

Exhibit E

May 1993: City of Calabasas General Plan
Community Profile



CITY OF CALABASAS

G E N E R A L P L A N



COMMUNITY PROFILE

MAY 1993

CITY OF CALABASAS GENERAL PLAN:

COMMUNITY PROFILE

- The *Calabasas General Plan: Environmental Impact Report and Master Environmental Assessment* provides the means for examining the implications of future growth and change in the City. It includes a summary of existing conditions and functions as a program environmental impact report for the General Plan. To complement the EIR, the General Plan goals and objectives presented in the General Plan Policy and Strategy document are written in a manner that will function as the standard by which the significance of impacts may be evaluated.

A. RELATIONSHIP TO THE CALIFORNIA GENERAL PLAN GUIDELINES

ROLE OF THE GENERAL PLAN

The Calabasas General Plan documents were prepared in conformance with the 1990 State of California General Plan Guidelines. According to these guidelines, the role of a general plan is to:

" . . . act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

The guidelines also recognize that a general plan must be based on hard data if it is to be the primary source of community planning policy. The *Calabasas General Plan: Community Profile* document presents a comprehensive description of the City. Summarized in the *Calabasas General Plan: Community Issues* document, this background information, along with the concerns of the local decisionmakers and residents, is used to clarify the issues and to define program options. In the *Calabasas General Plan: Policy and Strategy* document, this information becomes the basis for policies and implementation measures that will address local concerns and provide clear direction for the future development of the City.

CHARACTERISTICS OF THE GENERAL PLAN

The State General Plan Guidelines not only define the role of a community's general plan, but they also describe basic characteristics of a general plan. As part of the City's General Plan, the Community Profile report must be both comprehensive and internally consistent. In addition, it must act as a long-term planning tool and establish development policy for the community. How the *Calabasas General Plan: Community Profile* document complies with these requirements is described below.

May 6, 1993

CITY OF CALABASAS GENERAL PLAN:

