

# Exhibit J

October 2015: City of Calabasas  
2030 General Plan Open Space Element

# CITY *of* CALABASAS



2030 GENERAL PLAN

OCTOBER 2015



### III. OPEN SPACE ELEMENT

- III-4 Partner with adjacent jurisdictions to retire development rights for key properties in and around the City.
- III-5 Limit and direct landform modification within areas designated as open space areas to preserve ridgelines and other significant landforms.
- III-6 Limit road access into areas designated as open space in order to protect environmental resources and preserve the visual character of designated open space lands.
- III-7 Require that development within and adjacent to designated open space areas be screened with native or transitional landscaping in order to minimize the prominence of the development and emphasize natural features.
- III-8 Improve public access to designated open space areas in a way that protects environmental resources, but increases the ability of the public to enjoy and benefit from the open space.
- III-9 Establish coordinated management of open space functions at the City.
- III-10 Ensure that deed restrictions on, and conveyances of, designated open space are properly recorded so that ownership and land management responsibilities are clear.

#### III.B Hillside Management

##### Objective

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

##### General Plan Approach

The natural hillside areas within Calabasas are significant visual and biological resources as well as a key factor in the City's unique setting and community character. Remaining hillside and canyon areas encompass the majority of the remaining oak woodlands and riparian areas and form much of the basis of Calabasas' natural beauty.



III. OPEN SPACE ELEMENT

Hillside settings offer a variety of amenities such as reduced densities, a more rural character, significant views of valleys and hills, proximity to large natural open space areas, and privacy. If development is improperly planned, the very amenities that people seek as precious attributes of hillside living can be altered or destroyed. In addition, the cumulative effects of improper hillside development can include alteration of sensitive biological habitats and habitat linkages, erosion and degradation of water quality, increased downstream runoff and flooding problems, slope failures, fire hazards, high utility costs, and lack of safe access for emergency vehicles. Proper planning of hillside areas is also required for safety reasons. Generally speaking, hillsides are unstable landforms. Consequently, development on hillsides increases the likelihood of soil erosion, silting of lower slopes, slope failure, and flooding. In addition, despite the best efforts of geologists and civil engineers, manmade slopes created by development within hillside areas can be subject to slope failure.

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

A key concept of the Calabasas General Plan is to define permitted land use intensities within remaining open hillside areas on the General Plan land use map in a manner that is consistent with Calabasas' vision. The basic development intensities of the land use map in the Land Use Element aim to maximize the amount of hillside area left in a natural state.

Policies

- III-11 Maintain the existing visual character of hillsides, recognizing both the visual importance of hillsides from public view areas and the importance of providing panoramic views from hillsides.
- III-12 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption required to recognize basic property rights.
- III-13 Protect the natural character of hillside areas through land sculpturing (contour grading) that blends graded slopes and terraces with the natural topography.



**III. OPEN SPACE ELEMENT**

- III-14** Preserve all significant ridgelines and other significant topographic features such as canyons, knolls, rock outcroppings, and riparian woodlands. Significant ridgelines are shown on **Figure III-4**. Exceptions may be granted to accommodate General Plan designated trails, viewpoints, and fuel modification measures needed for the protection of public health and safety.
- III-15** Preserve natural drainage courses and provide drainage in a more natural appearing condition rather than with standard concrete box drainage channels.
- III-16** Avoid mass graded "mega-pads" for development. Smaller steps or grade changes shall be used over single large slope banks.
- III-17** Protect graded areas from wind and water erosion through slope stabilization methods (i.e., planting, walls, or netting). Interim erosion control plans shall also be required.
- III-18** Prohibit new development, except for trails, on slopes of 50% or greater, unless either development is required for safety reasons or allowing such development would be more protective of ridgelines or other hillside resources.

