

Exhibit F

September 1995: General Plan
Agenda For The 21st Century

CITY OF CALABASAS

GENERAL PLAN

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AGENDA FOR THE

21st CENTURY

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

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

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

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

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

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

B. INTERNAL CONSISTENCY OF THE GENERAL PLAN; COMPETING OBJECTIVES

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

EQUAL STATUS AMONG GENERAL PLAN ELEMENTS

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

CONSISTENCY BETWEEN ELEMENTS AND WITHIN INDIVIDUAL ELEMENTS

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

GENERAL PLAN TEXT AND DIAGRAM CONSISTENCY

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

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

¹ California Government Code Section 65300.5

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

C. THE CALABASAS GENERAL PLAN PROGRAM

FOUNDATION PLAN

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

COMMUNITY ISSUES REPORT

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

COMMUNITY PROFILE

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

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II. CONSERVATION, ENVIRONMENTAL DESIGN, AND OPEN SPACE

Calabasas recognizes its role as steward of all lands within its jurisdiction, as well as a responsibility to promote and participate solutions to the larger environmental concerns facing Southern California. As a consequence, the City intends to take an active role in the management of its natural and open space resources, not only for the benefit of present and future residents, but also for the intrinsic value of those resources.

Conservation, Environmental Design, and Open Space issues encompass the management of the area's natural environment, and include:

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

The desire of Calabasas residents for a high quality of life is dependent upon a high quality natural environment and protection of the area's beauty. The preferred method of managing remaining open space is to set such lands aside in large natural parks or conservation areas. However, protecting such resources requires more vigorous action than simply setting them aside. Because the City's fiscal resources are not sufficient to purchase these remaining open lands, the crucial problem is how to protect environmental resources while recognizing the property rights of private landowners. Because basic property rights must be recognized, practically and fiscally, purchase can only be accomplished for the most valuable or sensitive environments or landscapes. Thus, the Calabasas General Plan recognizes basic property rights, and limits the intensity of area development to that which is consistent with environmental values and the carrying capacity of the land.

The Calabasas General Plan encompasses an area whose population may reach a peak of up to about 32,438 residents and 561 acres of commercial and business park uses (26,860 population and 387 acres of commercial and business park uses within the present city limits) in an area that will not be as intensively urbanized as adjacent communities. A key underlying assumption of the General Plan is that "development" does not, in and of itself, mean the irretrievable loss of environmental quality and natural resources. The key to maintaining the overall environmental health of the Calabasas area is to combine open space preservation with environmental design and site planning that works with nature to minimize the loss of such resources, to reduce the off-site impacts of development, and to restore, where possible, the environmental and landscape quality that may have been destroyed by past actions.

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Much of the environmental loss associated with development stems from two primary causes: removal of existing vegetation and changes in existing topography. The disturbances associated with clearing and grading lead to the most common environmental problems associated with development -- increased runoff, accelerated erosion, transportation of sediments and nutrients into streams and rivers, and loss of wildlife habitats. Minimizing the need to clear and grade is, therefore, one of the keys to maintaining the environmental quality of developed areas.

It would be unfair to blame all the common problems of development on the developer. Although the developer of hillside terrain could have chosen types that better fit the topography, the typical requirement that roads not have a grade that exceeds 10 percent still required extensive alterations of existing topography. The large minimum lot widths required by the zoning regulations meant the roads on which these houses front had to be longer to accommodate the number of units needed to make the project economically sound.

Traditional zoning and subdivision requirements originated from concepts of land use regulation based on maintenance of property values. Property value maintenance was believed to be achieved by requiring consistency in the allowed uses and in the size and location of improvements on individual lots within a given zoning district. Minimum lot sizes, minimum lot widths, minimum setbacks, and other "bulk regulations" are thus imposed. However, such theoretical uniformity ignores the fundamental premise of working with nature -- *no two sites are exactly alike*.

Development requirements in Calabasas must demand protection of the environment, but they must also be realistically flexible to allow developers and builders to better match their proposals to the environmental and landscape resources of their sites.

The key to the overall environmental health of Calabasas depends, in the long run, on how well environmental resources are cared for when they are not part of protected areas, but are within or directly adjacent to developments. Development regulations, as well as site planning practices for all categories of land use need to be adjusted to meet this goal.

It is the goal of the Conservation, Environmental Design, and Open Space Element of the Calabasas General Plan to:

- preserve significant environmental features within the City of Calabasas and its General Plan study area, and provide for their wise management;
- define limits on the natural resources needed to support urban and rural life within the City and its General Plan study area, and to ensure that those resources are used wisely, and not abused; and
- maintain an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for a variety of active and passive recreational activities, and protect public safety.

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A. OPEN SPACE

OBJECTIVE

A citywide system consisting of approximately 3,000 acres of protected natural open space whose location and size represents an extensive network of protected areas with a high degree of visual and physical continuity, and a systematic order of purpose.¹

GENERAL PLAN APPROACH

The preservation of remaining open space lands within the Calabasas General Plan study area is, along with protection of significant environmental features, the highest priority of the City. The remaining open space in the General Plan study area is a key component of the City's character. "Open space" within Calabasas fulfills the following four general purposes.

- ***Open Space for the Protection of Significant Environmental Resources***

Much of the remaining open space areas within Calabasas contain a great abundance and variety of sensitive vegetative and wildlife habitats and linkages. They also represent a scenic resource of great value and importance to the quality of life of area residents enhancing the visual experience of visitors to the area.

- ***Open Space for the Protection of Public Health and Safety***

Hillside areas within Calabasas have proved to be unstable platforms for development. Despite the best efforts of engineering geologists soil engineers, and civil engineers, manmade slopes within the General Plan study area have been subject to failure. Thus, specific criteria are included in the General Plan to provide a margin of safety and protection against slope failure. The application of these criteria will reduce the extent of hillside development and increase open space provision. In reducing the extent of hillside areas subject to landform modifications, specific attention has been paid to areas of potential slope failure.

