

**From:** Luresa G Byrne <byrne1o1@pacbell.net>  
**Sent:** Tuesday, April 13, 2021 7:53 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** public comment West Village at Calabasas Project

Planning Commission

Comments on the Final EIR for West Village at Calabasas Project#160008152

Honorable Commissioners,

After reading the Environmental Impact Reports and their many appendices, I am left confused and concerned. This environmental review fails to buttress its conclusions of "less than significant impact/no mitigation necessary" to any clear evidence or explanations of such assumptions. Side-stepping any true consideration of the real-life, real-time impacts this project would have on the people living in this city and the surrounding environment. Making the argument that the hillside rising up, as if Agoura Road just keeps on going east across Las Virgenes, must be remediated (re-engineered and bulldozed) as a matter of "public safety" because clearly it is an ancient landslide. Public safety is a big deal to "we" the public.

How can an environmental impact assessment like this one get through the first layer of the vetting process with so many shady analytics and biased projections? Are there people at the city who read these technical appendices in order to substantiate or verify what assumptions are being formulated within them? I found too many inconsistencies to list and outdated calculations used in the generation of projected impacts from this project. Which again, are less than significant. I will attach herein the 2-3 pages of inaccurate, outdated, or unsubstantiated conclusions that I found in my reading of the environmental reports and appendices. I am told by seasoned veterans of the 'city process' that I can list as many inconsistencies as I would like, but since the report has already done the statistics and analytics and justified their claims of hardly any impacts; it really won't do any good.

The notion that any developer would be assisted or allowed to grade, shovel, build, or pave on *Designated DEVELOPMENT RESTRICTED, RESOURCE PROTECTED OPEN SPACE* without the approval by vote of the residents of this city is wrong and flies in the face of Measures O and D.

The Safety Element of the General Plan (Chapter VII) addresses the relationship between natural and manmade hazards and existing and future development. Key features of this element are the definition of "acceptable risk" and identification of the extent to which natural and manmade hazards will be managed in order to protect public health and safety. Herein lies my problem: More than 2 ½ million cubic yards of earth will be cut, then filled, then compacted-all right there off Las Virgenes Blvd. Aside from the claim that all this particulate matter from the earth work and the diesel engines

spewing VOC's while moving this earth will have a *"less than significant impact"*, and *aside from the claims that utilities will not see impacts that are significant therefore do not need to be analyzed at all, nor does Fire Fighting infrastructure need to be analyzed* or law enforcement capabilities and therefore not required further investigation.

There is no analysis or plan or contingency with regards to our water supply and its quality or availability when the next wildfire rages through this valley. Water is essential for our health and well being and for the fire fights which have become more frequent and more intense. LVMWD already advertising water restrictions and pending drought conditions, but this huge project will have "less than significant impact" on all that stuff.

Even worse, the report assumes that movement of 2 and 1/2 million cubic yards of earth being graded , moved, filled and compacted on site, over 2-3 years, will NOT HAVE A SIGNIFICANT IMPACT on regional/local air quality and will not be a problem for sensitive receptors living within a mile of this project.

Such ludicrous assumptions hold no place in the planning of a city like Calabasas. Using outdated statistical analyses, forced assumptions based on theoretical constructs, and repeatedly failing to substantiate the assumptions made in this report is again, completely inappropriate and falls short of the intended purpose of Environmental Impact Reviews. Providing reliable projections regarding protections of the area's natural resources is the responsibility of the Lead Agency and the project developer.

The EIR's for this project are flawed and inadequate for the CEQA purposes of;

- A. disclosing potential significant and irreversible impacts.
- B. identifying ways to reduce or avoid environmental destruction.
- C .preventing permanent loss of natural resources through feasible alternatives

I urge city planners and commissioners along with councilmembers to hold developers to higher standards with an expectation of honest and reliable data gathering, valid and reliable analytics and well supported evidence that whatever project they intend to develop in this city-will actually be good for this city and it's residents.

Sincerely,

Luresa Poe Byrne, M.A.

Public safety is the justification for destruction of hillsides and all the natural resources they provide home for. But what about us?

Air quality is a public safety and health concern.

The availability of fresh, clean water is a public safety concern.

Available law enforcement and fire fighters is another public safety concern.

