



www.cityofcalabasas.com

City of Calabasas

Voter Information Guide

SPECIAL ELECTION
TUESDAY, MARCH 3, 2020

POLLS OPEN at 7:00 A.M.
AND CLOSE at 8:00 P.M.

Learn more about the City
at:

www.cityofcalabasas.com





Voters can go to ANY Vote Center in L.A. County!

Vote Centers

L.A. County has upgraded from polling places to Vote Centers. Voters now have the option to cast a ballot in-person at any Vote Center in the County. Vote Centers look and feel like polling places, but provide additional modern features to make voting easy and convenient.

Voting Period

Having a single day to vote in-person is now a thing of the past. Voters in L.A. County will now have 11 consecutive days to vote in-person at any Vote Center Countywide.

Vote Centers for the March 3, 2020 Presidential Primary Election open
February 22 - March 3.

Vote by Mail Ballot Drop-off Location

**Calabasas City Hall
100 Civic Center Way
February 3 - March 3, 2020
Monday-Thursday
8 a.m. to 5 p.m.
Friday
8 a.m. to 4:00 p.m.**



Vote by Mail is accessible and easier to use with over **150** drop-offs available across the County



BECOME A “PERMANENT VOTE BY MAIL VOTER”

Pursuant to California Elections Code § 3201, . . .

Any voter may apply for permanent vote by mail voter status. This means for all future elections, you will automatically be mailed a ballot for every election you are eligible to participate in. You will no longer have to fill out a Vote by Mail Ballot Application, from either the back of a Sample Ballot booklet, or from any candidate or committee who circulates such forms.

Pursuant to California Elections Code § 3206, . . .

A voter whose name appears on the permanent vote by mail voter list shall remain on the list and shall be mailed a vote by mail ballot for each election conducted within the precinct in which he or she is eligible to vote. If the voter fails to return an executed vote by mail ballot in four consecutive statewide general elections in accordance with Section 3017, the voter’s name shall be deleted from the list.

You may request an application for Permanent Vote by Mail from the:

THE LOS ANGELES COUNTY REGISTRAR RECORDER’S OFFICE

at: <https://www.lavote.net/home/voting-elections/voting-options/vote-by-mail>



Subscribe or view your E-Sample Ballot today!

https://apps1.lavote.net/SECURED/e_sb/

E-Sample Ballot is simply an electronic version of your sample ballot that is accessible electronically. Voters who would like to subscribe for the E-Sample Ballot may do so by accessing the link above. Once you subscribe, you will receive an email containing a link to your E-Sample Ballot 30 to 40 days prior to every election relevant to you.

The information in your email will include your E-Sample Ballot, polling place location and other helpful election information.

Voters who subscribe for the E-Sample Ballot will no longer receive a hard copy of their sample ballot at their home address.

Benefits of an E-Sample Ballot:

Get your sample ballot faster!

Access your sample ballot on-the-go electronically!

Go green and help save on printing and shipping costs!

To view your sample ballot and find your polling place, visit

<https://lavote.net/locator/>



**City of Calabasas
March 3, 2020
Election Vote Centers**



Facility	Room	Voting Period
Calabasas Tennis and Swim Center	Room 1	4 - Day
A.C. Stelle Middle School	MPR	4 - Day
Las Virgenes Unified School District Office	Board Room	4 - Day
Calabasas Senior Center	MPR	4 - Day
Agoura Hills/Calabasas Community Center	Activity Room	11 - Day



Voters can vote at **any** vote center throughout the County with full language services and expanded accessibility