¹ Natural open spaces and passive and active recreational lands owned and operated as part of the Santa Monica Mountains National Recreation Area within the City of Calabasas shall count toward this performance objective.

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■ ***Open Space for Managed Production of Resources***

Open space for the managed production of resources typically includes areas reserved for mineral extraction or agricultural production. There are no areas within the General Plan study area that have been determined to either contain significant mineral resources, as defined by the Surface Mining and Reclamation Act, or which would be appropriate for mineral extraction if significant resources are found at some future date. In addition, although there are areas within the Calabasas General Plan study area that are used for grazing, the preservation of open space lands for production of resources does not appear to be warranted in light of other substantial concerns such as environmental protection and public health and safety.

■ ***Open Space for Public Recreation***

These open space areas include public parks managed by the City of Calabasas and Los Angeles County, as well as active recreation areas owned and managed as part of the Santa Monica Mountains National Recreation Area. It is the intent of the City to expand the amount of land devoted to public recreation to meet a performance standard of 3.0 acres of active local recreational land per 1,000 population.

POLICIES

- A.1. Limit the permitted intensity of development within currently uncommitted open space lands to that which is consistent with environmental values and the sensitivity of specific environmental features, including but not limited to riparian areas, wildlife habitats and linkages.²
- A.2. Support the Santa Monica Mountains Conservancy and the Santa Monica Mountains Land Trust in their development rights purchase programs to retire development rights within the City and its General Plan study area; support the efforts of the National Park Service and California Department of Parks and Recreation to expand areas devoted to regional recreational open space within and adjacent to the General Plan study area.
- A.3. Promote clustered development to preserve large, unbroken blocks of open space within critical habitat areas, and protect the integrity of habitat linkages, and enhance protection from natural hazards where clustering can be accomplished without creating urban development patterns in rural areas.

² Habitat linkages are needed not only for wildlife mobility, but also as a means of maintaining biological diversity. As such, linkages between habitat areas are often as important as the habitats themselves in protecting the long-term survival of flora and fauna within an area.

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- A.3. Limit landform modification to preserve ridgelines, other significant landforms within the General Plan study area, and a feeling of "openness" throughout the community.
- A.4. Limit road access into open space areas to that which is consistent with the area's open space values.
- A.5. Limit future urban and rural development to those areas where an appropriate level of safety can be provided to new residents and visitors; maintain areas where such a level of safety can not be achieved to open space use consistent with the degree of hazard.
- A.6. Minimize the visual prominence of urban and rural development features by emphasizing retention of natural features and screening of urban and rural development where it is permitted.
- A.7. Preserve views of area hillsides and open ridgelines.

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B. HILLSIDE MANAGEMENT

OBJECTIVE

Maintain and/or restore significant³ natural systems and resources associated with hillside environments, including but not limited to, primary ridgelines, sensitive vegetation and wildlife habitats, special geologic features, natural drainage swales and canyons, and steep slopes exceeding 20 percent.

GENERAL PLAN APPROACH

The natural hillside areas remaining within the Calabasas General Plan study area are a significant biological and visual resource, and a key factor in Calabasas' unique setting and community character. Remaining hillside and canyon areas encompass the majority of the remaining oak woodlands and riparian areas, and are the basis of the Calabasas area's natural beauty.

It is a fact that people want to live in hillside settings. Such areas can offer a variety of amenities such as reduced densities, a more rural character, significant views of valleys and hills, proximity to large natural open space areas, and privacy. However, if development is improperly planned, the very amenities that people seek as precious attributes of hillside living can be destroyed. In addition, the cumulative effect of improper hillside development can be significant destruction of sensitive biological habitats and habitat linkages, erosion and degradation of water quality, increased downstream runoff and flooding problems, slope failures, fire hazards, high utility costs, and lack of safe access for emergency vehicles. Past development of hillside areas that occurred prior to incorporation has resulted in a significant loss of biological and visual resources, and has been evidenced by varying degrees of each impacts described above.

Proper planning of hillside areas is also required for safety reasons. Hillsides, generally speaking, are unstable landforms; when development occurs, the likelihood of soil erosion, silting of lower slopes, slope failure, and flooding increases. In addition, despite the best efforts of geologists and civil engineers, some manmade slopes created by past development within hillside areas have been subject to slope failure.

In recent years, communities throughout California have devoted much effort to defining hillside development guidelines that protect the natural *character* of hillside areas while allowing for their development. These techniques, commonly known as landform grading and landform planting, focus on innovative grading and landscaping aimed at recreating a "natural look" within hillside development areas. While landform grading and planting are substantial improvements on the traditional "cookie cutter" approach to hillside development, they do not address the loss of biological resources that accompany development of natural hillsides, and are therefore applicable only to the grading that is permitted to occur *after* significant environmental resources are protected.

³ The performance standards contained in the Development Review Program presented in Chapter VIII cumulatively define the significance of various environmental features.

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Overall, the preferred hillside management option in Calabasas' vision is to preserve hillside areas in their natural condition. However, as a means of balancing the desire and need for preserving hillside areas with a recognition of property rights, the General Plan's defines those areas that, because of their environmental significance, require varying degrees of protection, and also provides for areas where development and varying degrees of landform modification may occur.

A key concept of the Calabasas General Plan is to define permitted land use intensities within remaining open hillside areas on the General Plan land use map in a manner that is consistent with Calabasas' vision. Thus, the basic development intensities of the land use map and corresponding performance standards contained in the Development Review Program aim at maximizing the amount of hillside area left in its natural state through a combination of limited density and grading standards, and encouragement for clustering development within the flatter portions of development sites.

