

Exhibit A

November 1991: Foundation Planning
Document for the City of Calabasas

FOUNDATION PLANNING DOCUMENT

FOR

THE CITY OF CALABASAS

CITY COUNCIL:

Dennis Washburn, Mayor
Bob Hill
Lesley Devine
Karen Foley
Marvin Lopata

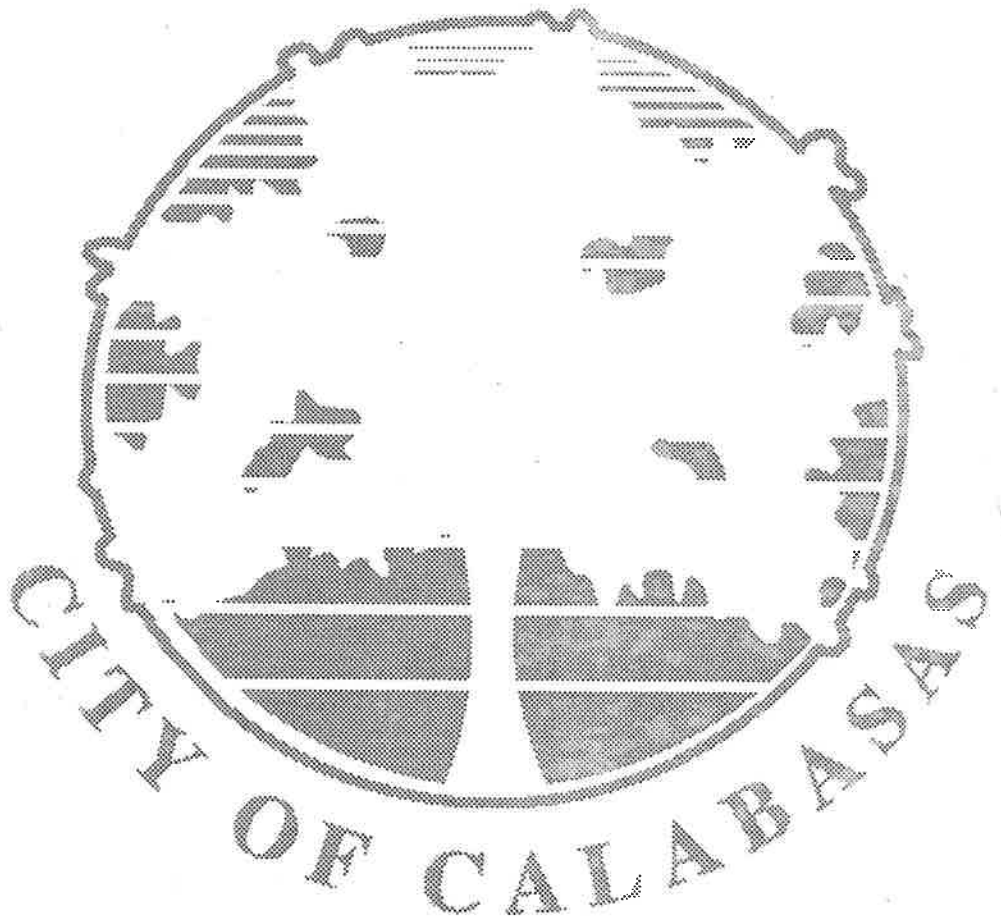
CITY MANAGER:

Charles Cate

**PLANNING
DIRECTOR:**

Jeffery Bruyn

Document prepared by
Jerry Mitchell, Ph.D.
Hersh Farberow A.I.C.P.
Lisa Yim
Carolyn Martin
Rony Giron
Richard Teano
Danny Castro
Sharon Lang
Paul Huang



DRAFT 11/16/91



PURPOSE OF THE FOUNDATION GENERAL PLAN

This Foundation General Plan is the first step in a planning process that represents the commitment of the new City to guide the type, amount, and location of development in order to preserve the beauty and environment of the area, to insure the adequacy and integrity of services and utilities, to protect and preserve the City's quality of life and property values, and to provide equal access to all.