Fully accessible voting equipment available at **every** vote center

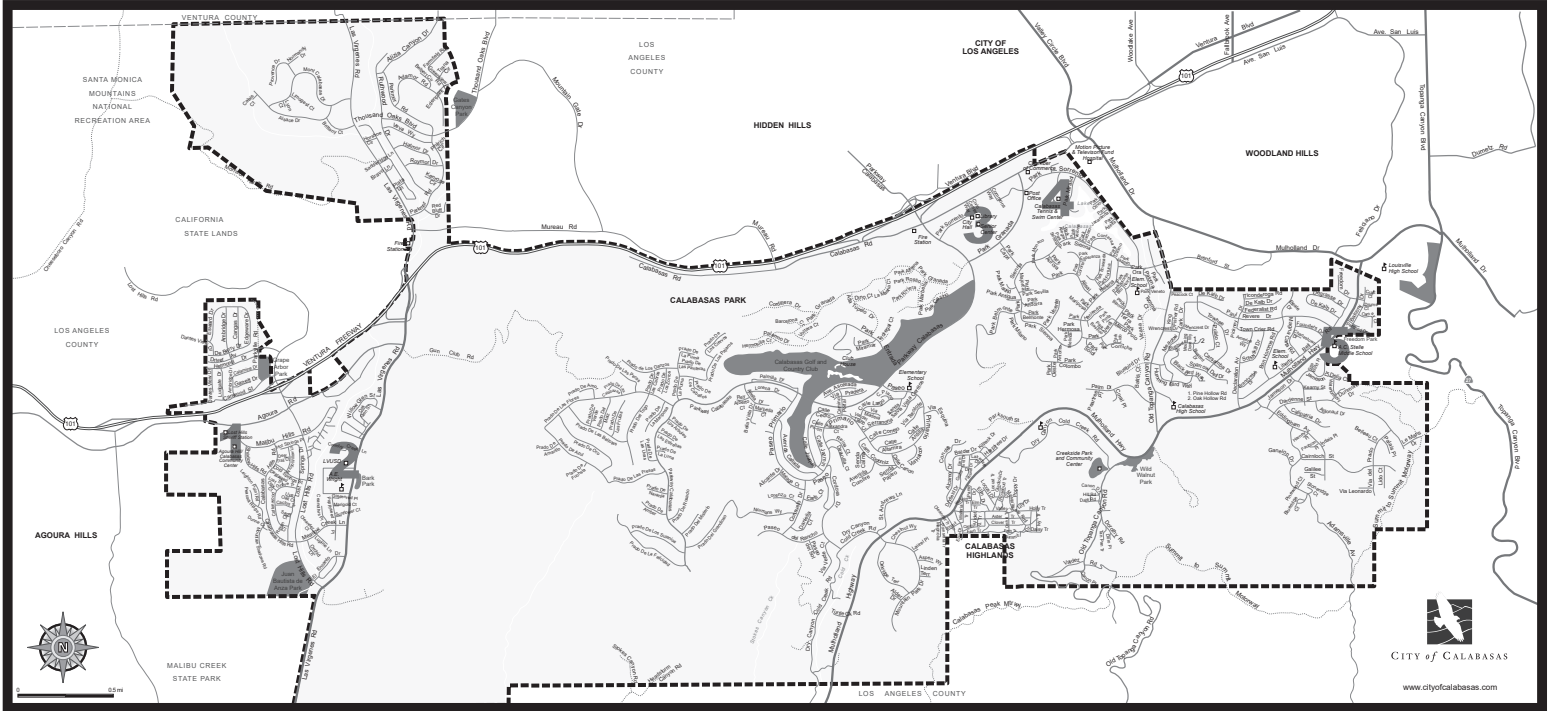


Voting available for **11 days** at vote centers throughout the County



* Electronic rosters access data in **real time** and allow for same day registration





1 Agoura Hills/Calabasas Community Center
 Activity Room
 27040 Malibu Hills Rd
 Calabasas, CA 91301

2 Las Virgenes Unified School District Office
 Board Room
 4111 Las Virgenes Rd
 Calabasas, CA 91302

3 Calabasas Senior Center
 Multi-Purpose Room
 300 Civic Center Way
 Calabasas, CA 91302

4 Calabasas Tennis and Swim Center
 Room 1
 23400 Park Sorrento
 Calabasas, CA 91302

5 A.C. Stelle Middle School
 Multi-Purpose Room
 22450 Mulholland Hwy
 Calabasas, CA 91302



SAMPLE BALLOT

N CALABASAS CITY SPECIAL MUNICIPAL ELECTION - MEASURE N

Vote **YES** or **NO**

Shall the Initiative Ordinance No. 2020-380 amending the Calabasas General Plan and Municipal Code and adopting a new Specific Plan allowing up to 161 new market-rate apartment units, within an existing 600-unit apartment complex at 3831 North Orchid Lane, Calabasas, CA, requiring at least ten percent of the complex's units be reserved for fifty-five years as deed-restricted affordable units, designating 60 units for moderate income households and 20 units for very-low income households, be adopted?

