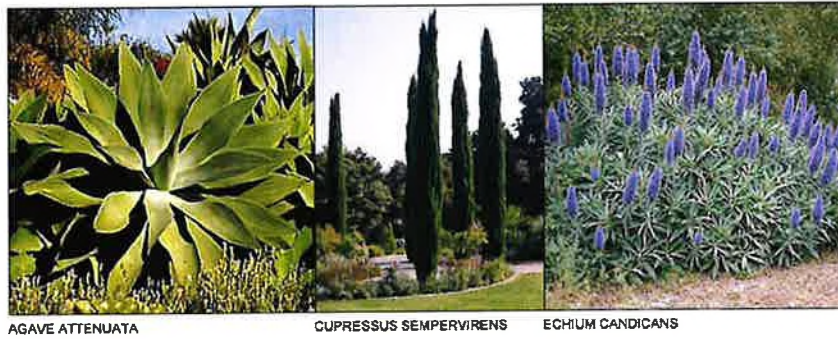
PARKING LOT TREES



COURTYARD TREES



LARGE SHRUBS





### Figure 3-4: Plant Palette (Continued)

#### LARGE SHRUBS (CONTINUED)



FELICIA SELLOWIANA

PHORMIUM TENAX

PODOCARPUS MACROPHYLLUS 'MAKI'

RHAMNUS ALATERNUS 'VARIEGATA'

#### MEDIUM SHRUBS



LIGUSTRUM JAPONICA 'TEXANUM'

RHAMPHIOLEPIS INDICA 'CLARA'

ROSA 'ICEBERG'

#### GRASSES



MISCANTHUS SINENSIS 'ADAGIO'

PENNISETUM ALOPECUROIDES 'HAELM'

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'





Figure 3-4: Plant Palette (Continued)

GROUNDCOVERS



ARCTOSTAPHYLOS 'EMERALD CARPET'

LIRIOPE MUSCARI 'VARIEGATA'

TRACHELOSPERMUM JASMINOIDES

SMALL SHRUBS



BUXUS 'GREEN BEAUTY'

CARISSA JAPONICA 'PROSTRATA'

CISTUS SP.

DIANELLA TASMANICA 'VARIEGATA'



ANTHEMUM NUMMULARIUM

LAVANDULA SP.

SALVIA SP.

SENECIO MANDRALISCAE







# 4 ADMINISTRATION AND IMPLEMENTATION

## 4.1 Purpose

This chapter sets forth the administration and implementation provisions of this Specific Plan, including financing and community benefits. This chapter also identifies consistency with the objectives and policies of the City of Calabasas General Plan 2030.

## 4.2 Administration

Development and uses consistent with and located within the boundaries of the Specific Plan are considered permitted unless otherwise stated in Chapter 3.0. Prior to the issuance of any City of Calabasas ministerial permit administered through the City's Building and Safety Division and/or Public Works Department, the Community Development Director, or designee, shall review all construction drawings for all structures and uses anticipated in this Specific Plan for consistency with this Specific Plan. Such ministerial permits shall be issued only after the Community Development Director, or designee, has determined that the structures and uses contemplated are substantially consistent with this Specific Plan. The Community Development Director, or designee, shall have this authority, without the separate or subsequent review and approval of the Development Review Committee (DRC), Architectural Review Panel (ARP), Planning Commission or the City Council. If determined consistent with the provisions contained in this Specific Plan, development and uses on the parcels within the Specific Plan shall be exempt from any of the following CMC Title 17 provisions related to requirements for a separate land use permit, planning application, review, or related non-ministerial permit:

- Chapter 17.60 – Application Filing and Processing
- Chapter 17.62 – Permit Approval or Disapproval
- Chapter 17.64 – Permit Implementation, Time Limits and Extensions
- Chapter 17.66 – Specific Plans
- Chapter 17.74 – Appeals and Calls for Review
- Chapter 17.76 – General Plan and Development Code Amendments
- Chapter 17.78 – Public Hearings

## 4.3 Amendments

Upon application of a landowner within the Specific Plan Area, the City Council may amend this Specific Plan without submitting the amendment to a majority vote of the voters at a subsequent City election, provided that such amendment does not frustrate or eliminate the purpose of the adopting initiative, which is to permit

761 multi-family residential units at Avalon Calabasas with at least 10% of such units reserved for affordable housing as defined in this Specific Plan. An amendment of this Specific Plan shall be required only if proposed development within the boundaries of the Specific Plan would result in:

- An increase in the total number of dwelling units,
- Changes to the Specific Plan Area boundary, or
- Any reduction in the number of affordable units to less than 10 percent of the overall number of dwelling units