CHAPTER ONE: INTRODUCTION

PURPOSE OF THE FOUNDATION GENERAL PLAN

From the early settlements of the Chumash, through the era of ranching and farming, to the present urban growth, Calabasas has provided a beautiful setting, natural habitats, and peaceful respite. This Foundation General Plan is the first step in a planning process that represents the commitment of the new City to guide the type, amount, and location of development in order to preserve the beauty and environment of the area, to insure the adequacy and integrity of services and utilities, to protect and preserve the City's quality of life and property values, and to provide equal access to all. The planning process consists of the three integrated steps of the Foundation General Plan, the General Plan, and Implementation, which shall accomplish the following tasks:

FOUNDATION PLANNING DOCUMENT

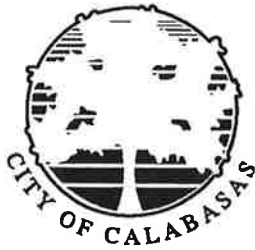
STEP ONE:

- Establish the initial Planning Area and Sphere of Influence.
- Establish the General Plan framework, introducing and applying the concepts of sustainable, balanced buildout; thresholds; plan areas; and basic opportunities and constraints for development.
- Complete the four elements of Land Use, Housing, Open Space, and Conservation, (Open Space and Conservation combined into a Natural Resources Chapter).
- Provide a basic support for the City's regulatory, annexation, and fiscal decisions while a full General Plan is being developed.
- Present a comprehensive set of Community Goals.
- Provide a first step informative plan combining available, updated information in a usable format and community goals to foster full and productive public involvement in the further development of the General Plan.

GENERAL PLAN

STEP TWO:

- Based on discussions and decisions fostered by the Foundation document, will provide the detailed environmental and engineering assessments necessary to revise and quantify thresholds for the plan areas and the overall community build out. The most essential constraints leading to the development of a sustainable build out include transportation levels of service, the future provision of water, and the protection of the City's environment and quality of life.



IMPLEMENTATION

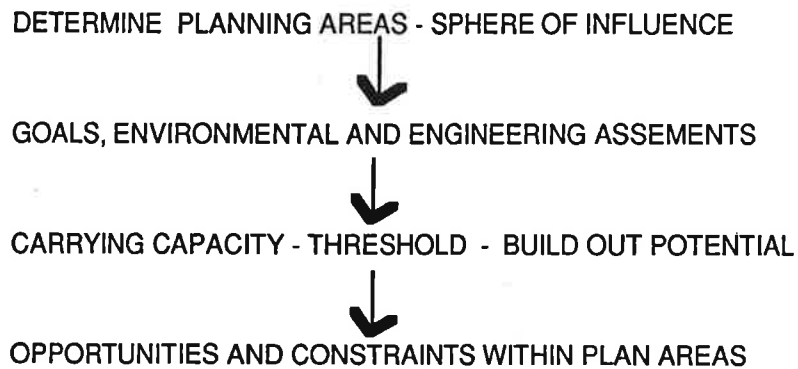
- Adds the elements of Circulation, Noise, and Safety.
- Provides a full process for public debate and development of all future planning decisions.

STEP THREE:

- Land Use and other regulatory actions will be consistent with the General Plan. Based on the thresholds established in the General Plan and the constraints and opportunities for development within each plan area, land use regulations will largely utilize performance standards and planned unit development concepts to provide for a flexible, comprehensible, and planned approach to growth.
- Annexation and fiscal decisions will be based on the General Plan work and will balance the needs, opportunities, and constraints detailed in the Plan to achieve a sustainable, high quality City.

Essentially, the planning process moves from the establishment of the Planning Area and Sphere of Influence through the inventory, goals, environmental and engineering assessments to the establishment of carrying capacity thresholds for each plan area that provide the basis for performance standard review of planned unit developments:

PLAN



**LAND USE
REGULATION**

PERFORMANCE STANDARD REVIEW OF PLANNED UNIT DEVELOPMENT PROPOSALS WITHIN PLAN AREAS



The General Plan is the legal guide to the future growth of the City, the future of growth within the City, and the relationship of the City's Community Vision to the surrounding region. It responds to the state statutory requirement that each city adopt a general plan "for the physical development of the city and any land outside its boundaries which bears relation to its planning." Under state law, the General Plan becomes the constitution under which regulations and actions regarding growth will be developed. The General Plan serves to explain and clarify the City's intentions for its future to the general public, residents and property owners, other jurisdictions and interested groups, and potential investors and development interests. This Foundation General Plan, once adopted, will serve as the interim General Plan for the City while the full and detailed document is being prepared.