YES on Measure N

NO on Measure N



**PROPOSED ORDINANCE OF MEASURE N
ORDINANCE NO. 2020-380**

AN INITIATIVE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING THE CALABASAS GENERAL PLAN AND CALABASAS MUNICIPAL CODE; ADOPTING A NEW SPECIFIC PLAN TO ALLOW UP TO 161 NEW MARKET-RATE APARTMENT UNITS, WITHIN AN EXISTING 600-UNIT APARTMENT COMPLEX AT 3831 NORTH ORCHID LANE, CALABASAS, CA, KNOWN AS THE AVALON CALABASAS PROPERTY; AND REQUIRE THAT AT LEAST TEN PERCENT OF THE COMPLEX'S UNITS BE RESERVED 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 PEOPLE OF THE CITY OF CALABASAS DO ORDAIN AS FOLLOWS:

SECTION 1. Title.

This initiative shall be known and may be cited as the "Calabasas Neighborhood Preservation Initiative" (referred to hereinafter as the "Initiative").

SECTION 2. Findings.

The People of the City of Calabasas ("Calabasas" or the "City") find and declare the following:

- A. Since 1988, the Avalon Calabasas property located at 3831 North Orchid Lane, Calabasas 91302 (the "Avalon Calabasas Property" or the "Property") has provided Calabasas residents with quality apartments at both market and rent-restricted affordable rates. The Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.
- B. However, due to recently expired bond commitments, seniors and working-class residents living in affordable units at the Property are at risk of losing their homes. To prevent this displacement in a manner that ensures the continued viability of the Property, this Initiative requires the owners of the Property to maintain 80 units at rent-restricted affordable rates for the next 55 years, while adding up to 161 new market rate units at no cost to the City or taxpayers, as more fully described in the Avalon Calabasas Neighborhood Preservation Plan (the "Specific Plan") attached hereto as Exhibit B and incorporated herein by reference (the "Project").
- C. This is a win-win solution for Calabasas. It protects vulnerable senior and working-class residents while adding new housing options with no impact to open space. In fact, the Project will be built entirely on the developed footprint of the Avalon Calabasas Property, with the vast majority of new construction occurring on existing parking lots.
- D. The Project will help the City meet its regional and state affordable and market-rate housing obligations without any cost to the City or taxpayers.
- E. The Project will provide ample parking for residents and guests by utilizing land-efficient strategies such as new buildings with incorporated parking and a reorganization of existing parking to optimize supply.
- F. The Project will preserve the look and feel of the community by requiring new residential units to be compatible with existing buildings.
- G. The Project will respect the rural feel of Calabasas with a cohesive landscape plan featuring over 350 new trees and drought-tolerant, low-water-consuming native species.
- H. The Project will support the City's environmental goals by mandating state of the art sustainability features, including LEED-Silver certified or equivalent new buildings and energy and water-efficient appliances and fixtures.
- I. The Project will improve the living experience of all Avalon Calabasas residents with the introduction of new amenities and upgrades to existing buildings and amenities.
- J. The Project will provide benefits to the broader Calabasas community, including funding for the Las Virgenes Unified School District Community 360 Counseling Center and improvements to de Anza Park.
- K. By permitting a Project that encourages smart growth and a well-balanced community, this Initiative will contribute to the overall health and welfare of the City's economy and its residents.

SECTION 3. Amendments to General Plan.

- A. It is in the public interest to amend the City of Calabasas 2030 General Plan (the "General Plan") land use designation for the Property from R-MF(16) to R-MF(20), and the General Plan land use designation for the Property is hereby so amended. Consistent with this new R-MF(20) designation for the Property, the land use map set forth in Figure II-1 of the Land Use Element of the General Plan (as shown in **Exhibit C-1** attached hereto) is hereby repealed and replaced with the new land use map attached hereto as **Exhibit C-2** and incorporated herein by reference.

- B. Section II.C of Section II (Land Use Element) of the General Plan is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

"II.C General Plan Land Use Districts Table 11-1 outlines the various districts that are delineated on the Calabasas General Plan Land Use Map (Figure 11-1). Three levels of land use are designated. At the broadest level, urban land uses are distinguished from non-urban and open space uses. At the second level, urban land uses are organized into Residential, Business, Mixed Use and Public Facilities land use types. Non-urban and open space uses include rural and open space uses. Each of these general land use types is assigned a "Basic Land Use Intensity."

At the most detailed level, specific land uses are designated. For each land use, a description of appropriate uses is provided along with a definition of the maximum allowable intensity that may be permitted. As discussed in Land Use Policy II-14, the assignment of maximum development intensity to the land uses identified on the General Plan Land Use Map does *not* imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity. If a proposed project is consistent with General Plan goals, objectives, approaches, and policies, as well as performance standards contained in the Development Code, the basic development intensity identified in **Table 11-1** and on **Figure 11-1** may be exceeded, up to but not beyond the maximum intensity."