COMMUNITY PROFILE

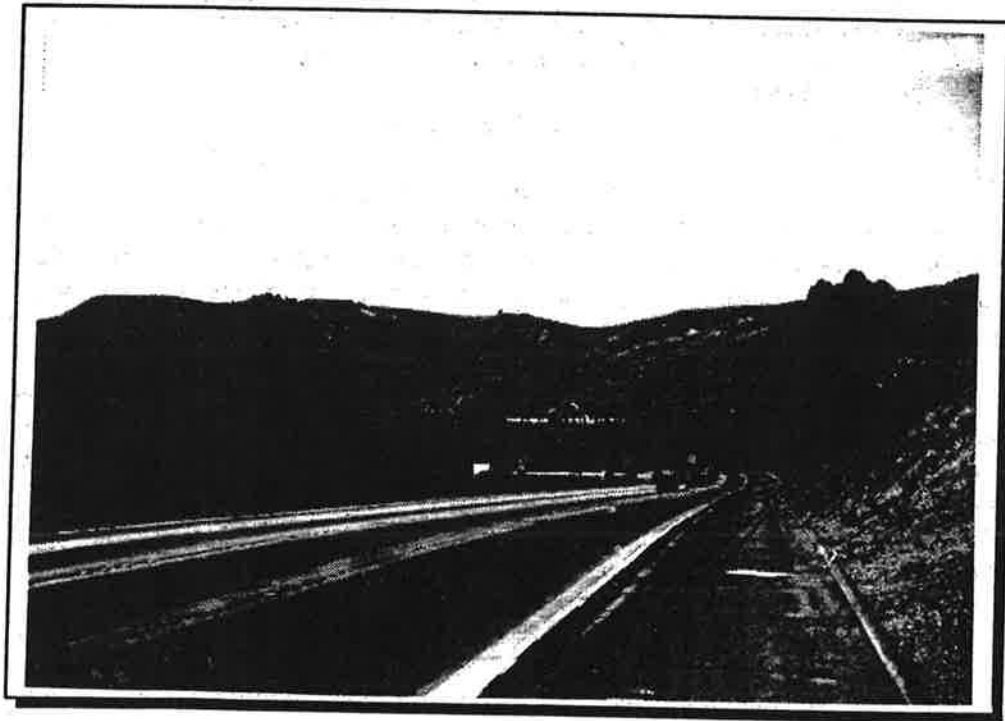
Auto Oriented Node

There are three auto oriented nodes pinpointed on the components map. All three of these nodes identify service commercial centers. The significance of the nodes is that they identify a location which presently caters to the automobile rather than pedestrian or other transportation methods. Each of the commercial centers are freeway accessible and function in a rapid service mode. They are not designed with pedestrian amenities and do not attract the leisurely shopper. The opportunities and constraints of these and future auto oriented commercial nodes should be a general plan policy consideration.

The Natural Environment

Calabasas has always been identified with the beauty of its natural environment: the rolling hills, oak woodlands, canyons, wildlife, and its overall rural character. While this character and natural beauty are still apparent, the encroachment of new development threatens to destroy the reasons many residents chose to live in Calabasas.

Entering Calabasas from the east, there is a sense of leaving metropolitan Los Angeles behind. Vistas become broader and the sight of undeveloped hillsides dotted with oak trees signals an exit from suburbia. A key element of Calabasas' character is the contrast between the intensity of the metropolitan area, and the openness and scenic beauty of the City's environment.



May 6, 1993

COMMUNITY PROFILE

Oak Trees

Native oak trees, whether standing alone on a barren hillside or in woodland clusters, play a significant role in the Calabasas landscape. These trees provide a distinctive visual identity as well as valuable habitat for various animal species. In recognition of this importance, the City has enacted an Oak Tree Preservation Ordinance. (See Section 4, Existing Development Standards).

Topography

Visually, the study area contains some of the most scenic and diverse topography in the region. The beauty of its oak studded hillsides, peaks and ridgelines, canyons, and riparian woodlands all combine to create a feeling of openness and character that is essentially small town/semi-rural.

This scenic beauty and semi-rural atmosphere attracted most of the residents of the City, and the Community Issues Report strongly emphasizes the interest on the part of the residents to preserve the open space and protect the ridgelines, canyons and scenic vistas within the study area. However, the natural topography has been cut and filled to create buildable lots and man-made slopes in many areas of the City. In other areas, the natural terrain is being threatened because of the impacts of development intensity. Slope failure, improper drainage and other geologic stabilization issues have been increased because of the type and intensity of hillside development. In addition, along the Ventura Freeway, where the natural topography creates a gateway to the Santa Monica Mountains, roadside development and billboard advertising dominate the landscape.

Significant Ridgelines

Views to distant ridgelines occur throughout the study area. The ridgelines serve as reference points and provide natural scenic backdrops for the viewshed in which they occur. Natural, undeveloped ridgelines affirm the City's semi-rural character. For these reasons, development directly on top of a significant ridgeline changes the City's image and hampers the enjoyment of the scenic corridors.

To aid in the appropriate management of ridgelines as one of the City's most important visual resources, significant ridgelines have been identified on Figure II-4, Scenic Features Map. A significant ridgeline is defined as one that visually dominates the surrounding landscape through its size; through its creation of a silhouette against the sky as a significant natural backdrop feature; through its proximity to, and view from, existing development; or through its ecological, historical or cultural importance.

Scenic Features

In addition to the general scenic beauty of the natural hillsides, canyons, and ridgelines that are a vital part of the City, there are other specific local geographic features and scenic places which stand out in the landscape and help define the City's unique character. The following list of features has been identified as warranting special concern as to their protection from future development. (see Figure II-4, Scenic Features Map).