This chapter describes, in general, where the City intends to go and how it intends to get there. It includes the Community Vision statement, the Community Goals and a Chapter Summary to the General Plan. The following chapters will present the inventory, policies, objectives, and implementation measures that support or implement the vision, process, and goals presented in this chapter regarding Housing, Land Use, and Natural Resources.

COMMUNITY VISION

The overall concept in the community vision for the future of the City is a sustained balance in a regional context of development, infrastructure, environment and aesthetics, and social equity in order to protect and further the local and regional quality of life and environment for this and future generations:

**SUSTAINED
BALANCE**

in a

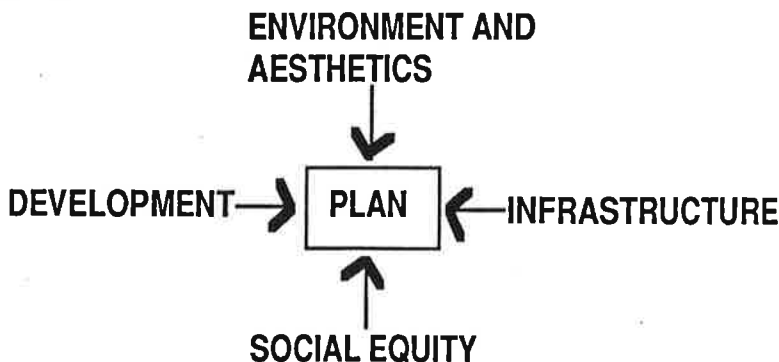
**REGIONAL
CONTEXT**

with

**INTERGOVERNMENTAL
COORDINATION**

and

**PUBLIC
INVOLVEMENT**



This concept represents four commitments by the City in all of its planning efforts. The first is that a sustained balance must be achieved and maintained. The second is that planning will take place in a regional context with the recognition that the City is an integral part of an interdependent region. The third is that the City will work with other local governments and with state and federal agencies to coordinate efforts in the greater interests of the region. The fourth is that planning must be open and that the future must be decided by an informed, involved, and committed public. The importance of each commitment to the community vision is described below and takes concrete form in the General Plan Goals that will guide the City's future.



Calabasas is committed to a sustained balance. Calabasas is a beautiful community in which to live, work, and enjoy leisure time activities. The rural beauty and tranquility of the hills and valleys provide for a high quality of life and were the factors considered by many when selecting this area to live in. As new development encroaches on the rugged terrain, it is necessary to retain the qualities which brought people to Calabasas. Preservation of this environmentally sensitive area was a primary reason for incorporating. Without local control, growth and development may not reflect the long-term commitment that necessary to adequately protect the environment and quality of life within this unique area.

ENVIRONMENT

For these reasons, the City is dedicated to the inventory, assessment, and preservation of the remaining natural environment. Growth shall be restricted in areas or in ways that may be harmful and directed to appropriate areas of opportunity within the community. In this way, necessary growth may occur at an appropriate rate, in appropriate areas, and with respect for the land, the wildlife, and the surrounding community. To this end, the plan calls for the preservation of ridgelines, habitat linkages, open space, scenic corridors, and significant ecological areas. Development in the City and in neighboring jurisdictions must respect proper planning controls on development on hillsides, along water courses, and within historic areas. A series of parks, paths, and trails will also be preserved for the needs of City residents and the region. Threshold constraints will be identified that will be one basis for an eventual build out growth cap.

INFRASTRUCTURE

Development must also respect the impacts it will have on the transportation system of the region and on other utilities and services. The carrying capacity of the transportation system is not infinite as environmental, fiscal, and social constraints will prohibit the development of ever more highway lanes. The carrying capacity of the water system is also not infinite and must be respected in all development decisions. These two infrastructure concerns are critical bases for development review and, with environmental constraints, form the bases for an eventual growth cap for the City. Other utility and service impacts shall also be considered in development review. The City will consider the development of impact fees or other exactions to provide for a fair "pay as you go" approach to future development.

