

CITY *of* CALABASAS

2030 General Plan

II. LAND USE ELEMENT

The Land Use Element of the General Plan establishes Calabasas' vision and fundamental land use philosophy, including directing development to the most suitable locations, and maintaining the environmental, social, physical, and economic health and vitality of the area. The Element therefore focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns that are consistent with local social values. Of primary concern are the *type, intensity, location, and character* of land uses that will be permitted in the future.

Calabasas' land use pattern is well established and is not intended to change over time. Future growth will primarily consist of infill development, and minor extension of rural residential development at the edge of the urban area. Nevertheless, as development occurs, the City will continue to face significant challenges. Calabasas' natural setting and significant environmental features need to be protected and preserved, and at the same time, private property rights must be recognized and respected.

It is the goal of the Land Use Element to:

- ❖ Direct the amount and location of land uses in conformance with environmental carrying capacities and the other goals of the General Plan.
- ❖ Within the constraints of these carrying capacities, provide a distribution of land uses that maintains, yet also enhances the environmental, social, physical, and economic well-being of Calabasas.

II.A Municipal Boundaries

Objective

Maintain and adjust City boundaries in a manner that encompasses the entire Calabasas community and that provides for rational management of the area's natural environment.



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General Plan Approach

The central concept of Calabasas' approach to the possible extension of its present boundaries is to emphasize the following:

- *Defining those areas that have traditional social and cultural ties to Calabasas, and which are generally considered to be part of the community of Calabasas*
- *Identifying lands that have a significant physical and/or infrastructure relationship to the City of Calabasas*
- *Initiating cooperative planning programs with residents and landowners in unincorporated areas being considered for annexation*
- *Allowing residents and landowners in adjacent incorporated and unincorporated areas to choose through the democratic process whether they wish to become part of Calabasas*

Annexations to Calabasas must be approved by the Los Angeles County Local Agency Formation Commission (LAFCO), which is responsible for coordinating logical and timely changes in local governmental boundaries. Territory must be within a city or district's sphere in order to be annexed.

California annexation law requires the consent of landowners within uninhabited areas, and of registered voters within inhabited areas, in order to permit lands to be annexed into a city. The wide variation in the circumstances of unincorporated lands surrounding Calabasas necessitates different approaches to annexation policy in different areas.

It is not the intent of the City to offer increases in the planned development intensity of unincorporated lands as an inducement for landowners to annex property into the City of Calabasas. For the most part, land uses in the areas being considered for future annexation would not be expected to change upon annexation. The one exception is the Craftsman's Corner area north of the Ventura Freeway and generally east of Parkway Calabasas. This area is within the City of Hidden Hills' sphere of influence (SOI) and would therefore need to be removed from the Hidden Hills SOI and included within the Calabasas SOI prior to any annexation of that area. If annexed in the future, that area may be contemplated for a mix of residential and non-residential uses, possibly including a performing arts venue or other similar facility. For those properties not



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already located within Calabasas' corporate boundaries, the land use designations shown on the General Plan Land Use Map (Figure II-1, page II-18) are those that the City of Calabasas intends to apply upon annexation. Previously unforeseen annexation opportunities involving properties not indicated on Figure II-1 may arise from time to time and the City may consider such annexations as appropriate. Such consideration shall require an amendment to the General Plan.

Policies

- II-1 Work with residents and landowners of the unincorporated areas contemplated for annexation to determine whether any interest exists in these communities for annexation to the City of Calabasas.
- II-2 Facilitate future annexations by coordinating the definition of sphere of influence boundaries with surrounding cities.
- II-3 Pursue annexation of those areas where residents (in inhabited areas) or landowners (in uninhabited areas) desire to become part of the City of Calabasas.
- II-4 Specifically pursue annexation of the Craftsman's Corner area in unincorporated Los Angeles County, north of the Ventura Freeway and east of Parkway Calabasas. Within this area, facilitate a mix of commercial, institutional, and residential uses, potentially with a focus on creative and/or performing arts.
- II-5 Require annexation proposals to demonstrate a positive relationship between City facility and service costs and the revenues that will be generated subsequent to annexation with the exception of areas to be annexed for the purpose of parks, schools, open space, and other public facilities.
- II-6 Oppose the creation of any other urban entities where such entities would have a negative impact on Calabasas.
- II-7 For any annexation territory, all vested entitlements shall be recognized and retained by the City upon annexation, unless otherwise revised by mutual agreement of the City and the affected property owners, such that any revisions to vested entitlements will result in improved development patterns and conditions having less environmental impact. Because previously vested projects may not be fully consistent with the provisions of this General Plan,