POLICIES

- B.1. Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development to off-site public views and the importance of providing panoramic views from hillsides.
- B.2. Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption required to recognize basic property rights.
- B.3. Protect the natural character of hillside areas by means of land sculpturing (contour grading) to blend graded slopes and terraces with the natural topography.
- B.4. Preserve all significant ridgelines, as indicated on the Scenic Features Map in the Community Profile, and other topographic features found on the site such as canyons, knolls, rock outcroppings, and riparian woodlands. Exceptions may be granted to accommodate general plan designated trails, viewpoints, and fuel modification measures needed for the protection of public health and safety.
- B.4. Minimize exposed slope bank areas, graded surfaces, brow ditches, and down drains to the greatest extent feasible.
- B.5. Respect significant natural drainage courses⁴ and provide drainage in a more natural appearing condition rather than with standard concrete box drainage channels.
- B.6. Avoid mass graded "mega-pads" for development. Smaller steps or grade changes shall be used over single large slope banks to the greatest extent feasible.
- B.7. Protect graded areas from wind and water erosion through slope stabilization methods (i.e., planting, walls, or netting). Interim erosion control plans shall also be required.

⁴ "Significant" natural drainage courses are defined as those which appear as "blue lines" on USGS quadrangle sheets, and therefore require Stream Alteration Agreements from the California Department of Fish and Game.

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B. GENERAL PLAN LAND USE DISTRICTS

The following table outlines the various districts that are delineated on the Calabasas General Plan Land Use Map, which is provided in a pocket at the back of this document. Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses. Thus, inherent in the Calabasas General Plan Land Use Map is an urban limit line within which urban infrastructure is to be contained.

At the second level, urban land uses are organized into Residential, Business, and Public Facilities land use types. Non-urban and open space uses include rural and open space use types. Each of these 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 allowable maximum intensity that may be permitted by the City if all performance standards contained in the General Plan Development Review Program are met. As discussed in Land Use Policy A.8, the assignment of a 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, policies, and performance standards, the basic development intensity identified in Table III-1 and on the Land Use Map may be exceeded up to but not beyond the maximum intensity.

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

URBAN LAND USES		
<p>URBAN-RESIDENTIAL. For all Urban Residential uses, the basic development intensity is two dwelling units per acre, or one dwelling unit per lot, whichever is greater. Because of physical constraints and safety issues on certain properties, there will be parcels that cannot be built upon. The basic development intensity for an unbuildable lot can only be used on a density transfer basis.</p>		
R-SF	Residential-Single Family	<p>The Residential-Single Family Designation provides for single family detached housing units, including large lot estates and typical suburban tract developments, as well as small lot single family residences.</p> <p><i>Basic Land Use Intensity: 2 du/ac</i> <i>Maximum Land Use Intensity: 6 du/ac; 12 du/ac for senior residential projects.</i> <i>Anticipated Maximum Population Intensity: 16.8 persons per acre (2.8 persons per household x 6 du/ac)</i></p>
R-MF	Residential-Multiple Family	<p>The Residential-Multiple Family Designation provides for apartments, condominiums, townhomes, and duplexes.</p> <p>In areas where the R-MF category is found adjacent to important recreational resource areas and at special points of interest, uses which cater to the needs of visitors to the recreation areas of the Santa Monica Mountains may also be permitted, including lodges, resort facilities, country clubs, guest ranches, riding stables, and incidental commercial support uses. In these cases, the types and intensity of uses shall be subordinate to the character of the site's recreational setting.</p> <p><i>Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor-serving uses</i> <i>Maximum Land Use Intensity: 16 du/ac, 0.2 FAR for visitor-serving uses</i> <i>Anticipated Maximum Population Intensity: 36.8 persons per acre (2.3 persons per household x 16 du/ac)</i></p>
R-MH	Residential-Mobilehome	<p>The Residential-Mobile Home Designation is intended to provide appropriately located areas within the study area for Mobilehome 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 per acre (2.3 persons per household x 8 du/ac)</i></p>

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

URBAN-BUSINESS. For all business uses, the basic development intensity is a 0.2 Floor Area Ratio (FAR). ¹	
B-LI Business-Limited Intensity	<p>Business-Limited Intensity Commercial areas provide low-intensity retail and commercial services on lands that would normally be appropriate for general retail and commercial service uses but that, because of their unique locations, need special attention in order to exist in a compatible manner adjacent to residential areas and sensitive environmental features. Within the Business-Limited Intensity Commercial designation, and subject to applicable General Plan policies and performance standards, appropriate land uses include limited retail and commercial services, restaurants, nurseries, and business and professional offices.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i></p>
B-R Business-Retail	<p>Business-Retail Designations are intended to provide appropriately located areas to be used for general shopping and commercial services. Within the Business-Retail designation, and subject to applicable general plan policies and performance standards, 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.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.4.</i></p>
B-PO Business-Professional Office	<p>Business-Professional Office Designations are intended to provide appropriately located areas to be used for the office needs of the community. Within the Business-Professional Office designation, and subject to applicable general plan policies and Calabasas performance standards, land uses include business, professional, and medical offices, as well as ancillary service functions.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.5.</i></p>
B-BP Business Park	<p>Business Park designations are intended to provide appropriately located areas for the office and light industrial needs of the community. Within the Business Park designation, and subject to applicable general plan policies and performance standards, appropriate land uses include a broad range of office and light industrial. Business park uses should generate minimal truck traffic, and should provide employment opportunities and a net positive income stream to the City. As a result, warehousing and distribution is not appropriate as the primary use of properties within business park areas.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 0.6.</i></p>