Wildfires, floods, and earthquakes are another public safety concern.

Personal safety in a climate of respiratory viral pandemic is a public safety emergency/concern.

So, where are all the charts and tables and statistics/analytics for these public safety concerns?

Apparently, for the safety and well-being of Calabasas residents...you must deny this project.

The following information is for illustration of the claims I make against the validity and appropriateness of the information contained in these environmental review reports.

Regarding Air and GHG Emissions and Traffic VMT(vehicle miles traveled) used in air quality analysis and estimated projections:

EIR allows claim of "mixed -use village plan project"/zoning and land use enhancing..., which then allows them to use NCHRP 684-which refers to "internal trip capture estimation tool" or ITE

What I have learned about ITE is as follows: TRB's National Cooperative Highway Research Program report 684 estimates how many trips will be generated within a mixed -use development-trips for which both the origin and destination are within the development.

And, internal trip capture methodology estimates the number of trips from each individual land use AS A FREE STANDING DEVELOPMENT, then applying an internal trip capture rate for each individual land use spec and then a balancing process to the original estimates.....leading to a GENERATED ESTIMATE OF internal and external trips that only involve the project (development) and does not include the VMT/numbers for adjacent streets, arterial streets or anything outside the development.

In the Appendix B- Air Quality technical appendix

The first several worksheets are 2018 counts. No Traffic study counts will be considered that are more than 2 years old-CARB/SCAQMD

The Intersection Capacity Analysis Data Sheets are all counts taken in our Pandemic year dated 6-30-2020 and no counts should be considered from the year 2020.... there were 17 cars on the freeway .....really inappropriate. And this area is referred to as low VMT generating corridor....less than 110 daily trips...no way!

Internal trip capture estimations were dated 4-20-2020

On page 2 of 9: Table 1 shows the VMT Baseline for Calabasas and it is from 2020 numbers! pg 145/155

And on page 70 of 155 and through the rest of this appendix-look at ICU Worksheets indicating levels of service at our intersections within the corridor- many are functioning at the lowest levels of "E" and "F" with many "D"s.

THIS PROJECT MAGICALLY GETS THEM ALL FUNCTIONING AT C'S OR AT LEAST NO WORSE , THEREFORE, THE IMPACT IS LESS THAN SIGNIFICANT AND NO FURTHER ANALYSIS IS REQUIRED.

And last, for now, They have included in their "analysis" the Trolley and Shuttle (City) as Calabasas Transit Routes or ways to somehow off set the CO2 e issue because people walk, bike, and use the city transportation.

The shuttle and trolley are not even running and the Metro Transit has changed their stops also.

The Project size and scope and the constraints/impacts should trigger lead agency push for a HOT SPOT ANALYSIS AND A HEALTH HAZARD ASSESSMENT. A mobile source air toxics analysis should be required along with initial grading plans and I cannot find anything like that-anywhere.

There is no evidence that there were adjustments for the "seasonal" traffic ( summer increase in VMT) or safety analysis for traffic accidents within the corridor and report claims it does not need to do a cumulative assessment because each of the 3 projects noted are within the SCAQMD thresholds. No mention of LAndfill, Composting Facility, stationary sources -gas stations/nail salons/ wood fire grills, etc., or upcoming Wildlife Overpass project to begin 2022 or Rindge Dam removal project to start 2025 and use Las Virgenes for 8 years as a truck route to bring dirt to our landfill and to Ventura county.

Here is my issue bullet points: Report argues that it is not necessary to do a "real" cumulative analysis.

1. West Village , Rondell, and Paxton are noted.
2. Landfill is a source of criteria pollutants- no analysis
3. Nail salons, dry cleaners, and gas stations are source

points-and there are several within 1000 feet of  
project. no analysis

4. composting program-another source point no analysis

5. and the 101 source point.....no analysis

6. CAL TRANS WILDLIFE OVERPASS- projected start date,  
2022-no analysis

7. Rindge Dam Removal- 8 year project to begin 2025

Now, I cannot find a "mobile air toxics analysis" or the necessary "congestion management plan" to address project related traffic concerns, except that they will put in a right turn lane into driveway and a left turn lane- and they will notify folks when they have to close lanes or do the road work on Las Virgenes. All their fleet vehicles and workers vehicles will be "on-site" so no worries-we won't even notice them working there. ????