The following modifications to this Specific Plan shall not be considered an amendment, and the Community Development Director, or designee, shall have authority, without the review and approval of the Planning Commission or the City Council, to ministerially approve such modifications that include, but are not limited to:

- Changes in building materials, colors, or other architectural features
- Changes to the layout of parking spaces or location of carports
- Changes to the location, size, or type of on-site recreational amenity
- Changes to the location or type of landscape or hardscape material
- Changes to the interior layout of a dwelling unit, including number of bedrooms
- Any other modification to this Specific Plan when determined substantially consistent with this Specific Plan

## 4.4 Interpretations

The Community Development Director, or designee, shall have authority, without the review and approval of the Development Review Committee (DRC), Architectural Review Panel (ARP), Planning Commission or the City Council, to make ministerial interpretations consistent with this Specific Plan, including but not limited to, determination of allowable land uses and the application of particular development standards.



## 4.5 Enforcement

All enforcement provisions of CMC Chapter 17.80 shall apply to properties regulated by this Specific Plan.

## 4.6 Exemption from Pavement Cut Moratorium

If determined consistent with the provisions contained within this Specific Plan, development on the parcels within this Specific Plan shall be exempt from Policy Nos. 105 (Pavement Cut Moratorium) and 105.1 (Listing of Streets Included in Pavement Cut Moratorium) issued by the Department of Public Works.

Notwithstanding the above, the following shall apply if it is determined that trenching is the most effective way to perform the work associated with the utility connections for the development:

- The trenches shall be repaired per the requirements of Administrative Policy No. PW 105.
- At the discretion of the City Engineer/Director of Public Works, an amount equal to the cost of the whole street being overlaid with 1.5 inches of rubberized asphalt beginning 50 feet before and extending 50 feet beyond the end of the excavation shall be deposited with the City of Calabasas for inclusion in the yearly overlay program. The cost shall include preparation of the area to be overlaid, the rubberized asphalt pavement in place, and in compliance with the most recent specifications used by the City for rubberized asphalt pavement.

The above requirements shall not apply to pavement cuts/trenching on any public streets within the boundary of the Specific Plan Area shown on Figure 1-2 other than Meadow Creek Lane and Orchid Lane.

## 4.7 Financing

The developer shall be responsible for all improvements associated with implementation of this Specific Plan. No public funds are necessary to implement this Specific Plan.

## 4.8 Severability

If any provision of this Specific Plan is invalidated, the remainder of this Specific Plan and implementation of it shall remain valid.

## 4.9 Relationship to the General Plan

The City of Calabasas General Plan 2030 serves as the long-term planning guide for future development throughout the City. The General Plan operates as a guide to the type of community desired for the future and provides the means to accomplish that goal. California law requires a specific plan to be consistent with the adopted general plan. This Specific Plan has been adopted in conjunction with amendments to the City of Calabasas General Plan that:

- Add text in the Land Use Element regarding the adoption of a specific plan under certain parameters within the Residential-Multiple Family (20) Land Use District designation.
- Amend the Land Use Element Map to change the Land Use District designation applicable to the Specific Plan properties from Residential-Multiple Family (16) to Residential-Multiple Family (20).
- This Specific Plan is consistent with the General Plan, as amended, and implements the objectives and policies outlined in the following subsections.

### 4.9.1 LAND USE ELEMENT

*Objective – Maintain Calabasas as a predominantly residential community, with commercial, office, and business park uses playing a secondary, supporting role.*

*Policy II-9: Require that development be compatible with the overall residential character of the community.*

**Consistent.** This Specific Plan prioritizes the enhancement of an existing residential community by providing additional housing within an established residential community that is compatible in design, massing, and height with the established community.

#### 4.9.2 CONSERVATION ELEMENT

*Objective – Create and sustain an urban forest that enhances the quality of life within Calabasas.*

*Policy IV-9: Continue to enforce the City’s Oak Tree Ordinance.*

**Consistent.** This Specific Plan incorporates all City requirements of the Oak Tree Ordinance (CMC Chapter 17.32 – Oak Tree Regulations), including a survey to assess the location and size of protected oak species, and requires implementation of all construction protocols, including fenced protected zones to sustain healthy native oak species within the boundary of the Specific Plan.

#### 4.9.3 HOUSING ELEMENT

*Objective – Conserve and improve existing housing in Calabasas.*

*Policy V-1: Preserve the character, scale and quality of established residential neighborhoods.*

*Policy V-4: Undertake proactive steps to preserve existing assisted rental housing at risk of conversion to market rents.*

**Consistent.** The primary objective of this Specific Plan is to allow for the continued availability of affordable housing units in Calabasas and on this site in particular. The bond financing that stipulated that 20 percent of the original housing units of the Avalon Calabasas residential community be affordable type units expired in 2018. In order to continue providing such housing amid dramatically increasing housing costs in the region, the property owner has proactively committed through the implementation of this Specific Plan to increase the overall number of units within the community, thereby allowing 80 of the units to be set aside for moderate and very-low income households restricted by a covenant for a period of at least 55 years.