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

<p>B-OT Old Town</p>	<p>The Old Town designation is intended to define the limits of Old Town Calabasas, as defined in the Old Town Master Plan. Within this area, a variety of office, retail, and commercial services are appropriate. All development within Old Town shall be designed to preserve and enhance the area's historic character.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 1.0.</i></p>
<p align="center">URBAN-MIXED USE. For all uses, the basic development intensity is a 0.2 Floor Area Ratio (FAR)</p>	
<p>MU Mixed Use</p>	<p>Mixed Use designations provide for innovative site design and creation of urban, pedestrian-oriented developments. Within this designation, and subject to applicable General Plan policies and performance standards, a broad range of office, retail, and commercial services, as well as high intensity residential uses, may be permitted within an integrated, multi-use setting. The density/intensity of residential dwelling units developed as part of a mixed use project shall be counted as part of the basic/maximum land use intensity within this land use category.</p> <p><i>Basic Land Use Intensity: Floor Area Ratio of ≤ 0.2.</i> <i>Maximum Land Use Intensity: Floor Area Ratio of ≤ 1.00.</i></p>
<p>UH Urban Hillside</p>	<p>Urban Hillside overlay designations provide for the application of innovative site design concepts to hillside development projects which had vested entitlements prior to adoption of this General Plan during the life of those vested entitlements. Designation of these project sites as Urban Hillside is intended to provide a degree of flexibility for project design, and encourage the developers of these projects to modify and improve their projects. Because it is recognized that previously vested projects within the Urban Hillside designation may not be fully consistent with the provisions of this General Plan, modifications to such projects may be found consistent with the General Plan if all of the following criteria are met:</p> <ul style="list-style-type: none"> ▶ the overall density/intensity of the modified project is no greater than that of the vested project; ▶ the modified project will not result in any environmental impacts greater than those that would have resulted from the vested project; ▶ the modified project achieves a substantially greater degree of consistency with the performance standards of the General Plan than the vested project. <p>Pursuant to an annexation agreement with the City, this Urban Hillside designation may also be applied to areas within County territory which had County project approval prior to adoption of this General Plan.</p> <p>Should the vesting or County approval upon which the Urban Hillside designation is based lapse, then the Urban Hillside designation would have no force or effect, and the underlying land use designation would be the only land use designation for the site.</p> <p><i>Maximum Land Use Intensity: Floor Area Ratio or units per acre equivalent to the vested project.</i></p>

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

Public Facilities		
<p>Public Facilities. The maximum allowable land use intensity for public facilities existing on the date of adoption of the General Plan shall be as they existed or as they were approved by the City (or Los Angeles County or California Coastal Commission as appropriate within unincorporated areas) as of the date of adoption of the General Plan. The maximum land use intensity of public facilities established subsequent to the adoption of the General Plan shall be determined on a case-by-case basis consistent with the provisions of Table VIII-3, Maximum Acceptable Development Impacts.</p>		
PF-I	Public Facilities-Institutional	<p>Institutional designations are intended to provide for a variety of public and quasi-public uses. Within the Institutional designation, and subject to applicable general plan policies and performance standards, appropriate land uses include a broad range of governmental, public, and quasi-public uses.</p> <p><i>Maximum Land Use Intensity: Same as above</i></p>
PF-R	Public Facilities-Recreational	<p>Recreational designations are intended to identify lands held by public agencies for the primary purpose of providing active and passive recreational opportunities.</p> <p><i>Maximum Land Use Intensity: Same as above</i></p>
NON URBAN LAND USES		
<p>Nonurban-Hillside. The basic land use intensity for all Hillside uses is 1 du/40 ac, or one dwelling unit per existing lot, whichever is greater. Because of physical constraints and safety issues on certain properties, there will be parcels that cannot be built upon. The basic development intensity for an unbuildable lot can only be used on a density transfer basis.</p>		
HM	Hillside-Mountainous	<p>Maximum Land Use Intensity: 1 du/10 ac, or 1 du per existing buildable lot. Because of physical constraints and safety issues on certain properties, there will be parcels that cannot be built upon. The basic development intensity for an unbuildable lot can only be used on a density transfer basis.</p> <p><i>Anticipated Maximum Population Intensity: 0.28 persons per acre (2.8 persons per household x 1 du/10 ac)</i></p>
<p>Nonurban-Rural. The basic land use intensity for all Rural uses is 1 du/10 ac. Because of physical constraints and safety issues on certain properties, there will be parcels that cannot be built upon. The basic development intensity for an unbuildable lot can only be used on a density transfer basis.</p>		
RR	Rural Residential	<p>The Rural Residential Designation provides for single family detached housing in a low intensity, rural setting.</p> <p>Maximum Land Use Intensity: 1 du/ac, or 1 du per existing buildable lot.</p> <p><i>Anticipated Maximum Population Intensity: 2.8 persons per acre (2.8 persons per household x 1 du/ac)</i></p>

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

<p>RC Rural Community</p>	<p>The Rural Community Designation is intended to recognize existing rural development patterns where identifiable rural neighborhoods have emerged over time.</p> <p>Maximum Land Use Intensity: 2 du/ac per acre, or 1 du per existing buildable lot.</p> <p><i>Anticipated Maximum Population Intensity: 5.6 persons per acre (2.8 persons per household x 2 du/ac)</i></p>
<p>Nonurban-Open Space. For all Open Space areas, the basic land use intensity is one dwelling unit per lot.²</p>	
<p>OS-R Open Space-Recreational</p>	<p>The Open Space-Recreational Lands designation is intended to be applied to those lands under public or private ownership whose primary purpose is the provision of active or passive recreation.</p> <p>Maximum Land Use Intensity: One dwelling unit per lot of record.</p>
<p>OS-RP Open Space-Resource Protection</p>	<p>The Open Space-Resource Protection designation is intended to be applied to those lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management.</p> <p>Maximum Land Use Intensity: 1 du/160 ac, or 1 du per buildable lot, whichever is greater.</p>

Source: City of Calabasas, 1994.

Notes:

- ¹ Floor area ratio expresses the relationship between the size of a parcel and the amount of building area within that parcel. A floor area ratio of 0.2 means 20 square feet of building area for each 100 square feet of net lot area.
- ² Lands that have been set aside for open space as environmental mitigation for a development project are presumed to have given up any development rights that may have existed.

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C. COMMUNITY CHARACTER

OBJECTIVES

Preserve and enhance a pleasant visual experience for residents and visitors to Calabasas, emphasizing prominent and distinctive vistas, view corridors, and natural features.

Define, translate into visually perceivable physical forms, and preserve those components of the community that contribute to Calabasas' character.

GENERAL PLAN APPROACH

Community character focuses on first defining the intangible sense of place and well-being that Calabasas residents have in their community, and defining the physical forms and environmental features that contribute to "community character." The primary community design concept of the Calabasas General Plan is that new development, other than infill development within existing urban areas, should be subordinate to the character of its natural setting. Calabasas recognizes that it is, and will continue to be a small, low profile, residentially oriented community, and intends to maintain its unique character as a small, friendly, family oriented community in a picturesque, natural setting dominated by oak studded hillsides.

