

CITY *of* CALABASAS
2030 General Plan

V – 2014-2021 Housing Element

ADOPTED SEPTEMBER 11, 2013



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2030 General Plan

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City of Calabasas 2030 General Plan

Chapter V. Housing Element

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V.A Introduction

State housing element statutes (Government Code Sections 65580–65589.8) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law.

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or “RHNA”, to Southern California jurisdictions. Pursuant to the RHNA planning period and consistent with State Law, the Calabasas Housing Element is an eight-year plan extending from 2014–2021.

Calabasas’ Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing housing; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental constraints to housing development; and 5) promoting fair and equal housing opportunities.

Public Participation

Section 65583(c)(8) of the Government Code states that the housing program in the housing element shall include “a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City’s housing needs. Calabasas has solicited input from the public throughout the year-long housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during preparation of the Element through dissemination of an on-line housing needs survey. The ten question survey was posted



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on the City's website from November 1, 2012 – January 3, 2013, with 74 completed surveys received. The following summarizes some of the primary input received from the housing needs survey, with the complete survey results included in Appendix A:

- Over half of respondents indicated the housing they live in was in need of minor repairs (43%), modest rehabilitation improvements (7%), or major upgrades (5%).
- Of the 3 areas identified for transition to mixed use in the 2030 General Plan, 48% of respondents identified the East Village/Calabasas Road area as having the greatest potential for development within the planning period.
- 42% of respondents identified senior housing as the type of housing most in need in Calabasas.
- A variety of write-in comments were provided, including the need for more affordable housing options, provision of housing in a mixed use context near services, single-level housing for aging populations, outreach on available rehabilitation assistance to older homeowners.

Calabasas conducted a public workshop on February 7, 2013 before the Planning Commission to solicit input on housing needs and to confirm policy direction in the Element. Notification of the workshop was provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including: for-profit and non-profit housing developers; advocacy groups representing lower income populations; and adjacent jurisdictions. The Planning Commission requested that staff reach out directly to the senior residents of Calabasas and inquire about their specific needs so that future housing programs and policies included in the updated Housing Element can be responsive to those needs.

Accordingly, on February 13, 2013 staff emailed a brief survey to 200 Calabasas seniors who are part of the "Savvy Seniors" program. Within a few weeks, staff received 45 completed surveys (23% return rate), summarized as follows (*refer to Appendix A for complete results*):

- 52% of respondents indicated that they would like to have other family members live in Calabasas but the family members cannot afford to rent or buy here.
- If faced with the challenge of leaving their home, the majority of respondents stated that they would prefer to live in an independent living facility.
- 20% of respondents living in a single-family home indicated they would potentially be interested in providing a small second unit on their property to house a family member or caregiver, and/or to provide rental income.

The housing needs and issues raised in the two Calabasas surveys are addressed within the Housing Element's policies and programs. For example, the Housing Rehabilitation



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Program will include an expanded senior outreach component; the sites inventory identifies several sites within walking distance of commercial services and emphasizes redevelopment of older uses in the East Village for mixed use development; and the second unit ordinance is being re-evaluated to provide expanded opportunities.

Relationship to Other General Plan Elements

The Calabasas 2030 General Plan is comprised of the following eleven elements: Land Use; Circulation; Housing; Conservation; Open Space; Parks and Recreation; Noise; Safety; Community and Economic Design; Cultural Resources; and Communications, Technology and Infrastructure. The City's 2008–2014 Housing Element was developed in conjunction with the 2030 General Plan, and is entirely consistent with the policies and proposals set forth by the Plan. The current 2014–2021 Housing Element update maintains this internal consistency. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among General Plan elements.

Resources for Program Implementation

Calabasas has one primary funding source available for implementation of Housing Element programs – the Affordable Housing Fund, generated from inclusionary housing in-lieu fee and commercial affordable housing impact fee revenues. The Housing Element recommends allocation of the current \$1.3 million Affordable Housing Fund balance towards: Affordable New Construction; Preservation of At-Risk Housing; and the Home Repair Loan program. Other funding resources include Community Development Block Grant, which funds the Single-Family Rehabilitation Program, and General Fund monies, which fund the Rental Assistance Program. In addition, the City will continue to generate modest levels of inclusionary in-lieu and commercial affordable housing impact fee revenues which will further support affordable production and preservation activities.



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V.B Residential Sites Analysis

California Housing Element law requires that each jurisdiction develop local housing programs to meet their “fair share” of existing and future housing needs for all income groups. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units needed to accommodate forecasted household growth, as well as units needed to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

In the Southern California region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance’s projection of Statewide housing demand, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State’s official regions. For 2014–2021, SCAG was allocated a total housing need range of 409,060 to 438,030 units.

SCAG has determined the projected housing needs throughout its region for the 2014–2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community must plan for by providing “adequate sites” through general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development to address the City’s RHNA. Calabasas’ 2014–2021 RHNA allocation is 330 units distributed among the following income groups: 44 extremely low income; 44 very low income; 54 low income; 57 moderate income; and 131 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements;
- Vacant residential sites;
- Underutilized residential and mixed-use sites; and
- Second residential units.

Calabasas’ residential sites capacity from the above sources provides for 747 additional units, including sites suitable for development of 331 lower income, 171 moderate



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income and 245 above moderate income units, reviewed in detail in the following narrative. A parcel specific site inventory and site map is included in Appendix B.

Projects with Entitlements

Calabasas currently has two residential projects with development entitlements that will contribute towards addressing its future RHNA needs. Projects under construction with occupancy projected to occur prior to 2014 – such as the 60 unit Horizons 55 senior condominiums – are discussed in the Background Report under Review of Accomplishments (Appendix C). Only those projects with occupancy in the 2014–2021 planning cycle are credited towards the sites inventory, as presented in **Table V-1**.

Table V-1 Residential Projects with Entitlements (occupancy post 2013)			
Project Name	Total Units	Very Low Income	Market Rate
Paxton Calabasas	78	4	74
Village at Calabasas	80	8	72
Total	158	12	146

Source: Calabasas Community Development Department, 2013.
¹Affordable units to be provided off-site.

- **Paxton Calabasas** (previously “Entrada at Malibu Canyon”) was originally approved by the City Council in 2007 for 86 condominiums. Since the approval, the original applicant (Standard Pacific Homes) sold the property as entitled to Calabasas Blue. The new owners opted to modify the approved project to minimize some of the project's environmental impacts – especially the site grading – reducing the number of units to 78. Paxton Calabasas is being developed on 5 acres of the total 21 acre hillside site located on Las Virgenes Road, and will address its inclusionary requirements by providing four units affordable to very low income households.



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- **The Village at Calabasas** has received entitlements for development of a 212,400 square foot mixed-use project to include 72 condominium units, 8 very low income rental units, 10,700 square feet of neighborhood-serving commercial uses, and public and private recreational amenities. The 5.4 acre site is currently occupied by the Calabasas Inn – a restaurant, wedding and banquet facility – and is located within walking distance of Old Town Calabasas. As a means of fulfilling the City’s inclusionary requirement, the project developers (D2 Development & The New Home Company) are providing double the number of affordable units required under the City’s inclusionary ordinance (10% instead of 5% very low income units), in exchange for development concessions for increased height and reduced parking stall width.

Vacant Residential Sites

The City’s 2030 General Plan included a parcel-specific inventory of all vacant residential land in Calabasas. The inventory is hereby updated for the 2014–2021 Housing Element. The land survey documents a total of 1,344.2 vacant residential acres, presented in **Table V-2**.

Table V-2 Vacant Residential Sites Inventory			
Zoning Category	Density	Acreage	Unit Potential
Hillside Mountainous (HM)	1 unit/40 acres	1,216 acres	60
Rural Residential (RR)	1 unit/10 acres	96.6 acres	12
Residential Single-Family (RS)	6 units/acre	14.3 acres	27
PD/RM (20)	20 units/acre	16 acres	180
Mixed Use (CMU)	20 units/acre	1.3 acres	27
Total		1,344.2 acres	306 units

Notes:

1. For single-family residential zoned areas (HM, RS, and RR zones), estimated build-out potential includes one dwelling per existing legal lot, and additional dwellings on larger properties where potentially allowable under the City’s zoning and subdivision requirements.
2. Vacant lots zoned Rural Community (RC) have not been included in the sites inventory as most are undevelopable due to a variety of significant site constraints, and thus realistic unit potential is minimal and difficult to predict.



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Although the vast majority of the vacant acreage in Calabasas is in the Hillside/Mountainous (HM) district, only a relatively few number of units can be developed in HM areas due to severe physical constraints, lack of roads and sanitary sewers, and safety issues. Other vacant single-family land is limited to areas designated Rural Residential (RR), also subject to significant development constraints related to topography and access. Only 14 acres of vacant, unconstrained Residential Single-Family (RS) land remains in Calabasas, supporting densities up to 6 units/acre. In total, approximately 212 new single-family housing units can be developed on sites that have not already received land use entitlements.

In terms of multi-family sites, the 2030 General Plan designated the following three vacant sites for multi-family development at densities of 20 units per acre:

- The **Las Virgenes** site (*Site #3 in Multi-family Sites Inventory in Appendix B*) consists of two large hillside parcels totaling over 70 gross acres under single ownership. This site is located on the Las Virgenes Road corridor, which links directly into the Ventura Freeway and has been transitioning to residential use over the past several years. The General Plan designates 6 acres of the site's buildable area near Las Virgenes Road as Residential Multiple-Family (RM 20), providing for 120 multi-family units. An additional 10 acres of the site is designated Planned Development (PD), accommodating a mix of residential, retail and office uses, with the goal of creating a "village center" along Las Virgenes Road. The PD portion of the site provides for densities of 20 units/acre and up to 60 multi-family units – permitted both stand-alone residential and residential/commercial mixed use – as well as up to 155,000 square feet of commercial development. Residential development is a mandatory use in the PD district, with the commercial component not permitted to develop without the residential use.

The purpose of the PD designation is to encourage innovative land use planning on larger parcels, providing flexibility from prescribed zoning standards to achieve a superior design. With the exception of a 35-foot height limit and parking requirements consistent with the City's standards by land use type, the Development Code does not define development standards for the PD district.

- **Old Town Mixed Use** (*Site #4 in Multi-family Sites Inventory in Appendix B*) consists of a vacant, one-acre parcel located on the north side of Calabasas Road on the eastern edge of Old Town Calabasas. The site is flat and well situated to infill development, located less than ¼ mile to transit and



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shopping, including a grocery store. The General Plan designates the site as Mixed Use 1.0, providing residential uses “by right” at densities of 20 units per acre, as well as accommodating commercial uses at a combined intensity up to 1.0 FAR. The Mixed Use 1.0 designation requires residential uses to constitute a minimum 50% of the overall project floor area. Twenty multi-family units can be accommodated within the mixed use development standards on this site, with additional units achievable under the City’s density bonus ordinance for affordable housing, similar to the Old Town Senior Housing project recently developed nearby.

- **A small, 0.36 acre parcel on Las Virgenes Road** is designated CMU 0.6 (*Site #5 in Multi-family Sites Inventory in Appendix B*). The parcel is surrounded to the north and east by a commercial, office building and associated parking lot, to the south by the 101 Freeway, and to the west by Las Virgenes Road. This triangularly-shaped parcel is relatively flat and not subject to any known environmental constraints to development. The site is well situated to infill development, located less than ½ mile to transit and shopping, including a grocery store. The General Plan designates the site as Mixed Use 0.6, providing residential uses “by right” at densities of 20 units per acre, as well as accommodating commercial uses at a combined intensity up to 0.6 FAR. The Mixed Use 0.6 designation requires residential uses to constitute a minimum 20% of the overall project floor area. Seven multi-family units can be accommodated within the mixed use development standards on this site.

Underutilized Residential Sites

The Calabasas 2030 General Plan identified the following three distinct areas as appropriate for long-term transition to relatively high intensity, pedestrian-oriented environments with an integrated mix of uses:

- **West Village** – The Agoura Road corridor is currently dominated by office and business park uses. The Land Use Plan’s vision is to gradually transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong “sense of place.” With 80 acres designated for mixed use at an FAR of 0.75, 229 multi-family units could be accommodated.
- **East Village** – The mixed use area along both sides of Calabasas Road provides an opportunity for recycling and intensification of existing uses to create a mix of office, retail, and residential uses to complement the uses



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planned for Old Town Calabasas and provides the impetus for creating a pedestrian-oriented "city center" and gathering place. The 81 acres designated mixed use in this area, at an 1.0 FAR, provide for 191 new units.

- **Las Virgenes/Mureau** – City Hall, including the City library, vacated its original Business Park location when the new Calabasas Civic Center and Library opened in mid 2008. The 28 acres of existing office/business park uses in this area may gradually transition to a mix of office, retail, and multi-family residential uses that create a village ambiance. With a permitted FAR of 0.75, 81 multi-family units can be accommodated.

Other than the one acre vacant commercial mixed-use (CMU) parcel in Old Town described above, these mixed use areas were not anticipated to transition within the 2008–2014 Housing Element period and thus were not included in the prior Housing Element sites inventory. More recently, as the availability of vacant sites has diminished, the City has seen multi-family development occurring through redevelopment of existing commercial sites, such as the Canyon Creek senior housing project and The Village project on the prior Calabasas Inn site. For purposes of identifying properties suitable for intensification during the 2014–2021 Housing Element, City staff conducted a land use survey in December 2012 of parcels in the CMU and RM zoning districts, identifying underutilized parcels based on the following criteria: 1) significant underutilization of permitted density or floor area (FAR); 2) existing use approximately 30+ years old, or surface parking lot; and 3) low building structure value.

As summarized in Table V-3, 21.6 acres of RM and CMU designated parcels meet the City's underutilized sites criteria, including a balance of CMU sites in the East and West Village, as well as two underutilized RM sites. These sites are #6–#10 in the Multi-Family Sites inventory in Appendix B, and are described in the narrative which follows.

Table V-3 Underutilized Residential Sites Inventory			
Zoning Category	Density	Acreage	Unit Potential
Residential Multiple-Family RM (12)	12 units/acre	5 acres	60
Residential Multiple-Family RM (16)	16 units/acre	2.4 acres	39
Mixed Use Commercial (CMU)	20 units/acre	14.2 acres	172
Total		21.6 acres	271



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- **Site 6** is a 6.6-acre site partially developed with the Rancho Pet Kennel. While the northern portion of the site is hilly, a sizable flat area of approximately 5 acres is readily buildable. The existing kennel facility consists of an 800 square foot main house approaching 60 years in age, and a series of peripheral structures which house the dogs and serve as storage. County assessor records indicate the value of site improvements comprise only one percent of the property's total assessed value, further indication that existing uses on the kennel site would not constitute a constraint to site development. In terms of potential environmental constraints, because the site is located within 500 feet of a freeway, the General Plan will require a health risk analysis to demonstrate residents would not be exposed to health risks exceeding SCAQMD standards. In addition, the General Plan will require mitigation to achieve acceptable interior noise levels, and depending on the layout of the project, may also require mitigation for exterior noise. The 2030 General Plan designates the Pet Kennel site for Residential, Multi-family, providing for a lower intensity multi-family use at 12 units per acre. With 5 buildable acres, the Pet Kennel site can accommodate 60 units.
- **Site 7** is an underutilized commercial property comprised of two adjacent parcels totaling 39,300 square-feet. The main parcel, abutting Las Virgenes Road, is 28,700 square-feet and is developed with a 12,100 square-foot commercial building (shopping center) and a portion of the associated parking lot. The second parcel is 10,625 square feet and houses the remainder of the parking lot for the shopping center. The building is currently occupied by a variety of commercial uses such as restaurants, a laundromat, a liquor store, etc. The building (nearly 50 years old) dates from 1965, is in poor physical condition, and fails to meet current building codes. Additionally, the current zoning designation of CMU permits a floor area ratio (FAR) of 0.6, compared to the developed FAR of just 0.4. A new commercial development has been approved to the north of the site, and once constructed, could serve as incentive for the redevelopment of this underutilized site. Redeveloped to its full potential, the site could continue to accommodate a variety of commercial uses, as well as the integration of multi-family residential. An estimated 18 units at 20 unit/acre densities can realistically be accommodated on this site.
- **Site 8** consists of a single, 2.5 acre parcel located at 4235 Las Virgenes Road. The site is currently home to the Calabasas Presbyterian Church, which occupies roughly one-third of the property. Approximately one acre of the site is occupied by three prefabricated, temporary buildings dating from 1991 and totaling 7,650



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square-feet, a 400 square-foot shed constructed in 1963, and the Church parking lot. The remaining 1.5 acres of the site is undeveloped. The site is zoned RM-16, allowing up to 16 units per acre of residential multi-family development for a total development potential of 39 moderate-income units. The zoning designation also allows for maximum site coverage of 55%. With an existing FAR of 0.1 and site coverage of just 8.8%, this site is significantly underutilized. Additionally, the four structures are functionally obsolete and the City does not anticipate that the buildings have a much longer functional life span. City Planning staff recently fielded an inquiry regarding development of multi-family residences on the undeveloped portion of this site. In such a scenario where only the remaining undeveloped portion of the site is developed, the site could still accommodate approximately 24 dwelling units in addition to the existing four buildings. Considering the age of the buildings and how greatly underutilized this site is, potential for redevelopment or partial redevelopment is high.

- **Site 9** is located in the East Village mixed use area. The vision presented in the City's 2030 General Plan for the East Village is a comprehensive revitalization of the area, creating an expanded "village" environment by including new professional offices, retail commercial uses, visitor accommodations, and residential development connected with pedestrian spaces, plazas and parks. The five underutilized parcels that comprise Site 9 are zoned Commercial Mixed Use CMU .95, with redevelopment of CMU parcels required to include a minimum 20% residential component. With the General Plan's vision and zoning requirements in mind, the realistic unit potential for site 9 was calculated based on 50% of the area being developed to include housing. Site 9 is comprised of five adjacent parcels located on the north side of Calabasas Road, abutting the 101 Freeway. Collectively these five parcels offer nearly twelve acres of prime real estate in the heart of the City, with potential for new mixed-use development replacing obsolete 30-40 year old buildings, and offering potential for as many as 115 new housing units. For the purposes of discussion, Site 9 has been broken down into two groups: Site 9A and 9B.

Site 9A is comprised of two parcels under common ownership: (1) a 47,700 square-foot parcel located at 24005 Calabasas Road and developed with a 7,200 square-foot restaurant building built in 1972; and (2) the adjacent 21,000 square-foot parcel developed as a parking lot for the restaurant. The floor area ratio (FAR) for Site 9A is just 0.11, well below the permitted intensity of 0.95 FAR. Additionally, the existing building does not comply with current building



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codes and is considered sub-standard when compared to the existing buildings across the street. Planning staff has been contacted by the property owner of Site 9A with inquiries about redevelopment, applicable zoning regulations, and what the City envisions for the property. Because these parcels are greatly underutilized, the building is sub-standard, the location is squarely within a part of the City for which revitalization is envisioned, and interest in redevelopment has been expressed on the part of the property owner, the potential of redevelopment for this site very high.

Site 9B is comprised of three adjacent parcels located at 23945, 23901, and 23801 Calabasas Road. 23945 Calabasas Road is a 58,000 square-foot parcel developed with a 53,000 square-foot office building; 23901 Calabasas Road is a 195,000 square-foot parcel developed with a 100,00 square-foot office; and 23801 Calabasas Road is a 174,000 square-foot parcel developed with a 95,000 square-foot office. The three offices are all two-stories and approximately 30 years old. All three parcels are zoned CMU 0.95 and could accommodate up to twenty (20) dwelling units per acre and an FAR of 0.95. With a combined existing FAR of 0.58, Site 9B is developed at an intensity well below the allowable FAR. Additionally, all three buildings do not comply with current building codes and are considered sub-standard when compared to the existing office buildings across the street. Site 9B occupies the center portion of the East Village where, as stated in the 2030 General Plan, opportunities for more of a pedestrian-focused downtown environment are unmet. Redevelopment of these properties with residential or mixed-use projects (with a residential component) would comply with General Plan policies and would be supported by the City. Planning staff has fielded inquiries from two major developers interested in purchasing all three parcels and redeveloping the properties in compliance with the General Plan policies and the CMU 0.95 zoning.

- **Site 10** is a 1.96-acre parcel adjacent to Calabasas City Hall and currently improved as a private surface parking lot. The parking lot provides overflow parking spaces for City Hall employees and employees in the office buildings across the street. The General Plan designated this site for mixed use, and the site has been zoned CMU 0.95, providing for residential densities of 20 dwelling units per acre and accommodating 39 multi-family units. This is located in the heart of the City's downtown and, with the lone improvement being a parking lot, it would require very minor demolition and development preparation. Additionally, the existing overflow parking offered by this site would not need to be replaced upon redevelopment because it serves as overflow only. The subject



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site and adjoining commercial properties were originally planned and entitled as a mixed commercial and governmental center with shared parking and extensive pedestrian connectivity. The center currently has underutilized spaces; additionally, ample street parking is available.

Second Residential Units

Second units are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Calabasas has significant additional site capacity to accommodate second units, although has experienced a relatively limited number of second unit applications, with just four during the 2008–2012 period. Particularly in light of its aging population, the City is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes. In the City’s Senior Housing Needs Survey conducted in conjunction with the Housing Element, approximately one-quarter of non-renter respondents indicated an interest in having a second unit either for a caregiver, family member or to generate rental income. Given this level of interest, the Housing Element includes a program to evaluate and amend the City’s current second unit standards to provide greater flexibility, such as an increased unit size subject to a CUP, to encourage the provision of both attached and detached second units.

With modification of second unit standards to facilitate, combined with enhanced marketing of second unit opportunities, the City projects a modest increase in the rate of second unit production to twelve units during the 2014–2021 planning period. Rent levels on second units are generally less than a one bedroom apartment, and thus can be assumed to fall within levels affordable to moderate income households.



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Development Potential Compared with Calabasas' Regional Housing Needs

Table V-4 compares Calabasas' residential unit potential described in the sections above (and quantified in Tables V-1, V-2 and V-3), and provides a comparison with the City's 2014-2021 Regional Housing Needs (RHNA) for 330 units.

Table V-4 Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)							
Income Group	Entitled Projects (post 2013 occupancy)	Minimum Density Guidelines	Vacant Residential Sites	Underutilized Residential Sites	Second Units	Total Unit Potential	Total RHNA
Very Low	12	≥ 20 du/acre	147	172		331	88
Low							54
Moderate		≥ 12 du/acre	60	99	12	171	57
Above Moderate	146	≤ 12 du/acre	99			245	131
Total	158		306	271	12	747	330

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of “default densities” to assess affordability. Based on its population, Calabasas falls within the default density of 20 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. Allocating Calabasas' residential sites inventory based on these density thresholds, combined with the 12 very low income units known in entitled projects, results in the provision of sites suitable for development of 331 units affordable to lower income households, 171 units affordable to moderate income households, and 245 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Calabasas' regional housing needs.

It is to Calabasas' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a “margin of safety” from having to rezone additional sites during the 2014-2021 planning period of the element.



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Availability of Public Services and Facilities

The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. As part of the 2030 General Plan update, the City worked with LVMWD to ensure coordination of the updated Land Use Plan with the district's water and sewer facilities master plans. The General Plan directs new development to areas with adequate water and sewer facilities, or where facilities are planned consistent with the LVMWD's master plan.

LVMWD indicates projected water supply is adequate to serve the expected demand from incremental new development. As part of the development process, the City determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists. Similarly, a sewer study may be required to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, the City will provide the Element to the Las Virgenes Municipal Water District, along with a summary of the regional housing needs allocation.

Environmental Constraints

As described in greater detail in the Housing Element Background Report, portions of Calabasas are subject to seismically induced liquefaction and expansive soils. However, with implementation of the Calabasas Building Code and policies contained in the Safety Element that require site specific engineering studies prior to development, the General Plan EIR concludes that these geologic impacts are less than significant.



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V. C Housing Conservation and Maintenance

Objective

Conserve and improve existing housing in Calabasas.