COMMUNITY PROFILE

- ***Calabasas Grade*** -- An area along the 101 Scenic Corridor extending from the Las Virgenes Road to the Mureau Road overpass. It is the most scenic section of the Freeway within the study area.
- ***Calabasas Ridge (Summit to Summit Ridge)*** -- The highest landmark ridgeline of the City along the southern border with upper Topanga Canyon, including rich riparian areas with heritage oak groves along the base of the ridge that have not burned in over one hundred years. It is a visual landmark within the study area.
- ***Calabasas Creek*** -- With headwaters and tributaries in the Old Topanga and Mulholland Scenic Corridors, this year-round stream cuts across the City south to north, flowing through various park-like areas and outflowing to the Los Angeles River.
- ***Malibu Creek and Tributaries*** -- With headwaters and tributaries in the Las Virgenes Valley, this creek cuts through the City in a north/south manner and outflows to Malibu Lagoon.








CITY OF CALABASAS GENERAL PLAN

FIGURE II-4

SCENIC FEATURES

LEGEND

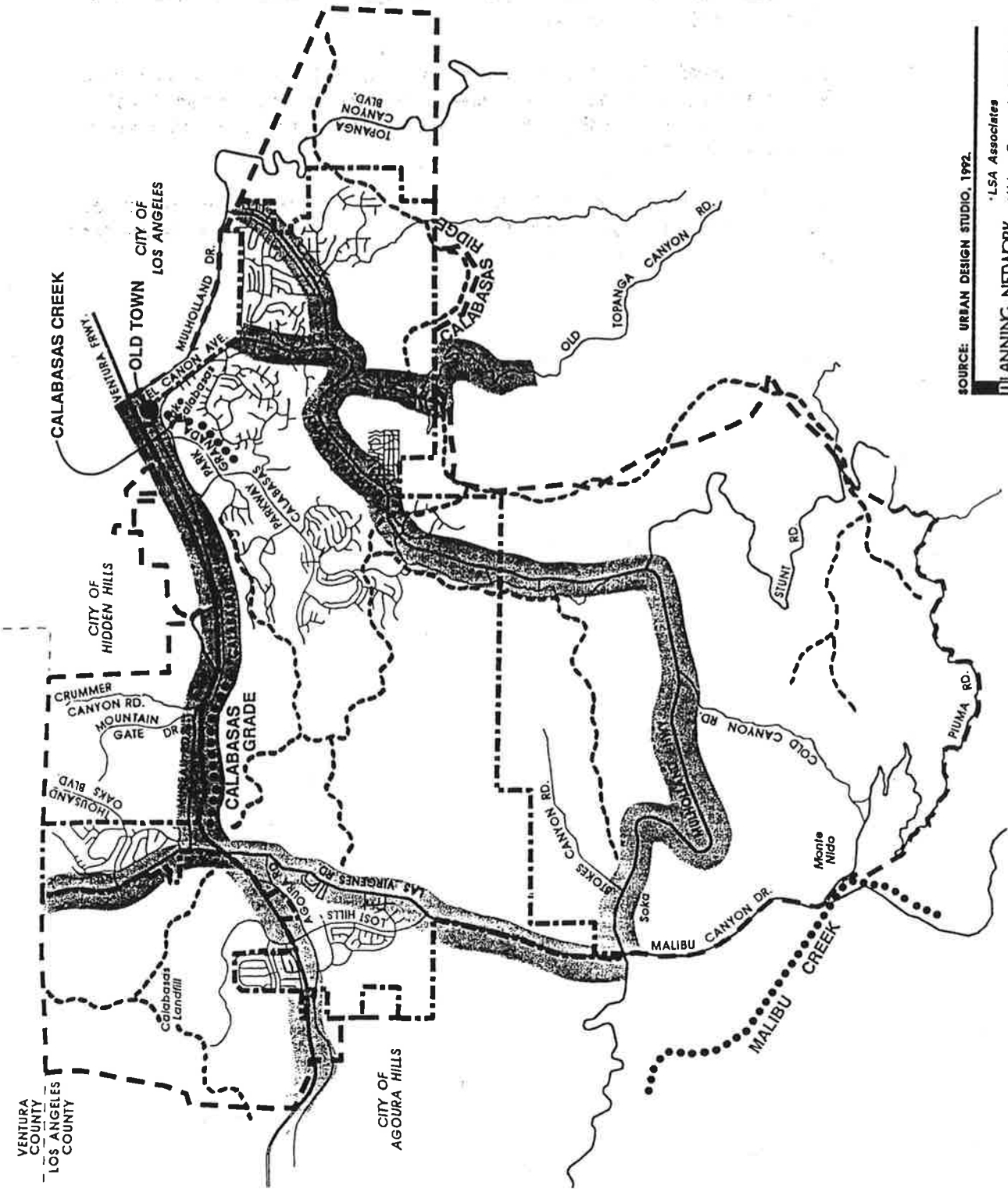
-  CITY LIMITS
-  SPHERE OF INFLUENCE
-  SIGNIFICANT RIDGELINES
-  SCENIC CORRIDORS
-  SIGNIFICANT FEATURES