It is important, however, in determining site design for individual development projects, that aesthetic considerations not be allowed to overshadow environmental preservation and mitigation considerations. Where these considerations are incompatible, preservation of significant biotic, cultural, and other environmental resources is a higher priority than aesthetic considerations.

Ventura Freeway Corridor. For the vast majority of motorists, the view from the Ventura Freeway is the single most important element that will forge their image of Calabasas. The obvious positive aspects of the Freeway corridor viewshed are the views of the scenic terrain, open space, and some of the low-rise office developments and landscaping along the Freeway. Other visual aspects of the built environment, such as large commercial signs, billboards, and some of the bulky, out-of-scale development along the Freeway, combine to create a more negative visual image of the City. The General Plan designates the Ventura Freeway as a scenic corridor. As such, new development is required to protect the scenic resources of the corridor and to ensure compatibility with its surroundings.

Small Lot Development. The recent trend toward the over-building of small lots with large houses that visually intrude into a neighborhood has resulted in the term "mansionization." Efforts to define this issue center not so much around "mansions" as around concerns for houses that are too large for their lots; houses that are out of scale with the neighborhood because of their large bulk, and which therefore change the character of the neighborhood; lack of setbacks and landscaping along street frontages; decreased availability of light, air, and privacy; view blockage; and excessive grading for large building pads.

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The General Plan seeks to reverse the trend toward overbuilding by requiring that new residential construction be compatible with the desired community character, and that the physical limitations presented by Calabasas' natural terrain be respected. The City recognizes that development of small lots, in itself, does not necessarily create negative impacts, *as long as certain key design concepts are incorporated in the design* to mitigate potential impacts.

Antiquated Subdivisions. Of particular concern are the antiquated "cabin lot" subdivisions within the Santa Monica Mountains. These subdivisions, created prior to adoption of the California Subdivision Map Act, were intended for small cabins, and were designed without regard to the area's steep topography or lack of services. As a result, many lots are narrow (some as narrow as 20 feet), have inadequate roadway access, and substandard on-site sewage disposal systems. As is the case for "standard" lots, there has been a clear trend toward over-building of cabin lots with houses that: are out of scale with the semi-rural character of the area's hillsides because of their large bulk; require excessive grading and destruction of native vegetation; have minimal setbacks and landscaping along street frontages; have limited availability of light, air, and privacy; and have significant view blockage.

Since it is recognized that each lot/site is different, and therefore requires a unique design exercise, the General Plan design guidelines will be implemented with some flexibility -- not all criteria will apply to each project/site. However, each site will be required to meet the spirit of the General Plan's small lot performance standards in demonstrable ways.

Business Park Development. Other than residential projects, the strongest potential for new development exists for business park and office projects. This being the case, it is important that the design of these projects strongly reflect the special character of Calabasas by maintaining its low-rise, semi-rural image.

POLICIES

C.1. Preserve those features which combine to create Calabasas' unique character, including:

- an impressive physical setting, dominated by rolling hills, oak woodlands, canyons, riparian areas, and wildlife;
- a sense of leaving the Los Angeles metropolitan area upon entering Calabasas due to the contrast between the intensity of the metropolitan area and the openness and scenic beauty of the community's natural environment;
- large areas of natural hillsides visible from the Ventura Freeway, and a community character as seen from the Freeway that is dominated by natural environmental features;

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- diverse topography with large areas unbroken by manmade slopes, and long-range vistas of open ridgelines and mountain slopes which define the extent of urban development;
 - the historic identity and the western character of Old Town and an emphasis on Old Town as a community cultural center and gathering place;
 - a low-rise character of the City's other commercial and office areas;
 - a compact, well-defined urban area which is bounded by rural residential and natural open space;
 - availability of nearby commercial facilities, services, and office uses in business districts which are physically separated from the City's residential neighborhoods;
 - preservation of significant environmental features, and incorporation of open spaces into the fabric of new developments;
 - a clean, uncluttered look along Calabasas Road;
 - a lack of night lighting and existence of dark skies, enhancing the visibility of stars at night; and
 - extensive opportunities for community involvement.
- C.2. Promote the establishment and maintenance of the following additional features to enhance community character, including:
- provision of gathering, meeting, and recreational places;
 - pedestrian-oriented uses within a mixed use context in and adjacent to Old Town;
 - design of commercial facilities which facilitate, rather than hinder, pedestrian circulation *within* the facility, as well as between commercial facilities and adjacent residential neighborhoods;
 - development designs which enhance a feeling of being safe without the need to gate individual neighborhoods;

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- traditional, rather than trendy or "franchise" architecture that complements rather than obliterates the natural character of Calabasas' setting;
 - distinctive buildings that contribute to, rather than detract from Calabasas's semi-rural character;
 - hillside residential development designs which feature natural, rather than manmade forms, and which emphasize the use of custom foundations in place of slab construction;
 - size of houses and flat pad areas in hillside settings to those which are consistent with character of the natural setting; and
 - community entry statements and landscaping that accurately portray community character.
- C.3. In addition to the mass and scale of the structure, maintain the total square footage of structures at a size that maintains the area's open character, and is compatible with the open space characteristics of the surrounding hillsides. Within antiquated subdivisions, maintain the mass, scale, and total square footage of structures at a size which is compatible with the size of the parcel upon which the structure is placed so as to avoid a crowded appearance in the built environment.
- C.4. Pursue establishment of a "downtown" district for Calabasas Road east of Parkway Calabasas emphasizing a pedestrian-oriented mix of retail and office uses as well as pedestrian connections to adjacent residential areas.
- C.5. Require that new developments establish an architectural and siting design theme which is compatible with surrounding existing and planned developments, and include the following:
- a relationship to prominent design features existing in the immediate area (i.e. trees, landforms, historic landmarks);
 - a relationship to existing structures; and
 - the natural environment (i.e., hillsides, washes, native vegetation, community landscaping).
- C.6. Require that new developments create pleasing transitions to surrounding development, for example:

