

2021-2029 6th Cycle Housing Element Update



CITY *of* CALABASAS

Planning Commission Study Session

October 15, 2020

Presentation Overview

- **Results of Community Input**
 - **Housing Element Survey**
 - **Community Workshop**
- **New Housing Element Requirements**
- **Next Steps**

<https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update>



Housing Element Survey

■ Survey Advertisement

- ✓ Posted on City website from August 24 – September 30
- ✓ Advertised in the Acorn & Valley News Group
- ✓ Postcard with survey link sent to every household in City
- ✓ E-News, Mayor's Update and Email notification

■ Total of 913 Completed Surveys Received

- ✓ Response level provides 99% confidence results fall within 5% margin of error to apply to the entire Calabasas population
- ✓ However, respondents more skewed towards:
 - ✓ Homeowners (88% respondents vs 68% Citywide)
 - ✓ Single-family residents (81% respondents vs 67% Citywide)
 - ✓ Mobile home residents (7% respondents vs 2% Citywide)



Housing Element Survey

Q9. How important are the following housing priorities for the Calabasas community?

Housing Priority	Average Rating
Housing concentrated within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space.	6.8
Encouraging the maintenance and rehabilitation of older housing stock.	6.8
Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	4.6
Ensuring that children who grew up in Calabasas have housing options so they can live in Calabasas as adults.	4.4
Establishing special needs housing for seniors, persons with disabilities, and/or veterans.	4.3
Integrating affordable housing throughout the community to create mixed-income neighborhoods and avoiding concentrations in any one neighborhood.	3.1

Housing Element Survey

Q10. Indicate your support for the following potential housing strategies:

Housing Development Strategy	Average Rating
Redevelop over time the office and business park uses in the Agoura Rd/ Las Virgenes corridor to a mix of office, retail and residential uses.	5.9
Redevelop over time office/business park uses in the Las Virgenes/ Mureau area to a mix of office, retail and multi-family residential uses.	5.7
Redevelop and intensify existing uses along Calabasas Road/ East Village to create a mix of office, retail, and residential uses,	5.4
Designate additional multi-family sites, but maintain the maximum density at 20 units/acre.	4.9
Encourage new multi-family housing on existing infill sites with access to existing infrastructure.	3.3
Provide incentives to increase the production of accessory dwelling units.	3.2
Increase allowable housing densities from 20 to 30 units/acre on a limited number of existing multi-family housing sites.	3.2

Housing Element Survey

Q11. Are there other strategies you would like the City to consider to create more housing opportunities?

- ✓ Don't build on open space areas - keep as much open space as possible (22 comments)
- ✓ Annex Craftsman Corner and explore as an option for affordable housing (8 comments)
- ✓ We need more senior housing (7 comments)
- ✓ No development on Las Virgenes corridor until safe evacuation routes (6 comments)
- ✓ Agoura Road/Las Virgenes corridor has strong potential for development (4 comments)
- ✓ Adopt rent stabilization for mobile home park (4 comments)
- ✓ Contribute more money towards rental assistance program (4 comments)
- ✓ Additional affordable housing is badly needed (4 comments)
- ✓ Need to build apartments on eastside, only existing apts are on westside (4 comments)
- ✓ Prohibit development in Very High fire Severity Zones, support SC 474 (4 comments)



Community Workshop

- **Workshop Advertisement**

- ✓ Posted on City website
- ✓ Advertised in the Acorn & Valley News Group
- ✓ Postcard sent to every household in City

- **16 members of public attended, providing feedback thru:**

- ✓ On-line polling
- ✓ Questions and answers
- ✓ Voting on potential housing sites

- **Workshop Viewing**

- ✓ Televised live on CTV and rebroadcast
- ✓ Video link available on Housing Element webpage

<https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update/get-involved>



Community Workshop

Live Polling: What do you see as Calabasas' most important housing needs? (13 total respondents)

Housing Need	# Votes
Housing for workforce	9
Housing for seniors	7
Housing for families with children	7
Housing for adult children of long time Calabasas residents	4
Housing in proximity to transit	3