From what I have read, this area or project does not qualify for "carbon offset" and SB 375 and Climate Protection Act of 2006 and ARB require "Sustainable Communities Strategy". Is that something our City is responsible for having? Is the Congestion Management Plan the City also?

Here is what really bites-We are in a canyon-topography and atmospheric conditions-  
crap stays down in the canyon for longer periods and is less easily dispersed. The  
assumption/conclusion that movement of 2 1/2 million cubic yards of dirt, first to  
cut...then movement of 2 1/2 million cubic yards of dirt to fill and re-compact is reported  
to not have a significant impact to local air quality or the health of the 1000's of sensitive  
receptors living and working within 1 mile. And the VOC's coming off every piece of  
heavy equipment used to move 5 million cubic yards of earth will "not exceed SCAQMD  
thresholds" so the impacts are class III-less than significant. ????

We are non-attainment region for PM dust particulates. Report admits that local  
thresholds of PM will be exceeded, but they will mitigate.

No where in this document do I find an analysis of the outrageous amounts of FRESH  
WATER that will be used for their dust mitigation measures throughout the projects  
earth moving and construction activities and here is what I finally learned (took awhile)  
about how the "filling in" of the canyon will happen, for every cubic yard of earth that is  
re-compacted (fill)-(2 1/2 million cubic yards) 30-50 gallons of fresh water will be  
necessary.

FOR EVERY CUBIC YARD OF EARTH RELOCATED INTO FILL AND COMPACTED, 30-50 GALLONS OF FRESH WATER ARE NEEDED.

We are already hearing of restrictions on our water usage and upcoming drought conditions getting worse-which correlates with increased wildfire risks,

but I cannot find ANY ANALYSIS OR MENTION OF THE POTENTIAL BILLIONS OF GALLONS OF WATER THAT WILL BE USED TO MAKE IMPERVIOUS SURFACES IN THE WATERSHED TO PUT THEIR BUILDINGS ON.

this is fresh water that is used and as we continue to navigate a global pandemic and the return of dry, drought producing conditions, the availability of water will move to the top of our priority list. Water District admits to not having sufficient infrastructure after Woolsey experience.

**From:** Ronna Leavitt

**Sent:** Monday, April 12, 2021 10:44 PM

**To:** info

**Subject:** West Village at Calabasas Public Hearing

Dear Planning Commission,

We would like to express our concerns about the proposed development at Las Virgenes and Agoura Road called The West Village. This is a terrible idea! We live across the street from the Paxton townhouse development. For many years, we endured terrible living conditions, due to that build. The excavation process took at least three years. Within those multiple years, we endured damage to our house (it was like a 3.5 earthquake daily), respiratory health problems Sinus infections, asthma attacks and valley fever), terrible traffic congestion getting out of our community, and overall congestion within the area. Over the years it took them to build, we ended up with four construction nails in my tires, almost witnessed several major car accidents, and the worst part of it all, we watched the beautiful landscape across from our house get destroyed. These high end townhouses, that were supposed to be sold for almost a million dollars ended up being townhouses that could only be rented for a large amount of money, and now they are mostly vacant. Again, such a sad way to not make a dollar, all the while, destroying the habitat of many animals. We used to have deer on the hills grazing and now nothing!!

Growing up in the valley, we enjoyed getting off at "Malibu Canyon Road" and seeing the goats, sheep and cows graze the meadows, while we continued on the highway to the ocean. We were sad to see that the land was purchased and the animals no longer grazed there.

The point of moving and living in Calabasas is for the open space, not for the feel of a city, like Los Angeles. The more development that occurs in this beautiful community, the more it will turn into, and have the issues that larger areas, such as Woodland Hills, Tarzana, Van Nuys, Studio City, Hollywood, etc have...transient communities, higher crime rates, more pollution, traffic congestion. Is this what you want the city of Calabasas to turn in to? The Lost Hills Sheriffs Department is already understaffed and

can barely patrol the community it serves now. Adding 180 new homes to the area, will stretch their ability to patrol the area and provide necessary resources to those in need.