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- the bulk of new structures should relate to the area's environment's and to the adjacent development;
 - setbacks² from streets and adjacent properties should relate to the scale of the structure and the function of the street and shall be to encourage pedestrian scale and uses; and
 - multi-story structures should be made less imposing by physically stepping them back from street level.
- C.7. Require that new developments respect the identified views and view corridors of existing developments to the greatest extent possible.
- Where applicable, view corridors which are oriented toward existing or proposed community amenities, such as parks, open space, or natural features should be enhanced.
 - Subtle variations in architectural and landscape components which provide visual interest, but do not create abrupt changes or cause discord in the overall character of the neighborhood are encouraged.
 - Appropriate transitions between different projects and urban and rural land use transitions, are to be provided, including the provision of buffer areas, landscaping and other similar treatments (e.g., hedges, walls, fences, berms, or landscaped open space).
- C.8. Ensure that new developments and uses are of such a scale that they will not diminish the reasonable enjoyment of adjacent properties. Adequate setbacks and buffer areas are to be provided. In addition, appropriate restrictions may be placed on operations to ensure that adjacent uses operate in a compatible manner.
- C.9. Encourage the clustering of development as a means of preserving significant environmental features. Clustered development shall meet the following criteria:
- the clustering of development shall occur pursuant to a specific plan, planned development, or equivalent mechanism;

² Within Old Town, zero setbacks from properties lines and street rights-of-way are appropriate.

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- the overall density of the project area shall not exceed the maximum specified in Table III-1, calculated as if there were no clustering;
- the resulting project will not require a greater level of public services and facilities than would have an equivalent non-clustered project;
- the result of clustering development shall yield a more desirable and environmentally sensitive development plan, create usable open space areas for the enjoyment of project residents, and preserve significant environmental features; and
- the net intensity of the developed area which results from clustering is compatible with the surrounding environment.

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GUIDELINES FOR CLUSTERED DEVELOPMENT

The following guidelines are a framework for a new set of subdivision and site development regulations for most of the land available for development within the General Plan study area.

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 will 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.);
- ▶ private courts and lanes instead of flag lots;

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- C.10. Pursue the elimination of billboards along the Ventura Freeway and the reduction of sign clutter within non-residential areas.
- C.11. Ensure that new development along the Ventura Freeway is respectful of its freeway adjacent location, and does not attempt to visually dominate its surroundings.
- C.12. Ensure that new development is aesthetically compatible with the area's natural environment, and that it contributes to a positive image for the City.
- C.13. Ensure that new development is aesthetically pleasing, and that it contributes to a positive image for the City.
- C.14. Minimize the impact of new residential development projects (including construction of individual dwelling and home additions) in neighborhoods comprised of small "cabin" lots by limiting the size and controlling the design and bulk of new structures and additions to that which can be accommodated on the lot in a manner which is consistent with the area's semi-rural character, preserves natural resources and the scenic beauty of the area's hillsides, can be adequately served with public services and facilities, and is consistent with the environmental protection provisions of the General Plan. In addition, new developments within "cabin lot" subdivisions shall be provided with adequate and safe access, including access for emergency vehicles.
- C.15. Maintain the small scale, semi-rural character of existing neighborhoods.
- C.16. Limit the intensity of new business/office park development to that which is consistent with Calabasas' special character and its semi-rural image.
- C.17. Ensure that new development projects become assets to the community by their direct contribution to the enhancement of Calabasas' visual environment.

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IV. HOUSING IMPROVEMENT PROGRAM

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IV. HOUSING IMPROVEMENT PROGRAM

A. INTRODUCTION

The availability of safe and adequate housing for families and individuals of all economic situations has become, in recent years, a critical public concern within the context of rising costs and increasing competition for environmental, physical, and financial resources.

In response to this concern, the State of California amended the Government Code in 1980 to require each local community to include in its Housing Element a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. The requirements of the law are prefaced by several statements of State policy,¹ among which are the following.

- "... The availability of housing is of vital State-wide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."
- "... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."
- "... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs."

The law requires each city and county to identify and analyze the current and projected housing needs of all economic segments of the community; to evaluate current and potential constraints to meeting those needs, constraints due both to operations of the marketplace and to operations of governments; to assess the availability of land suitable for residential use and opportunities for energy conservation in residential development. These efforts were undertaken as part of the preparation of the General Plan Community Profile, and are summarized here.

In addition, based on the previously described assessment of housing needs, cities and counties are required to set forth goals, objectives, policies, and programs that are responsive to the identified housing needs, governmental and non-governmental constraints, and identified housing opportunities. This section of the General Plan policy document presents a five-year schedule of actions the community will undertake to achieve its housing goals and objectives.

¹ Section 65580, State of California Government Code.

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State law recognizes that housing needs may far exceed available resources, a critical recognition in this day of uncertain public fiscal resources and a depressed private sector investment climate. As a result, quantified objectives need not be identical to the identified existing housing needs.

In addition to the above, as of January, 1992, cities and counties are required to analyze units within their jurisdictions that will be discontinuing or are in jeopardy of losing programs that assist in the provision of low income housing. According to the California Department of Housing and Community Development (HCD), this analysis includes:

- an inventory of units at risk of losing use restrictions;
- a cost analysis of preserving at-risk units versus replacing them;
- documentation of nonprofit agencies capable of acquiring and managing at-risk projects;
- identification of potential preservation financing resources;
- quantification of the number of at-risk projects/units to be preserved; and
- identification of proposed efforts to preserve units at risk of losing use restrictions.

The Calabasas General Plan Housing Improvement Program is a comprehensive statement of the City's housing policies and a specific program of actions to be taken to implement these policies. It examines Calabasas' housing needs as they exist today; projects future housing needs; and sets forth statements of community goals, objectives, and policies concerning those needs. The housing programs contained in this portion of the General Plan respond to current and future needs, and were formulated within the context of available resources and a thorough understanding of realistic opportunities and constraints on housing production within the General Plan study area.