The Amended Table 11-1 is included in the Attachment to this Ordinance.

- C. The amendments to the General Plan adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the General Plan or the Calabasas Municipal Code ("Municipal Code") including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

SECTION 4. Zoning and Municipal Code Amendments.

- A. The Property is hereby rezoned from Residential, Multi-Family (RM-16) to Special Purpose Zone Specific Plan (SP).
- B. The zoning map adopted by and incorporated by reference in Section 17.10.030 (Zoning Map Adopted) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended (even though the printing may not occur until it can be carried out by City staff) to add a "Specific Plan (SP)" designation to the map index for special purpose zones and to change the depiction of the zoning of the Property as set forth in Section 4(A), above, and as depicted in **Exhibit D** attached hereto and incorporated herein by reference.
- C. Section 17.10.020 (Zoning Districts Established) of Chapter 17.10 (Establishment of Zoning District and Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

17.10.020 – Zoning districts established.

Calabasas shall be divided into zoning districts which consistently implement the General Plan. The following zoning districts are established, and shall be shown on the official zoning map (Section 17.10.030).

The Amended Table 2-1 is included in the Attachment to this Ordinance.

- D. Section 17.11.010 (Permitted, Conditional and Ancillary Land Uses—All Zoning Districts) of Chapter 17.11 (Allowable Land Uses) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

17.11.010 - Permitted, Conditional and ancillary land uses—All zoning districts.

A. Land Use Permit Requirements. The uses of land allowed by this development code in all of the zoning districts are identified in the following table as being:

1. A permitted use (identified with a "P" in the table), means that the use is permitted in the particular zoning district as long as all other zoning district and special criteria are met.
2. An accessory use (identified with an "A" in the table) means that the use is allowed as long as it is ancillary to another permitted use and as long as all other zoning district and special criteria are met.
3. A conditional use (identified with a "C" in the tables), means that a use is allowed subject to approval of a conditional use permit (Section 17.62.060).
4. A temporary use (identified with a "TUP" in the tables), means that a use is allowed



subject to prior approval and issuance of a temporary use permit (Section 17.62.030).

B. Uses Not Listed. Land uses that are not listed on the table or when a space in the table is blank in a particular zoning district, the land use is prohibited, except where provided by Section 17.11.020.

C. Additional Permit/Approval Requirements. A use of land allowed in compliance with subsection (A) of this section, as well as any proposed development related thereto, shall also comply with the following where applicable:

1. A site plan review (Section 17.62.020), administrative plan review (Section 17.62.090), or development plan review (Section 17.62.070) is required for all new development and a scenic corridor permit (Section 17.62.050) is required for new development in a scenic corridor. Where no other authorization is required, a request for zoning clearance (Section 17.62.110) shall be required.

2. Design review (Chapter 2.40 of the Municipal Code) where required by the General Plan, or any specific plan, master plan, or design guidelines; and

3. A building or grading permit if required by Title 15, or any other permit or approval required by the Municipal Code.

The review or clearance discussed in Subsection C.1 and 2. Above shall be completed and approved by the review authority before the proposed use of land is commenced or established and before site work on any proposed development is started. Proposed uses shall also comply with all other applicable provisions of this development code.

D. Standards for Specific Uses. Where the last column in the following table ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this development code may apply as well.

E. All processes and activities related to a permitted or conditional use are to be conducted within a completely enclosed building or structure with the following exceptions: temporary uses (Section 17.62.030), outdoor storage of materials and finished product (where permitted), and outdoor dining areas.

F. Land Use Table. Land uses listed in the following table shall be defined using the North American Industry Classification System (NAICS) unless otherwise defined in Article VII. Specific land uses within the table are grouped under the following major headings:

AGRICULTURE

RESIDENTIAL

INSTITUTIONAL

Educational

Medical

Public

Religious

Non-profit/Service Organizations—501(c)(3)

Utilities

COMMERCIAL

Alcohol

Automobile Related Services

Automobile Repair

Communications

Day Care Facilities

Eating/Drinking Places and Food Services

Entertainment and Recreation

Lodging

Offices

Retail

Services

Transportation

INDUSTRIAL

Light Industrial

Manufacturing

Warehousing/Storage

Wholesale

TEMPORARY AND INTERIM USES

The amended Table 2-2 Land Use Table is included in the Attachment to this Ordinance.