General Plan Approach

Maintaining the quality of existing housing and neighborhoods is an important goal for Calabasas. While the vast majority of housing in Calabasas is in excellent condition, the City does contain several neighborhoods developed in the 1960s and 1970s that are beginning to exhibit signs of deferred maintenance. In addition, the City has 140 rent-restricted affordable apartment units at risk of conversion to market rents, as well as Calabasas Village Mobile Estates, which provides over 200 mobile home park spaces with relatively affordable rents. The City has made it a high priority to preserve its existing stock of affordable housing.

Policies

- Policy V-1** Preserve the character, scale and quality of established residential neighborhoods.
- Policy V-2** Offer rehabilitation and home improvement assistance to low and moderate income households, seniors and the disabled.
- Policy V-3** Improve and implement the code enforcement program to ensure a high quality of life is maintained within the City's residential neighborhoods.
- Policy V-4** Undertake proactive steps to preserve existing assisted rental housing at-risk of conversion to market rents.
- Policy V-5** Encourage retention of Calabasas Village Mobile Estates as mobile home park use to provide a relatively affordable form of housing, and maintain permanent mobile home park zoning.



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- Policy V-6** To the extent financially feasible, provide limited rental assistance to extremely low and lower income, senior, and disabled tenants to address increasing rents in the community. Maintain a rent database to track changes in the local rental market.
- Policy V-7** Maintain the City's condominium conversion ordinance to preserve the City's existing rental housing stock.

Programs

1. Residential Rehabilitation Program: The City of Calabasas receives approximately \$85,000 annually in Community Development Block Grant (CDBG) funds through the County, of which it allocates \$70,000 toward the residential rehabilitation program. This program provides \$5,000 in grants and deferred zero interest loans of up to \$10,000 to lower income owner-occupants of mobile homes, single-family homes and condominiums. The program typically runs a wait list of six-plus months, with an average of 5-10 households assisted annually. Discussions with the program administrator indicate increasing difficulty in recent years qualifying many homeowner applicants because they have incomes above the 80% income threshold mandated under CDBG.

***2014-2021 Objective:** Continue to provide rehabilitation loans and grants to qualified homeowners. The objective is to assist an average of five households on an annual basis, for 40 households over the planning period.*

2. Home Repair Program: In 2012, the City initiated a new program to assist low and moderate income property owners of severely dilapidated units cited for code violations to make needed repairs to make the units safe and habitable. The program is intended for single-family home properties and permitted secondary dwelling units with a Notice of Violation on file and documented code deficiencies require repairs, replacement, or reconstruction to such an extent that the value of the work is expected to exceed \$15,000. The City has allocated \$500,000 in Affordable Housing Funds to the program, and has adopted program guidelines which provide for loans of up to \$100,000 for repairs necessary to bring substandard properties into conformance with the Calabasas Building Code (including plumbing, electrical and structural).

***2014-2021 Objective:** Coordinate with code enforcement to identify low and moderate income homeowners in need of substantial rehabilitation improvements, and provide loans on an as-needed basis.*



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3. Rental Assistance Program: Since 2004, the City has provided a Rental Assistance Program for extremely low and lower income senior and disabled residents in Calabasas Village Mobile Estates, expanded in 2007 to encompass qualifying residents in the City's apartment complexes. In December 2010, the City Council made the program permanent and expanded the capacity to 50 households and increased the subsidy amount to \$175, plus a yearly increase based on the Consumer Price Index. The Rental Assistance Program helps to address one of Calabasas' primary affordable housing needs – rental overpayment – and encompasses assistance to those most in need, households earning extremely low incomes.

2014–2021 Objective: Continue to provide rental assistance to extremely low to low income senior and disabled households at-risk of displacement. Provide ongoing assistance to 50 households, contingent on availability of funds.

4. Rental Registration Program: In June 2004, the City Council adopted Ordinance No. 2004–191, establishing a Rental Registration Program as a means of developing an inventory of rental units, monitoring rent levels, and minimizing renter displacement resulting from rapidly increasing rents. The ordinance requires owners of four or more rented dwellings (including mobile homes) to annually register units with the City and to report any increase in rent of 5% or greater, except those associated with a new tenancy. The ordinance requires the City to be notified of the increase at least 60 days prior to the effective date of the increase.

Planning staff annually contact rental property owners to maintain the rent database. The database includes property owner information; annual rental rates; and all reported increases for each unit. Over 1,300 apartment units, 210 mobile home park spaces, and 10 condominium units are registered.

2014–2021 Objective: Continue to maintain the Rental Registration Database as a tool to monitor rent levels in the community and ensure 60-day notification to the City of significant (>5%) increases in rents.

5. Mobile Home Park Preservation: Calabasas contains one mobile home park – the 210 space Calabasas Village Mobile Estates. As described under the Rental Assistance Program (#3), as a means of assisting extremely low to lower income park tenants affected by rising park space rents, the City offers a rental assistance program.

Recognizing that mobile homes provide relatively affordable housing for many seniors and lower income households, the City is committed to preserving Calabasas Village



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Mobile Estates. The City's General Plan and Development Code establish a distinct mobile home park designation. With these designations in place, a park owner seeking closure would have to first justify a General Plan amendment and zone change to the Planning Commission and City Council, and comply with State regulations governing mobile home park closures. By preserving Calabasas Village Mobile Estates, the City is helping address the housing needs of extremely low, low and modest income residents.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. The program offers low interest loans for the purchase or rehabilitation of a mobile home park.

***2014–2021 Objective:** Should tenants of the park indicate interest in purchasing the park as a means of maintaining control over space rent increases, provide information on available State MPROP funding and assist with the subdivision map waiver process consistent with the Subdivision Map Act.*

6. Preservation of Assisted Housing: Calabasas contains two apartment complexes originally financed through the Los Angeles County Multi-Family Mortgage Revenue Bond Program – the 698 unit Malibu Canyon apartments and the 600 unit Archstone Calabasas. Under the County bond program, 20 percent of each project's units are required to be provided to low income (80% AMI) households at affordable rents, equating to a total of 260 income and rent restricted units. While the affordability restrictions on Archstone Calabasas extend to 2028, the regulatory agreement and associated affordability restrictions on Malibu Canyon expire in June 2016, placing the 140 low income units in this project at-risk during the planning period.

City staff has been in contact with both the Los Angeles Community Development Commission (CDC), and the California Housing Partnership Corporation (CHPC) to explore options for preserving the at-risk units. Both Agencies believe the City's options are quite limited, and offered the following two suggestions:

- Purchasing affordability from the owner of Malibu Canyon Apartments to preserve a portion of the affordable units. However, unless outside funds could be used to leverage the City's Affordable Housing Fund resources, preservation will be short lived given the limited amount of City funds available.
- Pursuing transfer of all or a portion of the project to a non-profit purchaser. The challenge with this option is that this is a 698-unit resort-style apartment



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community. Such a property, or even a portion of such a property, is most likely financially out-of-reach for most affordable housing developers.

Given these constraints, the City will proceed with the following steps:

- **Economic Analyses:** Conduct economic analyses to determine the present-value cost of buying-down rents.
- **Meet with Property Owner:** Contact the property owners to discuss City's desire to preserve as affordable housing, and explore incentive options – such as rent buy downs – in exchange for long-term use restrictions.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources for a rent buy down and/or other program options for preservation.
- **Tenant Education:** Based on California law, property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures.

2014-2021 Objective: The City's objective is to preserve the 140 at-risk rental units in Malibu Canyon Apartments, and will undertake the following steps: 1) conduct economic analysis; 2) meet with property owner; 3) explore funding sources/program options; and 4) provide technical assistance and education to affected tenants.

7. Condominium Conversion Ordinance: Apartment projects proposed for conversion to condominium ownership are subject to the City's Residential Condominium Conversion regulations (Section 17.34.310). The City mandates a Relocation Assistance Program to assist displaced tenants in finding equivalent or better housing. Under the City's General Plan, the City will not approve any condominium conversion when the vacancy rate within the City for multifamily housing is less than four percent.

It may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in projects approved for conversion. Similar to many jurisdictions with inclusionary housing ordinances, Calabasas may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

2014-2021 Objective: Implement the City's Condominium Conversion Ordinance. Evaluate strengthening the current Ordinance to extend the City's inclusionary housing requirements to encompass condominium conversions.



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V.D Variety of Housing Sites

Objective

Provide adequate housing sites through appropriate land use and zoning designations to accommodate the needs of existing and future Calabasas residents.

General Plan Approach

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for a range of types, sizes and prices of housing. The City's 2030 Land Use Plan provides for a mix of housing, including single-family homes, condominiums, apartments, residential/commercial mixed use, and second units. Future housing growth in Calabasas will be accommodated on vacant residential sites, development of mixed use infill on key commercial corridors, and annexation of unincorporated areas adjacent the City.

Policies

- Policy V-8** Provide site opportunities for development of housing that respond to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost.
- Policy V-9** Provide opportunities for multi-family housing and mixed use development consistent with the City's regional housing needs requirement (RHNA), as mandated by the State.
- Policy V-10** Provide for the development of second units in existing single-family neighborhoods to provide additional opportunities for rental housing which conforms to the development standards within the underlying zone.
- Policy V-11** Pursue strategic, phased annexation of unincorporated areas adjacent to the City to provide additional growth opportunities.



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Programs

8. Residential Sites Inventory: As part of the Calabasas 2030 General Plan, the City undertook an extensive public process to identify and designate suitable sites for multi-family housing as required to accommodate Calabasas' regional housing needs (RHNA). Several sites were redesignated for by-right densities of 20 units per acre, and three areas were designated for residential/commercial mixed use, also permitted at 20 unit/acre densities. These sites have been rezoned consistent with the General Plan as part of the update to the City's Development Code in January 2010. These rezoned sites provide the basis for the 2014–2021 Housing Element residential sites inventory.

Pursuant to Government Code Section 65583.2(h), Calabasas' multi-family sites that had been subject to a rezone program to address a prior RHNA shortfall are required to permit a *minimum* density of 20 units/acre. The City's recent experience has been that developers are seeking to maximize permitted zoned densities, and in some instances exceed these densities through use of tools such as density bonuses. For example, Canyon Creek, the 75-unit senior affordable housing project completed in 2011, was granted a 35% density bonus, with which the developer was able to provide approximately 19 more units than what the maximum development standards for that zone allowed at the time of approval. Nonetheless, the City will monitor the impacts of its 20 unit/acre maximum by-right density on development feasibility and modify as appropriate.

***2014–2021 Objective:** Maintain a current inventory of vacant and underutilized residential sites, and provide to interested developers in conjunction with information on available development incentives. Monitor the impacts of the City's maximum 20 unit/acre density, report on in the Annual Housing Element Report to HCD, and modify the maximum density threshold as appropriate.*

9. Second Units: A second unit is an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons on the same parcel as the primary single-family dwelling. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Calabasas provides for second units through a ministerial, non-discretionary process, and permits on properties with RS, RR, HM and OS zoning,



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subject to the standards for such units specified in Section 17.32.180 of the Development Code.

While Calabasas continues to process second unit applications, with just four applications during the last 2008–2012 planning period, the level of activity has been fairly limited. Considering the benefits second units can offer an aging population in particular, the City will undertake the following actions to encourage and facilitate the provision of second units:

- Re-evaluate current second unit standards, including requirement for adherence to 30% lot coverage maximum. Consider allowance for reduced setbacks and deviations from other standards through a minor variance process.
- Consider allowing an increased unit size above the current 700 square foot maximum subject to a conditional use permit.
- Develop design guidelines and sample second unit site plans.
- Develop an educational brochure on second units, and discuss with development applicants opportunities to integrate second units in project design.

***2014–2021 Objective:** By 2015, re-evaluate the City's current second unit standards and amend the Development Code to better facilitate the provision of second units for seniors, caregivers, and other extremely low and lower income households. Develop an educational brochure and make information available on the City's website, at the City Hall public counter, and at the Senior Center. Prepare design guidelines and sample site plans, and encourage residential developers to integrate into project design as a form of multi-generational housing.*

10. Annexation of Unincorporated Areas: Calabasas has numerous unincorporated areas adjacent the City boundaries, and has identified annexation of key areas as a goal of the 2030 General Plan. The Plan specifically identifies Craftsman's Corner, located north of the Ventura Freeway and east of Parkway Calabasas as a priority for annexation. The Land Use Plan designates the 65-acre Craftsman's Corner area as Mixed Use at a 1.0 FAR, providing for 300 multi-family units.

***2014–2021 Objective:** Pursue phased annexation of adjacent unincorporated areas to provide additional growth opportunities consistent with infrastructure capacities.*



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V.E Development of Affordable Housing

Objective

Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community.

General Plan Approach

Similar to most of southern California, housing affordable to lower and moderate income households in Calabasas is not being produced without some level of subsidy and/or development incentive. The City's inclusionary housing ordinance requires market-rate housing developments to provide a portion of units affordable to low and moderate income households, or to pay an in-lieu housing fee. Commercial development is also required to pay an impact fee to address the additional demand generated for affordable housing.

Policies

- Policy V-12** Continue to require new housing development to set-aside a portion of units for lower and moderate income households through the Inclusionary Housing Ordinance. Only if that is not economically feasible, allow for payment of an in-lieu fee, but this is considered the less desirable alternative.
- Policy V-13** Support the provision of affordable housing to employees in Calabasas through the Commercial/Industrial Development Impact Fee Program.
- Policy V-14** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.
- Policy V-15** Encourage affordable housing units to be dispersed throughout a project, and not grouped together in a single area.
- Policy V-16** Encourage use of sustainable and green building design in new and existing housing to reduce energy and water consumption.



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Programs

11. Inclusionary Housing Program: Calabasas' Inclusionary Housing Program¹ requires all residential projects of five or more units to provide 5–20% of the total number of units in a project at affordable rent or sales levels. Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program allows for a range of affordable units depending on whether the units are targeted toward very low, low or moderate income households.

Where the Planning Commission determines that provision of onsite affordable units is not feasible, the Commission may approve one or more of the following alternatives to satisfy the inclusionary requirement:

- *Offsite construction of affordable units within ½ mile of the project site, equal to the number of affordable units that would otherwise be required onsite*
- *Offsite construction of special needs housing, such as emergency shelters, special care homes, employee housing, senior housing and hospices (each offsite special needs unit shall satisfy the requirement of two of the required affordable units)*
- *Conversion of market-rate housing to affordable levels through establishment of affordability covenants*
- *Rehabilitation of substandard housing deemed uninhabitable by the City*
- *Preservation of existing affordable housing at-risk of conversion to market rate within a five-year period*
- *Payment of in-lieu housing fees to be deposited into an Affordable Housing Fund to be used for the preservation and development of housing affordable to very low, low and moderate income households.*

In 2006, the City Council adopted the following updated in-lieu fees to reflect current market conditions and the increased affordability gap: \$17,713 per apartment unit, \$44,947 per condominium/townhome unit, and \$62,500 per single-family home. The higher in-lieu fee has resulted in several developers pursuing ways to include the affordable units within their projects or at an offsite location.

2014–2021 Objective: *Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or*

¹ Chapter 17.22 (Affordable Housing) of the Calabasas Municipal Code.



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alternatively, to provide affordable units in offsite locations. Provide development applicants with information on available options and incentives for fulfillment of inclusionary requirements, including density bonuses, and promote through the Affordable Housing brochure and webpage. Identify specific projects and programs for expenditure of Affordable Housing Fund revenues.

12. Commercial Affordable Housing Impact Fee Program: The Calabasas Housing Element also establishes the commercial/industrial impact fee program to mitigate the impact of new commercial/industrial development on the need for affordable housing. Under this program, new commercial, office or manufacturing development that introduces new workers into the community and thereby creates a need for more new housing than is available within a five-mile radius of the site, shall either, as determined to be appropriate by the Community Development Director:

- *Design the development as a mixed use project, providing housing affordable to employees within the project site; or*
- *Pay an housing impact fee to the Affordable Housing Fund*

To date, all new commercial/industrial developments have opted to pay the impact fee. The City Council increased the commercial impact fees in conjunction with the inclusionary housing in-lieu fees in 2006 to \$1.80 per square foot for retail, and \$3.00 per square foot for office, R&D, industrial and warehouse space. Commercial Impact Fee revenues are deposited into the Affordable Housing Fund.

2014–2021 Objective: *Continue to implement the Commercial Impact Fee Program as a means of generating funds to provide affordable housing opportunities to Calabasas’ workforce.*

13. Affordable Housing Development Assistance: The City’s Affordable Housing Fund, generated from Inclusionary Housing and Commercial Impact Fee revenues, serves as the primary source of funds to support the production of affordable housing in the community. The City has accumulated approximately \$2.3 million in its Housing Fund to date, and has expended \$1 million of these funds in support of the 75 unit Old Town Senior Housing project. The City will continue to support development of affordable housing through assistance in site identification, and provision of financial and regulatory incentives.

2014–2021 Objective: *Provide financial, regulatory and site identification assistance to facilitate production of affordable housing consistent with the*



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General Plan. Develop a project concept for expenditure of City Affordable Housing Funds, and by 2018, issue a Request for Qualifications (RFQ) for project development, with a goal to achieve one project within the planning period.

14. Green Building: “Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, lessen a building’s overall environmental impact, and are more efficient and less costly to operate (and therefore more affordable). As part of the City’s Green Initiative, Calabasas has taken a number of significant actions towards becoming a sustainable city, including:

- *Adoption of a Green Building Ordinance applicable to all new construction, and completion of the Civic Center to the LEED gold standard*
- *Implementation of an aggressive recycling program, with a goal to exceed the State mandated 50% diversion rate*
- *Provision of educational information to residents on how to improve home energy efficiency and sustainability*
- *Promotion of available green rebates and financial incentives for single-family homes, multi-family structures and commercial properties, including participation in the County’s new Property Assessed Clean Energy (PACE) Program.*
- *Transition to alternative fuel vehicles for the City’s fleet of automobiles, trucks and vans for City employees, and public transit and old fashioned trolley cars that serve the public*
- *Adoption of a second-hand smoke ordinance and ban on use of polystyrene in food establishments*
- *Conversion of the City’s vehicular fleet to alternative fuel vehicles*
- *Implementation of a “Dark Skies” ordinance to encourage lower level illumination during night-time hours*

The 2030 General Plan is predicated on making Calabasas a more sustainable community. The Land Use Element establishes a new Mixed Use designation where people can live, work and shop without having to rely upon automobiles, and promoting the integration of residential uses in most commercial districts. The Conservation Element establishes numerous policies in support of sustainable development, including:



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- *Promote community/neighborhood designs that minimize energy use – e.g. mixed use development to allow residents to live where they work and shop*
- *Promote site design to minimize energy use – e.g. maximize solar access by use of non-reflective glass on south facing walls*
- *Promote building designs that minimize energy use – e.g. design buildings to maximize natural internal lighting*
- *Promote incorporation of energy conservation measures in existing and new developments*

2014-2021 Objective: *Implement the 2030 General Plan which sets forth land use and conservation strategies to address energy conservation and climate change. Promote Calabasas' multi-faceted Green Initiative to foster the community's environmental sustainability.*



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V.F Removal of Constraints to Housing

Objective

Address and remove governmental constraints that may hinder or discourage housing development in Calabasas.

General Plan Approach

As mandated by the state, the Housing Element must address, and, where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Calabasas will implement the following policies and programs to mitigate governmental constraints on residential development and facilitate the development of a variety of housing.

Policies

- Policy V-17** Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.
- Policy V-18** Promote the timely processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

Programs

15. Density Bonus Ordinance: Zoning Code Section 17.22 sets forth the City's density bonus incentives consistent with State law². In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- *10% of the total units for lower income households; or*
- *5% of the total units for very low income households; or*
- *A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or*
- *10% of the total dwelling units in a condominium for moderate income households.*

² Projects which comply with the City's inclusionary housing ordinance (and meet the requirements of Code Sections 17.22.020(A) and 17.22.020(B)) are eligible for density bonuses and incentives.



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The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20–35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1–3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The City offers the following development incentives in conjunction with the density bonus:

- *A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes)*
- *Approval of mixed use zoning in conjunction with the housing project*
- *Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions*

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City's development standards, the City will waive or modify applicable standards to accommodate the bonus.

For the 75-unit Old Town Senior Housing project approved by City Council in January 2008, the City granted a 35% density bonus (to an FAR of 1.35) and three development concessions in exchange for provision of 100% lower income units (30–60% AMI).

***2014–2021 Objective:** Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development. As a means of promoting the use of density bonus incentives, the City will develop an Affordable Housing brochure and webpage describing density bonus provisions, as well as other City housing programs including inclusionary zoning, second units, reasonable accommodation and fair housing.*

16. Development Code Amendment: In 2010, Calabasas incorporated provisions for emergency shelters within its Development Code in compliance with SB 2. However, the City's Code provisions specified a minimum 1,000 foot separation between shelters, whereas State statutes do not allow for this. Per State law, no city or county may require a separation distance greater than 300 feet. Therefore, the City's Development Code must be further amended to correct this inconsistency.

***2014–2021 Objective:** Amend the Development Code to reduce the separation requirement between emergency shelters from 1,000 to 300 feet.*



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V.G Equal Housing Opportunities and Special Needs

Objective

Promote Equal Housing Opportunities for all persons regardless of race, religion, ethnicity, sex, age, marital status, sexual orientation, disability or household composition.

General Plan Approach

To adequately meet the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

Policies

- Policy V-19** Support the provision of fair housing services and tenant/landlord mediation to City residents.
- Policy V-20** Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, reasonable accommodation procedures and encouraging universal design.
- Policy V-21** Support the development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Programs

17. Fair Housing: The City uses the services of The Housing Rights Center (HRC), and staff directs any inquiries regarding fair housing issues or tenant/landlord disputes to the HRC. The Council provides services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales and rental of housing.



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Services provided by the Council include:

- *Fair Housing Community Education and Outreach*
- *Investigation of Discrimination Complaints*
- *Counseling and Referrals for Persons who may have been the Victims of Discrimination*
- *Specialized Property Owner, Management, and Lender Training*

2014–2021 Objective: *Continue to utilize the services of The Housing Rights Center to provide fair housing services and educational programs concerning fair housing issues, and to facilitate communication between tenants and landlords. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Community Center, and incorporating fair housing information in the City's Affordable Housing brochure and the City's website.*

18. Universal Design/Visitability. As Calabasas' population continues to age, the ability to provide housing that is accessible to people of all abilities becomes increasingly important. The majority of the community's housing stock was built prior to 1991, when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction.

The goal of universal design is to accommodate a wide range of abilities, including children, aging populations, and persons with disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: 1) providing a 32-inch clear opening in all interior and bathroom doorways; and 2) providing at least one accessible means of ingress and egress for each unit. As a means of promoting



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universal design, the City will develop a brochure explaining universal design and distribute to residential builders.

2014–2021 Objective: Develop universal design brochure in 2014.

19. Senior Housing Opportunities. Senior citizens (age 65+) have grown to comprise 20 percent of Calabasas' households, with more than 40 percent of these householders over the age of 75. Of Calabasas' approximately 1,500 senior homeowners, nearly 30 percent live alone. And one-quarter of the City's elderly residents have some type of disability. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, universal design, second units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels. Additional supportive services will be provided through a new Senior Center, which is being planned for a site adjacent to City Hall.

With recent development of the 75-unit Canyon Creek Apartments for lower income seniors, and near completion of the 60-unit luxury independent living project on Malibu Hills Road (Horizons 55), Calabasas will be providing expanded housing options for active seniors of varying economic means. Integration of mixed use housing opportunities in the Downtown within walking distance of services can also provide housing suitable for seniors.

2014–2021 Objective: Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Calabasas' growing number of senior citizens. Consult with senior housing and gerontology experts to assist the City in adequately planning for these major demographic changes in the population.