*Objective – Provide adequate housing sites through appropriate land use and zoning designations to accommodate the needs of existing and future Calabasas residents.*

*Policy V-8: Provide site opportunities for development of housing that respond to the diverse housing needs of*

*Calabasas residents and workforce in terms of density, location, and cost.*

**Consistent.** The City’s General Plan and Development Code are amended concurrently with this Specific Plan to allow increased density to ensure the inclusion of affordable housing units.

*Objective – Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community.*

*Policy V-14: Provide financial and/or regulatory incentives to facilitate the development of affordable housing.*

*Policy V-15: Encourage affordable housing units to be dispersed throughout a project and not grouped together in a single area.*

*Policy V-16: Encourage use of sustainable and green building design in new and existing housing to reduce energy and water consumption.*

**Consistent.** The City’s General Plan and Development Code are amended concurrently with this Specific Plan to allow increased density to ensure the inclusion of affordable housing units. The Specific Plan includes a provision to require the distribution of the affordable housing units throughout the residential community. The Specific Plan includes sustainable and green provisions for new development that will convert high water use landscape areas to a water-conserving palette.

*Objective – Address and remove governmental constraints that may hinder or discourage housing development in Calabasas.*

*Policy V-17: Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.*

*Policy V-18: Promote the timely processing and approval of residential projects that meet General Plan policies and City regulatory requirements.*

**Consistent.** The City’s General Plan and Development Code are amended concurrently with this Specific Plan to allow increased density to ensure the inclusion of affordable housing units. Timely processing is achieved



through use of the State’s initiative process to expedite the path towards an approval process by the City for housing development that meets several General Plan policies, as outlined herein.

#### 4.9.4 CIRCULATION ELEMENT

*Objective – Achieve a balance between the demand for and supply of parking, recognizing desirability and availability of alternatives to the single occupant automobile.*

*Policy: Maintain an adequate supply of parking to support the function of the uses parking serves, and to facilitate transportation demand management programs.*

**Consistent.** This Specific Plan establishes a parking ratio based upon documented utilization of the existing on-site parking spaces of the established residential community. Also, bicycle parking is required for the new development under this Specific Plan, thereby promoting an alternative to single occupant automobile use. This demand-based approach responds to the evolving nature of how people use automobiles.

#### 4.9.5 COMMUNITY DESIGN ELEMENT

*Objective – Focus new development in and near areas that already contain existing development.*

*Objective – Promote high-quality design for structures and building sites.*

*Objective – Protect and enhance public views from scenic corridors within the community.*

*Policy IX-5: Ensure that new development is aesthetically compatible with the area’s natural environment and that it contributes to a positive image for the City.*

*Policy IX-6: Require that new developments preserve views of identified scenic resources from designated corridors.*

*Policy IX-8: Require that new development establishes architectural and siting design themes that are compatible with the surrounding context.*

*Policy IX-10: Within residential neighborhoods, protect neighborhood character by maintaining the mass, scale,*

*and height of structures at a size that is compatible with the size of the parcel upon which the structure is located, as well as the size of adjacent development.*

*Policy IX-16: Integrate sustainable practices into the design of developments, including the planning, building form, materials, and landscaping.*

*Policy IX-43: Require new development to be designed in a manner consistent with the Scenic Corridor Overlay Zoning requirements and the Scenic Corridor Design Guidelines.*

**Consistent.** The Specific Plan includes a design program that:

- Ensures new development is compatible with the surrounding natural areas and contributes positively towards the City. Implementation of this Specific Plan will provide new buildings centrally located and buffered by existing buildings and mature landscaping, thus preserving views from the Las Virgenes Scenic Corridor.
- Includes provision to upgrade the appearance of existing structures to provide an overall cohesive community and restores the Spanish style through requirements for use of materials, colors, and a complementary plant palette.
- Sustainable and green building requirements are included for new development with the Specific Plan, and in particular, new development converts large areas of turf to natural, water-conserving landscaped areas.
- Incorporates relevant policies and provisions of the City’s Scenic Corridor Design Guidelines, as outlined in subsection 1.6.3 of this Specific Plan.

