

Impartial Analysis  
City of Calabasas  
Measure [N]

**Summary:**

If approved by a majority of Calabasas voters, Measure [N] amends the Calabasas General Plan and Calabasas Municipal Code and adopts a new specific plan allowing the addition of up to 161 new market-rate apartment units within an existing 600 unit apartment complex at 3831 North Orchid Lane, Calabasas, CA, commonly known as the Avalon Calabasas property. Among other conditions, the proposed specific plan reserves eighty units of the complex for fifty-five years as deed-restricted affordable housing, with 60 units for moderate income households and 20 units for very-low income households.

**The Measure:**

If approved by Calabasas voters, the measure amends the Calabasas General Plan and Municipal Code to allow specific plans and to increase the maximum number of housing units allowed on the Avalon Calabasas property. The measure amends the Calabasas General Plan's land use designation for the Avalon Calabasas property to allow a new maximum of twenty-six units per acre, but only if the property is governed by a specific plan that, among other requirements, reserves at least ten percent of its total apartment units for fifty-five years as affordable housing.

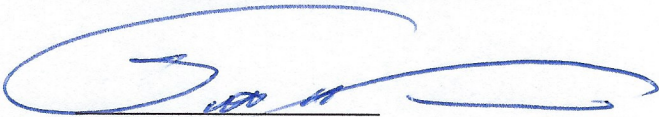
The measure amends the Calabasas Municipal Code to create a new zoning district, named "Specific Plan," and rezones the Avalon Calabasas property to that zone. The measure defines development projects consistent with an adopted specific plan, including the proposed expansion and its specific plan, as exempt from review under the California Environmental Quality Act ("CEQA") and the Calabasas Municipal Code requirements for discretionary permits, public hearings, and review by City Boards, Commissions and the City Council.

The measure adopts a specific plan for the property approving the proposed addition of up to 161 new apartment units for a maximum total of 761 apartment units. Among other conditions, the specific plan reserves 80 units for fifty-five years as deed-restricted affordable units, designating 60 units for moderate income households and 20 units for very-low income households. The specific plan requires the property owner to fund the project, including funding the Las Virgenes School District for its Community 360 Counseling Center and funding improvements for De Anza Park.



**Yes/No Statement:**

A "yes" vote approves the proposed Calabasas General Plan and Municipal Code amendments and specific plan, allowing up to 161 new market-rate apartment units with specified conditions, including the requirement to set aside 80 units for affordable housing for fifty-five years, at the Avalon Calabasas apartment complex. A "no" vote rejects the proposed expansion and its enabling proposed Calabasas General Plan and Municipal Code amendments and specific plan. A simple majority of votes cast (50% + 1) will approve the measure.



Scott H. Howard  
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*This an impartial analysis of Measure [N]. A complete copy of the measure appears on the City's website at [www.cityofcalabasas.com](http://www.cityofcalabasas.com). If you would like a copy of the measure, please call (818) 224-1600 and a copy will be mailed at no cost to you.*