20. Housing Opportunities for Persons Living with Disabilities: The North Los Angeles County Regional Center (NLACRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The NLACRC currently provides services to 146 developmentally disabled residents within zip code 91302, which encompasses greater Calabasas.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center



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has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will work with the NLACRC to implement an outreach program informing Calabasas families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Calabasas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential, mixed use and certain commercial zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Adoption of procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Inclusionary Zoning, Density Bonuses, and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the NLACRC to publicize information on available resources for housing and services. Evaluate the use of funds available for supportive housing and services in future affordable housing projects on an annual basis. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects, with a goal of applying for and securing funds at least once during the planning period.*



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**Table V-5
Housing Programs Summary**

Housing Program	Program Goal	2014-2021 Objective(s)	Time Frame	Funding Source	Responsible Department
Conserving the Existing Supply of Housing					
1. Single-family Rehabilitation Program	Provide grants and loans to lower income homeowners to help improve their homes.	Assist 5 households annually, for 40 units over the planning period.	2014-2021	CDBG	Community Development Dept (Planning Division)
2. Home Repair Program (<i>New</i>)	Assist low and moderate income homeowners of dilapidated properties address code violations.	Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	2014-2021	Affordable Housing Fund	Community Development Dept (Planning Division)
3. Rental Assistance Program	Provide assistance to lower income, senior and disabled households at-risk of displacement due to rising rents.	Provide ongoing assistance to 50 households, contingent on funding.	2014-2021	General Fund	Community Development Dept (Planning Division)
4. Rental Registration Program	Monitor rent levels in the community and ensure 60 day notification of any rent increase of 5% or greater.	Continue to maintain the rental database.	Update the database on an annual basis.	General Fund	Community Development Dept (Planning Division)
5. Mobile Home Park Preservation	Preserve the existing stock of mobile homes in the community.	Provide tenants information on MPROP funding as appropriate.	2014-2021	General Fund; State MPROP funds	Community Development Dept (Planning Division)
6. Preservation of Assisted Housing	Preserve the existing assisted stock of affordable housing at-risk of conversion to market rate.	Preserve 140 at-risk units. Conduct economic analysis; meet with property owner; explore outside funding/ program options; provide technical assistance to tenants.	Economic analysis and meet with property owner in 2014. Proceed with other actions one year prior to expiration (2015)	General Fund; Affordable Housing Fund; State MHP; Section 8	Community Development Dept (Planning Division); LA CDC
7. Condominium Conversion Ordinance	Protect the existing rental stock from conversion to condominium ownership.	Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	Complete review/ revision of ordinance by 2015.	General Fund	Community Development Dept (Planning Division)
Providing Adequate Residential Sites					
8. Residential Sites Inventory	Provide sufficient sites through zoning to address regional housing needs.	Provide information on available sites and incentives to developers. Monitor impact of max 20 du/acre densities on feasibility, and modify as appropriate.	Maintain sites inventory ongoing. Report impacts of max. densities in Annual Housing Element Report to HCD.	General Fund	Community Development Dept (Planning Division)



V. HOUSING ELEMENT 2014-2021 UPDATE

**Table V-5
Housing Programs Summary**

Housing Program	Program Goal	2014-2021 Objective(s)	Time Frame	Funding Source	Responsible Department
9. Second Units	Provide rental housing in existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households.	Re-evaluate second unit standards and educate public on availability. Prepare design guidelines and sample site plans. Seek to achieve 12 new second units.	2015	General Fund	Community Development Dept (Planning Division)
10. Annexation of Unincorporated Areas	Increase capacity to accommodate future housing growth.	Pursue phased annexation of adjacent unincorporated areas.	2014-2021	General Fund	Community Development Dept (Planning Division)
Development of Affordable Housing					
11. Inclusionary Housing Program	Integrate housing affordable to lower- & moderate-income households within market rate developments.	Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.	Identify programs in Housing Element (2013) for Housing Fund. Develop & disseminate Affordable Housing brochure (2014).	Affordable Housing Fund	Community Development Dept (Planning Division)
12. Commercial/Industrial Impact Fee Program	Address the impact of job growth on the demand for affordable housing.	Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.	Identify programs in Housing Element (2013) for Housing Fund.	Affordable Housing Fund	Community Development Dept (Planning Division)
13. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	Provide financial, regulatory and site identification assistance in support of affordable housing, with the goal to achieve one project in planning period.	Develop project concept and issue RFQ in 2018.	Affordable Housing Fund; outside funding sources	Community Development Dept (Planning Division)
14. Green Building	Promote energy conservation and sustainable design in new and existing development.	Implement Green Initiative and promote the City's Green Building Program.	2014-2021	General Fund	Community Development Dept (Planning Division)
Removing Governmental Constraints					
15. Density Bonus Program	Provide density and other incentives to facilitate the production of affordable housing.	Promote density bonus incentives via dissemination of the Affordable Housing brochure.	Develop and disseminate Housing brochure in 2014.	General Fund	Community Development Dept (Planning Division)
16. Development Code Amendment	Provide standards for emergency shelters consistent with SB 2.	Amend the Code to reduce separation requirement between shelters to 300 feet.	2014	General Fund	Community Development Dept (Planning Division)



V. HOUSING ELEMENT 2014-2021 UPDATE

**Table V-5
Housing Programs Summary**

Housing Program	Program Goal	2014-2021 Objective(s)	Time Frame	Funding Source	Responsible Department
Promoting Equal Housing Opportunities					
17. Fair Housing Program	Promote fair housing practices.	Contract with the Housing Rights Center (HRC) to promote open and fair housing practices, and to facilitate communication between tenants and landlords. Assist in program outreach through referrals and distribution of educational info.	2014-2021; Include fair housing information in Affordable Housing brochure in 2014.	General Fund	Community Development Dept (Planning Division)
18. Universal Design/ Visitability (<i>New</i>)	Accommodate a wide range of abilities in residential developments by providing features that enhance accessibility.	Develop Universal Design and Visitability brochure, and provide to residential builders..	Develop Brochure in 2014.	General Fund	Community Development Dept (Planning Division)
19. Senior Housing Opportunities (<i>New</i>)	Support a range of housing options to address the diverse needs of Calabasas's growing senior population.	Actively pursue senior housing opportunities and housing support services. Consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	2014-2021; Begin consultations in 2014.	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; other outside sources	Community Development Dept (Planning Division)
20. Housing Opportunities for Persons Living with Disabilities (<i>New</i>)	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the NLACRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Publicize NLACRC resources in 2014; Evaluate funding resources at least annually; Pursue funding at least once during planning period in conjunction with affordable projects.	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; other outside sources	Community Development Dept (Planning Division)



V. HOUSING ELEMENT 2014-2021 UPDATE

Summary of Quantified Objectives

The following table summarizes the City of Calabasas' quantified objectives for the 2014–2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs assessment (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect maintaining the City rent subsidy program and preservation of Malibu Canyon Apartments at risk of conversion to market rates.

Table V-6 Summary of Quantified Objectives			
Income Level	New Construction Opportunity*	Rehabilitation**	Conservation***
Extremely Low (0 – 30% AMI)	44	1	50
Very Low (31-50% AMI)	44	1	
Low (51-80% AMI)	54	38	140
Moderate (81-120% AMI)	57	--	--
Above Moderate (>120% AMI)	131	--	--
Total	330	40	190

AMI – Area Median Income

New Construction Objective: Reflects Calabasas' 2014-2021 RHNA. Of allocation for 88 very low income units, half is allocated to extremely low income and half to very low income households.

Rehabilitation Objective: Reflects Residential Rehabilitation Program.

Conservation Objective: Reflects City Rent Subsidy Program, Preservation of low income at-risk housing.



CITY *of* CALABASAS
2030 General Plan

Appendix C:
Housing Element Appendices

C1. Public Participation

C2. Residential Sites Inventory

C3. Housing Element Background Report



Appendix C1

Public Participation

Housing Needs Survey Results

Senior Survey Results

Public Workshop Notification and Mailing List

CALABASAS 2014-2021 HOUSING ELEMENT SURVEY RESPONSE SUMMARY

The City posted the following Housing Element Needs Survey on its website from November 1, 2012 – January 3, 2013. A total of 74 completed surveys were received. The following presents the aggregated response to each of the survey's ten questions, followed by a summary of additional fill-in comments provided by survey respondents to the City for the Housing Element update.

1. How long have you lived in Calabasas?

<u>26%</u>	1-5 years
<u>13%</u>	6-10 years
<u>35%</u>	11-20 years
<u>26%</u>	21+ years

2. Specify which neighborhood or community you reside in:

Varied response

3. Select the type of housing unit you reside in:

<u>68%</u>	A detached single-family house
<u>18%</u>	A condominium/townhome
<u>9%</u>	An apartment
<u>5%</u>	A mobilehome

4. Do you currently rent or own your home in Calabasas?

<u>22%</u>	Rent
<u>78%</u>	Own

5. How would you rate the physical condition of the unit you live in?

<u>45%</u>	Excellent condition
<u>43%</u>	Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
<u>7%</u>	Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
<u>5%</u>	Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

6. Select the reason(s) you chose to live in Calabasas: (select all that apply)

- 70% Quality/ambiance of neighborhood
- 66% Safety of neighborhood
- 64% Quality of local school system
- 55% Cleanliness of streets and surroundings
- 54% Proximity to open space / recreational areas
- 40% Quality of home
- 27% Proximity to job(s)
- 27% Proximity to family
- 26% Proximity to shopping and services
- 24% City services and programs
- 20% Exclusivity
- 9% Proximity to medical care

7. Which of the following three areas, designated by the 2030 General Plan for long-term transition to mixed-use, should the City identify as having the greatest development potential within the 2014-2021 planning period?

- 48% **East Village/Calabasas Road Corridor** - The mixed use area along both sides of Calabasas Road provides an opportunity for recycling and intensification of existing uses to create a mix of office, retail, and residential uses, creating a pedestrian-oriented city center.
- 28% **Las Virgenes/ Mureau** - The 28 acres of existing office/business park uses in this area (old City Hall) may gradually transition to a mix of office, retail and multi-family residential uses that create a village-like ambiance.
- 24% **West Village/Agoura Road Corridor** - This corridor is currently dominated by office and business park uses. The vision in the General Plan is to gradually transition the corridor to a mix of office, retail and residential uses, creating a village-like ambiance.

8. What types of housing are most needed to address Calabasas' housing needs? (select all that apply)

- 42% Senior Housing
- 37% Condos/Townhouses
- 31% Single-family Houses
- 11% Secondary Dwelling Units or "Granny Flats"
- 10% Apartments
- 8% Housing for Persons with Disabilities
- Other (please specify)
 - Affordable Housing, including for middle income families (3 responses)
 - Villas (2 responses)
 - Rent Control (1 response)
 - Combined Housing for Seniors and Persons with Disabilities (1 response)

9. Currently, you:

- 53% Live in Calabasas but work elsewhere
- 23% Live and work in Calabasas
- 14% Do not work
- 10% Work out of my home

10. If you are employed out of your home, approximately how long is your one-way commute to work?

- 27% Less than 5 miles
- 27% 5-10 miles
- 24% 10-25 miles
- 22% 25-40 miles
- 0% More than 40 miles

11. Are there any additional comments you would like to provide the City for its 2013-2021 Housing Element update?

Affordable Housing Comments

- Provide more affordable housing options.
- Need more apartments for seniors of modest income.
- Calabasas has enough higher priced homes, and needs homes for families with school age children of modest incomes.
- Very important to get some lower cost housing; maybe then the Schools would not rely on drawing in students from outside the community.
- Provide rent control to help protect tenants in Calabasas from predatory landlords and allow them to remain in their units.
- Need to address rapidly rising space rents in mobilehome park and preserve as relatively low cost housing option. (2 comments)

RHNA (Regional Housing Needs Allocation) and Development Comments

- Address RHNA (i.e. multi-family residential) in commercial and mixed use districts like many surrounding cities.
- Mixed Use housing should not be located adjacent to the freeway. The General Plan Land Use Planning Noise Levels identify these areas as unsuitable for residential use.
- Need shopping and services within walking distance of housing, especially senior housing. (2 comments)
- Residential development should be dovetailed with creation of jobs in the City.
- Stop concentrating RHNA (i.e. multi-family) zoning in Malibu Canyon.
- Don't allow Calabasas to become overbuilt as this would ruin the character of the City.
- Think about traffic before building additional property.
- Prefer maintaining existing open spaces to any new development.

Building Design Comments

- Encourage a mix of single and multi-level housing; too few units have no stairs either to the unit or within the unit.
- Require all new buildings to be energy efficient (LEED Gold standard).
- Provide homes with more architectural interest.

Home Improvement Comments

- Provide more outreach on available rehabilitation assistance to older homeowners who are unable to afford to fix or improve their homes.
- Existing apartments need upgrading and property maintenance to the high quality caliber of the rest of Calabasas.

CITY OF CALABASAS - SURVEY OF SENIOR HOUSING NEEDS
Response Summary

The City distributed the following brief survey on February 13, 2013 to approximately 200 Calabasas seniors who are part of the “Savvy Seniors” program. Within a few weeks, the City received 45 completed surveys, the results of which are summarized below:

1. I would like to be able to have my other family members live in Calabasas (close to me), but they cannot afford to buy or rent here.

52%	Agree
48%	Disagree

2. I plan to stay in my home well into the foreseeable future.

89%	Yes
11%	No

3. If I am unable to continue living in my present home at some time in the future, I envision myself (select all that apply):

1%	Moving in with friends or family
26%	Buying or renting another home in Calabasas which would be easier to maintain
17%	Buying or renting another home in Calabasas which would be more affordable
29%	Living in an independent living senior facility
7%	Living in an assisted living senior facility
19%	Living in a city other than Calabasas

4. If I could, I would like to find a way to have a small secondary housing unit on my property (either attached or detached from my home) which could be used to (select any that apply):

7%	House a family member
16%	House a caregiver
5%	Provide rental income
66%	I would not want a secondary unit on my property for any reason
7%	I reside in a mobilehome park or am a renter and therefore second units are not applicable



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

www.cityofcalabasas.com

Notice of Public Meeting

Project Location: City of Calabasas, County of Los Angeles. (Citywide)

Project Description: The City of Calabasas has begun the process of updating the Housing Element of the General Plan for the 2013-2021 period as required by State law. The Housing Element establishes policies and programs to address Calabasas' existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). State law requires local jurisdictions to seek public input regarding the goals and policies in their Housing Element. The study session is open to the public. Staff encourages the public and all interested agencies to attend.

Hearing Body: Planning Commission

Meeting Date & Time: Thursday, February 7, 2013, at 6:00 p.m.

Meeting Location: Council Chambers, City Hall, 100 Civic Center Way, Calabasas, California

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), an environmental review document will be prepared for the Housing Element Update.

For questions, comments or concerns regarding the study session, please contact:

Project Planner: Talyn Mirzakhian, Planner
T: (818) 224-1600
F: (818) 225-7329

Or Visit Community Development Department offices located at:

Calabasas City Hall
100 Civic Center Way, Calabasas, CA 91302
Monday - Thursday: 7:30 a.m. to 5:30 p.m.
Friday: from 7:30 a.m. to 2:00 p.m.

Date: January 15, 2013

Signature:


Thomas Bartlett, AICP, City Planner

**CITY OF CALABASAS
2013-2021 HOUSING ELEMENT
FEBRUARY 7, 2013 PLANNING COMMISSION STUDY SESSION
MAILING LIST**

Southland Regional Association of Realtors
7232 Balboa Boulevard
Van Nuys, CA 91406

Las Virgenes Unified School District
Attn: Daniel D. Stepenosky
4111 N. Las Virgenes Road
Calabasas, CA 91302

Conejo/Las Virgenes Future Foundation
Attn: Fran Brough
P.O. Box 3814
Thousand Oaks, CA 91359

Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

Los Angeles County Housing Authority
700 West Main Street
Alhambra, CA 91801

Calabasas Chamber of Commerce
23564 Calabasas Road, Suite 101
Calabasas, CA 91302

HomeAid Los Angeles/Ventura
Attn: Jennie Cowart
30851 Agoura Road #110
Agoura Hills, CA 91301

Senior Concerns
Attn: Maureen Symonds
401 Hodencamp Road
Thousand Oaks, CA 91360

Thomas Safran & Associates
11812 San Vicente Blvd, #600
Los Angeles, CA 90049

L.A. Community Design Center
701 E. Third Street, Suite 400
Los Angeles, CA 90015

L.A. Community Development Commission
Community Block Grant Division
2 Coral Circle
Monterey Park, CA 91755

L.A. Neighborhood Housing Services
3926 Wilshire Boulevard, #200
Los Angeles, CA 90010

National CORE
9065 Haven Avenue, #100
Rancho Cucamonga, CA 91730

Southern California Presbyterian Homes
516 Burchett Street
Glendale, CA 91203

Building Industry Association
Los Angeles/Ventura Chapter
28480 Avenue Stanford, Ste 240
Santa Clarita, CA 91355

Rotary Club of Calabasas
P.O. Box 8232
Calabasas, CA 91372

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

City of Los Angeles
Planning Department
201 North Figueroa Street #4
Los Angeles, CA 90012

Department of Regional Planning – Los Angeles County
26600 Agoura Road
Calabasas, CA 91302

City of Hidden Hills
6165 Spring Valley Road
Hidden Hills, CA 91302

City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, California 90265

County of Ventura
Planning Division
800 S. Victoria Ave.

Ventura, CA 93009
Zaharoni Industries
5400 Rosecrans Avenue
Hawthorne, CA 90250

The New Home Company
95 Enterprise, Suite 325
Aliso Viejo, CA 92656

Blue Marble Development
25340 Prado de los Arboles
Calabasas, CA 91302

D2 Development
23500 Park Sorrento
Calabasas, CA 91302

MWH Development
22440 Clarendon Street
Woodland Hills, CA 91367

Appendix C2

Residential Sites Inventory

Residential Building Permits 2006 – 2012

Vacant Single-Family Sites

Multi-Family Sites Inventory

Residential Sites Map

City of Calabasas
Building Permits Issued by Affordability: 2006 - 2012

			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (2006-2012)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	137					54					54	83	
	Non-deed restricted													
Low	Deed Restricted	86					20					20	66	
	Non-deed restricted													
Moderate	Deed Restricted	93											89	
	Non-deed restricted		3 ¹				1					4		
Above Moderate		205	64	8	1	2	0	3	61			139	66	
Total RHNA		521	67	8	1	2	75 ²	3	61			217		
Total Units														
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶														304

¹Reflects second units. Given their small size, rents are presumed to fall within moderate income levels of affordability of approximately \$1,500.

²Reflects the 75 unit deed restricted Canyon Creek apartments in Old Town.

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

APN	Lot Size (SF)	GP Land Use	Zone
2069020001	973,194	HM	HM
2052003031	880,914	HM	HM
2052011047	643,408	HM	HM
2052011046	27,927	HM	HM
2052015009	10,712	HM	HM
2052015008	18,817	HM	HM
2052015007	6,312	HM	HM
4455027001	1,733,252	HM	HM
4455014005	1,736,302	HM	HM
4455025010	1,499,684	HM	HM
4455001006	3,484,800	HM	HM
4455002013	1,742,400	HM	HM
4455002005	1,742,400	HM	HM
4455002014	890,616	HM	HM
4455002015	847,250	HM	HM
4455002009	871,200	HM	HM
4455002010	1,742,400	HM	HM
4455002008	435,600	HM	HM
4455002007	435,600	HM	HM
4455002012	1,688,593	HM	HM
4455004045	202,559	HM	HM
4455004044	1,485,063	HM	HM
4455004021	871,231	HM	HM
4455004014	441,015	HM	HM
4455004020	436,142	HM	HM
4455004057	764,728	HM	HM
4455004058	882,279	HM	HM
4455004059	879,964	HM	HM
4455004010	435,600	HM	HM
4455004060	416,680	HM	HM
4455047012	30,478	HM	HM
4455047014	46,825	HM	HM
2072024015	1,056,834	HM	HM
2072024005	124,303	HM	HM
2072024006	91,476	HM	HM
2072024016	579,091	HM	HM
2072027003	2,397,107	HM	HM
2072001022	119,537	HM	HM
2072001018	192,966	HM	HM
2072023015	219,898	HM	HM
2072023014	220,392	HM	HM
2072023013	220,574	HM	HM
2072027001	18,067	HM	HM
2072027002	13,764	HM	HM

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2080014006	911,185	HM	HM
2080013001	4,492,087	HM	HM
2080013003	1,753,848	HM	HM
2080013004	3,484,800	HM	HM
2080014002	1,742,400	HM	HM
2080013006	1,779,003	HM	HM
2080013008	1,742,400	HM	HM
2080014004	723,722	HM	HM
2080022008	160,646	HM	HM
2080022013	380,275	HM	HM
2080022010	55,558	HM	HM
50,783,878			

HM GP Density: 1 du/40 acres or 1 du per lot

Total Acreage: 1165.8

Total Lots: 55

2072023016	417,445	IM and OS-R	HM and OS
2072028001	349,851	IM and OS-R	HM and OS
767,296			

HM GP Density: 1 du/40 acres or 1 du per lot

OS-RP GP Density: 1 du per lot

Total Acreage: 17.6

Total Lots: 2

4455003050	1,300,260	OS-RP	HM
4455003049	106,639	OS-RP	HM
2069015021	32,809	OS-RP	OS
2072028002	10,788	OS-RP	OS
2072028007	7,372	OS-RP	OS
2072028003	8,148	OS-RP	OS
2072028004	7,116	OS-RP	OS
2072028005	7,711	OS-RP	OS
2072029002	9,881	OS-RP	OS
2072030011	7,233	OS-RP	OS
1,497,957			

OS-RP GP Density: 1 du per lot

Total Acreage: 34.4

Total Lots: 10

2072029012	4,116	RC	RC-OT
2072029004	5,716	RC	RC-OT
2072029006	9,056	RC	RC-OT
2072029010	7,911	RC	RC-OT
2072029009	8,328	RC	RC-OT
2072029008	7,860	RC	RC-OT
2072029007	7,970	RC	RC-OT
2072029005	9,016	RC	RC-OT
2072031001	38,317	RC	RC-OT
2072030010	6,990	RC	RC-OT
2072030004	8,021	RC	RC-OT
2072030001	5,220	RC	RC-OT
2072030019	8,100	RC	RC-OT
2072030023	8,215	RC	RC-OT
2072030013	3,392	RC	RC-OT
2072030014	4,416	RC	RC-OT
2072031015	8,063	RC	RC-OT

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2072031008	8,074	RC	RC-OT
2072031007	7,975	RC	RC-OT
2072031006	3,911	RC	RC-OT
2072031005	3,696	RC	RC-OT
2072031004	6,672	RC	RC-OT
2072031003	8,795	RC	RC-OT
2072031002	8,808	RC	RC-OT
2072031009	9,126	RC	RC-OT
2072031010	8,975	RC	RC-OT
2072031011	13,513	RC	RC-OT
2072031014	13,766	RC	RC-OT
2072032006	9,847	RC	RC-OT
2072032004	7,985	RC	RC-OT
2072032003	7,692	RC	RC-OT
2072032001	7,953	RC	RC-OT
2072033022	39,540	RC	RC-OT
2080017025	15,863	RC	RC-OT
2080017004	5,050	RC	RC-OT
2080017005	2,718	RC	RC-OT
2080017026	20,188	RC	RC-OT
2080017008	8,075	RC	RC-OT
2080017006	5,493	RC	RC-OT
2080016021	11,960	RC	RC-OT
2080016020	11,028	RC	RC-OT
2080016018	10,294	RC	RC-OT
2080016017	11,034	RC	RC-OT
2080016014	12,318	RC	RC-OT
2080016013	11,415	RC	RC-OT
2080016008	9,527	RC	RC-OT
2080016007	9,388	RC	RC-OT
2080016006	10,143	RC	RC-OT
2080018011	5,674	RC	RC-OT
2080019002	5,508	RC	RC-OT
2080019001	6,176	RC	RC-OT
2080015052	11,188	RC	RC-OT
2080015034	10,844	RC	RC-OT
2080015033	14,228	RC	RC-OT
2080015050	16,483	RC	RC-OT
2080015049	16,724	RC	RC-OT
2080015029	11,107	RC	RC-OT
2080015026	15,412	RC	RC-OT
2072026010	8,574	RC	RC-OT
2072026009	8,975	RC	RC-OT
2072026008	9,438	RC	RC-OT
2072026004	13,817	RC	RC-OT
2072026007	10,236	RC	RC-OT