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modifications to such projects may be found consistent with the General Plan if the following criteria are met:

- *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 which would have resulted from the vested project; and*
- *The modified project achieves a substantially greater degree of consistency with the policies and objectives of the General Plan and complies more fully with the standards and requirements of the Development Code than the vested project.*

II.B Community Structure

Objectives

- ❖ Maintain Calabasas as a predominantly residential community with commercial, office, and business park uses playing a secondary, supporting role.
- ❖ Maintain a well-designed, high quality, and functional mix of open space, urban and rural residential, and supporting commercial and business park land uses which reflects local community values and integrates the resolution of other general plan issues into a cohesive pattern.

General Plan Approach

Calabasas' vision is to continue to be a low intensity, primarily residential community nestled in a natural environmental setting. In general, urban development will not extend beyond the areas that are now developed or designated for urban development. Rural residential uses will be located at the fringe of the urban area, transitioning into primarily open space uses with widely scattered home sites. Thus, consistent with Los Angeles County's Santa Monica Mountains North Area Plan and Local Coastal Plan, it is the City's vision that the rural, open character of lands to the south of existing urban development and approved urban density projects be preserved, including lands along Las Virgenes Road south of Lost Hills Road and lands along Mulholland Highway west of Old Topanga Canyon.

Low intensity rural residential and open space designations have been provided on the General Plan Land Use Map to recognize those areas that have already been committed



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to those uses, as well as to ensure that the intensity of future residential development is compatible with local social values and the significance and sensitivity of the area's natural environment. It is the City's vision that any new development occurring within these rural and undeveloped areas fit in with, rather than replace, the area's existing natural environment.

Land uses within Old Town and adjacent areas to the west along Calabasas Road up to Parkway Calabasas will continue to emphasize a pedestrian-oriented mix of retail and office uses. It is the City's desire to recreate the character of the traditional small town's "downtown" within this area, emphasizing the area's function as a community gathering place. Thus, the combination of individual developments within and adjacent to Old Town along Calabasas Road should provide a variety of plazas, as well as indoor and outdoor gathering areas that are accessible to the public. Old Town will retain its unique character and continue to provide restaurant and specialty commercial uses. Enhancement of the area's western character will continue to be undertaken in accordance with the Old Town Master Plan and Design Guidelines.

Calabasas Road will retain its current urban character between Old Town and Parkway Calabasas. The City's vision is that future redevelopment of lands along both sides of Calabasas Road with a mix of office, retail, and residential uses would complement the uses planned for Old Town Calabasas and provide the impetus for creating the pedestrian-oriented "city center" and gathering place that is desired.

The current mix of uses along the north side of the Ventura Freeway, from the Parkway Calabasas interchange to the westerly City limits, will generally be retained, though the area northeast and southeast of the Mureau Road/Las Virgenes Road intersection, which is currently developed with business park uses, may transition to a mix of office, retail, and multi-family residential uses. The City's vision for commercial development along Calabasas Road between Parkway Calabasas and Mureau Road is for low key commercial uses that are compatible with the area's biological sensitivity, and that will not dominate views of natural oak studded hillsides from the Ventura Freeway.

Natural hillsides will continue to dominate the Ventura Freeway corridor west to the Las Virgenes Road interchange. The office/business park uses in the northeast quadrant of the interchange may gradually transition to a mix of office, retail, and multi-family residential uses that create a village ambiance. Development of the northwest quadrant will be limited to the lower portions of the hillside so as preserve the existing oak woodlands, and not dominate views from the Ventura Freeway. Freeway-oriented commercial uses will continue in the southern quadrants of the Las Virgenes



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interchange, focusing on urban design improvements to reduce the visual clutter created by a proliferation of driveways and signs. New commercial development and residential development may occur along the east side of Las Virgenes Road at Agoura Road. The Agoura Road corridor, currently dominated by suburban-scaled office and business park uses will gradually transition to a mix of office, retail, and residential uses that creates a strong “sense of place.”