E. Section 17.16.010 (Purpose) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

"17.16.010 - Purpose.

The purposes of the special purpose zoning districts are as follows:

A. PD (Planned Development) District. The PD zoning district denotes an area under single or common ownership that warrants detailed planning because of the presence of unique features, environmental conditions or development constraints. The PD zoning district is intended to accommodate a mix of uses with special standards that address the unique features, conditions, and constraints present. The PD zoning district is consistent with the PD land use district of the General Plan.

B. HM (Hillside/Mountainous) District. The HM zoning district is applied to areas of the city characterized by steep hillsides and rugged terrain, where appropriate development is limited to single-family dwellings and similar, related compatible uses at very low density, designed to avoid areas of severe physical constraints and safety problems. The HM zoning district is consistent with the HM land use district of the General Plan.

C. OS (Open Space) District. The OS zoning district is intended for areas of the city identified by the General Plan as having important environmental resources and hazards. The OS zoning district is consistent with the open space-resource protection land use district of the General Plan.

D. OS-DR (Open Space-Development Restricted) District. The OS-DR zoning district is intended for areas of the city with existing open space that have been development restricted through the use of deed restrictions, conservation easements or dedications of common open space as part of an approved subdivision. The OS-DR zoning district will also accommodate publicly owned open space land.

E. PF (Public Facilities) District. The PF zoning district is applied to land owned and operated by the city, county, state, or federal governments, or school districts, where a governmental, educational, recreational, or other institutional facility is the primary use of the site, and is sufficiently different from surrounding land uses to warrant a separate zoning district. The PF zoning district will also accommodate publicly or privately constructed uses and facilities developed on city-owned land and intended for a purpose found by the city to be in the public interest. The PF zoning district is consistent with the public facilities-institutional land use district of the General Plan.

F. REC (Recreation) District. The REC zoning district is intended for public and private lands within the city committed to leisure and recreational uses that are primarily open space in character. Allowable uses include city owned parks, regional recreation facilities, and similar, related compatible uses. The REC zoning district is consistent with the open space-recreational and public facilities-recreational land use districts of the General Plan.

G. SP (Specific Plan) District. The SP zoning district denotes an area within the city that is regulated by an adopted specific plan. The SP zoning district is consistent with the R-MF land use district of the General Plan.

F. Section 17.16.020 (Special Purpose District General Development Standards) of Chapter 17.16 (Special Purpose Districts) of Article II (Zoning Districts and Allowable Land Uses) of Title 17 (Land Use and Development) of the Municipal Code is hereby amended as follows (new text shown as underlined and deleted text shown as ~~strikethrough~~):

17.16.020 – Special purpose district general development standards.

A. Subdivisions, new land uses and structures, and intensifications and alterations to existing uses or structures shall be designed and constructed in compliance with the following requirements.

The amended Table 2-7 Special Purpose District General Development Standards is included in the Attachment to this Ordinance.

G. The amendments to the Municipal Code adopted by this Initiative are hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.76 (General Plan and Development Code Amendments) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

SECTION 5. Avalon Calabasas Neighborhood Preservation Plan.

A new Avalon Calabasas Neighborhood Preservation Plan (the "Specific Plan") is hereby adopted in the form of Exhibit B attached hereto and incorporated herein by reference.

The Specific Plan adopted by this Initiative is hereby enacted and in full force and effect notwithstanding any other provision of the Municipal Code including, without limitation, Chapter 17.66 (Specific Plans) of Article III (Site Planning and Project Development Standards) of Title 17 (Land Use and Development) of the Municipal Code.

SECTION 6. Findings of Consistency.

The zoning map and Municipal Code, as amended by this Initiative, and the Specific Plan, as adopted by this Initiative, are consistent with (and shall at all times be interpreted to be consistent with) the goals, policies and actions of the General Plan and would