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2072025017	14,997	RC	RC-OT
2072025025	30,909	RC	RC-OT
2072025016	14,274	RC	RC-OT
2072025015	15,147	RC	RC-OT
2072025014	15,342	RC	RC-OT
2072025011	9,899	RC	RC-OT
2072025001	21,561	RC	RC-OT
2072025008	4,812	RC	RC-OT
2080015001	21,684	RC	RC-OT
2080015002	14,607	RC	RC-OT
2080015003	14,251	RC	RC-OT
2080015004	14,990	RC	RC-OT
2080015005	14,536	RC	RC-OT
2080015006	14,323	RC	RC-OT
2080015007	14,178	RC	RC-OT
2080015008	14,437	RC	RC-OT
2080015009	15,316	RC	RC-OT
2080015010	16,624	RC	RC-OT
2080015012	3,675	RC	RC-OT
2080015043	4,695	RC	RC-OT
2080015040	4,907	RC	RC-OT
2080015041	4,418	RC	RC-OT
2080015042	3,744	RC	RC-OT
2080015025	5,620	RC	RC-OT
2080015024	5,402	RC	RC-OT
2080015023	5,505	RC	RC-OT
2080015022	5,793	RC	RC-OT
2080015021	5,819	RC	RC-OT
2080015020	4,943	RC	RC-OT
2080015019	5,294	RC	RC-OT
2080015018	6,134	RC	RC-OT
2072020004	26,253	RC	RC-CH
2072020003	5,695	RC	RC-CH
2072020007	18,864	RC	RC-CH
2072020001	8,244	RC	RC-CH
2072020006	21,866	RC	RC-CH
2072018005	8,546	RC	RC-CH
2072018022	25,961	RC	RC-CH
2072018028	10,622	RC	RC-CH
2072018027	5,261	RC	RC-CH
2072018030	10,638	RC	RC-CH
2072018029	10,233	RC	RC-CH
2072018026	6,769	RC	RC-CH
2072018010	5,145	RC	RC-CH
2072018001	5,828	RC	RC-CH

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2072018015	4,900	RC	RC-CH
2072018017	7,385	RC	RC-CH
2072018011	5,304	RC	RC-CH
2072017030	7,428	RC	RC-CH
2072017001	6,574	RC	RC-CH
2072012033	10,088	RC	RC-CH
2072011001	5,116	RC	RC-CH
2072011025	5,150	RC	RC-CH
2072011002	2,670	RC	RC-CH
2072011026	2,574	RC	RC-CH
2072007078	7,895	RC	RC-CH
2072007080	6,145	RC	RC-CH
2072007053	6,705	RC	RC-CH
2072007081	24,234	RC	RC-CH
2072007076	9,043	RC	RC-CH
2072007040	10,246	RC	RC-CH
2072007050	5,307	RC	RC-CH
2072007049	5,003	RC	RC-CH
2072007017	5,504	RC	RC-CH
2072002108	5,877	RC	RC-CH
2072002099	5,246	RC	RC-CH
2072002097	5,625	RC	RC-CH
2072002093	2,583	RC	RC-CH
2072002081	5,461	RC	RC-CH
2072002086	4,996	RC	RC-CH
2072002080	5,479	RC	RC-CH
2072002149	4,658	RC	RC-CH
2072002076	5,137	RC	RC-CH
2072002073	5,138	RC	RC-CH
2072002132	6,557	RC	RC-CH
2072002069	5,615	RC	RC-CH
2072002126	6,400	RC	RC-CH
2072002068	5,190	RC	RC-CH
2072002125	6,521	RC	RC-CH
2072002057	5,823	RC	RC-CH
2072002055	5,146	RC	RC-CH
2072002054	5,445	RC	RC-CH
2072002138	5,617	RC	RC-CH
2072002045	5,246	RC	RC-CH
2072002039	4,941	RC	RC-CH
2072002044	5,620	RC	RC-CH
2072002117	4,940	RC	RC-CH
2072002112	8,543	RC	RC-CH
2072002002	5,001	RC	RC-CH
2072002014	6,036	RC	RC-CH
2072019012	2,249	RC	RC-CH

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2072019005	4,877	RC	RC-CH
2072019007	2,627	RC	RC-CH
2072019008	2,570	RC	RC-CH
2072019009	5,120	RC	RC-CH
2072019026	4,875	RC	RC-CH
2072015014	5,012	RC	RC-CH
2072015015	2,514	RC	RC-CH
2072015016	2,444	RC	RC-CH
2072015017	5,081	RC	RC-CH
2072015018	5,066	RC	RC-CH
2072015028	6,019	RC	RC-CH
2072015021	2,714	RC	RC-CH
2072015004	5,104	RC	RC-CH
2072015005	2,341	RC	RC-CH
2072015006	2,697	RC	RC-CH
2072016011	5,064	RC	RC-CH
2072016009	9,607	RC	RC-CH
2072016012	5,062	RC	RC-CH
2072016018	2,729	RC	RC-CH
2072016014	2,395	RC	RC-CH
2072016001	4,851	RC	RC-CH
2072016002	4,994	RC	RC-CH
2072016005	5,026	RC	RC-CH
2072016006	2,486	RC	RC-CH
2072016007	2,464	RC	RC-CH
2072017016	5,051	RC	RC-CH
2072017019	4,970	RC	RC-CH
2072017031	10,161	RC	RC-CH
2072013007	4,985	RC	RC-CH
2072013016	4,675	RC	RC-CH
2072014020	4,970	RC	RC-CH
2072014002	5,020	RC	RC-CH
2072014003	4,936	RC	RC-CH
2072014004	4,163	RC	RC-CH
2072014005	5,141	RC	RC-CH
2072011021	5,414	RC	RC-CH
2072011022	5,003	RC	RC-CH
2072011029	4,951	RC	RC-CH
2072011023	4,981	RC	RC-CH
2072011024	5,075	RC	RC-CH
2072011016	5,876	RC	RC-CH
2072011019	5,017	RC	RC-CH
2072011020	7,406	RC	RC-CH
2072011034	4,999	RC	RC-CH
2072011035	4,962	RC	RC-CH
2072011031	4,879	RC	RC-CH

**2014-2021 Housing Element
Vacant Single-Family Sites Inventory**

2072012032	10,432	RC	RC-CH
2072012014	4,961	RC	RC-CH
2072011006	4,771	RC	RC-CH
2072011007	4,835	RC	RC-CH
2072011011	5,525	RC	RC-CH
1,682,933			

RC GP density: 1 du per lot or 1 du/10ac

Total Acreage: 38.6

Total Lots: 205

4455057096	88,833	RR	RR
4455057095	88,298	RR	RR
2069074021	39,365	RR	RR
2069016024	41,534	RR	RR
2069016038	382,163	RR	RR
2072001003	569,789	RR	RR
1,209,982			

RR GP Density: 1 du per lot or 1 du/10ac

Total Acreage: 27.8

Total Lots: 6

4455004046	1,207,795	RR and HM	RR and HM
4455004025	703,984	RR and HM	RR and HM
4455004032	147,068	RR and HM	RR and HM
4455006034	939,470	RR and HM	RR and HM
2,998,317			

HM GP Density: 1 du/40 acres or 1 du per lot

RR GP Density: 1 du per lot or 1 du/10ac

Total Acreage: 68.8

Total Lots: 4

2052013028	19,457	R-SF	RS
2069090027	74,856	R-SF	RS
2069090019	50,869	R-SF	RS
2069090051	82,934	R-SF	RS
2069089030	71,216	R-SF	RS
2069089026	76,145	R-SF	RS
2069089024	36,194	R-SF	RS
2078016013	62,314	R-SF	RS
2079003045	7,344	R-SF	RS
2079003011	6,047	R-SF	RS
2079003012	4,635	R-SF	RS
2079003014	5,601	R-SF	RS
2079003049	8,182	R-SF	RS
2079003030	5,266	R-SF	RS
2079002043	7,292	R-SF	RS
2079002029	5,423	R-SF	RS
2079003024	6,805	R-SF	RS
2079004049	8,902	R-SF	RS
2079008046	7,226	R-SF	RS
2079008047	5,791	R-SF	RS
2079005002	13,553	R-SF	RS
2079006008	9,593	R-SF	RS
2079006007	5,439	R-SF	RS
2079006006	5,394	R-SF	RS
2079006005	5,182	R-SF	RS
2079006004	6,295	R-SF	RS
2069004063	39,123	R-SF	RS
637,078			

R-SF GP Density: 2du/ac - 6du/ac

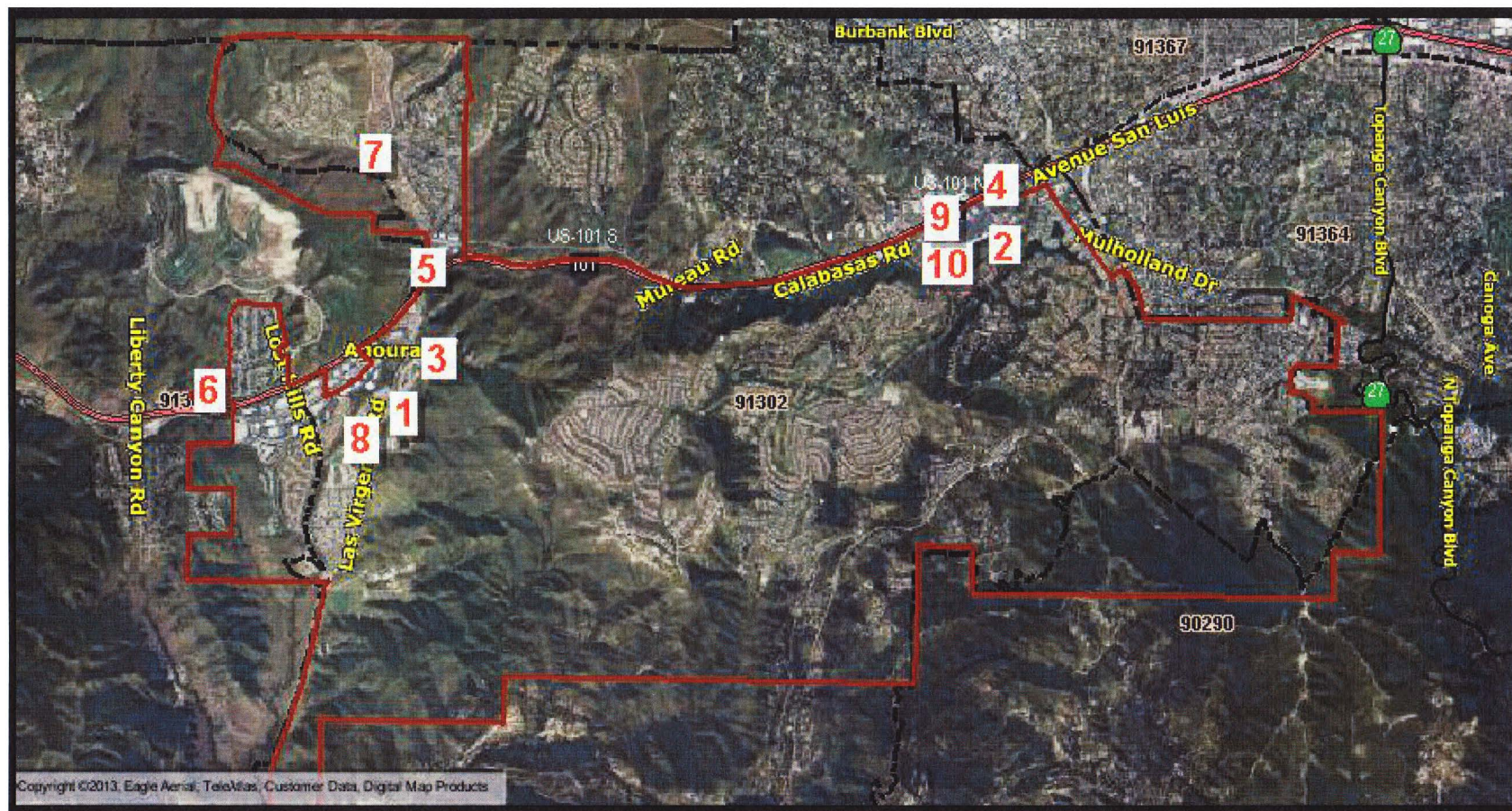
Total Acreage: 14.6

Total Lots: 27

2014-2021 Housing Element Multi-Family Sites Inventory

Map #	Assessor Parcel No.	Address	Existing Use	General Plan	Zone	Lot Size (Sq. Ft.)	Existing Units	Existing Building (Sq. Ft.)	Year Built	Existing Floor Area Ratio (FAR)	Permitted FAR	Permitted Density per Acre	Unit Potential	Above Mod	Mod	VL/ L	Ownership	Comments
PROJECTS WITH ENTITLEMENTS (Occupancy Post 12/31/2013)																		
1	2069011005	4240 Las Virgenes Rd	Vacant Land	BL-I	CL	456,374	0	0			0.20	NA	78	74		4	Calabasas Blue LLC	Entitled project - Paxton Calabasas. 4 VL units
	2069011006	4240 Las Virgenes Rd	Vacant Land	BL-I	CL	446,812	0	0		0.20	NA	Calabasas Blue LLC						
						903,186	0	0					78	74		4		
2	2068005025	23500 Park Sorrento	Banquet Venue - Calabasas Inn	MU .95	CMU.95 -DP	236,637	0	16,364	1968	0.1	0.95	20	80	72		8	23500 Park Sorrento Ventures LLC	Entitled project -The Village. 8 VL units.
						236,637	0	16,364		0.1			80	72		8		
VACANT MULTI-FAMILY SITES																		
3	2069078009	4790 Las Virgenes Rd	Vacant Land	RMF (20), PD, OSRP	PD, RM(20)	1,796,630	0	0				20			60	120	TNHC Canyon Oaks LLC	Application pending (New Home). Unit potential based on zoning.
	2069078011	4790 Las Virgenes Rd	Vacant Land	RMF (20), PD, OSRP	PD, RM(20)	1,576,634	0	0			20			TNHC Canyon Oaks LLC				
						3,373,264	0	0					180		60	120		
4	2068002023	25600 Calabasas Rd	Vacant Land	MU 1.0	CMU 1.0	41,741	0	0			1.00	20	20			20	Degidio Brothers III LLC	Old Town
						41,741	0	0					20			20		
5	2052043001		Vacant Land	MU .60	CMU .60	15,739	0	0			0.60	20	7			7	Charles Martin & Andrew Minor	Martin
						15,739	0	0					7			7		
UNDERUTILIZED RESIDENTIAL AND MIXED USE SITES																		
6	2052013036	27201 Canwood Street	Pet Kennel	RM-F (12)	RM (12)	297,754	1	777	1956	0.0		12	60			60	H P Properties	Rancho Pet Kennel
						297,754	1	777		0.0			60			60		
7	2052005034	5657 Las Virgenes Rd	Shopping Center	MU .60	CMU.60	28,699	0	12,138	1965	0.4	0.60	20	13			13	Sandra P Kramer	
	2052005035	5657 Las Virgenes Rd	Center Parking Lot	MU .60	CMU.60	10,625	0	0			0.60	20	5			5	Sandra P Kramer	
						39,324	0	12,138		0.4			18			18		
8	2064003141	4235 Las Virgenes Rd	Church	RM-F (16)	RM(16)	107,497	0	8,052	1963/ 1991	0.1		16	39			39	Calabasas Presbyterian Chruch	Church Use. 3 temporary modular buildings (1991) and 400 sf shed (1963)
						107,497	0	8,052		0.1			39			39		
9	2068002038	24005 Calabasas Rd	Restaurant - Red Robin	MU .95	CMU.95	47,743	0	7,265	1972	0.2	0.95	20	11			11	Luciano Forcella Co Trust	East Village. Unit potential based on 50% of area developing with housing. Interest in acquisition for development.
	2068002037		Restaurant Parking Lot	MU .95	CMU.95	21,437	0	0		0.0	0.95	20	5			5	Luciano Forcella Co Trust	
	2068002029	23945 Calabasas Rd	Commercial Office	MU .95	CMU.95	58,265	0	53,175	1986	0.9	0.95	20	14			14	23945 Calabasas Rd Assoc	
	2068002034	23901 Calabasas Rd	Commercial Office	MU .95	CMU.95	194,744	0	101,087	1982	0.5	0.95	20	45			45	Century National Properties	
	2068002031	23801 Calabasas Rd	Commercial Office	MU .95	CMU.95	173,951	0	95,386	1983	0.5	0.95	20	40			40	CVV Realty Corp	
						496,140	0	256,913		2.1			115			115		
10	2068003034		City Hall Parking Lot	MU .95	CMU .95	85,428	0	0			0.95	20	39			39	Kilroy Realty	Kilroy Parking Lot
						85,428	0	0				20	39			39		

TOTALS: 636 146 159 331
RHNA 330 131 57 142



2014-2021 Housing Element Multi-Family Sites Inventory



4855 ft
CityGIS

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Appendix C3

Housing Element Background Report

CITY *of* CALABASAS
2030 General Plan

2014-2021 HOUSING ELEMENT

BACKGROUND REPORT

SEPTEMBER 2013

**CITY OF CALABASAS
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER WAY
CALABASAS, CA 91302**



KAREN WARNER ASSOCIATES

Housing Policy Consultants

**City of Calabasas 2030 General Plan
2014-2021 Housing Element Background Report**

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I. DEMOGRAPHIC PROFILE

Demographic changes can affect the type and amount of housing that is needed in a community. This section presents the population, age, race/ethnicity, and employment characteristics of Calabasas residents.

A. POPULATION GROWTH AND TRENDS

Table 1 presents population growth trends in Calabasas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. Calabasas experienced an eight percent increase in population during the 1990s, fairly comparable to the seven percent growth evidenced Countywide, yet below the twelve percent growth level experienced in nearby Westlake Village and Thousand Oaks.

During the most recent decade, Calabasas' population increased by a robust fifteen percent to 23,058 residents, representing a net increase in approximately 3,000 new residents. This level of population growth was well above the three percent increase experienced Countywide, and exceeded population growth levels in other Conejo Valley jurisdictions.

Table 1: Regional Population Growth Trends 1990 – 2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Agoura Hills	20,390	20,537	20,330	1%	-1%
Calabasas	18,527	20,033	23,058	8%	15%
Thousand Oaks	104,352	117,005	126,683	12%	8%
Westlake Village	7,455	8,368	8,270	12%	-1%
Los Angeles County	8,863,164	9,519,338	9,818,605	7%	3%

Source: U.S. Census 1990, 2000 and 2010.

In terms of future trends, the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a modest 3.5 percent increase in Calabasas' population over the 2008-2020 period, for an estimated 2020 population of 23,800 residents.

B. AGE CHARACTERISTICS

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table 2 shows the age distribution of Calabasas residents in 2000 and 2010, and compares this to the age distribution Countywide. As indicated in the table, in 2010, 24 percent of Calabasas' residents were children under the age of 18, compared to 2000 when children comprised 28 percent of the City's population. The decline in children is further evidenced by decline in family households with children in Calabasas, which dropped from 43 to 38 percent over the past decade (refer to Table 4 later in this chapter).

The biggest changes to Calabasas' age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the decade, decreasing from 29 to 22 percent of the population, and declining by over 800 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew dramatically, now comprising 32 percent of the City's population, and well above the Countywide average of 24 percent. This shift in growth from young adults to middle age is indicative of the area's high for-sale housing costs and limited rental opportunities.

Finally, the percentage of seniors (65 years and older) in Calabasas also increased significantly from 8 to 13 percent during this time. The population of Calabasas, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2010 Census puts the median age of Calabasas at 41.6 years, nearly seven years older than the median age of 34.8 years for the County. Calabasas has made significant progress in expanding housing options for seniors in recent years, with development of the 75 unit Canyon Creek Apartments and 60 unit Horizons 55 active senior housing communities.

Table 2: Age Distribution 2000 - 2010

Age Group	2000		2010		L.A. County (%)
	Persons	Percent	Persons	Percent	
Preschool (0-4 years)	1,223	6%	1,131	5%	7%
School Age (5-17 years)	4,346	22%	4,513	19%	13%
College Age (18-24 years)	1,323	7%	2,072	9%	8%
Young Adults (25-44 years)	5,832	29%	5,025	22%	30%
Middle Age (45-64 years)	5,593	28%	7,414	32%	24%
Seniors (65-74 years)	1,097	5%	1,721	8%	6%
Frail Elderly (75+ years)	619	3%	1,182	5%	5%
TOTAL	20,003	100%	23,058	100%	100%
Median Age	38.5 years		41.6 years		34.8 years

Source: U.S. Census, 2000 and 2010.

C. RACE AND ETHNICITY

Table 3 displays the racial/ethnic distribution of Calabasas' population and compares it to the Countywide distribution. The City experienced little change in ethnic composition over the decade, with Whites continuing to make up the largest majority of the City's population (80% in 2010 compared to 84% in 2000). In contrast, Whites comprise only 28% of the population Countywide.

The percentage of Asians (9%), Hispanics (6%), African Americans (2%), and American Indians (<1%) in Calabasas also remained relatively constant throughout from 2000 to 2010, showing relatively minor increases in number. The small size of the City's minority population stands in sharp contrast to the population of Los Angeles County as a whole.

Table 3: Racial and Ethnic Composition 2000 - 2010

Race/Ethnicity	2000		2010		
	Persons	Percent	Persons	Percent	L.A. County (%)
White	17,898	84%	18,332	80%	28%
Asian/Pacific Islander	1,656	8%	1,983	9%	14%
Hispanic	1,004	5%	1,481	6%	48%
Other	513	2%	876	4%	2%
African American	256	1%	356	2%	8%
Native American	29	<1%	30	<1%	<1%
TOTAL	21,356	100%	23,058	100%	100%

Source: U.S. Census, 2000 and 2010

D. EMPLOYMENT

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 14,800 jobs in Calabasas in 2008, and projects a modest 4.0 percent increase in Calabasas' employment over the 2008-2020 period, for a total of 15,400 jobs in 2020.

The U.S. Census collects detailed information on primary jobs, defined as the highest paying job for an individual worker for the year, but excluding self-employed or "informally employed" workers. A total of 12,314 primary jobs were identified in 2010 in Calabasas; while this is approximately 16 percent below the 14,800 total jobs identified by SCAG, the data provides a greater level of detail on the City's workforce. As depicted in Table 4, finance/insurance (13.3%) and professional/scientific/technical services (13.1%) are the most dominant employment sectors, followed by manufacturing (10.2%), accommodation and food services (8.8%), and retail trade (7.7%).

Table 4: Primary Jobs by Industry Sector 2010

Industry Sector	# Jobs	% Total Jobs
Finance and Insurance	1,641	13.3%
Professional, Scientific and Technical Services	1,610	13.1%
Manufacturing	1,258	10.2%
Accommodation and Food Services	1,089	8.8%
Educational Services	1,078	8.8%
Retail Trade	945	7.7%
Administration & Support, Waste Mgmt and Remediation	863	7.0%
Information	788	6.4%
Management of Companies and Enterprises	591	4.8%
Health Care and Social Assistance	502	4.1%
Other Services (excluding Public Administration)	255	2.9%
Real Estate and Rental and Leasing	326	2.6%
Construction	317	2.6%
Arts, Entertainment and Recreation	297	2.4%
Wholesale Trade	285	2.3%
Public Administration	157	1.3%
Utilities	118	1.0%
Transportation and Warehousing	73	0.6%
Agriculture, Forestry, Fishing and Hunting	21	0.2%
TOTAL	12,314	100%

Source: U.S. Census 2012. OnTheMap Application. <http://onthemap.ces.census.gov/>

Among the approximately 12,300 persons employed in primary jobs in Calabasas, over 90 percent commute in from outside the City limits, an indication of the shortage of local affordable housing opportunities for the community's workforce. Similarly, Calabasas residents also face long commutes, with ¼ of the City's 10,300 employed residents commuting over 45 minutes to work (2010 census).