#### 4.9.6 SERVICES, INFRASTRUCTURE, AND TECHNOLOGY

*Objective – Require developers to pay for all infrastructure, public facilities, and service costs that they create.*

*Policy XII-7: Require developers to construct and/or pay for the new onsite capital improvements required to serve the new development.*

*Policy XII-21: Direct new development to areas with adequate water facilities and services, areas that have adequate facilities and services committed, or areas where facilities and services can be economically extended consistent with the LVMWD's master plan.*

*Policy XII-23: Support conservation and efficient water use in an effort to minimize the need for new water sources.*

*Policy XII-26: Direct new development to areas with adequate existing sewer facilities and services, areas where adequate facilities and services and facilities are committed, or areas where services and facilities can be economically extended consistent with the LVMWD and TSD master plans of area service providers.*

*Policy XII-27: Promote the design of wastewater systems that minimize inflow and infiltration.*

*Policy XII-29: Employ appropriate stormwater management practices to prevent stormwater problems from urban runoff, which may include flooding, erosion, or stream channel scouring in natural drainage systems. These practices at a minimum will include the collection, control and treatment of stormwater runoff at a rate and quantity that prevents damage to both man-made and natural drainage systems.*

*Policy XII-32: Prevent water quality degradation through implementation of Best Management Practice and educational programs to reduce pollution entering surface waters.*

**Consistent.** Adequate utilities serve the existing Avalon Calabasas residential community, and capacity currently exists to serve the increased density permitted under this Specific Plan. All costs—both fees and construction—for new connections to water and sewer mains will be borne by the developer. Implementation of large turf areas of the Avalon Calabasas residential community will be converted to a water-efficient landscape palette. New development under this Specific Plan includes the collection, control, and treatment of stormwater runoff utilizing both structural and non-structural BMPs.

## 4.10 Community Benefits

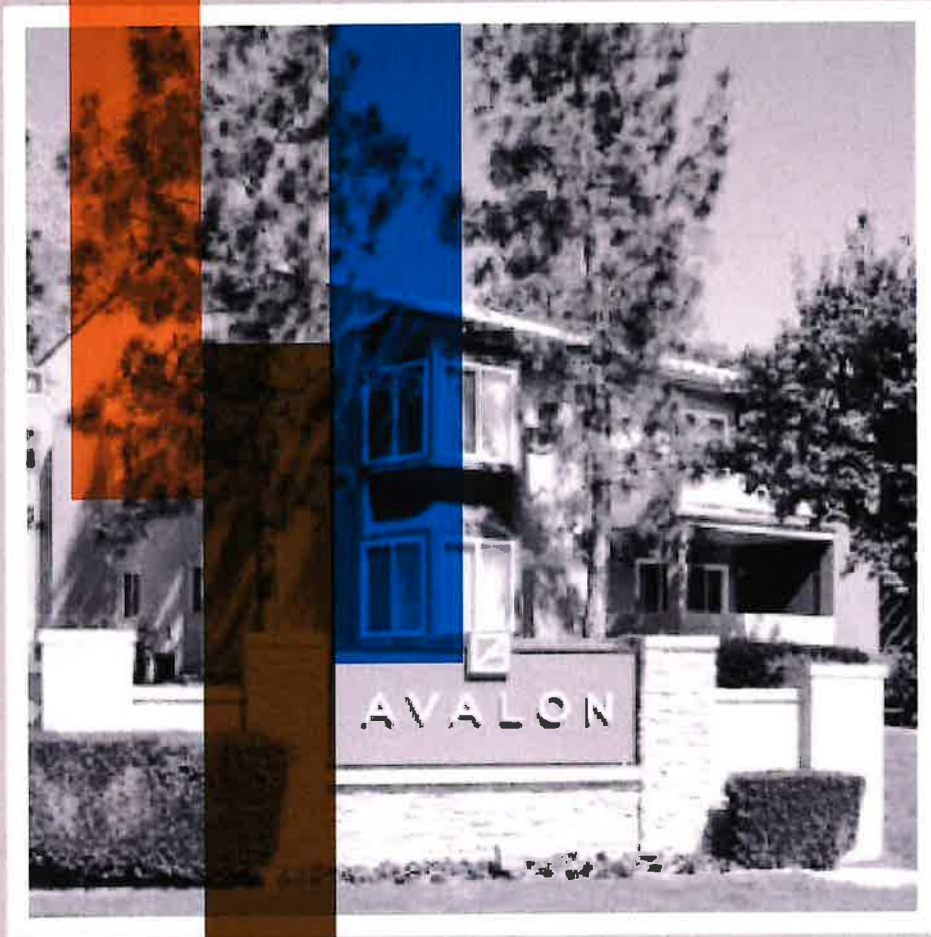
The reimagining of the Avalon Calabasas community under this Specific Plan will provide benefits to the broader Calabasas community. Such benefits and the timing for each are as follows:

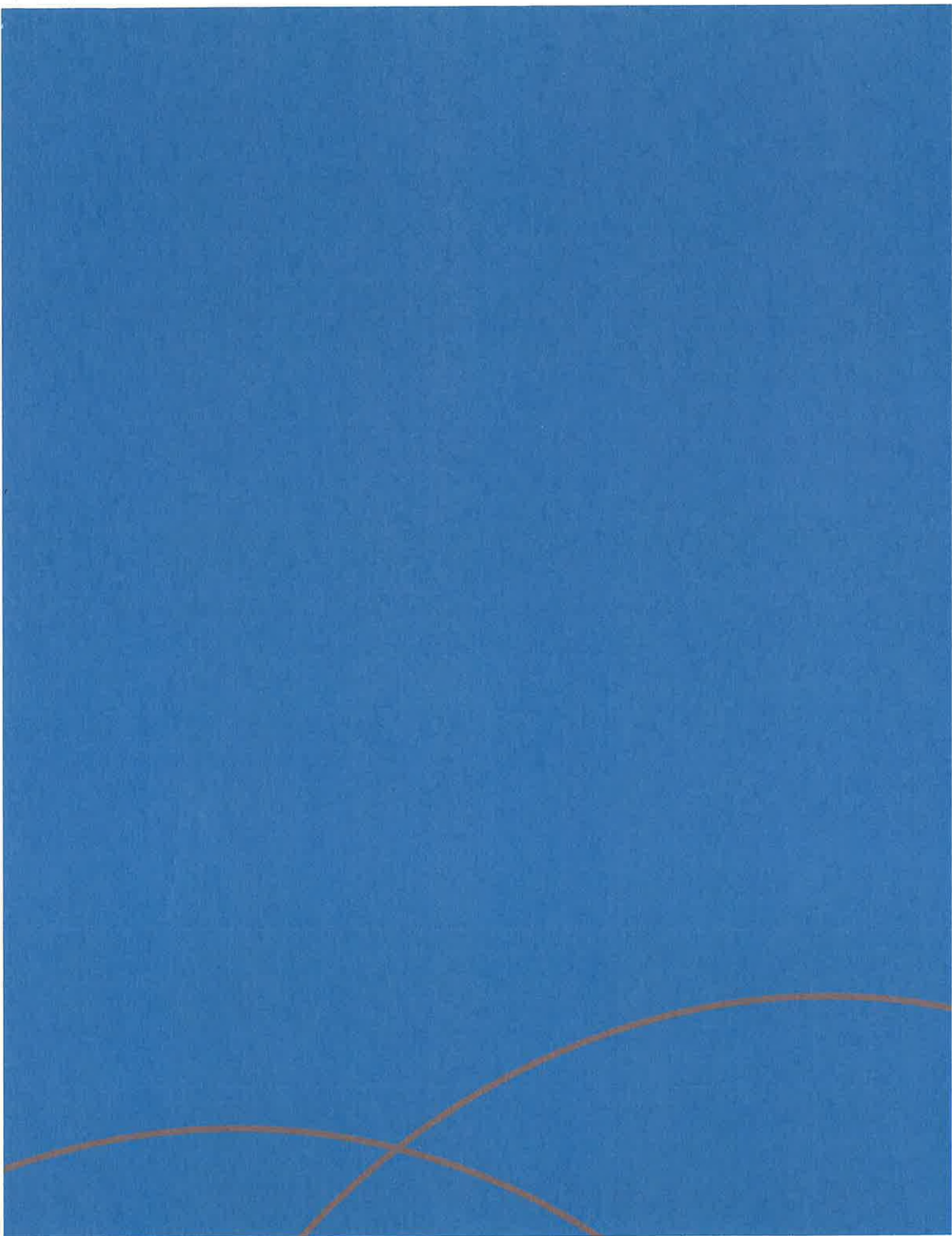
- Dedication of \$300,000 in funds to the Las Virgenes Unified School District (LVUSD) Community 360 Counseling Center for use in staffing a full-time credentialed counselor(s) to assist students struggling with depression and stress, or other similar use of funds. Proof of an offer of payment shall be provided to the City of Calabasas showing disbursement of funds has occurred prior to issuance of building permits for the first new residential building under this Specific Plan.
- Dedication of \$300,000 in funds to the City of Calabasas to be used towards park improvements to the City of Calabasas De Anza Park, which may include providing a fully accessible playground, water play feature expansion, educational gardens, and/or other such improvements identified by the City's Community Services Department via a community outreach process. Such community outreach process shall not delay the issuance of building permits for development under this Specific Plan. Upon agreement between the City of Calabasas and developer on a method for funding, the funds shall be disbursed upon issuance of a certificate of occupancy of at least 50 percent of the new residential units. The development's offer to pay the funds shall satisfy this obligation.