The identification and assessment of Calabasas' current and future housing needs are a part of the larger City of Calabasas General Plan program. The City's Housing Improvement Program and the detailed analysis supporting that program have been integrated into the larger, communitywide General Plan effort. This comprehensive effort, along with efforts to solicit input from all socioeconomic sectors of the community, is described in the Introduction to this document.

Calabasas' Housing Improvement Program was formulated during a period of time in which State requirements for local housing policy were in a state of flux. The State budget crisis has created a situation that effectively requires Calabasas to provide a "fair share" of regional housing needs without the assistance of the Regional Housing Needs Assessment that would have been provided by the Southern California Association of Governments. The City of Calabasas responded by working with HCD to determine the local share of the regional housing need.

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B. FOLLOW-UP STUDIES AND ACTIONS PROGRAM

The City has adopted, and will maintain a General Plan Implementation Guide to serve as the rules by which the consistency of individual development projects with the General Plan will be determined. The General Plan Consistency Guide consists of a description of the City's development/environmental review process, maximum allowable impacts for individual development projects, and detailed performance standards. Each of these components shall be consistent with the goals, policies, and approach of the Calabasas General Plan.

CITY OF CALABASAS DEVELOPMENT CODE

Subsequent to the adoption of the Calabasas General Plan, the City will undertake preparation and adoption of an integrated Development Code to implement the General Plan. The Development Code will encompass both zoning and subdivision ordinances. Included in the zoning portion of the Development Code will be preparation of a new zoning map to reflect the General Plan land use map.

The following issues are to be addressed, and applicable General Plan policies and performance standards are to be implemented in the Development Code:

- hillside development regulations;
- subdivision requirements, including specific requirements for small lots and cabin lots;
- grading guidelines and regulations;
- land use regulations;
- specific requirements for the siting and construction of structures intended for human occupancy within areas subject to wildland fires;
- National Pollution Discharge Elimination System (NPDES) requirements;
- best management practices for erosion control, water quality management, reduction of air pollutant emission, source reduction and recycling, and energy conservation;
- code enforcement and development performance monitoring;
- signs, including provisions for sign placement and number, as well as sign scale in relationship to adjacent buildings, landscaping, and readability; requirements that permitted signs be consistent with the low profile nature of Calabasas; restrictions on freeway-oriented signs; and provisions for non-conforming signs which will amortize existing freeway-oriented pole signs over time, commensurate with

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the City's desire and ability to pay fair compensation for their removal;

- parking, including applicable transportation control measures and management of parking within residential neighborhoods;
- landscaping, including an emphasis on the use of native and naturalized species, requirements for the planting of street trees, and provisions for ongoing maintenance of required landscaping;
- open space requirements for multi-family development, including requirements for provision of appropriate active recreational facilities onsite;
- home occupations to provide reasonable opportunities or individuals to work at their own homes without disturbing the residential character of the neighborhood;
- administrative procedures for development/environmental review and appeals;
- design guidelines;
- non-conforming use guidelines;
- environmental protection requirements;
- public health and safety requirements;
- such other issues as are necessary to implement the General Plan and maintain an effective and efficient development/environmental review program;
- work with the Los Angeles Fire Department, Los Angeles County Department of Regional Planning, and the National Park Service to prepare a fuel management plan to minimize wildland fire risk in a manner which protects existing biotic resources.

As part of the new Development Code, signage regulations shall be adopted which require that commercial, office, and business park developments portray a precise concept for adequate signage.

As part of the new Development Code, the City will include requirements for water-efficient irrigation systems and landscape design.

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SPHERE OF INFLUENCE

A city's sphere of influence defines the area within which a city can pursue annexation, or in some communities, their ultimate buildout area. Currently, Calabasas' sphere of influence is co-terminus with its municipal boundaries. Although the Los Angeles County Local Agency Formation Commission (LAFCo) has a policy that it will not approve a sphere of influence beyond a city's current boundaries until a community has adopted its general plan, the City of Calabasas, in conjunction with the preparation of the Foundation Plan, proposed a sphere of influence boundary. This boundary was also used to define the General Plan study area.

The City of Calabasas will coordinate a program with surrounding cities to define mutually agreeable sphere of influence boundaries and to undertake a joint application to LAFCo for spheres of influence. If surrounding cities decline to participate in a joint study or application, Calabasas will pursue establishing its own sphere of influence, including formal LAFCo application and processing.

Upon adoption of the General Plan, the City will establish a sphere of influence information program to inform residents of unincorporated areas about the benefits of annexation of their area to the City of Calabasas, and determine whether any interest in annexation exists.

The City will then prepare a fiscal impact analysis and develop recommendations which detail programs necessary to support public services and facilities within the General Plan study area. The fiscal analysis will determine the financial feasibility of extending the City's boundaries to encompass the General Plan study area. Based on the results of the information program and the fiscal analysis, the City will prepare applications for LAFCo review to create a sphere of influence for the City of Calabasas encompassing those portions of the General Plan study area that could feasibly be annexed into the City over the long-term.

MAINTAIN THE CALABASAS RESOURCES INVENTORY

An inventory of resources in the Calabasas General Plan study area was prepared as part of the Calabasas General Plan Profile. Because the City's General Plan policies and development review program is keyed to environmental resources, it is imperative that the information presented in these maps accurately reflect the most current information available. Therefore, the resources inventory should be updated to incorporate new data on the following topics:

- Open Space;
- Hillsides, Canyons and Ridgelines;
- Biotic Resources;
- Archaeological and Paleontological Resources;

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- Hazard Areas; and
- Scenic Resources.

This information will be updated and monitored on a continual basis through the City's Development/Environmental Review process, using:

- cumulative resource/impact studies;
- environmental documents; and
- regional data collection efforts.