E. HOUSEHOLD TYPE

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

Table 5 illustrates household characteristics in Calabasas in 2000 and 2010, and compares it to the Countywide distribution. In 2010, Calabasas was home to 8,543 households. The City had an average household size of 2.70 persons and an average family size of 3.11 persons, indicating minimal change from 2000.

Families comprise the majority of households in Calabasas (75%), including families with children (38%), and those without children (37%). Over the past decade, the proportion of families with children has decreased from 43 to 38 percent of all households. In contrast, the proportion of family households without children increased from 33 to 37 percent, and single-person households increased from 17 to 19. Nearly 60 percent of the City's household growth between 2000-2010 was due to an increase in childless family households, with 30 percent of this growth attributable to single person households. These trends reflect the aging in place of Calabasas' existing households and the limited number of new families with children moving into the community due in part to high housing costs.

Table 5: Household Characteristics 2000 – 2010

Household Type	2000		2010		
	Households	Percent	Households	Percent	L.A. County %
Families	5,543	77%	6,381	75%	68%
With children	(3,129)	(43%)	(3,215)	(38%)	(33%)
With no children	(2,414)	(33%)	(3,166)	(37%)	(35%)
Singles	1,228	17%	1,624	19%	24%
Other non-families	458	6%	538	6%	8%
Total Households	7,229	100%	8,543	100%	100%
Average Household Size	2.76		2.70		2.98
Average Family Size	3.14		3.11		3.58

Source: U.S. Census 2000 and 2010.

F. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity. It is also crucial in determining a household's ability to balance housing costs with the other basic necessities of life.

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 6, which are thus used throughout the Housing Element.

Table 6: State Income Categories 2013

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,500	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table 7 presents the distribution of household income in Calabasas by income category measured as a percentage of the County median. Above moderate income households (>120% AMI) comprise the vast majority of households in Calabasas, at 75 percent. Despite the City's overall affluence, however, over 1,100 Calabasas households earn lower incomes (<80% AMI). While relatively limited in number (6% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, 47 percent of the City's ELI households are renters (208 households), with 79 percent of these ELI renters spending more than half their income towards housing. Since 2004, the City of Calabasas has funded a rental assistance program to assist extremely low and very low income senior and disabled renters to remain in the community, and provides ongoing monthly rental assistance to 50 households through this program.

Table 7: Household Income Distribution 2009

Income Level	Households	Percent
Extremely Low Income	440	6%
Very Low Income	381	5%
Low Income	336	4%
Moderate Income	727	10%
Above Moderate Income	5,747	75%
TOTAL	7,631	100%

Source: SCAG Existing Housing Needs Statement, July 2011. Note: total household count differs from Table 5, which is derived from the 2010 Census.

II. CALABASAS HOUSING NEEDS

Calabasas enjoys high quality residential neighborhoods, a strong local employment base, a high level of public services and a scenic natural setting, all of which contribute to the community's attractiveness as a place to live and work. However, the community's desirability has continued to place upward pressure on the housing market, making it increasingly difficult for key members of the community to live here – workforce, seniors, grown children of current residents.

To help understand the nature and extent of housing needs in Calabasas, this section provides an overview of these needs as they relate to:

- Renter and Homeowner Affordability
- Housing Adequacy
- Seniors and Other Special Needs Groups
- Workforce Housing Needs
- Assisted Housing At-Risk of Conversion
- Regional Housing Needs

By way of background, Calabasas contained 8,878 housing units in 2010. The range of housing types reflects the City's largely hillside topography and peripheral suburban nature. Over three-quarters (76%) of the City's housing is comprised of single-family units, either attached or detached, while multi-family apartments and condominiums account for one-fifth (21%) of the housing stock. The City's one mobile home park - Calabasas Village Mobile Estates with 210 units – comprises three percent of the housing in Calabasas.

Table 8: Housing Types 2010

Unit Type	Units	Percent
Single-Family (SF) Detached	6,098	69%
SF Attached	663	7%
Total Single-Family	6,761	76%
2 to 4 Units	492	6%
5 or more units	1,394	16%
Total Multi-Family	1,886	21%
Mobile Homes & Other ¹	231	3%
Total Housing Units	8,878	100%

Source: California Department of Finance, 2010, Population and Housing Estimates.

¹ The City's one mobile home park contains 210 units, indicating the Census counted 20 additional units in the "other" category which encompasses RV's, boats, vans and tents if they are occupied as someone's current place of residence.

A. RENTAL MARKET AND AFFORDABILITY

Calabasas is predominately an ownership community, with renters comprising just one-quarter of the City's households (2010 Census). Three market-rate apartment complexes exist in the City – Malibu Canyon Apartments (698 units), Archstone Calabasas (previously Malibu Meadows - 600 units), and Malibu Creek Apartments (44 units). While the recently developed Canyon Creek Apartments provides 75 rental units for lower income seniors, this complex is not included in the rent survey as rents are restricted to low income levels.

Rent levels in the three market-rate apartments are presented in Table 9, and generally average \$1,475 for a studio, \$1,500 for a one-bedroom, \$1,900 for a two-bedroom, and \$2,150 for a three-bedroom unit. By comparison, the City's 2008 Housing Element documents average rents approximately ten percent above these 2012 levels, reflecting the impact of the prolonged economic recession.

Table 9: Calabasas Rental Rates August 2012

Apartment Name	Total Units	Affordable Units	Unit Type	Monthly Rent	Affordable Rents
Malibu Canyon Apartments 5757 Las Virgenes Rd	698	140	1 bdrm	\$1,146 - \$1,699	\$1,100-\$1,619
			2 bdrm	\$1,499 - \$2,140	\$1,377-\$1,879
			3 bdrm	\$1,676 - \$2,638	\$1,586-\$2,459
Archstone Calabasas 3831 N. Orchid Lane	600	120	1 bdrm	\$1,200 - \$2,010	\$1,150-\$1,520
			2 bdrm	\$1,550 - \$2,730	\$1,491-\$1,648
Malibu Creek Apartments 5320 Las Virgenes Rd	44	---	Studio	\$1,150 - \$1,800	---
			1 bdrm	\$1,200 - \$1,600	
			2 bdrm	\$1,333 - \$2,150	

Source: Rental Registration reports submitted to Planning staff by Malibu Canyon Apartments, Archstone Calabasas, and Malibu Creek Apartments, August 2012.

Malibu Canyon and Archstone Calabasas were financed through Los Angeles County's Multi-family Mortgage Revenue Bond Program, requiring 20 percent of each project's units to be provided to low income (80% of Area Median Income, or "AMI") households at affordable rents. There is a lengthy waiting list for the 260 affordable units in these projects. The rent differential between market and affordable units in these complexes ranges from approximately \$50 to \$500, depending on the number of bedrooms. Based on County bond requirements, affordable units are required to be dispersed amongst the bedroom types. The affordability controls on Malibu Canyon Apartments expire in June 2016, whereas controls in Archstone Calabasas extend until April 2028.

Table 10 presents the maximum affordable rents in 2012 for very low, low and moderate income households by household size, and compares with the 2012 average apartment rents in Calabasas from Table 9. As indicated, average rents are well above the level of affordability for very low, low and even moderate income households. However, apartments at the low end of the rental ranges identified in Table 9 do fall within moderate income levels of affordability.

Table 10: 2012 Maximum Affordable Rents* Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$742	\$835	\$920
Low Income	\$1,248	\$1,405	\$1,553
Moderate Income	\$1,453	\$1,636	\$1,810
Calabasas Average Rents	\$1,500	\$1,900	\$2,150

*Maximum rent reflects deduction of utility allowance per LACDC 2012 utility schedule: \$102 for 1 bdrms, \$114 for 2 bdrms, and \$133 for 3 bdrms.

**Income levels reflect the 2012 Official State Income Limits published by State HCD.

Rental Vacancy

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing, whereas vacancies well below this level may indicate that households are having difficulty finding available housing, which can lead to high competition for units and upward pressure on rents. The 2010 Census measures a rental vacancy rate of 5.2 percent in Calabasas, indicating a sufficient supply of vacant rental units for normal mobility.

Calabasas Village Mobile Estates

Calabasas Village Mobile Estates located on Mulholland Highway contains 210 mobilehome spaces. The park owner estimates that approximately one-third (60-70 households) of park occupants are senior citizens. While historically the park has served as a source of relatively affordable housing, increases in space rents have rendered it unaffordable to lower income tenants. Current (August 2012) rent levels range from \$928 to \$1,580, with overall average rent level of \$1,190.¹ Average rents the prior year were approximately \$1,167, reflecting a \$23 increase. In addition to space rents, some occupants may also have monthly mortgage payments on their mobilehome coach.

In response to escalating rents, in January 2004, the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy of up to \$100 for income-qualified tenants. The program has subsequently been expanded to include lower income seniors and disabled residents in the City's apartment complexes also impacted by rent increases. In December 2010, the City Council made the Rental Assistance Program permanent, expanding its capacity to 50 households and increasing monthly subsidy levels to \$175, plus a yearly increase based on the Consumer Price Index. In 2013, the monthly rent subsidy is \$186.

¹ Information on park space rents obtained from City Rental Assistance Registration reports

B. HOMEOWNER MARKET AND AFFORDABILITY

Regional Housing Sales

Table 11 compares single-family and condominium sales prices in Calabasas and the nearby communities of Agoura Hills, Malibu, Thousand Oaks, Topanga and Westlake Village during calendar year 2012, by zip code. In 2012, 182 single-family homes were sold in the Calabasas zip code of 91302², commanding a median sales price of \$1,127,000, well above other Conejo Valley communities, and only below that of Malibu. The City's median home price increased by 15 percent from 2011, in contrast to most other Conejo Valley communities that were still experiencing price depreciation in the single-family market.

With 188 condominiums sold in 2012, the level of condominium sales in Calabasas is comparable to that of single-family homes. Condominium prices in Calabasas are significantly above that of other nearby communities, and with a median of \$900,000, are \$350,000 higher than even Malibu. In comparison to the previous year, condominium sales prices appreciated 7.1 percent in Calabasas, double the level of appreciation evidenced Countywide.

Table 11: Home and Condominium Sales Prices 2012- Calabasas and Environs

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Agoura Hills	91301	130	\$660,000	-6.4%	212	\$440,000	1.1%
Calabasas	91302	182	\$1,127,000	15.0%	188	\$900,000	7.1%
Malibu	90265	259	\$2,035,000	23.3%	87	\$550,000	13.3%
Topanga	90290	86	\$730,000	-16.6%	10	\$283,000	0.9%
Thousand Oaks	91360	455	\$461,000	-0.9%	88	\$235,000	6.8%
	91362	367	\$690,000	0.7%	256	\$330,000	6.1%
Westlake Village	91361	168	\$885,000	9.3%	213	\$459,000	-2.0%
LA County	all	59,561	\$340,000	4.6%	19,617	\$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

² The 91302 zip code also encompasses areas outside Calabasas, including Hidden Hills and the unincorporated Monte Nido community. In addition, Calabasas neighborhoods west of Lost Hills Road fall within the 91301 zip code.

Calabasas Housing Sales

While the prior Table 11 provides an overview of the subregional housing market in 2012 and sales within the greater 91302 Calabasas zip code, the following Table 12 provides detailed information on sales within the Calabasas city limits during calendar year 2012.

A total of 98 single-family home sales were recorded within the City during this period (in contrast to 182 homes in the entire 91302 zip code). Four-bedroom units were the most prevalent homes sold, characteristic of Calabasas' relatively newer housing stock of larger sized units. For example, the average unit size among the 41 four-bedroom units sold was 3,050 square-feet, and the average year built was 1980. Median sales prices ranged from \$380,000 (for homes with two-bedrooms) to \$750,000 (four-bedroom) to \$1,799,816 (six or more bedrooms). The overall median home price sales price within the Calabasas city limits was \$785,000 for a 3,450 square-foot home, well below the \$1.1 million median price documented within the greater 91302 zip code (refer to Table 10).

Approximately two-thirds of units sold in Calabasas were condominiums, totaling 169 units. The median priced condominium sold for \$825,000, exceeding the median single-family home price by \$40,000. Two and three-bedroom units represented approximately half of all units sold, and provide a relatively affordable homeownership option in Calabasas, particularly in some of the older complexes in town.

Table 12: Home and Condominium Sales Prices 2012 – Calabasas City Limits

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-family Homes						
2	7	\$203,794-\$505,000	\$380,000	1,365 sq. ft.	6,230 sq. ft.	1962
3	18	\$400,000-\$1,650,000	\$557,000	2,200 sq. ft.	10,295 sq. ft.	1977
4	41	\$375,000-\$5,375,000	\$750,000	3,050 sq. ft.	16,155 sq. ft.	1980
5	20	\$177,460-\$2,850,000	\$1,094,500	3,920 sq. ft.	17,910 sq. ft.	1988
6+	12	\$534,600-\$6,500,000	\$1,799,816	7,140 sq. ft.	40,980 sq. ft.	1990
Total	98	\$177,460 - \$6,500,000	\$785,000	3,450 sq. ft.	17,770 sq. ft.	1981
Condominiums						
1	7	\$135,038-\$388,559	\$254,000	900 sq. ft.	--	1976
2	26	\$73,292-\$1,135,000	\$260,000	1,260 sq. ft.	--	1981
3	53	\$241,000-\$1,650,000	\$610,000	2,030 sq. ft.	--	1985
4+	83	\$136,783-\$3,375,000	\$1,180,000	3,730 sq. ft.	--	1991
Total	169	\$73,292 - \$3,375,000	\$825,000	2,700 sq. ft.	--	1987

Source: Dataquick On-Line Real Estate Database, 2012. Compiled by Karen Warner Associates.

Homeowner Affordability

The affordability of housing in Calabasas can be assessed by comparing market sales prices with the amount that households of different income levels can afford to pay for housing. Table 13 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Calabasas as previously documented in Table 12. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three person household, \$357,500 for a four person household, and \$383,500 for a five person household, rendering single-family home prices in Calabasas well beyond the reach of moderate income households.

Condominiums, however, do provide an affordable homeownership option for smaller, moderate income households in Calabasas. For example, a three person moderate income household can afford a purchase price up to \$320,000, and is thus able to afford the \$260,000 median priced two-bedroom condominium. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can be an effective way to extend affordable housing opportunities to households earning moderate incomes.

Table 13: 2012 LA County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
Less Ongoing Monthly Expenses:			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable 30 yr Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Downpayment (10%)	\$31,000	\$35,000	\$38,000
Maximum Affordable Purchase Price	\$320,000	\$357,500	\$383,500
Calabasas Median Single-Family Sales Price	\$380,000	\$557,000	\$750,000
Calabasas Median Condo Sales Price	\$260,000	\$610,000	\$1,180,000

Source: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

A vacancy rate of two percent for ownership housing is generally considered healthy. A low vacancy rate is an indicator of a particularly 'tight' housing market, which may lead to high competition for homes, raising housing prices. According to the 2010 Census, the homeowner vacancy rate in Calabasas was 1.2 percent, indicating less than ideal vacancies and a pent-up demand for housing.

C. HOUSING PROBLEMS

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Calabasas is the extent of “housing problems,” including housing overpayment and overcrowding.

Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment, as defined by the State and Federal government, occurs when a household spends more than 30 percent of its income on housing; severe overpayment refers to spending greater than 50 percent of income on housing. Table 14 shows the incidence of overpayment in Calabasas.

Table 14: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. (%)
Owners			
Overpayment (>30% income on housing)	2,729	46%	45%
Severe Overpayment (>50% income on housing)	1,414	24%	22%
Lower Income Households Overpaying	468	84%	
Renters			
Overpayment (>30% income on housing)	1,074	64%	56%
Severe Overpayment (>50% income on housing)	474	28%	29%
Lower Income Households Overpaying	321	92%	

Source: American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

The 2005-09 American Community Survey identifies 46 percent (2,729) of homeowners in Calabasas as spending more than 30 percent of their total income on housing, with nearly one-quarter of homeowners spending more than half their income on housing. These severely overpaying households are considered at risk of foreclosure.

Among renter households, 64 percent (1,074) were overpaying, a significant increase from 2000 when 44 percent of Calabasas renter households overpaid. Approximately one-third of these overpaying renters were lower income, and nearly half were spending greater than half their incomes on rent (474 households). The high incidence of renter overpayment represents a significant housing need in Calabasas, and is addressed

through Housing Element programs for: Rental Assistance (*Program #3*); Second Units (*Program #9*); Inclusionary Housing (*Program #11*); and Affordable Housing Development Assistance (*Program #13*).

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table 15 shows the incidence of overcrowding in Calabasas and Los Angeles County as measured by the 2007-2011 American Community Survey. As indicated, less than one percent of owner and renter households in Calabasas have been identified as overcrowded, in sharp contrast to the 6 percent of owners and 18 percent of renters identified Countywide as living in overcrowded conditions. Less than two percent of Calabasas households were identified as overcrowded in the 2000 Census, indicating overcrowding is not a significant housing issue in the community.

Table 15: Overcrowded Households 2010

Overcrowding	Households	Percent	L.A. Co. (%)
Owners			
Overcrowding	0	0.4%	6%
Severe Overcrowding	0	0%	1%
Renters			
Overcrowding	0	0.5%	18%
Severe Overcrowding	0	0%	7%

Source: American Community Survey (ACS) 2007-2011.

Note: Severe overcrowding is a subset of overcrowding.

D. HOUSING ADEQUACY

The vast majority of housing in Calabasas is in excellent condition. Throughout the community, homes are well maintained and evidence continued investment and upgrading. Less than one percent of the housing in Calabasas is considered overcrowded,³ compared to 12 percent overcrowding Countywide. The high rate of owner-occupied units and relatively high household incomes contribute to the high quality of the housing stock in Calabasas.

The age of a community's housing stock can also provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 16 displays the age of Calabasas' occupied housing stock as of 2011. With 38 percent of Calabasas' housing stock built prior to 1980, over 3,000 units have reached the 30-year benchmark. Homes in the City's older neighborhoods were predominately built in the 1960s, 1970s and 1980s, and are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Calabasas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. While no units have been identified as needing replacement, an estimated 20 percent of the pre-1970 housing stock (approximately 275 units) may be in need of some level of rehabilitation.

Table 16: Age of Housing Stock

Year Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	112	5%	371	6%	6%
2000-2004	67	3%	198	3%	3%
1990-1999	511	24%	1,329	22%	22%
1980-1989	975	45%	1,671	27%	31%
1970-1979	260	12%	1,477	24%	21%
1960-1969	219	10%	997	16%	15%
1950-1959	0	0%	80	1%	1%
1940-1949	0	0%	24	<1%	0%
1939 or earlier	20	1%	30	<1%	1%
Total	2,164	100%	6,177	100%	100%

Source: 2007-11 American Community Survey, with the addition of 75 unit Canyon Creek Apts built in 2011.

The City's Residential Rehabilitation Program provides loan and grant assistance to lower income households to make needed repairs, with the majority of households taking advantage of this program mobilehome park residents and/or senior citizens. In 2012, the City initiated an additional program to assist low and moderate income property owners of severely dilapidated properties cited for code violations to make needed repairs to make the units safe and habitable.

³ Source: American Community Survey, 2007-2011 Data (refer to Table 15 on prior page). Per HUD and SCAG, overcrowding defined as greater than 1.01 persons per room (excluding kitchens, bathrooms, porches and hallways).

E. SENIOR HOUSING NEEDS

As illustrated in Table 17, the 2010 Census identifies eleven percent of Calabasas' population as age 65 and above, with another fourteen percent ("pre-seniors") turning this age over the coming decade. Twenty percent of the City's households are headed by a senior, with more than 40 percent of these householders over the age of 75. One-quarter of elderly residents in Calabasas have some type of disability, which may limit their ability to live independently.

Table 17: Characteristics of Senior Population 2010

Population/ Household Category	Persons	Households	Percent
Seniors (65+)	2,903		11%
With a Disability	662		(23%)
Senior Households		1,735	20%
Renter		214	(12%)
Owner		1,521	(88%)
Senior Homeowners Living Alone		425	(28%)

Source: U.S. Census, 2010; 2005-09 American Community Survey (disability data).

Of Calabasas' approximately 1,500 senior homeowners, 28 percent live alone. Figure 1 depicts the location of senior homeowners residing alone, and identifies several census tracts where approximately 10-20 percent of owner-occupied units consist of a single senior occupant. As these homeowners age, many may be unable to maintain their homes or perform minor repairs.

Given Calabasas' growing senior population, the City will continue to experience increases in the need for senior housing and services. Particularly those seniors age 75 and above begin to require housing with a supportive services component. Rising apartment and mobilehome park rents, as well as ongoing homeowner maintenance costs are a particular concern for seniors, as many are on fixed incomes.

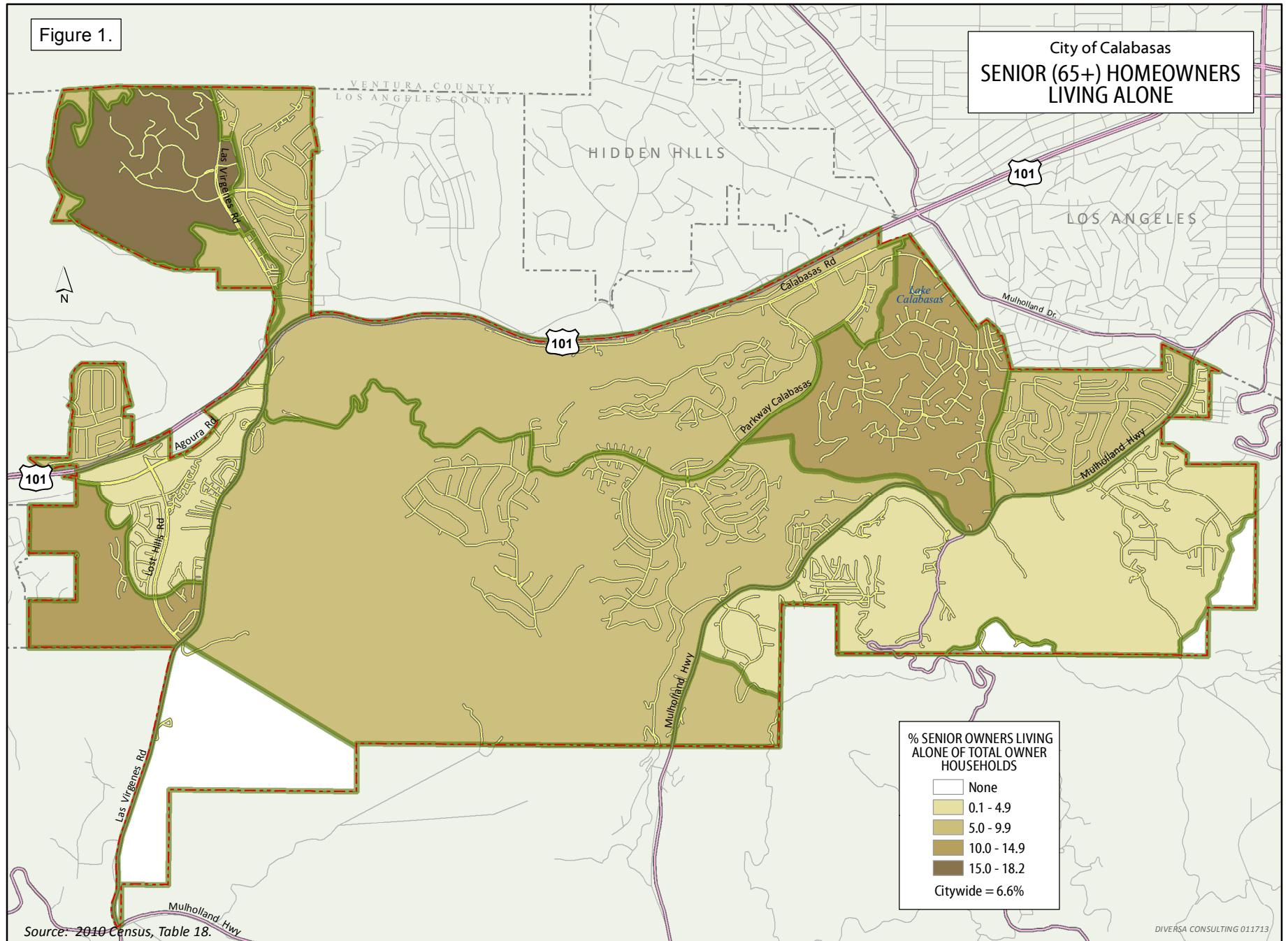
Calabasas has several specialized residential facilities for seniors, including:

- Silverado Senior Living is a 110-bed facility for persons with Alzheimer's Disease and related dementias
- Horizons 55 Senior Housing (under construction) will provide 60 luxury condominium units for seniors.
- Canyon Creek in Old Town, completed in 2011, provides 75 apartment units affordable to very low and low income seniors. The City provided financial support to this project through its Affordable Housing Fund, and allowed for modified development standards.