SOCIAL EQUITY

Sustained balance also means that the City is dedicated to providing for housing and other needs of all of its residents so that social equity and a jobs-housing balance may be achieved. The City shall take a proactive stance in assuring that affordable housing is provided. The plan calls for the development of a variety of housing types for all economic segments of the City. This shall be provided through incentives and appropriate regulations to promote affordable housing in plan areas that are convenient to public services.

The City is committed to planning in a regional context. Planning for the City cannot take place in a vacuum, as if the forces shaping the city were contained within its jurisdiction or plan area. In a regional context, the City serves as a gateway community and as a regional linkage. Decisions made within and for the City will directly affect the Region. Decisions made in



A GATEWAY COMMUNITY

surrounding cities and counties will directly affect the quality of life, environment, and future of the City. The General Plan for the City must, therefore, look both inward and outward and be based on a realization that all decisions affect an interdependent set of jurisdictions.

The City is a gateway community because it sits at the entrance to the Santa Monica Mountains and to State and National Parks. It represents an entrance from the pressures of urban development to beautiful, scenic, natural areas. As a gateway community, the City acts as a regional linkage in several critical respects.

The City serves as a critical transportation linkage both East - West along the Ventura Freeway corridor and North - South along the Malibu Canyon - Las Virgenes Road corridor. The traffic volume and flow problems are now severe and deteriorating. Decisions made within the City regarding development and levels of service on the roads affect not only the City, but the entire region as well. Thus, the commitment of the City to adequate levels of service and controlled levels and placement of growth address both city and regional needs. The City is also vitally interested in development pressures in nearby jurisdictions that directly affect the levels of service, environment, and quality of life within the City itself. Adequate transportation through good planning is a critical regional goal of the City.

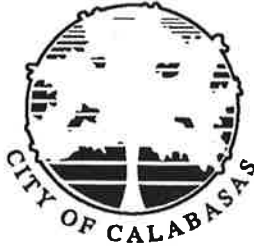
REGIONAL HABITAT LINKAGE

The City also acts as a linkage regarding critical natural habitat and environmental amenities. A Significant Ecological Area containing a large number of Savannah Oak trees and habitat for a wide variety of birds and wildlife is both within the City's present jurisdiction and its Sphere of Influence. Maintenance of this and other open areas is critical to the future of wildlife, the Savannah Oaks, and the quality of life in the region. Habitat linkages also pass through the City. Through these linkages, important species are maintained and a possible ecological balance for the region preserved. Without these linkages, habitat would become isolated and many species would perish in the region. The City is committed to preserving its role as a critical linkage in the regional ecology.

REGIONAL SCENIC LINKAGE

Finally, the City is critical linkage for regional scenic and recreational needs. The undeveloped ridgelines and hillsides, the valleys, and the trees of Calabasas provide great psychological relief for commuters, residents and travellers passing through. The City's commitment to undeveloped ridgelines, environmentally sound development on hillsides, preservation of linkages, ecological areas, open space, scenic corridors, environmental quality, and hiking and bicycle paths thus serves critical needs of the entire region.

Because planning must take place in a regional context, the City is committed to working with other governments to further the public interest of the region. The City will monitor and address planning efforts and development decisions that affect the environment, the quality of life, or the levels of service provided in the City. The goal is good planning through joint efforts toward the improvement and protection of the entire region. The City is also committed to working with the National Park Service, the Santa Monica Mountains Conservancy District, and other interested groups or agencies



toward protection of the parks and habitat linkages and toward good buffer zone planning along park boundaries.

Calabasas is committed to full and open public participation in all planning decisions. This Foundation General Plan is part of that commitment. By providing a first step informative document that can serve as an interim General Plan, the City is focusing public attention on a specific set of community goals and on a planning process that begins to set the basis for the City's future. The use of this first document as a basis for a full General Plan will allow for productive and focused public discussion and development of planning. The City is committed to informing residents of all actions and to involving interested community members in all planning decisions.