## 4.11 Definition of Words Used in this Specific Plan

The words used in this Specific Plan shall be defined as set forth in CMC Chapter 17.90 (Definitions) and contained in Appendix B - Glossary of the City of Calabasas General Plan 2030.

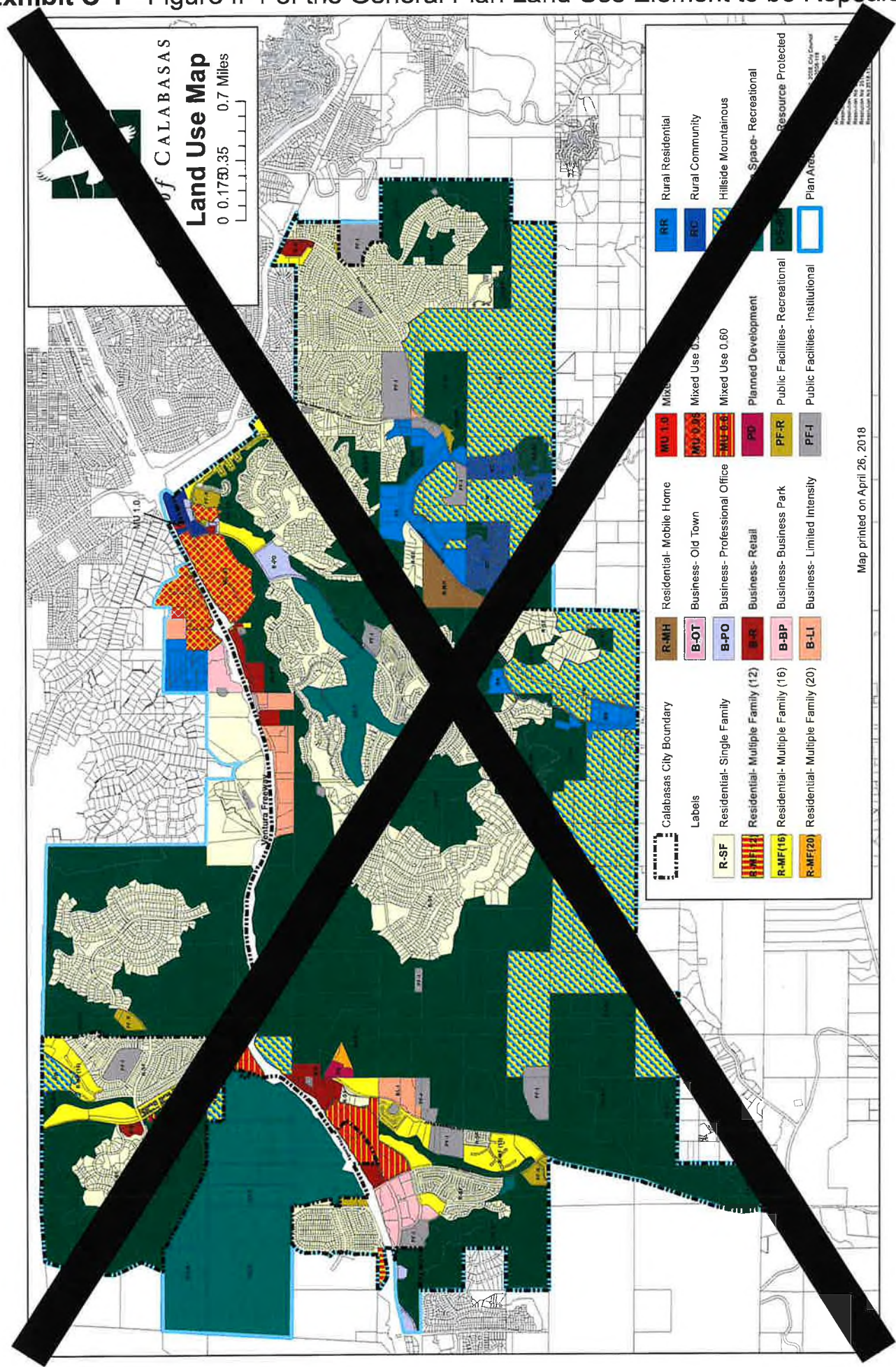






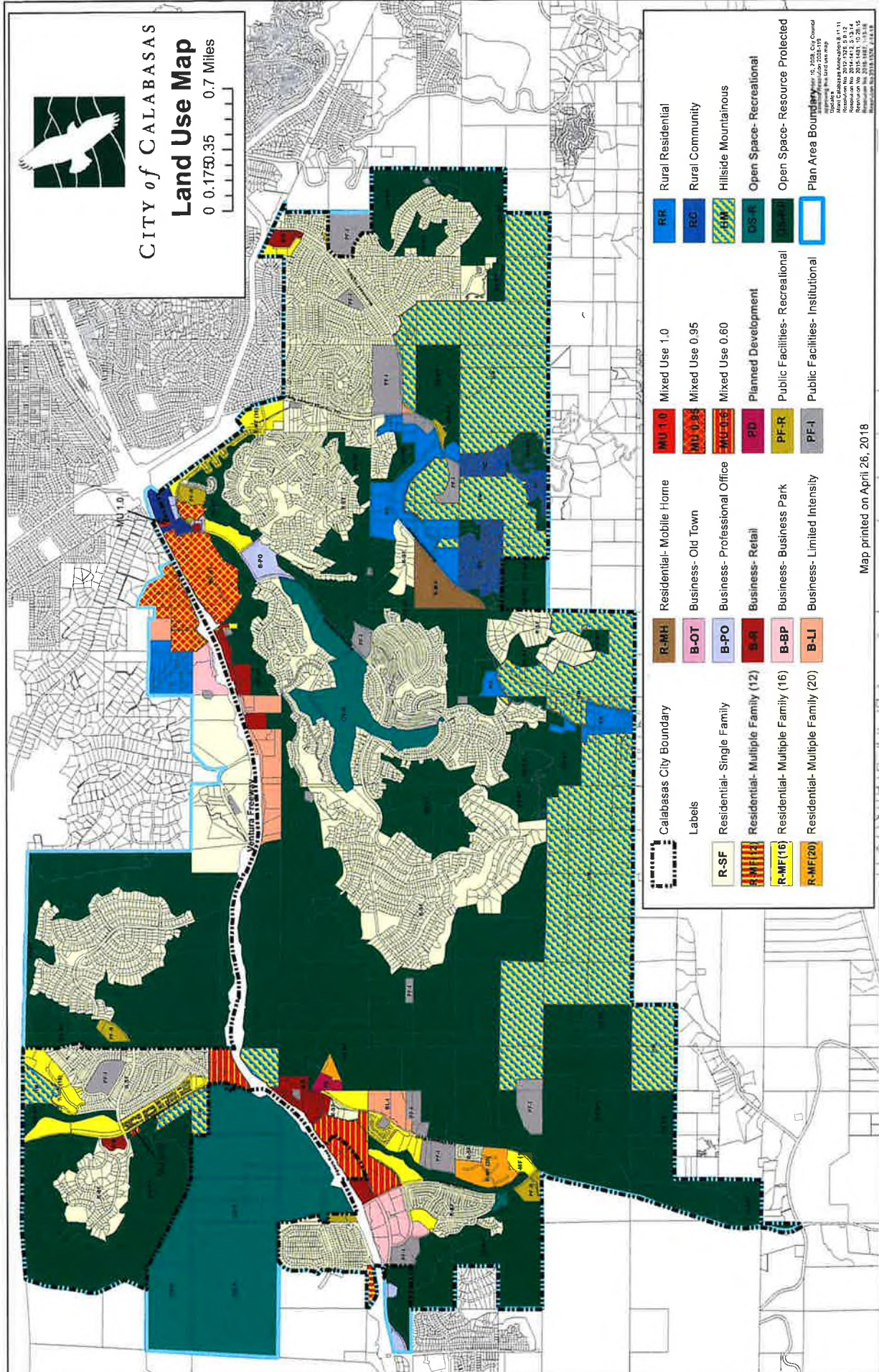


# Exhibit C-1 - Figure II-1 of the General Plan Land Use Element to be Repealed



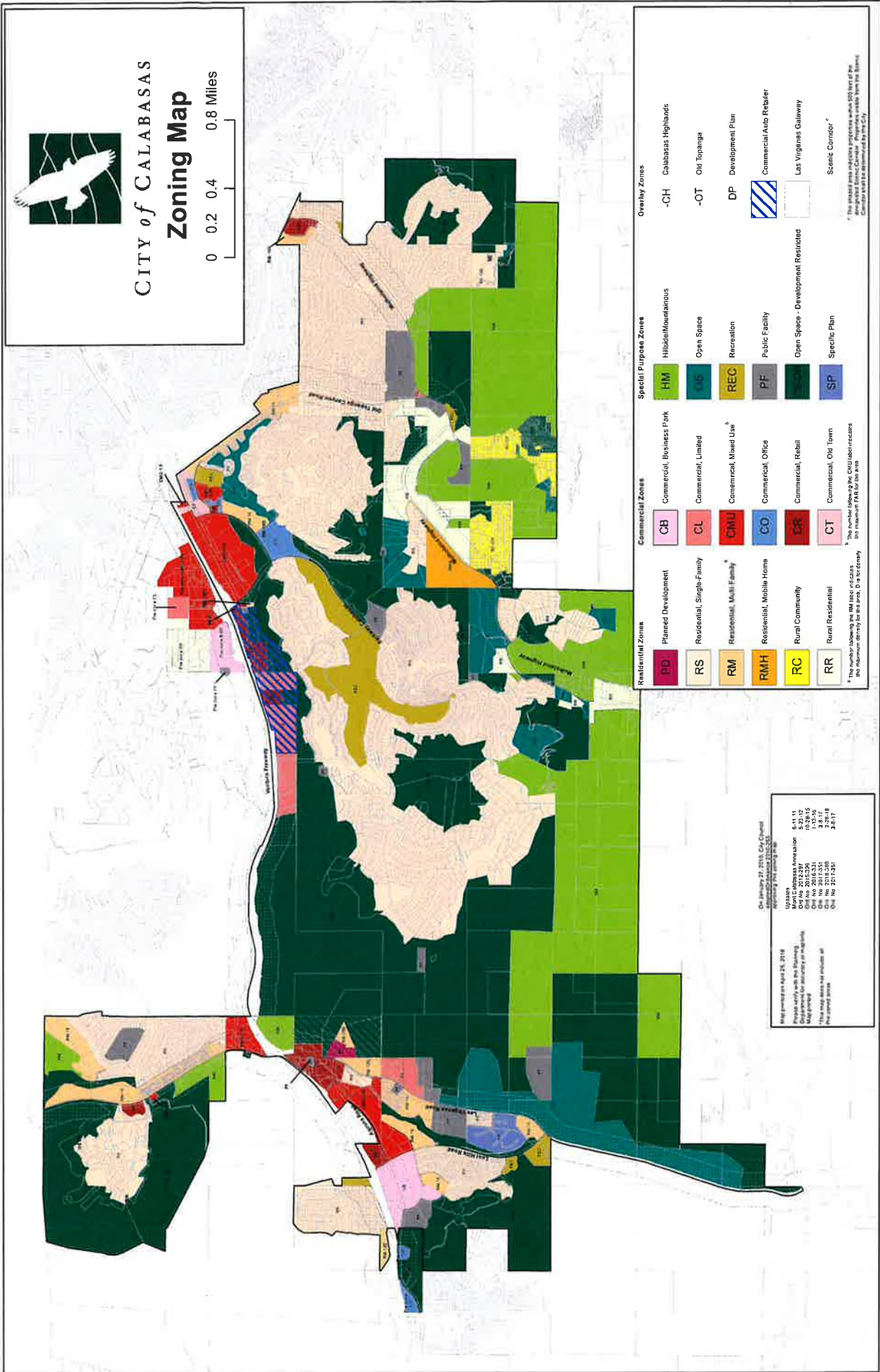


# Exhibit C-2 - Amended Figure II-1 of the General Plan Land Use Element





# Exhibit D - Amended Zoning Map



## CITY of CALABASAS Zoning Map

0 0.2 0.4 0.8 Miles

Map prepared on April 24, 2018  
 Prepared by: City of Calabasas  