Canyon Creek Senior Housing

Figure 1.



F. WORKFORCE HOUSING NEEDS

Calabasas is considered “jobs rich”, with approximately 1.5 jobs for every housing unit. As presented in the earlier section on Employment (refer to page 4), over 90 percent of persons employed in primary jobs in Calabasas commute in from outside the City, indicative of the shortage of local affordable housing opportunities for the community’s workforce. Recognizing this need, in 1998 the City commissioned a *Commercial/Industrial Development and Affordable Housing Nexus Study*, and subsequently established an affordable housing impact fee on commercial and industrial development. While somewhat dated, the 1998 study provides valuable insight on the housing needs generated by the community’s workforce. For example, the study estimated that 40 percent of recent workers in Calabasas were low-to-moderate income, and over half these workers commute over 30 miles daily. Furthermore, the study indicated that 17 percent of recent employees attempted to find housing in Calabasas, and that less than a quarter of these were successful, citing high housing costs and lack of residential vacancies as major deterrents.

The limited supply of rentals in Calabasas, combined with escalating rents averaging \$1,900 for a two-bedroom unit, has pushed rental housing out of reach for even moderate (120% AMI) income occupations.⁴ And with for-sale housing prices averaging around \$800,000, homeownership within the City is unattainable for most of Calabasas’ working professionals, including:

- Teachers
- Civic Employees
- Police Officers
- Firefighters
- Engineers

Employers are increasingly recognizing that recruitment and retention of employees is dependant upon the availability of local affordable housing options. With the majority of the local workforce commuting long distances, affordable housing opportunities near jobs are not only needed to assist the City in addressing workforce housing needs, but also to achieve General Plan goals for reduced vehicle trips and improved air quality. The Calabasas 2030 General Plan establishes a new mixed use land use category and designates three areas for transition to mixed use, providing expanded opportunities for multi-family, workforce housing.

⁴ Based on an income-to-housing cost ratio of 30%, a household needs to earn at least \$76,000 per year to afford a monthly rent of \$1,900. The 2013 moderate-income (120% AMI) threshold for Los Angeles County for a single-person household is \$54,450 and \$62,200 for a two-person household.

G. OTHER SPECIAL NEEDS GROUPS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to the following: economic status, age, disability, household size and household type. In addition to seniors described in the earlier section, other groups with special housing needs include persons with disabilities, female-headed households, large households and the homeless.

Table 18: Special Needs Households 2010

Special Needs Groups	Persons	Households	Percent*
Persons Living with Disabilities*	1,257		6%
Female-Headed Family Households*		942	11%
With children		518	(55%)
Large Households		814	10%
Renter		143	(18%)
Owner		671	(82%)

Source: U.S. Census 2010, *American Community Survey 2008-2010.

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 18% are renters and 82% are owners.

Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2008-2010 American Community Survey (ACS) identifies 1,257 Calabasas residents over the age of five as having one or more disabilities, representing six percent of the City's population. One-quarter of these residents are unable to live independently. The ACS documents the presence of following types of disabilities among Calabasas' disabled residents:

- Cognitive – 46%
- Ambulatory – 32%
- Hearing – 23%
- Vision – 11%

Of the City's senior population, 1/4 suffer from a disability. As Calabasas' population continues to age, the number of residents with disabilities will also increase.

Efforts to support the disabled in Calabasas include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. The City's Dial-a-Ride service also provides transportation around the Calabasas area to seniors over 55 years and to the disabled. Silverado Senior Living provides housing for 110

seniors with Alzheimer's and other dementias, and also includes an adult day care facility with capacity for 30 persons.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities: Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The North Los Angeles County Regional Center (NLACRC), which serves the San Fernando, Santa Clarita and Antelope Valleys, is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The NLACRC serves over 18,000 individuals with developmental disabilities and their families. Within zip code 91302, which encompasses greater Calabasas, the Regional Center currently provides services to 146 residents with developmental disabilities.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes; inclusionary housing, and Section 8 rental vouchers.

Calabasas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Zoning, Affordable Housing Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist residents with developmental disabilities.

Female-Headed Family Households

The 2008-2010 American Community Survey identifies 942 female-headed family households (no husband present) in Calabasas, comprising eleven percent of total households. Of these female-headed households, over half (55%) have children. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Calabasas Community Services Center offers a variety of youth programs that can help supplement day care. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides daycare for parents using the Community Center's facilities

Large Households

In Calabasas, large households with five or more members comprise ten percent of the City's total households. Of the City's 814 large households, less than 20 percent (143 households) are renters. The American Community Survey documents 525 rental units in Calabasas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members, indicating a more than adequate supply of units for the City's large renter households. In contrast to many communities where large households consist primarily of lower income ethnic minorities and renters, the majority of Calabasas' large households are families who own their own homes and have relatively high incomes.

Homeless

Due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many transitional homeless individuals or families, and the 2010 Census identifies no homeless in the City. A small day laborer population exists within the City. These individuals are often perceived as homeless by residents but are, in fact, typically living in overcrowded conditions.

Lutheran Social Services in nearby Thousand Oaks provides a number of programs and services to assist both the temporary and chronic homeless. The agency offers financial assistance to the homeless for rent, utilities and transportation. They also provide counseling services in eviction prevention and employment assistance. In addition, Lutheran Social Services operates a full-time meal and shelter program.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Calabasas has no agricultural land in active production nor do the adjacent cities of Westlake Village or Agoura Hills. According to data compiled from the 2005-09 American Community Survey by SCAG, none of the 10,218 workers in Calabasas are employed in farming occupations.

H. ASSISTED HOUSING AT RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an analysis of Calabasas’ three assisted rental projects, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Calabasas contains two apartment complexes originally financed through the Los Angeles County Multi-Family Mortgage Revenue Bond Program – the 698 unit Malibu Canyon apartments and the 600 unit Archstone Calabasas (see Table 19). Under the County bond program, 20 percent of each project’s units are required to be provided to low income (80% of County Median Income) households at affordable rents, equating to a total of 260 income and rent restricted units. City staff have been in contact with the Los Angeles Community Development Commission (LACDC), the Agency responsible for monitoring County bond-financed projects, and has learned that the owner of Malibu Canyon paid off their bonds in December 2008, and that their regulatory agreement and associated affordability controls expire in June 2016, placing the 140 low income units in this project at-risk during the planning period. In contrast, LACDC has confirmed that the regulatory period on Archstone Calabasas is the longer of April 2013 or the date the bonds are no longer outstanding, which is April 2028, thus not placing this project at-risk of conversion in the near future.

The third assisted rental project in Calabasas, Canyon Creek Apartments, carries a 55 year period of affordability extending through 2066. Any future affordable rental units provided through the City’s inclusionary housing ordinance or subsidized through the Affordable Housing Fund would similarly carry long term affordability controls.

Table 19: Assisted Rental Housing At-Risk of Conversion

Project Name	Tenant Type	Funding Source	Total Project Units	Low Income Units	Potential Conversion Date
Malibu Canyon Apartments 5757 Las Virgenes Rd	Family	LA County Mortgage Revenue Bonds	698	140	June 2016
Archstone Calabasas 3831 N. Orchid Lane	Family	LA County Mortgage Revenue Bonds	600	120	April 2028
Canyon Creek Apartments 4803 El Canon Ave	Senior (age 62+)	City Housing Trust Funds; Tax Credits	75	74	2066

Preservation or replacement of the one at-risk project in Calabasas can potentially be achieved through: 1) provision of rent subsidies to maintain low-income rents; 2) replacement or development of new assisted units; or 3) refinance mortgage revenue bonds. Each of these options are described in the following section.

Option 1: Rental Assistance

One preservation option is the provision of rent subsidies for the assisted units. The associated cost of the subsidy would represent the rent differential between market rents and the maximum affordable housing cost for a low-income household. Comparing the 2012 maximum affordable low-income rents for Los Angeles County (1 bdrm: \$1,248, 2 bdrm: \$1,405, 3 bdrm: \$1,553) with the average market rents in Malibu Canyon Apartments (based on the project's Rental Registration rent roll), the average monthly rent differential is \$125 for one-bedroom units and \$335 for two-bedroom units. Applying this rent differential to the project's total 140 units equates to a monthly rent subsidy of approximately \$36,000, or \$432,000 annually, translating to \$8.6 million in subsidies over a 20-year period.

An alternative way to structure rent subsidies is as a rent buy-down. This would involve providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 2: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from \$180,000 - \$200,000/unit. Therefore, the cost to replace the 140 at-risk units in Calabasas can generally be estimated to range from \$46 to \$52 million.

Option 3: Refinancing of Mortgage Revenue Bonds

The LACDC and City could negotiate with property owners to refinance the mortgage revenue bonds and extend affordability controls. The cost to refinance the bonds includes the difference in interest rates on the remaining debt between the previous and re-negotiated bonds, an insurance cost, and administrative costs. Project owners may not have an incentive to refinance unless bond interest rates are well below rates on the initial bonds and are combined with other incentives.

As Malibu Canyon has already paid off its bond, bond refinancing would only be an option for Archstone Calabasas.

Conclusion

City staff has been in contact with the Los Angeles Community Development Commission (CDC), the monitoring agency for the affordable housing program in the Malibu Canyon apartment community to discuss options for refinancing the project's bond to extend affordability controls. The CDC communicated to staff that the owner of Malibu Canyon redeemed (paid off) the bond in December 2008; therefore, the regulatory agreement will expire in June 2016. The CDC made it clear that this owner has no further obligation to continue preservation of their 140 affordable units, and were unable to offer further suggestions to the City in regards to preservation of those units.

City staff then contacted the California Housing Partnership Corporation (CHPC) seeking ideas for preservation of the units at risk. Planning staff presented the predicament to CHPC staff who then took a few weeks to brainstorm ideas that could help the City accomplish its goal. CHPC responded to the City stating that, after thorough consideration, they believe the City's options are quite limited but could offer the following two suggestions:

- Using monies from our Affordable Housing Fund, the City could purchase affordability from the owner of Malibu Canyon Apartments to preserve the affordable units, or a portion thereof. The difference between market rents and affordable rents at Malibu Canyon Apartments is not very significant, making the purchase of affordability a feasible option. The challenge with this option is that the City has a limited amount of funds that can be expended on the preservation of these units, and given the limited funds, preservation will be short lived. CHPC agreed that preservation of these units for a short amount of time may not be the best use of our resources (fund monies).
- The City could search for an affordable housing developer interested in buying the property, or a portion thereof, and operating it as an affordable housing project. The challenge with this option is that this is a 698-unit apartment community (the largest in the City), recently upgraded to serve as a resort-style facility. Such a property, or even a portion of such a property, is most likely financially out-of-reach for most affordable housing developers.

I. FUTURE HOUSING GROWTH NEEDS

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Calabasas the following share of the region’s housing needs, as per Table 20:

Table 20: Regional Housing Needs Assessment 2014-2021

Income Level	Percent of AMI	Units	Percent
Very Low*	0-50%	88	26.7%
Low	51-80%	54	16.3%
Moderate	81-120%	57	17.3%
Above Moderate	120%+	131	39.7%
Total		330	100%

Source: Southern California Association of Governments (SCAG) 5th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan, 1/1/2014 – 10/1/2021.

** Of allocation for 88 very low income units, half is allocated to extremely low income and half to very low income households.*

III. HOUSING CONSTRAINTS

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Calabasas.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The General Plan Land Use Element sets forth the City's policies for guiding local development, and establishes the amount and distribution of land to be allocated for different uses within the City. The General Plan land use categories provide for the following range of residential land use types in Calabasas.

Table 21: Residential Land Use Districts

General Plan Land Use District	Zoning Designations	Maximum Density	Primary Residential Type(s)
Urban Residential and Mixed-Use			
Residential–Single Family (R-SF)	RS	6 du/acre (12 du/acre for senior projects)	Single-family detached housing units, including large lot estates, suburban tract developments, and small lot residences
Residential-Multiple Family (12 du/ac) (R-MF12)	RM	12 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (16 du/ac) (R-MF16)	RM	16 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (20 du/ac) (R-MF20)	RM	20 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Mobile Home (R-MH)	RMH	8 du/acre	Mobile home parks
Mixed Use (MU) MU 0.6 MU 0.95 MU 1.0	CMU	20 du/acre	Office, retail, and commercial services, and higher density residential uses. For MU 1.0, residential must constitute a min. 50% of overall floor area in each project.
Planned Development	PD	60 units total	An area under common ownership intended for a mix of uses that warrants detailed planning due to unique features, environmental conditions, or constraints.
Non-Urban Residential			
Hillside Mountainous (HM)	HM	1 du/10 acres or 1 du per existing legal lot	Single family detached housing in a very low intensity, rural setting
Residential Rural (RR)	RR	1 du/acre or 1 du per existing legal lot	Single-family detached housing in a low intensity, rural setting
Rural Community (RC)	RC	2 du/acre or 1 du per existing legal lot	Single family detached housing that recognizes existing rural development patterns

Source: Land Use Element, City of Calabasas General Plan, 2008

Development Code

The City regulates the type, location, density, and scale of residential development through the Development Code. Code regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. In addition, the Development Code serves to ensure the continued quality of development in the community. The Code sets forth residential development standards for each zoning district, summarized in Table 22 and evaluated in the following section.

Table 22: Residential Development Standards

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/Intensity
Urban Residential						
Residential, Single-Family (RS)	Intended for detached, single-family homes and related uses compatible with a quiet, family living environment.	Single-family hsg, second units, manufactured housing, small resid care homes, transitional and supportive housing	Front: 20' Side: 10' Street Side: 15' Rear: 20'	35'	50% or 35% depending on lot size	Minimum: 2 du/acre Maximum: 6 du/acre
Residential, Multifamily (RM)	Intended for multi-family housing, condos, townhomes, mobilehome parks, related compatible uses.	Multi-family hsg, manufactured housing, residential care homes, senior hsg, transitional & supportive housing	Front: 20' Side: 10' Street Side: 15' Rear: 20'	35'	55%	Minimum: 2 du/acre Maximum: 20 du/acre
Mixed Use (CMU)	Intended for a broad range of commercial and higher intensity residential uses within a pedestrian-oriented environment.	Multi-family housing, senior housing, large residential care homes, office, retail, and entertainment uses	Front: none Side: none Street Side: 10' Rear: none (20' if next to resid)	35' (2 stories housing above ground floor comm'l)	62%	20 du/acre, 0.5 - 1.0 FAR (depending on location)
Non-Urban Residential						
Residential, Rural (RR)	Intended for single-family detached housing in a low-intensity, rural setting.	Single-family housing, second units, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side: 20' Rear: 20'	18' or 1 story, whichever is less	50%	Minimum: 1 du/10 acres Maximum: 1 du/acre
Rural Community (RC)*	Intended for older rural residential development with established community character, characterized by rural residential uses.	Single-family housing, second units, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side: 20' Rear: 20'	27' for pitched roof or 24' for parapet roof	35%	Minimum: 1 du/10 acres Maximum: 2 du/acre

Source: City of Calabasas, Development Code, January 2010.

*Old Topanga and Calabasas Highlands setback standards supersede the underlying RC zone setbacks.

Parking requirements are provided in Table 23 by residential uses. Multi-family parking requirements are fairly typical. To promote bicycle use and less reliance on the automobile for shorter trips, the City also imposes a minimum bicycle space requirement on multi-family units. This requirement is rather unique, but not overly burdensome to development.

Table 23: Parking Requirements

Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required
Single-family home	2 spaces within a garage	None
Condominium, small lot single-family home	As required for multi-family housing. Each drive-way with minimum dimensions of 20 ft. by 20 ft. outside of a public right-of-way or private street may be counted as 1 guest parking space	None
Second Unit	1 space	None
Multi-family, and senior (not assisted living or convalescent home)	Studio: 1 covered space per unit	1 space per unit
	1-bedroom unit: 1.5 spaces per units (1 covered)	
	2+ bedrooms: 2 spaces per unit, plus 0.5 additional spaces for each bedroom over 2. 1 of every 2 required spaces shall be covered	
	Guest Parking: 1 space per 3 units	
Senior Assisted Living/ Congregate Care	.5 spaces per unit; plus 1 space/employee of largest shift plus 1 space per regular visiting doctor, or as determined by a parking study.	None
Senior Convalescent Home/ Nursing Home	1 space for each 3 beds	None
Mobile Home Park	2 covered spaces (may be in tandem) per unit; plus guest parking as required for multi-family housing	None
Emergency Shelter	1 space for each 250 sq.ft. gross floor area	None

Source: City of Calabasas, Development Code (Chapter 17.28), January 2010.

As part of the 2030 General Plan Update (adopted in December 2008), the City prepared an update of the existing Calabasas Development Code to provide General Plan consistency, improve readability, and provide refinement of certain code provisions. The new Code, adopted in January 2010, includes a new Mixed-Use zone (CMU) to implement the Mixed-Use General Plan land use district, and accommodates residential densities of 20 units/acre. While most areas designated for Mixed-Use are characterized as underutilized and suitable for redevelopment, two vacant Mixed Use sites have been identified in the Housing Element sites inventory, including a one-acre vacant site in Old Town designated Mixed Use 1.0; the MU 1.0 designation on this site requires residential uses to constitute a minimum of 50% of the project's floor area (refer to example site development plan in the Appendix).

The 2030 General Plan also established three distinct multi-family designations at 12, 16 and 20 units/acre, in contrast to the one prior 16 unit/acre multi-family designation. As a means of establishing appropriate development standards for 20 unit/acre zoning in Calabasas, the City's urban design consultant produced a site plan for a multi-family residential prototype utilizing the City's RM16 development standards, including height, setbacks, lot coverage, open space and parking. The outcome of this analysis demonstrated that the City's RM16 development standards could yield 20 units/acre.

Therefore, with the exception of density (lot area per unit), the City's new RM20 development standards have been modeled after the current RM16 standards.

Recent approval of an affordable housing density bonus project offers insight into development standards where flexibility was needed to achieve *substantial* increases in density (approximately 75 units/acre). The Old Town Senior Housing project was able to achieve 75 units on a one acre parcel in the Commercial Old Town District (CT), with the following modifications to zoning: 35% increase in FAR to 1.35; reduction in parking to one space per unit; reduction in the pervious surface requirement from 28 to 27%; modification of the parking ramp slope from 8% to 20%; and reduction in per unit common outdoor open space from 400 to 285 square feet and private outdoor open space from 75 to 60 square feet. The project was able to achieve three stories within the City's 35 foot height limit, indicating the City's height standards do not serve as a constraint. The City will continue to offer modified standards in support of affordable housing through its density bonus ordinance, described in the following section.

Zoning Provisions for Affordable Housing

Calabasas has adopted numerous provisions in its Development Code that facilitate a range of residential development types and encourage the production of affordable housing.

Density Bonus: Zoning Code Section 17.22 sets forth the City's density bonus incentives consistent with the most recent changes to State law (SB 1818). In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- 100% of units for senior citizens of any income level; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. Table 24 summarizes the amount of density bonus granted for different affordable housing types.

In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The City offers the following development incentives in conjunction with the density bonus:

- A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes).
- Approval of mixed-use zoning in conjunction with a housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density

bonus cannot be accommodated under Calabasas' development standards, the City will modify applicable standards to accommodate the bonus.

Table 24: Density Bonus Incentives

Low Income Units		Very Low Income Units		Moderate Income Units	
Percentage of Units Provided	Density Bonus (%) Granted	Percentage of Units Provided	Density Bonus (%) Granted	Percentage of Units Provided	Density Bonus (%) Granted
10	20	5	20	10	5
11	21.5	6	22.5	11	6
12	23	7	25	12	7
13	24.5	8	27.5	13	8
14	26	9	30	14	9
15	27.5	10	33.5	15	10
16	29	11	35	20	15
17	30.5			25	20
18	32			30	25
19	33.5			40	35
20	35				

Source: City of Calabasas, Development Code (Chapter 17.22), January 2010.

Projects which comply with Calabasas' inclusionary housing ordinance (and meet the requirements of Code Sections 17.22.020(A) and 17.22.020(B)) are eligible for density bonuses and incentives.

Inclusionary Housing: The City has established an inclusionary housing program which requires new developments of five or more units to provide between 5 and 20 percent of the total number of units in a project at affordable rent/sales levels. Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program allows for a varying range of affordable units depending on the targeted income level:

- 20% of units for households with incomes up to 110% of AMI
- 15% of units for households with incomes up to 90% of AMI
- 10% units for households with incomes up to 75% of AMI
- 5% of units for households with incomes up to 50% of AMI

To meet the inclusionary requirements, developers have the option of:

- constructing the new affordable units on or off-site
- converting market rate housing to affordable housing through a "buy down" mechanism and restrictive covenants
- rehabilitating structures that currently do not comply with Uniform Building Code and/or Uniform Housing Code standards
- extending the lifetime of an existing restrictive covenant on affordable units that are "at risk" of conversion to market rate housing within 5 years
- pay an in-lieu fee that will be deposited into a designated fund to be used for the preservation and development of affordable housing

Prior to updating the inclusionary in-lieu fees in 2006, all residential development subject to the City's inclusionary housing ordinance had opted, and was permitted to pay the in-

lieu housing fee. In 2006, the City conducted a nexus study and adopted the following updated in-lieu fees to more closely reflect the current affordability gap: \$17,713 per apartment unit, \$44,947 per condominium/townhome unit, and \$62,500 per single-family home. According to City staff, the higher in-lieu fee has for the first time resulted in developers providing the affordable units within their projects, including Paxton Calabasas (formerly Entrada at Malibu Canyon) that will provide four very low income rental units, and the Village at Calabasas (Calabasas Inn) that will provide eight very low income units. Developers providing on-site inclusionary units also qualify for a State density bonus of between 20-35 percent, along with 1 to 3 additional development incentives. City staff work closely with development applicants to evaluate alternative options for fulfillment of inclusionary requirements. Because of the City's flexibility in implementing its inclusionary ordinance, the City's inclusionary provisions have not served as a constraint to development.

Commercial Impact Fee: To mitigate the impact of new commercial development on the need for affordable housing, the City has also established an employment-housing linkage program. Under this program, the City requires new commercial developments to provide housing that is affordable to employees within the project site or to pay an in-lieu impact fee.

Impact fees are based on projected employment growth in Calabasas and the associated employee-generated demand for affordable units. Current fee amounts are \$1.80 per square foot for retail and commercial developments and \$3.00 per square foot for office and research/development (R&D) uses. The impact fees collected are placed in the Affordable Housing Fund to be used for affordable housing activities.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires the approval of a tentative map, and parcel or final map prior to any condominium conversion. The City also mandates a Relocation Assistance Program that will assist displaced tenants in finding equivalent or better housing. Under the Calabasas General Plan, the City will not approve any condominium conversion when the vacancy rate within the City for multifamily housing is less than four percent.