The planned mixed uses along Agoura Road will transition to the existing business park uses west of Lost Hills Road. Business park uses will extend west along Agoura Road and the southerly freeway frontage to the western city limits. Commercial retail uses will be located at the northeast corner of the Agoura Road/Lost Hills Road intersection.

Policies

- II-8 Emphasize retention of Calabasas' natural environmental setting, neighborhood character, and scenic features as a priority over the expansion of urban areas.
- II-9 Require that development be compatible with the overall residential character of the community.
- II-10 Promote an assembly of distinct neighborhoods that encompass a range of housing types that:
- *Are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the surrounding natural environment; and*
 - *Meet the needs and suit the small town and rural lifestyles of present and future residents.*
- II-11 Promote a mix of diverse retail and service commercial, office, and business park areas that:
- *Meet the retail and service needs of Calabasas citizens;*
 - *Provide jobs for residents of all skill and education levels; and*
 - *Contribute to a sound local economic base; and*
 - *Are visually attractive and compatible in number, intensity, building scale, and architectural design with the community's natural environment and character.*



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- II-12 Promote a citywide open space system consisting of not less than 3.0 acres per 1,000 population of active recreational land (i.e., public parks) and 4,000 acres of designated open space. The location and size should represent an extensive network of protected areas with a high degree of continuity and a systematic order of purposes, including resource conservation, recreation, and protection of public safety.
- II-13 Designate sufficient lands for needed public, quasi-public, and institutional activities in a manner that is compatible with Calabasas' natural environmental setting and the community's small town and rural character.
- II-14 Limit approval of new discretionary development projects to those that can be integrated into the community, providing for the protection of existing neighborhoods, desirable non-residential land uses, and open space.
- II-15 Discretionary development projects are permitted the basic development intensity of their site as indicated on the General Plan Land Use Map (**Figure II-1**) and General Plan Land Use Districts table (**Table II-1**) if the proposed project is consistent with General Plan goals, objectives, approaches, and relevant policies and performance standards. Development intensities greater than the basic development intensity outlined in **Table II-1** may be permitted, up to the maximum development intensity identified in **Table II-1**, only if the impacts of the proposed development are less than those identified in "Maximum Acceptable Development Impacts" table in the Municipal Code where specifically noted in Table II-1.
- II-16 All development agreements adopted after the adoption of the Calabasas General Plan shall be consistent with the provisions of the General Plan.
- II-17 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;*
 - *The overall density of the project area shall not exceed the maximum specified in **Table II-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;*



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- *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 that results from clustering is compatible with the surrounding environment.*

II-18 Increase the opportunity for affordable housing development within the City by implementing the Affordable Housing Overlay (AHO) designation. The AHO designation shall supplement the underlying land use designation of an area by expanding density maximums on key housing opportunity sites identified in the Housing Element, and on the General Plan Land Use Map.

II-19 As housing redevelopment opportunities may arise for existing commercial properties located within the same underlying land use designation as the specifically identified AHO sites; and where such properties would be adjacent to, or otherwise in close proximity to, the AHO designated sites; strong consideration should be given to expansion of the AHO to include these properties. Such consideration shall be on a case-by-case basis, require City Council approval after appropriate noticed public hearings and community input, and would be predicated on the ability for any such property redevelopment proposal to address the City's affordable housing needs in a manner found to be consistent with the purposes and policies of the Housing Element.

II-20 Enforce fair housing laws to ensure housing opportunities for all races, gender identities, and socioeconomic classes.

II-21 Promote inclusion of different socioeconomic groups in governmental processes, programs, and decisions

II-22 Continue to distribute public facilities equitably throughout the city, avoiding overconcentration in areas that are well-served, and ensure that facility location and design are compatible with nearby land uses.