not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments. The zoning map and Municipal Code, as amended by this Initiative, are also consistent with (and shall at all times be interpreted to be consistent with) the Specific Plan. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Land Use Element, as amended by this Initiative, in that it prioritizes the enhancement of an existing residential community by providing additional housing within an established residential community that is compatible in design, massing, and height with the established community. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Conservation Element in that it incorporates all City requirements of the Oak Tree Ordinance (Municipal Code Chapter 17.32 – Oak Tree Regulations), including a survey to assess the location and size of protected oak species, and requires implementation of all construction protocols. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Housing Element in that it allows for the continued availability of affordable housing units on the Property, provides housing that responds to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost, and utilizes green building designs and drought- tolerant native landscaping. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Circulation Element in that it maintains an adequate supply of parking and promotes alternative means of transportation through bicycle parking. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Community Design Element in that it focuses new housing in an already existing development, ensures that new buildings are compatible with the surrounding natural areas and are buffered by existing buildings and mature landscaping, thus preserving views from the Las Virgenes Scenic Corridor, provides upgrades to existing structures to provide an overall cohesive community, utilizes sustainable and green building requirements for new buildings, and incorporates relevant provisions of the City's Scenic Corridor Design Guidelines. The Project is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan Services, Infrastructure and Technology Element in that existing utility capacity at the Property already exists to serve the increased density, all costs for new water and sewer main connections will be borne solely by the developer, large turf areas of the existing Property will be converted to water-efficient landscape palette, and new development will include the collection, control and treatment of stormwater runoff. The Project would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The Property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land use developments.

SECTION 7. Conflict with Other Measures.

In approving this Initiative, it is the voters' intent to create a comprehensive regulatory plan to govern the future use and development of the Property. To ensure that this intent is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of the Property in any manner whatsoever (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the voters but superseded in law in whole or in part by any other Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law.

SECTION 8. Amendment.

The City Council shall have the power to amend the General Plan and Municipal Code sections amended or adopted by this initiative and, upon application of the landowner of the Property, the Specific Plan adopted by this initiative, without the approval of a majority vote of the voters at a subsequent City election, but only if such amendment does not frustrate or eliminate the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

SECTION 9. Implementation.

- A. This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative (including but not limited to all exhibits thereto) is also intended to be and shall be construed

as consistent with each and every element, provision, and map, and the whole of the City's General Plan. To the extent permitted and required by law, the City shall amend any other elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies as soon as possible in order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan and Municipal Code.

- B. Commencing on the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including, without limitation, issuance of demolition, grading and building permits, subdivision maps, lot line adjustments, and any other City actions as necessary, desirable, and appropriate to implement the Project as soon as possible. This Initiative is considered adopted and effective upon the earliest date legally possible after the Elections Official certifies the vote on the Initiative by the voters of the City of Calabasas.
- C. The General Plan and Specific Plan, as amended and adopted in this Initiative, collectively comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent and compatible statement of policies for the City, any provision of the General Plan that is adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the this Initiative, be null and void in its entirety and without any legal effect. This Initiative shall prevail over any conflicting revisions to the General Plan adopted between the date of filing of the Notice of Intent to Circulate this Initiative and the effective date of this Initiative.
- D. The Project may require the issuance of subsequent approvals by a governmental agency, all of which are part of the "project" approved by this Initiative. The issuance of permits and verifications for improvements and development that substantially conform to the Specific Plan as adopted by this initiative is ministerial and accordingly exempt from the California Environmental Quality Act (CEQA).
- E. All future project approvals and other actions needed to implement the Specific Plan shall be consistent with the purpose of this Initiative, which is to permit 761 multi-family residential units at the Property with at least 10% of such units reserved for affordable housing as detailed in the Specific Plan.

SECTION 10. Statute of Limitations.

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. The date of the legislative body's decision shall be either the date the City Council adopts the Initiative in accordance with Elections Code Section 9214 or 9215, or the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

SECTION 11. Severability.

- A. If any provision of this Initiative or any application thereof to any person or circumstance is held invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of any provision or application of this Initiative that can be given effect without the invalid provision or application. The voters declare that this Initiative, and each section, subsection, sentence, clause, phrase or part thereof, would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts are declared invalid or unconstitutional. To this end, the provisions of this Initiative are severable.
- B. The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts thereof would have been declared invalid or unconstitutional.
- C. If any portion of this Initiative is held by a final court judgment of a court of competent jurisdiction to be invalid, we the People of the City of Calabasas indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.

SECTION 12. Interpretation.

This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. Subject to the foregoing, the provisions of this Initiative must be broadly construed in order to achieve the purposes set forth in this Initiative



**IMPARTIAL ANALYSIS
CITY OF CALABASAS
MEASURE N**

and shall be interpreted and implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms "including," "such as" or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter. The use of the term "or" shall be construed to mean "and/or."

SECTION 13. Exhibits.