COMMUNITY GOALS

This Foundation General Plan presents a comprehensive set of Community Goals for the City in all of its planning. Under the California General Plan Guidelines, the term Goal has a specific and important meaning. Objectives and Policies of the City are to be based on the Goals and together, the Goals, Objectives, and Policies are to form the basic constitution for city development. These terms are defined below and are followed by the Community Goals. The specific objectives and policies to implement these goals are found in the appropriate chapters that follow.

Goal:

A goal is a direction setter. It is an ideal future end, condition or state related to the public health, safety, or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time dependent or suggestive of specific actions for its achievement.

Objective:

An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, whenever possible, measurable and time specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy:

A policy is a specific statement that guides decision making. It indicates a clear commitment of the legislative body. A policy is based on a general plan's goals and objectives as well as the analysis of data.



GENERAL PLAN GOALS:

- A Growth Cap to promote the sustainability of the natural environment, the transportation network, levels of public services, and the quality of life within the City and the Region.
- A variety of housing types conveniently located for all economic segments of the City, including special needs populations, to promote population diversity and affordable housing.
- A diversified, properly located, economic base to provide sufficient fiscal resources for the City.
- Preserved natural habitat and habitat linkages to assure a natural balance of animal and plant species within the City and throughout Southern California.
- Preserved natural ridgelines and scenic corridors and development controls for hillsides, watersheds, and floodplains to assure protection of the natural environment and of a high quality of life within the City and the Region.
- City planning and development that is consistent with national, state, regional, and local plans and policies that provide for the conservation and preservation of environmentally sensitive areas, parks, reserves, and wildlife habitat and linkages.
- A network of parks with paths and trails throughout the City that safely and conveniently serve the recreation needs of the City, including regional linkages.
- Preserved historic character of the City.
- A safe, adequate, and comprehensive circulation system throughout the City to promote sustainable levels of service.
- Adequate public transit, services, and utilities.
- City planning and development that minimizes noise impacts and the threat from seismic and other hazards.
- A city that provides maximum feasible conservation of energy and resources and integrated waste management to protect health, the natural environment, and the quality of life within the City and Region.
- A City government that actively encourages citizen participation.



CHAPTER SUMMARY

GENERAL PLAN FORMAT

The general plan should be organized to provide easy access to information in a manner that is useful for the types of decisions likely to face the city. The organization of this Foundation General Plan is based on the following format for the entire General Plan:

CHAPTER ONE: INTRODUCTION:

This chapter presents the purposes of the plan, the planning process, the Community Vision, and the Community Goals. It is the overall statement of the City's intentions and provides an overview to the rest of the plan. The entire first chapter is completed in this document.

CHAPTER TWO: Community Characteristics

This chapter provides an overview to the entire community, including a review of land use, housing, the fiscal base, and noise. The section on land use includes a description of each plan area and incorporates by reference information in other chapters that pertains to that plan area. The section on housing presents the basic population, economic, and other demographic data for the City. All sections except noise are covered in this document.

CHAPTER THREE: Natural Resources

This chapter focuses on important resources, the natural carrying capacity of the environment, and critical opportunities and constraints for development posed by the environmental features of the City and planning area. It includes a review of open space and environmental resources, scenic resources, and natural hazards. All sections except natural hazards are covered in this document.

CHAPTER FOUR: Infrastructure and Services

This chapter turns from natural carrying capacity to the carrying capacity of human made systems. The Circulation system and the problems and constraints for development and the provision of utilities and services would be included in this chapter which is not covered in this Foundation General Plan.



RELATIONSHIP OF THE CALABASAS GENERAL PLAN TO THE MANDATED ELEMENTS OF THE STATE FOR CALIFORNIA

| CALABASAS | MANDATED |
|--|-----------------------------|
| I. Introduction | |
| II. Community Characteristics | |
| A. Land Use | Land Use |
| B. Housing | Housing |
| C. Fiscal Base | |
| D. Noise | Noise |
| III. Natural Resources | |
| A. Open Space and Environmental Resources | Open Space/ Conservation |
| B. Scenic Resources | |
| C. Natural Hazards | Safety |
| IV. Community Infrastructure and Services | |
| A. Circulation | Circulation |
| B. Utilities and Services | |