While the City has not received any condominium conversion requests, it may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in any future projects approved for conversion. Similar to many jurisdictions with inclusionary housing ordinances, Calabasas may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 25 summarizes the housing types permitted in Calabasas' zone districts.

Table 25: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District										
	RS	RM	RMH	RR	RC	PD	HM	CMU	CT	CL	CR
Single-Family	P	P		P	P	P	P				
Multiple-Family		P				P		C	C		C
Manufactured Housing	P	P		P	P		P				
Second Units	P			P			P				
Senior Residential Projects		P				P		C	C		C
Residential Care Homes (6 or fewer)	P	P	P	P	P		P				
Residential Care Homes (7+)		C						C	C		C
Transitional and Supportive Housing	P	P									
Emergency Shelters										P	
Single Room Occupancies (SRO) ¹								C			C

P = Permitted Use **C** = Conditionally Permitted Use

¹Similar to hotels, SROs are also permitted in the CO and CB zones, subject to a CUP.

Multi-Family Rental Housing

Multi-family dwelling units make up one-fifth of the housing stock in Calabasas. The majority of these units are in two large apartment communities: the 698-unit Malibu Canyon and the 600-unit Archstone Calabasas. The updated Calabasas Development Code now allows for multi-family housing in the RM (Multi-Family Residential) zone as a permitted use, eliminating the prior Conditional Use Permit (CUP) requirement. The City allows for densities of 2-16 units per acre in the RM zone, with additional densities achievable through density bonuses. In addition, the following commercial zones conditionally permit multi-family housing: CR (Retail Commercial); CT (Old Town CITY of CALABASAS

Commercial) and CMU (Mixed Use Commercial). Senior housing is permitted in two of the City's commercial zoning districts with a CUP. The City's two recently approved senior housing projects were both developed in commercial districts.

A major focus of the City's 2010 Development Code was to establish clear, well-defined development standards, allowing for a greater range of uses "by right" without the requirement for a CUP. For example, multi-family development no longer requires a CUP in the RM or PD districts. Elimination of the CUP will serve to facilitate development by providing greater certainty to developers.

Manufactured Housing/ Mobile Homes and Mobilehome Parks

The City's Development Code considers mobile homes for permanent occupancy (defined as manufactured housing by the National Manufactured Housing Construction and Safety Standards Act of 1974) the same as single-family dwellings, and permits mobile homes (Section 17.12.020) in all zoning districts that allow single-family housing. Mobile homes are required to be placed on a foundation system in compliance with Section 18551 of the Health and Safety Code, and are required to be designed and constructed with roof eave and gable overhangs of not less than one foot.

Calabasas' prior Development Code permitted mobile home park subdivisions within the RM zone, subject to a Conditional Use Permit. As part of the 2030 General Plan Update, the City identified preservation of its existing mobile home park as a high priority, and developed a separate RMH mobile home park General Plan land use designation and zoning district to aid in maintaining the park in long-term mobile home park use.

Second Units

Second units are attached or detached dwelling units which provide complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. Calabasas permits, secondary housing units by right on properties with RS, RR, HM and OS zoning, subject to the standards for such units specified in Section 17.32.180 of the Development Code.

AB 1866 (effective 2003) which requires local governments to use a ministerial process for second unit applications, allows cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. The following summarizes Calabasas' second unit standards:

- ✓ The design of the second unit must conform, in general, to the design of the primary dwelling.
- ✓ Lot area shall not be less than 10,000 sq.ft.
- ✓ The maximum size of the unit is 700 square feet, not including garage.
- ✓ Detached second units must be located on the rear half of the lot.
- ✓ Second units must have a side setback of at least 5 feet, and 12 feet total, a rear setback of at least 10 feet, and an interior setback of at least 10 feet from the primary dwelling unit.
- ✓ Second units have a height limit of one story and 15 feet maximum.
- ✓ Each second unit requires one parking space.
- ✓ Site coverage for detached rear yard unit may not exceed maximum 30% of the yard.

Calabasas amended its second unit ordinance in January 2010 as part of the City's Development Code update. Consistent with State requirements, the City codified its practice of ministerial review, and in addition eliminated the prior requirement for parking to be provided within a garage or carport. Second units were removed as a permitted use within the RC zone due to grossly undersized lots (frequently less than 6,000 sq.ft.) and lack of sanitary sewer for many lots, but were added as permitted within the HM and OS zoning districts.

Calabasas has had only limited second unit applications, with just three during the 2008-2012 period. Particularly in light of its aging population, the city is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes. In the City's Senior Housing Needs Survey conducted in conjunction with the Housing Element, approximately one-quarter of non-renter respondents indicated an interest in having a second unit either for a caregiver, family member or to generate rental income. Given this level of interest, the Housing Element includes a program to evaluate and amend the City's current second unit standards to provide greater flexibility, such as an increased unit size subject to a CUP, to encourage the provision of both attached and detached second units.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Furthermore, pursuant to SB 520, State housing element statutes now require jurisdictions to evaluate constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove such governmental constraints. Housing for persons with disabilities encompasses a wide range of housing types, including: physically accessible housing for persons with mobility impairments; residential care facilities for persons with disabilities or the elderly; group homes; housing for persons with Alzheimer's and HIV/AIDS; housing with support services; and transitional housing that serves homeless with disabilities.

The City's provisions for housing for persons with disabilities includes:

- ✓ The Development Code permits residential care facilities⁵ (for six or fewer residents) in the RS, RM, RMH, RR, RC, OS and HM zoning districts.
- ✓ Residential care facilities for seven or more residents are conditionally permitted in the RM, CMU and CT districts. The CUP establishes conditions to ensure compatibility of the use within the neighborhood context, and does not regulate the user or establish undue conditions that serve as a constraint.
- ✓ Assisted living and congregate care facilities are permitted with a CUP in the RM zone, as well as in most commercial zoning districts.

⁵ Residential care homes are defined as facilities providing residential social and personal care for children, the elderly, and persons with some limits on their ability for self-care, but where medical care is not a major element. Includes children's homes, halfway houses, rehabilitation centers, group homes and hospices.

- ✓ Extended care and convalescent care facilities providing nursing and health-related care (such as skilled nursing facilities, extended care facilities, convalescent and rest homes, board and care homes) are conditionally permitted in all commercial zones, with the exception of the Old Town Commercial (CT) zone.
- ✓ The City does not impose any spacing requirements between residential care facilities or other special needs housing. The City has not adopted any occupancy standards that apply to unrelated adults or families.
- ✓ The Community Development Director maintains the authority, without a public hearing, to grant setback and other minor modifications to the Zoning Code to provide reasonable accommodation to persons with disabilities. For example, handicapped ramps or guardrails (up to 30" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents.
- ✓ The City provides housing rehabilitation funds to income-qualified households for accessibility improvements.

The City adopted Development Code Chapter 17.38, Reasonable Accommodation consistent with federal and state laws regarding providing reasonable accommodations. The Ordinance creates a procedure for an individual with a disability to request a reasonable accommodation from land use or zoning regulations, policies, and practices to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the Director of Community Development. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation and no fee is required to apply.

Calabasas has conducted a review of zoning, permit processing and building code requirements, and has not identified any barriers to the provision of accessible housing.

Supportive Housing, Transitional Housing and Emergency Shelters

Supportive housing is permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Supportive housing can come in many different configurations, ranging from a small, service-intensive group home, to a multi-family development where tenants with disabilities live alongside other ambulatory tenants.

Transitional housing is a type of supportive housing used to help transition formerly homeless individuals and families into permanent housing. Transitional housing is temporary (often six months to two years) while tenants receive supportive services and training to enable independent living. This housing can take several forms, including group housing or multi-family units.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

There are currently no supportive housing, transitional housing or emergency shelters within Calabasas, primarily because there are very few, if any, homeless in the City.

Pursuant to recent changes in State law (SB 2), jurisdictions are now required to treat supportive and transitional housing the same as a residential use within their zoning codes. As part of the Development Code update, Calabasas added definitions of supportive and transitional housing to the Code, and identify these housing types as permitted uses within the R-SF and R-MF zone districts.

SB 2 also requires jurisdictions with an unmet need for emergency shelters to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

As discussed previously in the homeless section of the Needs Assessment, the 2010 Census identifies no homeless in Calabasas. Nonetheless, homeless do on occasion pass through the City, and there remains an unmet need for a shelter in the area. Pursuant to SB 2, Calabasas conducted a review of its zoning districts and determined the Business Limited Intensity land use district (Commercial Limited CL zoning) most conducive for location of an emergency homeless shelter. The City's Land Use Element designates West Calabasas Road as Business Limited Intensity, and the current land use survey identifies approximately 24 vacant acres. While much of this acreage is hilly, staff has identified flat, buildable pads on several parcels, totaling approximately 12 acres. Parcels along Calabasas Road are accessible to transit, both from the City's free Shuttle Bus with routes throughout the City, and from the MTA busline that connects Calabasas with the rest of the San Fernando Valley and Thousand Oaks to the west. Services within a one mile radius include a Ralph's grocery store, a gas station, the Civic Center and library, and access to the Ventura Freeway.

The 2010 Development Code modified the Zoning Ordinance to permit shelters in the CL zone subject to the same development and management standards as other permitted uses in the zone. The City's CL development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 5,000 sq ft
- Minimum lot width: 50 ft
- Floor Area Ratio: 0.2
- Site coverage: maximum 72% of net site area
- Building height: 35 ft
- Front and rear yard setback: 20 ft
- Side yard setback: none, or 20 ft if adjacent residential zone
- Rear Yard Setback: none; 20' if adjacent to residential zone

In addition to application of CL development standards, as permitted under SB 2, the City has adopted the following standards to regulate emergency shelters to enhance compatibility:

- Maximum number of occupants is 20;
- A minimum distance of 1,000 feet shall be maintained between shelters
- Maximum stay at the facility shall not exceed 180 consecutive days
- One off-street parking space shall be provided for every 250 square feet

- An interior waiting area shall be provided which contains a minimum of 200 square feet
- Exterior lighting shall be provided for the entire outdoor area;
- Security personnel shall be provided during the hours the shelter is in operation

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units (generally 80-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Calabasas classifies SRO uses the same as hotels and motels. SROs typically have individual bathrooms and thus similar to hotels, are permitted in the CR, CMU, CMU and CO zone districts, subject to a conditional use permit (refer to Table 25).

3. Development Fees

As presented in Table 26, Calabasas charges two basic types of fees, those for the processing of development applications (subdivisions, conditional use permits, etc.), and those to pay for the costs associated with new development (traffic signals, sewer connections, etc.).

Table 26: Development Fees for Residential Projects

Fee Type	Fee Amount
Planning and Zoning Fees	
Pre-Application Review	\$988
Administrative Plan Review	\$850 – single unit; \$1,700 – all other
Development Plan Review*	\$7,975
Site Plan Review*	\$1,779 – single unit; \$3,559 – all other
Conditional Use Permit*	\$1,715 – single unit; \$3,430 – all other
Variance*	\$1,127 – single unit; \$2,255 – all other
Development Agreement	\$6,051
General Plan Amendment*	\$5,566
Zone Change*	\$3,825
Specific Plan	\$11,793
Oak Tree Permit**	\$1,428 – single unit; \$2,856 – all other
Tentative Tract Map*	\$6,040
Tentative Parcel Map*	\$4,909
Impact Fees	
Park and Recreation Fee	Amount of parkland dedication = # project units x pop density/unit x .003 In-lieu fee based on fair market land value of park acreage dedication requirement.
Traffic Impact Fee (Eastside of City)	\$1,230/unit
Bridge & Thoroughfare Fee (Westside of City)	\$1,971 per multi-family unit \$3,179 per single-family unit
Inclusionary Housing In-Lieu Fee	\$17,713 per apartment unit \$44,947 per condominium unit \$62,500 per single-family unit
School District Fees	\$3.20/sq.ft.
Engineering Fees	
Lot Line Adjustment	\$1,495 + \$172.50 per parcel
Environmental Fees	
Environmental Assessment / Neg Dec	\$1,184
Environmental Impact Report**	\$8,867
Filing of a Negative Declaration (LA County)	\$2,176.50
Filing of an EIR (LA County)	\$2,994.50

Source: City of Calabasas, Planning Department Fee Schedule, Effective August 13, 2012

*Fee is for CEQA document prepared in-house. It is more common that MNDs and EIRs are prepared using consultants, which are charged based on cost + a 15% administration fee)..

As a means of assessing the cost that City fees contribute to the cost of development in Calabasas, the City has calculated the total Planning, Building, Public Works, and Impact Fees associated with development of a hypothetical 60-unit condominium project.⁶ As indicated in Table 27, City development fees run approximately \$14,500 per unit, exclusive of School District, Water District and County Public Works fees, and assuming on-site provision of required inclusionary housing units. The most significant fee is that associated with parkland dedication, which pursuant to the Quimby Act, is based on a standard of 3 acres of parkland per 1,000 population and derived from the number of project units multiplied by the average household size. However, Quimby Fees apply only to subdivision of land, resulting in lower overall fees for development of apartment projects.

Table 27: City Development Fees for 60 Unit Condominium Project

Fee Type	Total Project Fees	Fees per Unit
Planning/Building Fees		
Tract Map	\$6,040.00	\$100.67
Conditional Use Permit	\$3,430.00	\$57.17
Environmental Processing	\$1,184.00	\$19.73
Building Plan Check	\$98,544.00	\$1,642.40
Site Plan Review	\$3,559.00	\$59.32
Strong Motion	\$1,123.20	\$18.72
Parks and Recreation Fees	\$535,498.80	\$8,924.98
Electrical Permit	\$14,736.60	\$245.61
Mechanical Permit	\$5,874.00	\$97.90
Plumbing Permit	\$18,436.80	\$307.28
Building Permit (including inspection)	\$87,400.20	\$1,456.67
Sub-Total	\$772,267.60	\$12,871.13
Public Works Fees		
Sewer – City	\$3,345.00	\$55.75
Traffic Impact Fee (Eastside)	\$73,800.00	\$1,230
Grading Permit	\$2,665.00	\$44.41
Tract Map - Plan Check	\$5,550.00	\$92.50
Sub-Total	\$85,360.00	\$1,422.66
Total City Development Fees	\$861,186.60	\$14,353.11

Source: City of Calabasas Community Development Department, 2013.

⁶ Table 27 presents those fees charged by the City of Calabasas, and do not include those charged by the School District, sewer and water connection fees charged by the Water District, or drainage fees charged by Los Angeles County Public Works.

In comparison with the median two bedroom condominium sales price of \$260,000 documented in Table 12, development fees constitute less than six percent of the unit sales price. In summary, Calabasas' planning and development fees do not serve as a constraint to the production housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City has updated its inclusionary in-lieu fees to reflect full cost recovery, and offers fee reductions as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy.

4. Processing and Permit Procedures

Before development can occur, it is necessary to obtain certain permits and approvals. These procedures, although necessary to ensure that the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, and so forth.

Being a relatively new city and recognizing the complexity of the development process, the City offers easy-to-read brochures to help developers and homeowners better understand planning and development procedures in Calabasas. The City is also committed to an efficient review process. In particular, the City offers expedited CEQA (California Environmental Quality Act) review for residential developments with units affordable to lower and moderate-income households.

The following describes the different levels of decision-making bodies in Calabasas, and the responsibilities of each:

- ✓ The **Development Review Committee (DRC)** consists of a representative from relevant City Departments (Community Development, Public Works, etc) and other agencies involved with the physical development of the City. The DRC was created to review development/improvement proposals, provide applicants with design comments, and make recommendations to the Community Development Director and/or Planning Commission, as provided by the Development Code. The DRC serves as a recommending body on conditional use permits, variances, tentative maps, and planned developments.
- ✓ The City's **Architectural Review Panel (ARP)** reviews projects for their aesthetic quality. The ARP makes advisory recommendations to the Planning Commission and the City Council in matters pertaining to site plan reviews, and evaluating the architectural designs of buildings, landscape plans and other site features. The ARP is made up of three members and two alternate members appointed by the Planning Commission, with at least one member required to be a licensed architect. The ARP reviews commercial and residential projects within scenic corridors, the Old Topanga/Highlands Overlay Areas, proposed subdivisions, hillside developments, and other projects as requested by the Community Development Director or Planning Commission.
- ✓ The **Community Development Director** has decision-making authority on administrative plan reviews, minor use permits, sign permits, minor scenic corridor permits, temporary use permits and zoning clearances. For

subdivisions, the Director has authority over lot line adjustments, lot mergers, conditional certificates, and certificates of compliance, and provides recommendations on tentative maps.

- ✓ For projects that require a conditional use permit, site plan review, scenic corridor permit, tentative map or variance, the **Planning Commission** serves as the decision-making body. Property owners within 500 feet of the proposed project are notified. A public hearing is scheduled at least 10 days and not more than 60 days after acceptance of the fully completed application.

The typical review process for a multi-family development application in Calabasas can be described as follows. As a means of saving time and costs, applicants are encouraged to request a **pre-application conference** with staff prior to completion of project design. The purpose of this conference is to inform the applicant of relevant Development Code requirements, explore possible modifications to the project, and to identify any technical studies that may be necessary for the environmental review process. The pre-application conference is conducted with the Development Review Committee, providing the applicant with early input from all relevant departments and external entities. The cost for the pre-application conference is currently \$988, and is credited towards future application costs.

Upon submittal of the **formal development application**, City staff conducts a completeness review, and informs the applicant in writing within 30 days of any missing information. Corrections and/or additions are made to the project application and supporting documents, and resubmitted to staff. Review includes distribution of the project to members of the Development Review Committee. If the DRC doesn't have any questions, staff maintains responsibility for review. To the extent members of the DRC do have questions or concerns with the application, a DRC meeting is scheduled with the applicant within 30 days. Once the application is revised and resubmitted to address identified issues, if the project is within a scenic corridor, is a subdivision or hillside development, requires Planning Commission approval and/or falls within the Old Topanga/Highlands Overlay Areas, it is forwarded on to the Architectural Review Panel for review of project aesthetics.

Upon completion of project review by the Development Review Committee, and as necessary, the Architectural Review Panel, a staff report is prepared summarizing the conclusions of the Department and each reviewing body. The staff report includes recommendations on the approval, approval with conditions, or disapproval of the application, and is provided to the applicant. In total, the average processing time for multi-family development in Calabasas ranges from six to twelve months. For example, the 60 unit Malibu Hills Road condominium project received project approval within five months of submittal of a complete application, whereas the 75 unit Old Town senior apartments required 13 months for project approval.

Average processing times in Calabasas to obtain a permit to construct a new single-family residence on a legal lot is two to three months. Most remaining single-family parcels are either within scenic corridors or are hillside parcels, and would therefore fall within the parameters of the Architectural Review Panel and would require, at a minimum, a public hearing with the Community Development Director, thereby adding to the processing times.

New Technologies

In 2005, the City of Calabasas contracted with Digital Map Products to provide a web based mapping system called CityGIS. CityGIS allows staff to view a variety of data including: aerial photography, parcels, zoning, streets and other types of data. The system also gives City staff the ability to draw graphics, measure distances and areas, search parcels and addresses, and create list and labels for notification purposes. So far, the CityGIS program has received a favorable response from City staff. CityGIS also includes a Community View component, which gives the public access to the City of Calabasas website for the purposes of viewing and searching for data.

The City's Community Development Department adopted a new permit tracking system, CLaMS (the Calabasas Land Management System), in January 2008. CLaMS is a centralized, web-based land management system that links the City's Building and Safety, Planning, Code Enforcement, and Public Works Departments into one unified system that can efficiently manage the various tasks of the different departments. Activities such as permit issuance, inspections, and citizen inquiries are accessible to City staff through CLaMS. The system also allows residents to request inspections, find the status of their project, and achieve other simple tasks on-line. CLaMS is expected to dramatically increase the efficiency of the development review and permitting process and lessen internal administrative costs.

5. Site Improvements

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers are also required to provide all infrastructure necessary for utility connections to the project, including water, electric and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. The cost of off-site improvements varies depending on the nature of development (i.e., hillside or flatland development).

Developers of projects that will include streets are required to install the streets, curbs, gutters, sidewalks, utility systems and landscaping; these facilities are typically dedicated to the City. Subdivisions are designed to provide rights-of-way for pedestrian paths, bikeways and multiple use trails as identified in the General Plan Circulation Element. Calabasas' residential street standards are based upon the County of Los Angeles Subdivision Ordinance, and include the following street right-of-way widths:

Cul-de-sacs (up to 700 ft.)	58 ft.
Cul-de-sacs (> 700 ft)	60 ft.
Local streets (up to 1,400 ft)	58 ft
Local streets (> 1,400 ft)	60 ft.
Collector streets	64 ft.

Since Calabasas is a built-out community, most residential projects are small infill developments and not of a size that warrant a circulation system other than private driveways. Most future development will necessitate few site improvement requirements, and thus not add significant costs to development.

6. Building Code

State law requires that all jurisdictions in California enforce the building codes as mandated by the California Building Standards Commission. The State building codes establish construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unnecessarily constrain the development of housing. The City of Calabasas has adopted by ordinance the following model codes, along with all required updates:

- California Residential Code (2010)
- California Building Code (2010)
- California Mechanical Code (2010)
- California Plumbing Code (2010)
- California Electrical Code (2010)
- County of Los Angeles Fire Code (2008)
- California Energy Code (2010)
- California Green Building Standards Code (2010)

In terms of the local enforcement of the Building code, while staff monitors housing conditions, code enforcement in Calabasas is primarily complaint based. And as described under Housing Element Program #2, the City has initiated a new Home Repair Program to assist low and moderate income property owners of dilapidated units cited for code violations to make needed repairs to make the units safe and habitable.

B. MARKET CONSTRAINTS

Various factors not under the control of government also affect the cost, supply and distribution of housing. These factors include: land cost, construction costs, financing costs, speculation, availability of infrastructure, and physical constraints.

1. Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. In Calabasas, residential land costs averaged approximately \$69 per square foot in 2009, reflecting the scarcity of land suitable for housing development.⁷ The availability and price of land are potential constraints to the development of housing for all income levels.

Site improvements also contribute to the cost of land. Most remaining vacant single-family parcels in Calabasas have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels identified by the 2030 General Plan Update for multi-family and mixed-use development for the most part don't face the same topographic constraints, and are thus less costly to develop than the hillside areas.

In addition to land and site development costs, construction cost is the other major component contributing to the cost of housing. A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but was up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).⁸

As part of the City's density bonus program, the City may allow affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

⁷ City of Calabasas *Inclusionary Housing In-Lieu & Commercial Impact Fee Update*, 2006.

⁸ www.dcd.com/pdf_files/1301trends.pdf

2. Availability of Mortgage and Rehabilitation Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

As shown in Table 28 (Status of Home Purchase Loans and Home Improvement Loans in Calabasas and Los Angeles County, 2011), mortgage financing and improvement financing is generally available to homebuyers in Calabasas and is not considered a constraint. The annual HMDA report for 2011 indicates that 924 home purchase loan applications and 167 home improvement applications were submitted for homes in Calabasas, with 71 percent of home purchase and 63 percent of home improvement loans approved by the lenders. In comparison with Los Angeles County, mortgage loan denial rates were fairly comparable at 13 percent, versus 15 percent countywide. For home improvement loans, loan denial rates of 14 percent in Calabasas were well below the Countywide average of 28 percent. Review of mortgage loan denial rates by Calabasas' census tracts does not identify any tract with denial rates ten points or above the 13 percent citywide average.

Table 28
Status of Home Purchase and Home Improvement Loans – 2011
Calabasas and Los Angeles County

Jurisdiction	Home Purchase Loans				Home Improvement Loans			
	# Loan Apps	% Approved	% Denied	% Withdrawn/ Incomplete	# Loan Apps	% Approved	% Denied	% Withdrawn/ Incomplete
Calabasas	924	71%	13%	16%	167	63%	14%	33%
Los Angeles County	54,482	71%	15%	14%	11,220	54%	28%	17%

Source: Federal Institutions Examination Council (FFIEC) 2011 (accessed 06/04/13)

Approved loans include loans originated and applications approved but not accepted.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Constraints

Hillside and Ridgeline Areas

Many areas in Calabasas consist of slopes where the topography acts as a limitation to various types of development. The slopes and hills present moderate limitations, such as excavation and grading. Steeper slopes present severe limitations, requiring extensive excavation and possibly some blasting during construction. In addition, these areas are limited due to access and utilities needed to support growth.