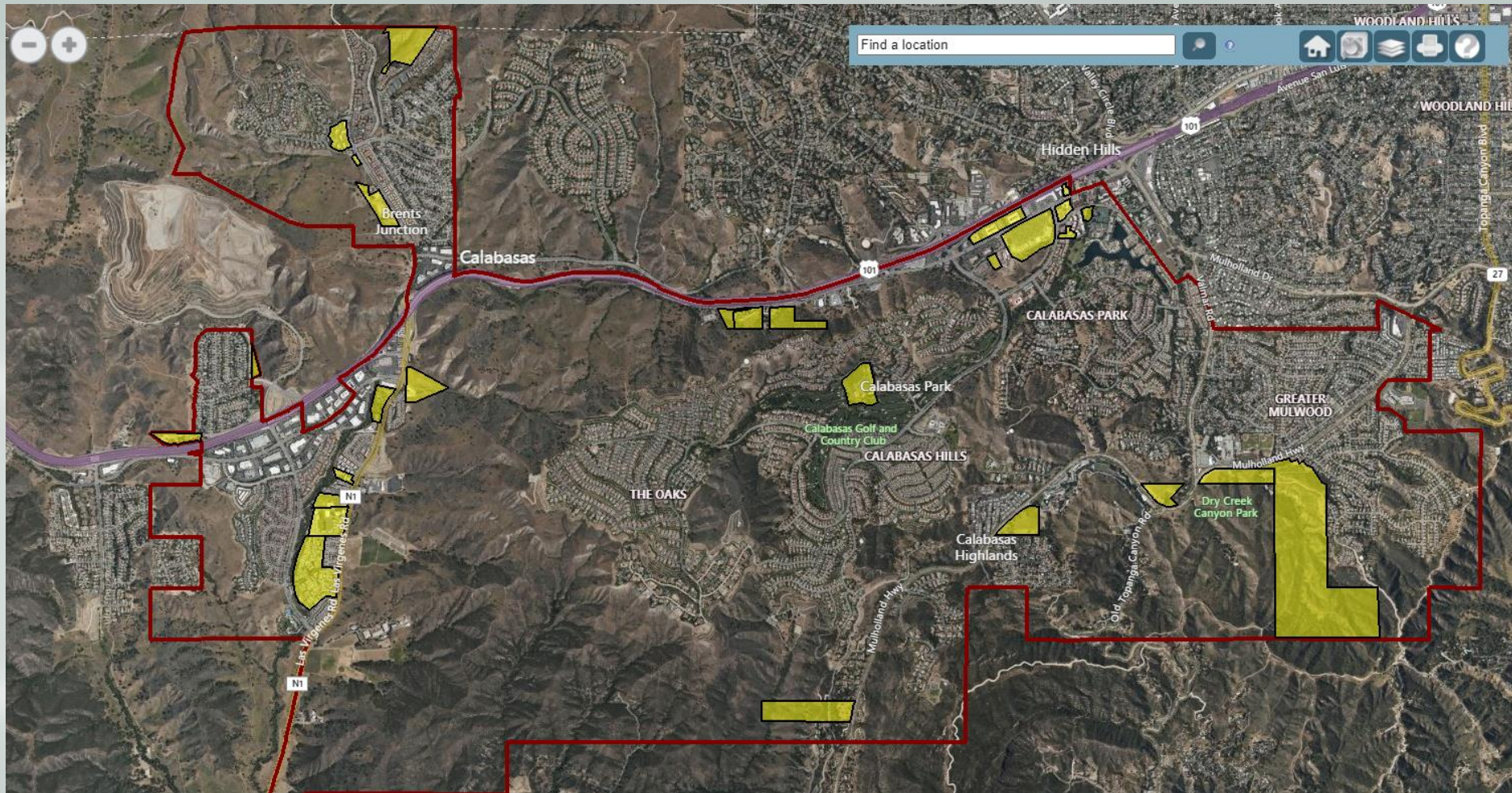
Community Workshop

**Live Polling: What strategies should the City pursue to address its RHNA?
(12 total respondents)**

Housing Strategy	# Votes
Recycle and intensify existing uses along Calabasas Road/ East Village to create a mix of office, retail, and residential uses.	10
Transition existing office/business park uses in the Las Virgenes/Mureau area to a mix of office, retail and multi-family residential uses.	9
Transition the office and business park uses in the Agoura Road/West Village corridor to a mix of office, retail and residential uses.	8
Provide incentives to increase the production of accessory dwelling units	3
Increase allowable housing densities from 20 to 30 units/acre on a limited number of existing multi-family housing sites.	2



Community Workshop Sites Exercise



Sites Supported by 50%+ Attendees

Site #	Site Description	% Attendees in Support
6	Old Town office buildings	63%
4	Office buildings next to post office	56%
5	Old Golf Course Driving range	56%
11	Parking Lot next to City Hall	56%
2	3 office buildings on Calabasas Rd	50%



Sites Supported by 30-45% Attendees

Site #	Site Description	% Attendees in Support
28	Golf Course	44%
3	Raznick Mixed Use	38%
8	Rancho Pet Kennel	38%
10	Calabasas Rd tree lot	38%
12	East of Silverado	38%
15	Across from Viewpoint School	38%
21	CAR Overlay	38%
22	Church property	38%
7	Across from The Colony	31%
17	Off Mulholland across from high school	31%
18	Vacant lot at Mureau & Las Virgenes Rd	31%
26	Las Virgenes Village shopping center	31%



Sites Supported by \leq 25% Attendees

Site #	Site Description	% Attendees in Support
9	West Village	25%
14	Off Mulholland across from high school	25%
25	The Commons	25%
1	Small shopping center off Las Virgenes	19%
13	Across from Mobile Home Park	19%
16	South Mulholland	13%
19	NE of Malibu Canyon Apartments	13%
20	Saratoga Hills	13%
24	School District property	13%
23	Avalon Bay Apartments	6%
27	AE Wright Middle School	0%



New Housing Element Requirements

- **Additional Development Constraints Analysis:**
 - ✓ Local ordinances that impact cost & supply of development
 - ✓ Requests to develop at below max densities
 - ✓ Length of time between entitlement & bldg. permit
- **New Programs to Address:**
 - ✓ Est. min. 20 du/acre density, i.e. 20-24 du/acre (AB 1397)
 - ✓ Affirmatively furthering fair housing (AB 686)
 - ✓ Allowance for supportive housing in all residential and mixed use zones & eliminate of pkg if w/in ½ mile transit (AB 2162)
 - ✓ Demolition restrictions & replacement housing obligations (SB 330)
 - ✓ Tenant protections and just cause eviction (AB 1482)
 - ✓ Rent control (if Prop 21 passes)



Next Steps - Project Schedule

CALABASAS 2021-2029 HOUSING ELEMENT UPDATE PROJECT SCHEDULE

Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan 2021	Feb	Mar	April	May	June	July	Aug	Sept	Oct	
Public Outreach and Vetting of Sites																		
Housing Element Website																		
Planning Commission (PC) Study Session																		
Community-wide Workshop																		
On-Line Housing Needs & Sites Survey																		
City Council Study Session																		
Document Preparation																		
General Plan Update Prep																		
SCAG Adoption Final RHNA								RHNA										
Public Review Draft GP Elements																		
60 Day HCD Review of Hsg Element																		
CEQA																		
Public Review Draft EIR																		
Final EIR																		

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