SOURCE: URBAN DESIGN STUDIO, 1992.

PLANNING NETWORK

- LSA Associates
- Urban Research Associates
- Urban Design Studio



VENTURA COUNTY
LOS ANGELES COUNTY

COMMUNITY PROFILE

Scenic Corridors

Much of what forms the visual image of Calabasas comes from what is seen from motor vehicles. At present, this image is one of rugged terrain, oak woodlands, ridgelines, and canyons as viewed from the majority of the City's major streets. Exceptions to this occur along the Freeway where billboards and other commercial signs interfere with the view of the hillsides and along the Las Virgenes commercial section where the clutter of signs also dominates the view.

The need to protect scenic corridors has been recognized by the City. The City has enacted a Scenic Corridor Ordinance which currently identifies four scenic corridors (see Figure II-4).

- *The Mulholland Highway Scenic Corridor* extends from Mulholland Drive through the unincorporated portion of the study area to Las Virgenes Road. As with all the City's scenic corridors, the viewshed includes both rural and urban areas. The corridor contains a diverse topography, including sandstone hills and ridges, immense granite outcrops, stream and riparian habitat, and open areas of rolling meadow and oak woodland.
- *The Las Virgenes Scenic Corridor* is a key cross-mountain roadway that provides primary access to the Malibu Creek State Park area and the Pacific Coast. Dominant features include rolling hills, oak woodlands, and primary wildlife linkage along Malibu Creek and its surrounding wetland habitat.
- *The Old Topanga Canyon Scenic Corridor* extends from the urban residential area north of Mulholland Highway to its ascent of the Calabasas Ridge into the coastal zone of Topanga Canyon. The rural portion provides an interior route through the Santa Monica Mountains and contains some of the most scenic vistas of the inland valley, steep canyon walls, and a year-round watershed that fosters a riparian setting and a vigorous oak canopy.
- *The 101 Scenic Corridor* is a heavily travelled, high-density corridor that encompasses much of Old Town Calabasas, Calabasas Road, and the Calabasas Grade. Beautification of the existing five hundred foot corridor, and preservation of significant ridgelines, rolling hills, and oak woodlands are of concern here. Existing negative aspects of the corridor, such as freeway oriented signs and uses, are also a concern.

COMMUNITY PROFILE

Street Furniture

Street furniture occurs along some sidewalks in the commercial corridors. Generally, this is limited to bus benches, news racks, and telephone booths. Bus benches are of a typical design, using wood backs that support off-site advertising on their concrete frames. In the Calabasas Park area, benches are a simple backless design in solid concrete.

Street Lighting

Municipal street lighting is located throughout the study area. Semi-rural areas often contain "edisons" or fixtures attached to electric transmission poles. Most areas are illuminated by conventional cobrahead light standards. Currently, the City is using composed aggregate posts with cobrahead fixtures.