Now, all you get when you get off the freeway is another hotel (more land destruction) that will most likely be vacant or occupied at a low rate. The idea that this side of Calabasas could endure many, many years of excavation, years of loud construction, with an increase in traffic (in an already VERY congested area) could turn into be very deadly, on so many levels. During the fires of 2018, evacuating was not easy. Lines of cars trying to escape the fires were long. Trying to get on the freeway was dangerous and long and when we turned around and to take Mulholland, that too was congested. If you think adding 180 new homes, which is about another 300 cars at the very least, to the already congested area, could turn out to be a deadly and dangerous idea.

The chances that the fires of 2018 would repeat itself are slim, however, who wants to take that chance? Not only would it be extremely dangerous to have more congestion in the area, but destroying more beautiful land, for no reason other than greed would be extremely sad, disappointing, and dangerous.

We are AGAINST the idea of building and destroying this plot of land! If you want to keep Calabasas family friendly and a decent and safe place to live, you will reconsider these plans. Lets keep Calabasas safe, beautiful and a wonderful place to raise a family.

Best,  
Ronna and Geoff Leavitt

**From:** Ed Constantian <eddy@eddy.com>  
**Sent:** Monday, April 12, 2021 6:42 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Attention Planning Commission,

RE: West Village at Calabasas Public Hearing

As a long-time resident of Calabasas, I am against the development of yet another commercial mega-complex. The over development of Calabasas will only result in even more traffic and congestion. As civil servants, you represent your constituents. The overwhelming majority of Calabasas residents are opposed to this project. This proposed development comes before you for the third time after it has been rejected twice before. Please do the right thing and deny this proposed monstrosity.

I trust and hope that your decisions take into consideration the sentiments of the overwhelming majority of Calabasas residents.

Thank you,

Ed Constantian  
Calabasas Resident

**From:** Maya Shulman <mshulman@sflg.us>  
**Sent:** Monday, April 12, 2021 3:49 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

New year, same circus. Are the materials for environmental studies will be available prior to the Zoom hearing?

Please advise.

Maya Shulman, Esq.

Calabasas, CA 91302

**From:** Lynne Tracy <lynnetracy@sbcglobal.net>  
**Sent:** Monday, April 12, 2021 2:43 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission - West Village at Calabasas project

I am writing to express my opinion on the West Village at Calabasas project.

As a resident in Stonecreek community down the street from this project, I have tracked all plans since 2003. While the developer was initially interested in the community's opinions, as I gathered from meetings and calls with them, this decidedly changed over time, especially after the community put the project to a ballot vote.

Despite the community pointing out issues with their plans, much related to grading an unstable site, they have only come back with worse plans and have 'dug in' with no willingness to communicate for the betterment of their project and our community.

If the community seems weary of accepting what developers say, historically there is very good reason as we have been misled in the past by Blue Marble (Paxton), and had poor construction when Shea Homes built The Colony.

While there are many issues, the two I wish to highlight herein is that of safety and traffic. We know that:

The City of Malibu created their evacuation plan which dedicated Malibu Canyon as one of their evacuation zones - Zone 12 Latigo Canyon Rd to Malibu Pier .

" These are the five main evacuation routes to be utilized:

1) NB Pacific Coast Hwy (to Oxnard)



- 2) Kanan Rd
- 3) Malibu Canyon Rd
- 4) Topanga Canyon Rd(only as needed)
- 5) SB Pacific Coast Hwy (to LA / I-10) D "

<https://www.malibucity.org/DocumentCenter/View/26832/FINAL-Evacuation-Plan-8192020>

This will mean at least an additional 25% of the population of Malibu will be coming through Malibu Canyon during a natural disaster, and most likely more given the other exits points for Malibu.

Add this to the Canyon residents, Monte Nido, schools along the corridor, and then Las Virgenes neighborhoods all moving towards safety from the West and the neighborhoods on the northside of the freeway moving west.

We saw firsthand during the Woolsey fire the difficulties we had getting out of and into our communities. We are seeing more frequent fires in this State for various reasons and we as a city and community cannot close our eyes and hope/wish we will not have another Woolsey threat again.

Having a project like West Village will put a huge strain on the already impacted Las Virgenes/101 corridor on a daily basis, and in times of disasters- our safety is in jeopardy.