MONITOR NEW TECHNOLOGIES

The General Plan includes techniques to improve water quality, reduce water consumption and solid waste generation, and conserve energy. However, research is continually being done which expands our understanding of these issues and suggests new technologies to address the problems. To ensure that the General Plan implementation programs reflect the most current understanding of the issues, it is essential that new technologies be reviewed annually and that the General Plan implementation programs be updated to incorporate current technologies.

PROCURE ACCURATE AIR QUALITY INFORMATION

In order to facilitate analysis of the air quality impacts of new development, the City will request that the South Coast Air Quality Management District provide air quality statistics that are more indicative of local air quality than those now provided from the District's Reseda monitoring station.

ENSURE THE SAFETY OF STRUCTURES

The City will undertake a program for upgrading potentially seismically hazardous (unreinforced masonry) structures pursuant to the provisions of SB 547, including:

- identifying whether any unreinforced masonry structures existing within the City of Calabasas;
- determining the structural integrity of any such structures; and
- adopting standards for the seismic retrofitting of these structures.

In addition, the City may exempt structures of historic significance from the requirement to meet updated seismic standards if such rehabilitation work cannot be feasibly accomplished, and if the City determines that the historic significance of the structure outweighs potential safety risks.

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The City of Calabasas will request the County and State to review the seismic safety of structures needed for disaster recovery, including the Sheriff's station, area fire stations, and freeway bridges.

MINIMIZE THE IMPACT OF POTENTIAL MINERAL RESOURCE EXTRACTION

Although there are currently no identified sources of mineral resources in the Calabasas General Plan study area, the City shall minimize the potential impact of mineral extraction on adjacent land uses by:

- requesting the State' Division of Mines and Geology to identify potential Mineral Resource Zones (MRZs) and the feasibility for extracting aggregate resources within the study area; and
- requiring any lands within the study area which may be designated MRZ-2 to comply with the provisions of the Surface Mining and Recovery Act of 1975 (SMARA).

CONSOLIDATE SMALL LOTS

The City will pursue a program to provide incentive for owners of existing small residential lots to consolidate their holdings into larger parcels. The program will consist of pursuing formation of a non-profit entity which would "purchase" these properties, paying for them with shares in the entity. The non-profit entity would then consolidate properties into a single development, and re-subdivide the consolidated property pursuant to the provisions of the General Plan. Once subdivided, parcels would be sold, with the proceeds going to the original landowners in the form of dividends.

ESTABLISH A CAPITAL IMPROVEMENT PROGRAM

The City shall establish a five year Capital Improvement Program. The program will be consistent with the City's Implementation Program for Critical Roadway Corridors and Intersections. The City Five-Year Capital Improvement Programs shall be consistent with the goals, policies performance standards, and programs of the General Plan.

ESTABLISH TRANSPORTATION FUNDING PROGRAMS

The City will pursue establishment of a cumulative traffic impact fee for all new discretionary development projects. The fee will be established and implemented by the City to provide sufficient funds to implement a city-wide Capital Improvement Program and to mitigate the effects of cumulative project impacts.

The Traffic Impact Fee will enable the City to collect funds from all developments occurring within the City. These funds will then be used for the sole purpose of implementing various improvements to the City's arterial street system. The Traffic Impact Fee system will distribute the costs of identified arterial street improvements to new developments

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based solely on the proportional share of total traffic that the proposed development will generate. Each improvement will be necessary to mitigate traffic impacts associated with proposed developments so that an acceptable level of service will continue to be maintained. The fee will be directly proportional to the benefit that each new development will ultimately receive. Also, the fee system will recognize a fee credit to developers who construct proportions of the identified traffic improvements.

ADOPT A PARKS AND RECREATION MASTER PLAN AND IMPLEMENTING ORDINANCES

The City will prepare and adopt a Parks and Recreation Master Plan. As part of this plan, the City will define the types of parks and recreational facilities and activities that are needed by Calabasas residents, and will delineate a specific program of land acquisition, capital improvements, and operations to meet those needs. In addition, as part of the master plan effort, the City will define its role in meeting the recreational needs of area employees. Examples of such needs include, but are not limited to, ball fields and gymnasium facilities for softball and basketball leagues and a corporate fitness program.

In addition to the Parks and Recreation Master Plan, the City will formulate and adopt a development impact mitigation ordinance for recreational facilities, establishing requirements for dedication of land, improvement of facilities, and/or payment of fees, as appropriate, to be used for the acquisition and development of master planned recreational facilities, including trails.

LOCAL TRANSIT SERVICE

The City will pursue the establishment of local transit services through the use of small buses or jitneys. Initially, the system could connect Old Town and adjacent office developments, business park uses along Agoura Road, and office/industrial uses north of the Ventura Freeway at Parkway Calabasas with major residential areas. Funding could potentially come from air quality mitigation that is required of new development.

URBAN FORESTRY PROGRAM

The City will prepare an Urban Forestry Master Plan. The Plan will address all aspects of management of the urban forest, including a tree inventory, species selection and forest diversity criteria, street tree design requirements, maintenance standards, education programs, and funding sources.

OAK TREE REFORESTATION FUND

The City will pursue establishment of an oak tree reforestation fund. Funding for such a program could potentially come from fees paid to the City in cases where the onsite preservation of existing oaks is not possible.

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RECREATIONAL VEHICLE AND BOAT PARKING

The City will conduct a study to determine if one or more suitable sites are available which could be used for public recreational vehicle/boat storage. If a site exists which could be commercially viable, designed in an aesthetically pleasing manner, and meet community needs, the City will pursue an ordinance to manage the parking of recreational vehicles and boats within residential neighborhoods. If such a site does not exist, the City will consider adoption of regulations requiring appropriate screening of recreational vehicles and boats that are stored within residential neighborhoods.

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AGENDA FOR THE 21ST CENTURY

Resources, Non-renewable

Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

Retention Basin/Retention Pond

(See "Detention Basin/Detention Pond.")

Retrofit, v.

To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Reverse Annuity Mortgages

A home financing mechanism which enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments which can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

Richter Scale

A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare

A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridgeline

A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Lands

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk

The danger or degree of hazard or potential loss.

Runoff

That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.