All exhibits are incorporated by reference and comprise part of this Initiative. These exhibits are listed below for ease of reference.

Exhibit A	Legal description of the Property
Exhibit B	Avalon Calabasas Neighborhood Preservation Plan
Exhibit C-1	Figure II-1 of the General Plan Land Use Element to be repealed by this Initiative (for informational purposes only)
Exhibit C-2	Amended Figure II-1 of the General Plan Land Use Element depicting the new RMF(20) designation for the Property as adopted by this Initiative
Exhibit D	Amended Zoning Map depicting the new Special Purpose Zone Specific Plan (SP) designation for the Property as adopted by this Initiative

This Ordinance shall take effect 10 days after its passage and adoption pursuant to California Elections Code section 9217.

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

The complete text of the Initiative, including all amended Tables and Exhibits, is attached to this Ordinance as Attachment A.

PASSED, APPROVED AND ADOPTED this ____ day of ____, 2020.

Alicia Weintraub, Mayor

ATTEST:

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk

APPROVED AS TO FORM:

Scott H. Howard
Contract City Attorney
Colantuono, Highsmith & Whatley, PC

A complete copy of the Measure is available on the city's website at www.cityofcalabasas.com. A full copy of the Measure can also be obtained by calling (818) 224-1600.

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
City Attorney, City of Calabasas



ARGUMENT IN FAVOR OF MEASURE N

This measure has one simple goal: to guarantee 80 families can remain in their affordable homes at Avalon Calabasas.

Your YES vote means families who have lived in this community, some for more than two decades, get to stay. Single moms, members of the Calabasas workforce, and seniors can stay instead of being forced out of their long term home to look for something affordable.

The challenge is that the affordable requirement on these 80 units expired. These 80 units represent the largest share of affordable housing in Calabasas. The solution is to build 161 new units on vacant land within the property to subsidize 80 units of long-term affordable housing. An environmental analysis concluded there would be no significant environmental impacts from so few additional units. The existing level of service for traffic would remain the same. In fact, the Calabasas planning department staff recommends approval.

Recently, the State has demanded that Calabasas build more affordable homes. This project removes pressure from the State without disturbing hillsides or undeveloped land. And, building fire resistant buildings within an existing complex avoids any fire issues.

As part of the project, Avalon will plant more than 350 new trees to complement local native oaks and sycamores, will provide funding to the local school district's counseling center, and will fund improvements to de Anza Park.

This was placed on the ballot to give the entire community a voice rather than leaving this important decision to a loud few.

A YES vote on this measure means 80 families can afford to stay and Calabasas' precious open space is preserved. It is the right thing to do.

While this initiative serves 80 neighboring families, it also says a lot about who we are.

VOTE YES to help your neighbors keep their homes.

Fred Gaines, Calabasas City Councilmember
Richard Bruckner, Director of Regional Planning (Ret.)
Bernard McDuel, County Fire Department Chief of Engineering (Ret.)
Kim Harwood, Calabasas Resident
Jolene Placencio, Calabasas Resident

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE N

WHO CAN YOU TRUST TO TELL THE TRUTH ABOUT THIS INITIATIVE?

AvalonBay's owned the complex since 2013 and had years to go through the City's development process. They deliberately chose otherwise.

AvalonBay proponents say the bond program requiring affordable housing "expired" and there wasn't enough time to use the City's development process.

But AvalonBay controlled the timeframe: The affordable housing units could've been maintained until 2028; instead, AvalonBay paid off their bonds ten years early. Funding could've been secured during that time to preserve those units.

None of the proposed 161 units will be affordable housing. They'll all be market-rate, squeezing millions more from the property for shareholder profit. That's far beyond subsidizing 80 units.

AvalonBay estimates their project will generate an additional 1,179 daily car trips on congested streets.

Gridlock on Las Virgenes is the greatest concern of Calabasas residents who'll rely on this mostly single-lane roadway for their evacuation in a fire.

AvalonBay asked the City Council to adopt their initiative immediately, which would've denied a vote of the people. It's on the ballot only because our Council listened to the many residents who asked to vote on this.

This is unprecedented in Calabasas. If passed, it'll change the way developers of large projects do business. They'll choose the initiative route and bypass City protections.

Trust the people who are less concerned with financial gain and more concerned about preserving the values held by the founding members of our beautiful City.

Protect Calabasas.

VOTE NO.