I find it very frustrating when each development is discussed to have them viewed as stand alone projects rather than the cumulative sum of all the projects together, e.g., Weintraub hotel, Paxton apartments, etc.

While I support the developer's right to build, as I have always for the land owners, doing so has to make sense for the area on multiple fronts: mitigation; size/scale; lack of infrastructure (roads) to support the population; safety; traffic; etc.

I am not in favor of the current plan and want to see a smaller footprint for this project, less density, and possibly an alternate route in and out of the project, e.g., a new road through to the eastside.

Thank you for your time and consideration.

Best Regards,  
**Lynne Tracy, M.A., LMFT, CRC, ABVE/D**  
**Vocational Counseling**  
**P.O. Box 8333, Calabasas, CA 91372**  
**Direct: (818) 880-6460**

**From:** Joanne Suwara <joasuw42@gmail.com>

**Sent:** Monday, April 12, 2021 11:42 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** To All Planning Commissioners re West Village Hearing 4/15/21

<https://www.cityofcalabasas.com/home/showpublisheddocument?id=20194>

To All Planning Commissioners:

Attached you will find a direct link to the Comment Letters from agencies and the public and Responses made to them by the City.

This link was not included in your agenda packet and I had a difficult time finding it. These letters, many from state and local agencies, express concerns about the proposed project. I am calling your attention to them so that you will see both sides as you move forward.

Thank. You.

Joanne Suwara

**From:** Larry Willett <larrywillett@yahoo.com>

**Sent:** Monday, April 12, 2021 11:02 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** Fw: West Village Development

Dear Commissioners:

Aside from the obvious destruction of our viewshed, there is another more important factor with this development. The potential loss of life and property from wildfires.

Any of you who live in west Calabasas and experienced the Woolsey fire knows exactly how dangerous it was and can be. My family and I live in the

Malibu Canyon area just north of the proposed West Village development.t where there is only very limited access and egress.

There were 9 homes fully destroyed. The fire raged down Parkmor, into the creek and up the hill to our home on Redbluff. We were lucky this time. The fire only burned our hillside and fence and did not jump to our home however, we did encounter severe smoke and other damage. Our neighbors had it worse. The complete back of their home was gutted by the fire.

Not only did the fire itself make it difficult for us to escape, but the amount of people in our area all trying to evacuate caused gridlock.

There was no place SAFE to go. The freeway was closed. Mureau Road was closed. Las Virgenes was closed.

There were people from Calabasas Parkway to Lost Hills all trying to run for their lives. Fortunately, this time, no one lost their lives.

A lot of our neighbors, including us, have either had their homeowner's insurance cancelled or the rates have gone up astronomically since we are in a fire zone.

I am attaching some pictures to refresh your memories of the devastation of the Woolsey fire. I have plenty of photos and videos showing the devastation in our community alone which I will be more than happy to provide as further evidence not to allow this development.

This development will add many more people to the bottleneck in the Agoura and Las Virgenes Roads area that already exists. Do not endanger our citizens. I do not feel it is in the best interest for our public safety for the current residents to allow this development. It is not a matter of "if" another massive fire will occur but "when" it will occur. Decline this project.



Sincerely,  
Larry Willett  
714-231-2315

**From:** Bob Selvin <bobselvin@hotmail.com>  
**Sent:** Monday, April 12, 2021 10:21 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas

We don't want any development at Las Virgenes and Agoura Road. We can not handle any more traffic. Please do not approve this project.

Thank you,

Bob Selvin  
26162 Adamor Rd.  
Calabasas, CA 91302

**From:** Joyce Greenberg <greenberg.joyce@gmail.com>  
**Sent:** Monday, April 12, 2021 8:39 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission - West Village at Calabasas project

I would like to express my view on this project with one word... NO !

Over the past 4 years citizens of Calabasas have said it loud and clear that this is not an appropriate use for this site. And this was prior to the Woolsey fire that devastated our community,

The City of Malibu created their evacuation plan which dedicated Malibu Canyon as one of their evacuation zones - Zone 12 Latigo Canyon Rd to Malibu Pier .