 City Engineer: [Name]  
 City Manager: [Name]  
 City Clerk: [Name]  
 City Attorney: [Name]  
 City Planner: [Name]  
 City Administrator: [Name]

Residential Zones	Commercial Zones	Special Purpose Zones	Overlay Zones
<b>RD</b> Planned Development <b>RS</b> Residential, Single-Family <b>RM</b> Residential, Multi-Family <sup>a</sup> <b>RMH</b> Residential, Mobile Home <b>RC</b> Rural Community <b>RR</b> Rural Residential	<b>CB</b> Commercial, Business Park <b>CL</b> Commercial, Limited <b>CMU</b> Commercial, Mixed Use <sup>b</sup> <b>CO</b> Commercial, Office <b>CR</b> Commercial, Retail <b>CT</b> Commercial, Old Town	<b>HM</b> Hillside/Mountainous <b>OS</b> Open Space <b>REC</b> Recreation <b>PF</b> Public Facility <b>OSR</b> Open Space - Development Restricted <b>SP</b> Specific Plan	<b>-CH</b> Calabasas Highlands <b>-OT</b> Old Topanga <b>DP</b> Development Plan <b>CA</b> Commercial/Auto Repair <b>LVG</b> Las Virgenes Gateway <b>SC</b> Scenic Corridor <sup>c</sup>

<sup>a</sup> The number following the RM use indicates the maximum density for the area. 0 = no density.  
<sup>b</sup> The number following the CMU indicates the maximum FSI for the area.  
<sup>c</sup> The shaded area indicates properties within 500 feet of the City's Scenic Corridor. Properties within the City's Scenic Corridor are identified on the City's Scenic Corridor Map (2017).