James R. Bozajian, Mayor Pro Tem of Calabasas
Candice Weber, President, Community Association of Saratoga Hills
Michael Harrison, Former Mayor
Frances Alet, Asst. Treasurer, "No on Measure F"
Lucy Martin, Former Mayor City of Calabasas



ARGUMENT AGAINST MEASURE N

DON'T LOSE CONTROL OF THE CITY YOU LOVE.

This Initiative:

- Takes away control of local development.
- Circumvents our City's land use processes by removing oversight by our City Council and Planning Commission.
- Eliminates transparency by not holding Public Forums and Public Hearings.
- Forces amendments to our General Plan and rezoning changes that allow for the construction of 11 buildings, on terms dictated by the developer that cannot be changed or reduced, all without mitigation.
- Increases residential density more than what's currently allowed. Adding 161 market-rate units will bring in millions in new rent revenue annually, maximizing profits for AvalonBay.
- Sets a horrible precedent. Any deep-pocketed developer with a bigger project than our laws allow will exploit the initiative process to get what they want.

The majority of our City Council chose to put this matter to a public vote on the ballot. They recognize the important role local control and public input play in the direction that development in our city will take.

VOTE NO:

- To keep Calabasas from suffering the kind of uncontrolled and unplanned development that is the polar opposite of why we all choose to live here, and the primary reason why Calabasas incorporated as a city nearly 30 years ago.
- To require developers to adhere to our City's laws and development processes that provide us protections, including State laws such as the California Environmental Quality Act from which this Initiative exempts itself.

We're a broad non-partisan coalition of Democrats, Republicans and Independents who represent neighborhoods throughout Calabasas.

We, the people, now have the final say in this important decision.

The fate of Calabasas hangs in the balance.

Protect Calabasas. VOTE NO.

For more information visit <http://www.ProtectCalabasas.com>

Signatory Names and Titles:

1. Mary Sue Maurer, Councilmember & Former Mayor
2. Harold B. Arkoff, Co-Founder, Calabasas Park Homeowners Assn.
3. Dallas Lawrence, Trustee, Board of Education, Past President
4. Edward Albrecht, President Greater Mulwood Homeowner Assoc.
5. Joanne Suwara, Founder - The Calabasas Coalition

REBUTTAL TO THE ARGUMENT AGAINST MEASURE N

Your YES ON N vote means those of us signing below (along with 75 other families) can stay in our Calabasas homes.

We are single working moms, local teachers, local workers, and seniors on fixed incomes. We have been your neighbors, some for decades, and we love Calabasas.

The argument against this measure cruelly ignores that we even exist.

Instead of considering the benefit of this measure for families and seniors, our opponents demand more public meetings. For what? They refuse to even consider us, let alone be our voice. This is precisely why we bring this critical decision direct to our neighbors.

Instead of protecting our homes by embracing a modest solution that allows them to remain affordable, they instead knowingly risk the State forcing our City to lose decision-making power on future developments. This would mean new developments in your neighborhoods and backyards with complete disregard for our City's local character.

This measure helps ensure our city retains local control of future development.

This measure's passage will mean we get to continue to live in the place that we call home. Just like many of you, we are longtime Calabasas residents and we want to remain Calabasas residents.

Every study required by the City has been completed. It has zero traffic or environmental impacts. Even the City's own staff recommended approval.

If you care about 80 Calabasas families being able to stay in their homes and retaining local control over development, vote YES.

We appreciate your consideration.

Cordia Wright, 23-year Avalon Resident
Noemi Mulhearn, Single Mom, Avalon Resident
Maureen Manning, Senior, Avalon Resident
Ina Rochelle Creef, Senior, Avalon Resident
Fred Mirza, Senior, Avalon Resident



**YOUR VOTE
YOUR VOICE**



CITY of CALABASAS

**BE HEARD ON
MARCH 3,
2020**



OFFICE OF THE CITY CLERK
100 CIVIC CENTER WAY
CALABASAS CA 91302-4112
818-224-1600
FAX 818-225-7325



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PRESIDENTIAL PRIMARY ELECTION TUESDAY, MARCH 3, 2020

**POLLS OPEN AT 7 A.M.
AND CLOSE AT 8 P.M.**

NOTE: The COMPLETE SAMPLE BALLOT, VOTE BY MAIL BALLOT APPLICATION and VOTE CENTER INFORMATION are being mailed under separate cover as required by the LOS ANGELES COUNTY REGISTRAR RECORDER, whose office is conducting this election.