" These are the five main evacuation routes to be utilized:

- 1) NB Pacific Coast Hwy (to Oxnard)
- 2) Kanan Rd
- 3) Malibu Canyon Rd
- 4) Topanga Canyon Rd(only as needed)
- 5) SB Pacific Coast Hwy (to LA / I-10) D "

<https://www.malibucity.org/DocumentCenter/View/26832/FINAL-Evacuation-Plan-8192020>

This will mean an additional 25% of the population of Malibu will be coming through Malibu Canyon during a natural disaster.

Add this to the Canyon residents, Monte Nido then Las Virgenes neighborhoods all moving towards safety from the West and the neighborhoods on the northside of the freeway moving west.

Having a project like West Village will put a huge strain on the already impacted Las Virgenes/101 corridor on a daily basis, and in times of disasters- it's a matter of **safety!**

Yes the developer has the right to build but not to this size or scale due to the lack of infrastructure and the current roads.

Perhaps West Village would consider creating an NEW road over the mountains to the Eastside of Calabasas? I'm sure the homeowners at The Oaks would be all for it.

Thank you  
Joyce Greenberg

**From:** Karin X. Randolph <Karin.X.Randolph@kp.org>  
**Sent:** Monday, April 12, 2021 7:19 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

To Whom It May Concern,

I've lived at Malibu Canyon Villas on Las Virgenes Road for 32 years and have watched the over development around me with dismay . I doubt many moved here for a noisy, bustling city experience. The development taking place is ruining what makes this area so special. Traffic, noise and litter has definitely increased. I don't have exact numbers but it seems crime also has gone up. Now instead of looking at hills, I watch several people walk their dogs past the new homes and let them defecate without clean up. I can only imagine how disruptive the huge eyesore project planned next will be. The motel/hotel by the Mobile station isn't even completed. This area for the last almost 5 years has been under construction beginning with the tree removal and widening of the Las Virgenes Road. Just please stop.

Sincerely,

Karin Randolph

**From:** Melissa Olen <melissaolen1@gmail.com>  
**Sent:** Sunday, April 11, 2021 4:55 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Planning Commissioners,

My name is Melissa Olen and I have lived in Calabasas since 2003. I am writing to ask you to deny the current West Village proposal because:

1. It is essentially the same proposal you denied back in 2018 and it has somehow been resurrected with a new coat of paint (same bad impacts, same grading of open space)

2. It is in violation of the General Plan and city code

I understand that the developer is entitled to build something on the land they purchased, however they are not entitled to create their own development code when they do it. They have to follow the rules as defined by our city, the same rules that were in place when they purchased the property.

As a city planner it is imperative that you make sure developers build within the guidelines, just like the residents must do when building or changing their residential properties. Fair is fair. Just because developers have deep pockets and can make more noise doesn't mean they get to change the rules. If they want their proposal to be taken seriously, then they need to write a serious proposal that adheres to the guidelines. I understand that a compliant proposal is probably not as lucrative for them, but that's not the City's problem, they knew what they were buying when they bought it.

Finally, I am aware that city staff works hard to collect & vet information about these proposals and put it all together for review. Within this process, they definitely should make recommendations, but they are not elected and they are not decision makers. Unfortunately, it seems that, particularly with this proposal, they are really acting as if they are a decision making body. Additionally, it has been brought to light that they may have worked with the developer in a non-transparent way to get this version of the proposal back in front of the planning commission with minimal changes from the version that was already denied. If true, this is very wrong and I hope it gets the oversight it deserves. In the meantime, I implore you to base your evaluation of this project on its merits (or lack thereof) and whether or not it violates our General Plan. Please do not approve this non-compliant proposal.

Thank you for your time.  
Melissa Olen

**From:** dee sam <ucla181818@yahoo.com>  
**Sent:** Sunday, April 11, 2021 1:30 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** planning commission- west village at calabasas

We are residents at the colony. We have lived here in calabasas for many years. We love the small town feel of this city and are very proud of the hard work we endured to finally be able to purchase a home here and contribute to our community.

You approved Paxton as a condo project. It is not, it is a series of apartment buildings. It appears that the City was aware this would happen. Now you are permitting it to happen again. We DO NOT NEED more apartments and condos. If you argue that people need to have affordable housing just look to Woodland Hills where apartment buildings are going up fast and Woodland Hills is less than an eight minute drive to Calabasas. You are aware that there will be a major project in the future which includes affordable housing and apartments in Woodlands Hills along with hotel etc. You discussed in your previous meetings that many of the business buildings on Agoura rd may be vacant and those may potentially become apartments.