II.C General Plan Land Use Districts

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

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

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



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Guidelines for Clustered Development

Avoid:

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

Require:

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

Permit/Encourage:

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



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

Urban Land Uses	
<i>Urban-Residential</i>	
<p>R-SF Residential – Single Family</p>	<p>The R-SF designation accommodates single family detached housing units, including large lot estates and typical suburban tract developments, as well as small lot single family residences.</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/ac</i></p>
<p>R-MF (12) Residential – Multiple Family (12 du/ac)</p>	<p>The R-MF (12) designation accommodates attached apartments, condominiums, townhomes, and duplexes.</p> <p><i>Basic Land Use Intensity: 2 du/ac, 0.2 FAR for visitor serving uses</i> <i>Maximum Land Use Intensity: 12 du/ac; 0.2 FAR for visitor-serving uses</i> <i>Anticipated Maximum Population Intensity: 32 persons/ac</i></p>
<p>R-MF (16) Residential – Multiple Family (16 du/ac)</p>	<p>The R-MF (16) designation accommodates attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes.</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: 43 persons/ac</i></p>
<p>R-MF (24) Residential – Multiple Family (24 du/ac)</p>	<p>The R-MF (24) designation accommodates attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes.</p> <p><i>Basic Land Use Intensity: 2 du/ac; 0.2 FAR for visitor serving uses</i></p>



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Table II-1 General Plan Land Use Districts	
	<p><i>Maximum Land Use Intensity: 24 du/ac; 0.2 FAR for visitor-serving uses</i></p> <p><i>Anticipated Maximum Population Intensity: 65 persons/ac</i></p>
<p>R-MH Residential - Mobile Home</p>	<p>The R-MH designation accommodates mobile home parks.</p> <p><i>Basic Land Use Intensity: 2 du/ac</i></p> <p><i>Maximum Land Use Intensity: 8 du/ac</i></p> <p><i>Anticipated Maximum Population Intensity: 18.4 persons/ac</i></p>
<p>Urban-Business</p>	
<p>B-LI Business - Limited Intensity</p>	<p>The B-LI designation accommodates low intensity retail and commercial services on lands that, because of their unique locations, need special attention in order to maintain compatibility with adjacent uses or environmental features. Appropriate uses include limited retail and commercial services, restaurants, nurseries, convalescent facilities and professional offices.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i></p> <p><i>Maximum Land Use Intensity: FAR of 0.2</i></p>
<p>B-R Business-Retail</p>	<p>The B-R designation accommodates general shopping and commercial services. Appropriate land uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales. Business offices, such as real estate offices, providing direct services to consumers may also be permitted within an overall retail setting. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i></p> <p><i>Maximum Land Use Intensity: FAR of 0.4; 20 du/ac for multiple family residential</i></p>



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

<p>B-PO Business-Professional Office</p>	<p>The B-PO designation accommodates office uses. Appropriate land uses include business, professional, and medical offices, as well as ancillary service functions.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.5</i></p>
<p>B-BP Business Park</p>	<p>The B-BP designation accommodates office and light industrial uses. Business park uses should generate minimal truck traffic and should provide employment opportunities and a net positive income stream to the City. Warehousing and distribution are not appropriate primary uses within the B-BP designation.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6</i></p>
<p>B-OT Business-Old Town</p>	<p>The B-OT designation defines the limits of Old Town Calabasas. It accommodates a variety of office, retail, and commercial services. All development within the B-OT designation is to be designed to preserve and enhance the area's historic character. Multiple family residential uses are conditionally allowed.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 1.0; 20 du/ac for multiple family residential</i></p>
<p>Urban-Mixed Use</p>	
<p>MU 0.60 Mixed Use (Maximum FAR of 0.60)</p>	<p>The MU 0.60 designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses.</p> <p><i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.6; maximum</i></p>



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Table II-1 General Plan Land Use Districts	
	<i>residential density of 24 du/ac</i>
MU 0.95 Mixed Use (Maximum FAR of 0.95)	The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses. <i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 0.95; maximum residential density of 24 du/ac</i>
MU 1.0 Mixed Use (Maximum FAR of 1.0)	The MU designation accommodates a broad range of office, retail, visitor-serving uses, and commercial services, as well as higher density residential uses. Institutional and entertainment uses may also be accommodated. This designation is intended to provide for innovative site design and the creation of relatively high intensity, pedestrian-oriented environments with an integrated mix of uses. All projects must include a residential component that constitutes a minimum of 50% of the overall project floor area. <i>Basic Land Use Intensity: FAR of ≤ 0.2</i> <i>Maximum Land Use Intensity: FAR of 1.0; maximum residential density of 24 du/ac</i>
PD Planned Development	The Planned Development designation denotes an area under single or common ownership that warrants detailed planning because of the presence of unique features, environmental conditions, or development constraints. The designation is intended to accommodate a mix of uses with special standards that address the unique features, conditions, and constraints present. Please refer to the vision plans in the Community Design Element for an illustration of what could be