The City established Hillside and Ridgeline development standards to protect the public health and safety with regard to fire hazards and slope stability and to ensure that buildings are located in the most accessible, least visually prominent, and most geologically stable portions of the hillside or ridgeline. These standards apply to proposed developments on sites with a natural slope greater than ten percent, or that include a ridgeline. The City requires buildings to be sited where they will be screened by existing vegetation, rock outcroppings, or depressions in topography. In wooded areas, dispersed buildings are preferred because they save trees and minimize visual impacts. The City also requires structures placed on or near ridgelines to be situated so that they do not appear silhouetted against the sky when viewed from any roadways designated as a scenic corridor. Ridgeline buildings are to be located in a way that maintains the natural appearance of the ridge. Hillside and ridgeline developments are required to provide two off-street parking spaces for guests in addition to the parking normally required for a residence.

Consistent with Calabasas' commitment to foster environmentally responsible development, the City's 2030 General Plan Safety Element establishes the following policy:

Policy VII-4 Discourage development within potential landslide areas with severe soil limitations as the City's preferred management strategy, and a higher priority than attempting to implement engineering solutions.

Significant Ecological Areas

Other constraints to development include Los Angeles County Significant Ecological Areas (SEAs) within the City and surrounding areas. SEAs, as identified by the County of Los Angeles Technical Advisory Committee, contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area. Usually, these Los Angeles County SEAs may not be feasibly developed, or may require extensive mitigation to ensure that these plant and animal species are preserved. Currently, there are three Los Angeles County SEAs in and around Calabasas (Los Angeles County SEA Nos. 5, 9, and 12). For additional information, see section V-D (Biological Resources), of the Community Issues Report.

Earthquakes

The City's geology and close proximity to the Malibu Coast fault and the Simi fault, as well as other active regional faults, such as the San Andreas fault, may pose some concern to development. These faults could produce strong earthquakes which would generate substantial earthshaking, and trigger landslides, mud, and debris flow during a period of heavy rain.

Floodplains

The City principally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. However, areas found along canyon bottoms along the alignments of the primary drainage courses are designated within 100-year flood potential zones. These canyon areas would have severe limitations on development. However, to protect existing development in these areas, the City participates in the Federal Flood Insurance Program.

The City of Calabasas requires a development permit for any structure being built within a designated special flood hazard area. The Calabasas Municipal Code calls for all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. New construction is required to be adequately anchored in order to prevent flotation, collapse or lateral movement of the structure. Equipment and other service facilities must also be designed to prevent water from entering or accumulating within its components during a flood.

Expansive Soils and Liquefaction

Soils with a high clay content found in portions of the City may present limitations to urban development due to their shrink-swell potential. Areas with expansive soils can cause problems such as damage to building foundations if not properly mitigated prior to construction. However, the City requires geologic studies prior to development to evaluate the potential for geologic and soil hazards, and requires these conditions to be corrected during construction. Typical measures to treat expansive soils involve removal, proper fill selection, and compaction. The Calabasas 2030 General Plan EIR concludes that expansion should not be a significant constraint to development of individual sites provided that adequate soil and foundation studies are performed prior to construction.

As identified in the General Plan Safety Element, potential liquefaction hazard zones are located in portions of Calabasas. In particular, areas in the western portion of the City in the vicinity of Las Virgenes Creek may be subject to seismically induced liquefaction. Prior to approval of development projects within liquefaction or landslide hazard zones, site specific engineering studies will be required to analyze the feasibility or most appropriate design and construction techniques to mitigate potential problems. The General Plan EIR concludes that liquefaction impacts are less than significant with implementation of the Calabasas Building Code and policies contained in the Safety Element.

2. Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure, major and local streets, curbs, gutters, sidewalks, water and sewer lines, street lighting, which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, adding to the cost of new housing units, and eventually passed on to the homebuyer or property owner.

The Las Virgenes Municipal Water district (LVMWD) provides both water and wastewater service in Calabasas. As part of the 2030 General Plan update, the City worked with LVMWD to ensure coordination of the updated Land Use Plan with the district's water and sewer facilities master plans. The General Plan directs new development to areas with adequate water and sewer facilities, or where facilities are planned consistent with the LVMWD's master plan. LVMWD indicates projected water supply is adequate to serve the expected demand from incremental new development.

IV. REVIEW OF PROGRAM ACCOMPLISHMENTS

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the update of the Housing Element. The 2008 Calabasas Housing Element contains a set of goals, policies and programs for the six-year time frame of the housing element (2008-2014). The following section reviews the programs of the 2008 Housing Element, including progress on the implementation of programs, and the continued appropriateness of policies and programs for the updated Housing Element. The results of this analysis will help to shape the comprehensive housing program strategy developed for the 2014-2021 Housing Element.

1. Single-family Rehabilitation Program

Six-Year Program Objective: *Assist 10 households annually. Evaluate extending to moderate income households using Affordable Housing Fund resources.*

Program Accomplishments/ Continued Appropriateness: Between 2008-2012, the City processed a total of 25 Residential Rehabilitation grants. Currently, there is a waiting list of approximately 25 qualified applicants, with an average of 9 households assisted annually. Discussions with the Program Administrator indicate a great demand for the Program, but because CDBG funding has been reduced significantly in recent years, the City has not been able to fulfill the demand. In addition, Affordable Housing Fund resources have been directed towards affordable production rather than rehabilitation of existing housing. Given the strong demand for the Program and assuming continued funding via CDBG, the Residential Rehabilitation Program remains appropriate to the updated Housing Element.

2. Rental Assistance Program

Six-Year Program Objective: *Provide ongoing assistance to 40 households, contingent on funding.*

Program Accomplishments/ Continued Appropriateness: In 2008, the City continued to provide monthly rent subsidies to 40 households. In 2009, the City Council expanded the Program from 40 to 45 households. In December 2010, the City Council made permanent the Rental Assistance Program; increased the monthly subsidy by \$50 per month, plus a yearly CPI increase; and expanded the Program from 45 to 50 households. Since 2010, the City has been providing the rent subsidy to 50 households. The Program will continue as such in the updated Housing Element.

3. Rental Registration Program

Six-Year Program Objective: *Continue to maintain the rental database.*

Program Accomplishments/ Continued Appropriateness: Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and reported to the City Council. Staff will continue this program, unless otherwise directed by City Council.

4. Mobile Home Park Preservation

Six-Year Program Objective: *Adopt permanent mobile home park zoning. Should tenants of the Park indicate interest in purchasing the park as a means maintaining control over space rent increases, provide information on MPROP funding.*

Program Accomplishments/ Continued Appropriateness: The permanent mobile home park zoning district was adopted in January 2010 as part of the City's Development Code update. To date, the Park's tenants have not expressed to the City a collective desire to purchase the Park property; if tenants indicate interest in the future, the City will play an information sharing and facilitator role between the tenants and HCD in regards to MPROP. Accordingly, the information sharing objective of this Program remains appropriate to the updated Housing Element.

5. Preservation of Assisted Housing

Six-Year Program Objective: *Preserve 260 at-risk units. Contact property owners. Explore outside funding; offer incentives; provide technical assistance to tenants.*

Program Accomplishments/ Continued Appropriateness: City staff has been in contact with the Los Angeles Community Development Commission (CDC), the monitoring agency for the affordable housing program in the Malibu Canyon and Archstone Calabasas apartment communities to discuss options for refinancing the projects' bonds to extend affordability controls. The CDC communicated to staff that the owner of Malibu Canyon redeemed (paid off) the bonds in December 2008; therefore, the regulatory agreement will expire in June 2016. This owner has no further obligation to continue preservation of their 140 affordable units.

The CDC also communicated to staff that Archstone's regulatory period is the longer of April 9, 2013 or the date the bonds are no longer outstanding. With their current bond maturity date set at April 15, 2028, preservation efforts for this community will be delayed to future planning periods.

Staff will therefore focus preservation efforts, including pursuit of funding, negotiation with property owners, and tenant education, on the 2016 expiration of affordability controls of Malibu Canyon. Staff has initiated discussions with the California Housing Partnership regarding preservation options.

6. Condominium Conversion Ordinance

Six-Year Objective: *Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.*

Program Accomplishments/ Continued Appropriateness: The City continues to implement the current ordinance. No work has been initiated yet on enhancing the ordinance to apply inclusionary housing requirements to projects involving the conversion of rental apartments to owner condominiums, and the City has not received any requests for conversions. The Program remains appropriate to the updated Housing Element, including evaluation of enhancing the ordinance to require inclusionary units in projects approved for conversion.

7. Modification of RM Zoning Standards

Six-Year Objective: *Revise RM zoning standards to permit 20 du/acre, and eliminate requirement for CUP.*

Program Accomplishments/ Continued Appropriateness: The RM zoning standards were modified to permit 20 du/acre and the CUP requirement eliminated in January 2010 as part of the City's Development Code update. This objective will no longer be appropriate to the 2014-2021 Housing Element because the objective has been fully accomplished.

8. Residential Rezoning Program

Six-Year Objective: *In conjunction with the General Plan update, re-designate sites for at least 140 units at 20 du/acre, and 130 units at 12-20 du/acre.*

Program Accomplishments/ Continued Appropriateness: The Calabasas 2030 General Plan provided the following expanded areas for multi-family housing, providing adequate sites to address the RHNA: Las Virgenes planned development, Old Town Mixed Use, and Rancho Pet Kennel. Three additional mixed use areas were also designated for longer term development. Sites were rezoned consistent with the General Plan as part of the City's Development Code update in January 2010. This Program will no longer be appropriate to the 2014-2021 Housing Element because the objective has been fully accomplished.

9. Annexation of Unincorporated Areas

Six-Year Objective: *Pursue phased annexation of adjacent unincorporated areas.*

Program Accomplishments/ Continued Appropriateness: On July 13, 2011, the Local Agency Formation Commission for Los Angeles County (LAFCO) approved the Mont Calabasas annexation into the City of Calabasas. The annexation application for the adjacent "Mountain View Estates" was prepared and submitted to LAFCO and remains pending. The Program remains appropriate to the updated Housing Element because the Mountain View Estates annexation remains pending and because the Craftsman Corner area is also

identified as a potential annexation area in the City's current Land Use Element (Policy II-4).

10. Second Units

Six-Year Objective: *Amend the second unit ordinance to provide greater consistency with State statutes, and educate public on availability.*

Program Accomplishments/ Continued Appropriateness: The second unit ordinance was amended in January 2010 as part of the City's Development Code update to provide ministerial review consist with State statutes. Three second units were developed during the 2008-2012 period. The Program remains appropriate to the updated Housing Element and the City will continue to educate the public on availability. Additionally, staff will pursue further amending the ordinance to allow a greater maximum unit size to facilitate permitting and production of second units.

11. Inclusionary Housing Ordinance

Six-Year Objective: *Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.*

Program Accomplishments/ Continued Appropriateness: The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code. Additionally, planning staff has been working directly with the applicants of three sizeable pending projects that are incorporating new affordable units into their respective developments. Staff identified new programs for expenditure of the in-lieu fees (which have contributed to the Affordable Housing Fund), including the newly approved Home Repair Loan Program (which assists certain single-family homeowners with serious and costly repairs so that distressed and code-deficient properties can be made safe) and efforts to preserve at-risk affordable units. The Program remains appropriate to the updated Housing Element.

12. Commercial/Industrial Development Impact Fee Program

Six-Year Objective: *Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.*

Program Accomplishments/ Continued Appropriateness: On January 16, 2008, City Council committed to providing affordable housing developer Thomas Safran Associates with \$1,000,000 of funding from the City's Affordable Housing Fund (in which Commercial/Industrial Impact fees are deposited) for a senior affordable housing project in Old Town. In February 2010, the City loaned the funds to the developer. In Fall 2011, the development opened its doors and the project is now 100% occupied by low-income seniors.

In September 2012, \$126,180 in commercial impact fees were deposited into the Fund by the developer of a 70,000 square-foot shopping center on the west side of

the City. The City currently has \$1,367,900 remaining in the Fund, has committed \$500,000 of this to the new Home Repair Loan Program, and is exploring various other options for spending the remaining funds. The Program remains appropriate to the updated Housing Element.

13. Affordable Housing Development Assistance

Six-Year Objective: *Provide financial, regulatory, and site identification assistance in support of affordable housing production consistent with the General Plan.*

Program Accomplishments/ Continued Appropriateness: On January 16, 2008, City Council committed to providing affordable housing developer Thomas Safran Associates with \$1,000,000 of funding from the City's Affordable Housing Fund contingent upon the applicant securing his other sources of funding within two years for a senior affordable housing project in Old Town. In February 2010, the City loaned the funds to the developer. In Fall 2011, the development opened its doors and the project is now 100% occupied. The City currently has \$1,367,901 remaining in the Fund, has committed \$500,000 of this to the new Home Repair Loan Program, and is exploring various other options for spending the remaining funds. The Program remains appropriate to the updated Housing Element.

14. Workforce Housing Program

Six-Year Objective: *Research homeownership programs in other jurisdictions to develop local program. Assist a minimum of five households.*

Program Accomplishments/ Continued Appropriateness: The City conducted research on the development of a Workforce Housing Program and evaluated associated costs. The research indicated that very few units could be created and/or households assisted for the amount of money that would have to be expended. Affordable Housing funds are limited, and with \$1,000,000 of the funds dollars being committed to the 75-unit affordable housing project, the Workforce Housing program would not be financially viable. The City is quite pleased with the "value" provided by the Canyon Creek project and would prefer that affordable housing funds be appropriated in a similar manner. Therefore, this Program is no longer appropriate to the updated housing Element.

15. Green Building

Six-Year Objective: *Implement Green Initiative; promote the City's Green Building Program, and evaluate expansion to residential use.*

Program Accomplishments/ Continued Appropriateness: On September 23, 2009, City Council adopted the California Green Building Standards Code, which now applies to all projects within the City, including residential. The City has adopted a comprehensive green initiative aimed at promoting environmentally responsible development, upgrading existing city facilities, and educational outreach, described in Section V which follows on Energy Conservation

Opportunities. Green building and sustainability remain important to the updated Housing Element.

16. Density Bonus Program

Six-Year Objective: *Promote density bonus incentives via dissemination of Affordable Housing brochure.*

Program Accomplishments/ Continued Appropriateness: The City's density bonus ordinance is available to the public on the City's website via the link to our updated Municipal Code. The Density Bonus Program was implemented as part of a multi-family condominium project entitled in 2008, where the developer provided 5% of the total project units as off-site very low-income units in exchange for a concession on the City's height requirement. The Program remains appropriate to the updated Housing Element, including development and dissemination of an affordable housing brochure.

17. Zoning Ordinance Revision

Six-Year Objective: *Amend the Zoning Ordinance to: 1) define supportive and transitional housing as a residential use; and 2) allow emergency shelters in the CL zone.*

Program Accomplishments/ Continued Appropriateness: The zoning ordinance was amended in January 2010, as part of the City's Development Code update, and: (1) supportive & transitional housing were defined as residential uses; and (2) emergency shelters in the CL zone were listed as permitted uses. This Program will no longer be necessary in the 2014-2021 Housing Element as it has been fully implemented.

18. Fair Housing Program

Six-Year Objective: *Contract with the Fair Housing Council (FHC) to promote open and fair housing practices, and to facilitate communication between tenants and landlords. Assist in program outreach through referrals and distribution of educational information.*

Program Accomplishments/ Continued Appropriateness: City housing staff have referred numerous renters concerned about unfair rent increases to the Fair Housing Council, and provides Fair Housing Council handouts at the Planning Kiosk near the public counter. Staff is also in the process of developing a housing brochure which encompasses all the City's programs, which will be made available on the City's website. The Housing Rights Center recently assumed responsibility for the fair housing program through its contract with Los Angeles County, and the City will reflect the updated agency contact information in its housing brochure. This Program remains appropriate to the updated Housing Element.

19. Accessible Housing

Six-Year Objective: *Adopt Reasonable Accommodation procedures and regular accessibility updates to codes; offer grants for accessibility improvements.*

Program Accomplishments/ Continued Appropriateness: Reasonable accommodation procedures were adopted in January 2010, as part of the City's Development Code update. The Program remains appropriate to the updated Housing Element, including making regular updates to codes and offering grants to qualified low-income households for accessibility improvements.

Summary of Progress and Continued Appropriateness of 2008-2014 Goals, Policies and Programs

The goals and policies of the 2008-2014 Calabasas Housing Element remain appropriate to the updated element, and most of the Element's housing programs remain appropriate for continuation. However, the following programs have either been completed or are otherwise no longer applicable for the reasons explained in the above review:

- ❑ Modification of RM Zoning Standards
- ❑ Residential Rezoning Program
- ❑ Zoning Ordinance Revision
- ❑ Workforce Housing Program

The Table below summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives:

Table 29: Progress Towards 2008-2014 Quantified Objectives

Income Level	New Construction (2006-2013)			Rehabilitation		Conservation	
	Goal	Zoned	Constructed	Goal	Progress	Goal	Progress
Extremely Low	53	224	--	12	7	40	50
Very Low	84		54	18	7		
Low	86		20	30	11		
Moderate	93	120	4	--	--	--	
Above Moderate	205	503	139	--	--	--	
Total	521	847	217	60	25	300	310

New construction goal reflects RHNA; progress includes 54 very low and 20 low income units in Canyon Creek Apartments, 4 second units (moderate income), 79 single-family units and the 60 unit Malibu Hills senior condominiums under construction with occupancy to occur in 2013 within this planning period.

Rehabilitation goal and progress reflects the Residential Rehabilitation Program.

Conservation goal and progress reflects the City's Rent Subsidy Program, and Preservation of low income at-risk housing.

New Construction: The City's 2008-2014 Housing Element was adopted in December 2008 in conjunction with the Calabasas' 2030 General Plan. A major focus of the General Plan was to provide expanded sites for multi-family and mixed use development at appropriate densities to address the City's regional housing needs (RHNA) update, which as indicated by Table 29, the City was successful in accomplishing. However, the number of units actually constructed during this period (217) represents just under half of the City's RHNA (521). Like much of California, the collapse of the residential real estate market, combined with severe constraints on the availability of financing for development, significantly dampened the level of residential development activity in Calabasas during the prior planning period. Nonetheless, the City was able to achieve construction of the 75-unit Senior Affordable Housing community in Old Town (the Canyon Creek Apartments) through provision of regulatory incentives and contribution of \$1 million in Affordable Housing Fund resources.

Rehabilitation: In terms of rehabilitation, the City's goal was to assist ten households per year, for a total of 60 households. While the City was successful in assisting 25 lower income households rehabilitate their homes using CDBG funds, it fell short of its goal due to decreases in CDBG funding and continued allocation of Affordable Housing Fund resources towards affordable production.

Conservation: The City's conservation goal included continued provision of monthly rental subsidies to 40 households via the Rental Assistance Program, which the City exceeded, increasing the number of households assisted to 50 as well as increasing the subsidy amount. The second component of the conservation goal was for preservation of the 260 at-risk bond units in Malibu Canyon and Archstone Apartments. While the affordability period on the Archstone property has been extended to the year 2028, the City continues to work with the County CDC and California Housing Partnership to develop a strategy to extend the affordability controls on Malibu Canyon Apartments beyond the current 2016 expiration date.

V. ENERGY CONSERVATION OPPORTUNITIES

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City of Calabasas is committed to securing its long-term sustainability by implementing a green initiative to improve the quality of the environment, reduce greenhouse gas emissions and use finite natural resources efficiently. The City’s green initiative is aimed at promoting environmentally responsible development, upgrading existing city facilities, and educational outreach.

Calabasas adopted its first green building ordinance in January 2004, requiring all new and substantially renovated non-residential buildings greater than 500 square feet in size to utilize environmentally efficient site and building design, sustainable construction practices, and rapidly renewable or recycled building materials. On September 23, 2009, City Council adopted the California Green Building Standards Code, which now applies to all projects within the City, including residential. This Code was updated in November 2010 and again in January 2011.

Calabasas’ green initiative encompasses numerous activities summarized on the City’s Green City webpage, with numerous links to outside resources. The following highlights some of the City’s green projects and programs:

- **Property Assessed Clean Energy (PACE) Program** - City of Calabasas is working with Los Angeles County to provide energy efficient retrofits to its residents. The County is investing approximately \$11 million in federal grant funds to develop a PACE program to serve the county’s 88 cities. The program is designed to encourage private property owners to invest in energy efficiency retrofits and is key part of a broader home retrofit program for LA County. The LA County PACE program is authorized under California’s AB 811, which enables municipalities to provide private property owners with the ability to finance energy efficiency and renewable energy improvements through a voluntary property tax assessment that is paid back over 20 years.
- **Calabasas Civic Center** -In July 2008, the City of Calabasas completed construction of a high performance, resource-friendly Civic Center consisting of a City Hall and Public Library. Both buildings were designed to meet a “Gold” standard from the United States Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System for new construction. Sustainable design features include the use of energy and water efficient HVAC and plumbing systems, recycled and locally manufactured materials, use of a “cool” energy star rated roof, drought tolerant landscaping, low flow irrigation system, use of recycled water for landscape, use of natural daylight, increased views, systems to monitor and provide healthy indoor air quality and much more. Both the City Hall and Public Library were awarded a LEED Gold Certification by the United States Green Building Council (USGBC) on January 20, 2010.

- **Recycling Program** – With the passage of AB 939, Calabasas has set up a number of recycling programs to ensure it meets and exceeds the State's goal of a 50 percent diversion rate including programs for curbside recycling, construction waste recycling, electronic waste recycling, and household hazardous waste round-ups. In addition, staff provides outreach and technical assistance to residents, businesses and the schools to maximize waste prevention and recycling.



- **Alternative Fuel Vehicle Fleet** – The City's vehicle fleet consists of automobiles, trucks, and vans for City employees and public transit shuttles and old fashioned trolley cars to serve the public. Recognizing that standard gasoline using automobiles consume considerable energy and contribute significantly to air pollution, the City continues to build a vehicle fleet consisting of alternative fuel vehicles that run off of compressed natural gas (CNG) or involve hybrid gas/electric engines to improve fuel efficiency. Recently, the City added nine hybrid vehicles to the City's fleet for use by inspectors, saving gallons of gas from being consumed each year.



- **Green Rebates and Incentives** – The City's Green City webpage includes a comprehensive listing of available financial incentives for use of green appliances and utilities in single-family homes, multi-family structures, and commercial properties. The webpage also provides detailed information for residents on how to retrofit their homes to make them greener.
- **Polystyrene Ban** – In 2007, the City Council adopted an ordinance banning the use of Polystyrene (Styrofoam) by retail food establishments, nonprofit food providers and City facilities. The ordinance requires food establishments to use environmentally acceptable packaging.
- **Second-Hand Smoke Ordinance** – The City enacted a comprehensive second-hand smoke ordinance in 2006 which restricts smoking in all public places, including parks, sidewalks, parking lots, patios and outdoor balconies.



The Calabasas 2030 General Plan is predicated on creating a more sustainable community for existing and future residents. The Land Use Element establishes a new Mixed Use designation where people can live, work and shop without getting in their cars, and continues to permit the integration of residential uses in most commercial districts. The Conservation Element establishes numerous policies in support of sustainable development, including:

- Promote neighborhood designs that minimize energy use – e.g. mixed-use development to allow residents to live where they work and shop

- Promote site design to minimize energy use – e.g. maximize solar access by use of non-reflective glass on south facing walls
- Promote building designs that minimize energy use – e.g. design buildings to maximize internal lighting
- Promote incorporation of energy conservation measures in existing and new developments