If you approve 180^ 190 condos/apartments on Las Virgenes you are endangering all of our lives as we will be trapped when the next fire occurs. It is too congested on Las Virgenes during rush hour and weekends. There are people traveling at high rates of speed and no enforcement.

Build houses on the west village site. Let people come live their California dream of home ownership in a small town feeling city. We are not West Hollywood, woodland hills. People do not come here to live in cramped congested environments.

**From:** Andrea Josephson <AndiJ4@aol.com>

**Sent:** Sunday, April 11, 2021 10:42 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village at Calabasas Public Hearing

Please vote no! There are only 2 roads East. The 101 Fwy and Mureau Rd. These are both heavily congested compacted by car dealership deliveries and Round Meadow School. Beyond traffic is the inability to evacuate during fires to heavily congested roads. I've lived in this area 30 years. The new city of Calabasas that was formed years ago wouldn't have thought twice about this project. It would be NO!!!

Andrea Josephson

PS what's with the tarped building next to the dry cleaners on Calabasas Rd. EYESORE!!! It's been at least 2 or 3 years!

**From:** Cyndilee Rice <cyndilee@sbcglobal.net>

**Sent:** Sunday, April 11, 2021 9:21 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** To Planning Commission

Hello Folks,

I'm writing to you today about my opposition to the proposed, "West Village of Calabasas", development project. The title is fairly accurate, it is an actual village the developers would like to build. We've already been down this same road, repeatedly, voicing our opinions about this project. It gets voted down and then reappears the next year with a few minor changes. But, basically the same project. This one goes against all the protections we have in place for development of our hillsides. This project is too big for the space! This area is already overburdened with traffic, being as it's one of the few canyons to get to the beach. During any emergency, whether that be a fire, a plane landing on the freeway, a helicopter crash, a shooting on the freeway... all these things have happened within the last few years here, at this exact exit! It's already almost impossible to get to safety when any one of these events occur. The developers might say, it's so close to the freeway, all the people would be able to get out from this project... But, for the rest of us, stuck behind those hundreds of additional cars, trying to get out, we would not be so lucky. This would be a catastrophe waiting to happen! That last fire was terrifying, it was coming from more than one direction, (which that has happened in multiple fires over here) and we only have one way out. Two other projects are finishing up construction on either side of this site. (Which will already add hundreds of additional cars & people) Enough is enough, I've lived here over 30 years, and have seen the massive irresponsible development of this beautiful canyon. With pretty much NO additional infrastructure. All in Calabasas territory, it stops when the canyon changes to Malibu.

I'm asking you to do the right thing here, listen to the citizens of your city, keep them safe, and deny this project once and for all. Do you really want this to be the legacy of the city of Calabasas? Known as the city who allowed the destruction of Malibu Canyon? Please take these decisions very seriously! Once this is done, it's forever.... you can't undo it later!

Thank you for your time,  
Cyndilee Rice

**From:** Rochelle Fayngor <rfayngor@gmail.com>  
**Sent:** Sunday, April 11, 2021 8:56 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village Project

Dear City Hall Members,

My name is Rochelle Fayngor, and I am a 25 year-old resident of the City of Calabasas. I have been fortunate to call Calabasas my home for most of my life, and I have always enjoyed the tranquility and beauty of the City. I was saddened to learn about the proposed real estate development on Las Virgenes Road.

I have lived off of the Las Virgenes exit since I was six years old. I know the name of every street and every business off of the exit. I also know that it would be a mistake to allow real estate developers to build in this area.

I have many reasons for believing that this proposal would be a mistake if allowed to continue. I believe, and know many people agree, that the beauty of Calabasas comes from its unique rolling hills. The hills off of the Las Virgenes exit have already been subjected to many housing developments, each one decreasing the aesthetic of our hills. There are also several trails near the proposed build site, which would no longer be accessible to the public.