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

	<p>accommodated under the Planned Development designation. Maximum allowable development on the PD site is as follows:</p> <p>60 multiple family residences 155,000 square feet of commercial (office/retail) development</p>
Public Facilities	
<p>PF-I Public Facilities-Institutional</p>	<p>The PF-I designation accommodates a variety of public and quasi-public uses. Appropriate land uses include governmental, public, and quasi-public uses, including schools and municipal facilities. Maximum land use intensity of the facilities shall be determined on a case-by-case basis consistent with the provisions of the "Maximum Acceptable Development Impacts" table of the Municipal Code.</p>
<p>PF-R Public Facilities-Recreational</p>	<p>The PF-R designation accommodates lands held by public agencies for the primary purpose of providing active and/or passive recreational opportunities. Maximum land use intensity of the facilities shall be determined on a case-by-case basis consistent with the provisions of the "Maximum Acceptable Development Impacts" table of the Municipal code.</p>
Non-Urban Uses	
<p>Because of physical constraints and safety issues on certain properties, there may be non-urban parcels that cannot be built upon.</p>	
<p>HM Hillside Mountainous</p>	<p>The HM designation accommodates single family detached housing in a very low intensity, rural setting.</p> <p><i>Basic Land Use Intensity: 1 du/40 ac or 1 du per existing legal lot</i></p> <p><i>Maximum Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i></p> <p><i>Anticipated Maximum Population Intensity: 0.28 persons/ac</i></p>



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<p>RR Residential Rural</p>	<p>The RR designation accommodates single family detached housing in a low intensity, rural setting.</p> <p><i>Basic Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 1 du/ac or 1 du per existing legal lot</i> <i>Anticipated Maximum Population Intensity: 2.8 person/ac</i></p>
<p>RC Rural Community</p>	<p>The RC designation accommodates single family detached housing that recognizes existing rural development patterns.</p> <p><i>Basic Land Use Intensity: 1 du/10 ac or 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 2 du/ac or 1 du per existing legal lot</i> <i>Anticipated Maximum Population Intensity: 5.6 person/ac</i></p>
<p><i>Non-Urban Open Space</i></p>	
<p>OS-R Open Space-Recreational</p>	<p>The OS-R designation applies to lands under public or private ownership whose primary purpose is the provision of active and/or passive recreation.</p> <p><i>Basic Land Use Intensity: 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 1 du per existing legal lot</i></p>
<p>OS-RP Open Space-Resource Protection</p>	<p>The OS-RP designation applies to lands whose primary purpose is the protection of public health and safety, preservation of sensitive environmental resources, or resource management.</p> <p><i>Open Space (OS) Zoning</i> <i>Basic Land Use Intensity: 1 du per existing legal lot</i> <i>Maximum Land Use Intensity: 1 du/160 ac or 1 du per legal lot</i></p> <p><i>Open Space - Development Restricted (OS-DR) Zoning</i> <i>Basic Land Use Intensity: None allowed</i> <i>Maximum Land Use Intensity: None allowed</i></p>



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<i>Affordable Housing Overlay</i>	
<p>AHO Affordable Housing Overlay</p>	<p>The AHO is an overlay designation that denotes an area with expanded density allowances intended to facilitate the development of affordable housing. <i>Lands within the AHO have an expanded maximum allowable density of 40 du/ac. Low-income senior housing developments on lands within the AHO have an expanded maximum allowable density of 50 du/ac.</i></p> <p>The AHO designation applies to specified land within the following General Plan Land Use Designations:</p> <ul style="list-style-type: none"> MU .60 MU .95 MU 1.0 RM-F (16) RM-F (24) <p>The AHO is limited to the lands specified within the Calabasas General Plan Housing Element and on the General Plan Land Use Map.</p>



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Figure II-1 Land Use Map