EXISTING REGULATIONS

The form, and to some extent, the architectural design of the urban environment is largely the result of standards and regulations imposed on new development. The Los Angeles County Zoning Ordinance has been the primary document used to regulate development in Calabasas. Upon incorporation, the City adopted the County's Zoning and Subdivision Ordinances pending completion of its own development standards.

After incorporation, the City enacted three ordinances aimed at more effectively controlling development within the City's three most sensitive areas - Old Town Calabasas Overlay Zone, the Scenic Corridor Ordinance, and the Oak Tree Ordinance.

Old Town Calabasas Overlay Zone

The Old Town Calabasas Overlay Zone was established to preserve and promote the Old West architectural style within the Old Town area. The overlay was established to ensure consistency with the Western theme and compatibility with existing land uses in terms of use, intensity, architectural design, pedestrian level activity, and preservation of natural resources such as oak trees and Calabasas Creek.

Scenic Corridor Ordinance

The purpose of the Scenic Corridor Ordinance is to identify the City's designated scenic corridors, establish required development processing procedures, and provide required findings for project approval based on a set of design guidelines. The Ordinance recognizes and defines the differences between particular corridor sections that may be essentially rural and those that are developed, or urban. Special attention needs to be given to transition areas (areas on the fringe of urban areas) to ensure that development does not sprawl into rural areas.

According to the ordinance, a rural area is characterized by low-density residential, and non-commercial development, with a predominance of open space and natural terrain. Goals for rural areas include maintaining the natural physical environment and topography, especially features such as ridgelines, hilltops and hillsides, streams and surrounding riparian areas, wildlife habitat and linkages.

CITY OF CALABASAS GENERAL PLAN:

COMMUNITY PROFILE

The ordinance also specifies that an urban area is characterized by high-density commercial/industrial or residential development separated by areas of open space. Goals for urban areas include preserving the remaining oak woodlands within a corridor's viewshed, and developing a beautification program to improve the landscaping quality within commercial areas.

Oak Tree Ordinance

The Oak Tree Ordinance sets forth the City policy to define a specific entity for management and enforcement responsibility to protect oak trees in the City. The Ordinance requires reforestation, registration, and preservation of all healthy oak trees, unless reasonable and conforming use of the property justifies the removal, transplanting, altering, and/or encroachment into the oak tree's protected zone. The Ordinance requires an Oak Habitat Preservation Program be established to provide for reforestation and replacement of woodlands, public acquisition of woodlands, and public education regarding habitat preservation.

Site Plan and Development Review

Since incorporation, the City has also enacted a Site Plan Review Ordinance and a Development Review Process. They currently provide the regulatory standards, design guidelines, and procedures for the review of all development projects in the City including buildings' exterior appearances.

Art in Public Places Ordinance

The Art in Public Places Ordinance was developed to provide aesthetic enhancement and enrichment of the community by the inclusion of fine art throughout the City. The goal is to provide a collection of nationally recognized, permanent outdoor sculpture to be enjoyed by all.

Any person constructing or reconstructing a commercial building must provide a sculpture or other art work, as approved by the Art in Public Places Committee. All pieces must be of monumental scale in proportion to the size of the buildings. If the installation of art is impractical or inaccessible, the developer will contribute the assessed fee of 1% of the building valuation (maximum \$150,000) to the Art in Public Places Committee. These fees will then be used to purchase art for other public places in Calabasas.

SPECIFIC URBAN DESIGN ISSUES

The purpose of this section is to summarize some of the dominant issues which have surfaced from the discussions provided. Responses to these issues will set the direction for some of the goals, objectives and policies for the City's General Plan.

Scenic Vistas/Natural Terrain

The rolling hillsides and valleys covered in natural vegetation have contributed greatly to the City's character and identity. The scenic vistas, ridgelines, corridors and open space within the study area represent a commodity that is cherished by the citizens of Calabasas. The preservation of these commodities is in competition with the likelihood of future development.

May 6, 1993