Additionally, the proposed build, which will have 180 residential units and several retail stores, will have a huge impact on the traffic in the area. Assuming each home has at least one car, with many homes having two or even three, the number of cars leaving this community will range from 180-540 daily. Any number in this range poses a significant increase on the already problematic traffic situation, especially during rush hour. Furthermore, this does not include the number of cars that will frequent the new retail center, as well as the Paxton development, which is on the same exit and street as this proposed build. However, most importantly, the COVID-19 pandemic has forced many businesses to shutter their doors, leaving countless empty retail spaces. Additional retail spaces will force the City to spend more money and time on a project that will not benefit the residents in the long term.

Lastly, over the past ten years, devastating fires forged paths through Southern California. Sadly, Calabasas was not exempt from these fires, and many homes were lost. My family had to evacuate, and fortunately, we returned to a still-standing home. Building even more homes on a hill that has burned multiple times in the past few years will make it even more difficult for the brave and hard working firefighters to save our homes. Every home in danger is one that they strive to protect, and



building additional homes in such close proximity to one other will make their jobs exponentially harder.

This proposed housing project will be at least the third project on Las Virgenes Road in the last ten years. I have personally participated in the previous protests and petitions to stop building off of this exit in the past. I do not believe that any proposed building project has enough positive potential-value to be accepted. The residents of Calabasas do not take our City for granted. We protest, write emails, and attend meetings in order to protect something we know is worth preserving.

I urge you to please take my thoughts, and numerous other residents' beliefs and opinions into consideration before you vote for this development. I believe that further building into our stunning hills will actually decrease the value of our City. In a world where developments are taking over nature, I believe it is our duty to try to protect natural beauty when and where we see it.

Thank you very much,

Rochelle Fayngor

--

**From:** Coralie Marlowe <gulliver27@icloud.com>

**Sent:** Sunday, April 11, 2021 8:42 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** West village development

We are in fire danger area. No more buildings and occupants , they are an addition to fire danger, traffic snarls in time of evacuation

Coralie

**From:** Roya Azizi <roya91302@gmail.com>

**Sent:** Saturday, April 10, 2021 9:54 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** Over Development ??????????

Hi,

Why do we need to keep fighting with the City for overdevelopment? Can't we vote for those who are our real representatives?

How many times do we need to vote "No" for more development & how many times we need to have a hearing?

Please no more developments, & please do not sell the mountains to individuals

Thank you,

R. Azizi  
Calabasas Resident

**From:** Anita McQuillan <antrim8@sbcglobal.net>  
**Sent:** Saturday, April 10, 2021 9:21 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Planning Commission,

I am concerned about the proposed development of West Village at Calabasas because:

**This new proposal has the same concerns as before — the proposed development does not fit the land**

**resulting in these major issues:**

- 1 - Years of grading and destruction of designated Open Space, which will create significant environmental damage and change the natural hillsides to manufactured slopes with miles of concrete v-ditches.
- 2 - Building of multi-story residential buildings in a box canyon in a Very High Fire Severity Zone.
- 3 - Adding traffic to already overburdened roadways, especially in any emergency requiring evacuation. During the Woolsey Fire all roads in and out of the Las Virgenes Valley including the Freeway, Mureau Road, Agoura Road, Las Virgenes Road and Mulholland Highway were closed either by fire or to provide access for first responders.

Sincerely,

Anita McQuillan

**From:** Kg <diver161@sbcglobal.net>  
**Sent:** Saturday, April 10, 2021 9:15 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Planning Commission Members,

My family and are very concerned about the West Village proposed development project and urge you to reject the current proposal.

Our primary concerns are as follows:

- 1). Destruction and damage to the natural hillsides and beauty of the surrounding environment, not to mention impact on wildlife in the area.
- 2) Additional traffic that will be generated clogging up are already overloaded roadways.
- 3). Increased risk of fire and reduced access to emergency services and first responders.

Thank you for your time and consideration.

Ken Grock

**From:** rhea damon <damonrhead@sbcglobal.net>  
**Sent:** Saturday, April 10, 2021 6:32 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Planning Dept.- The primary reason I moved to Calabasas in 1990 was for the natural beauty and tranquility of the Las Virgenes area. This beauty will be destroyed by structures that don't suit the area, and will destroy the hillsides. I watched on TV with horror, when the Woolsey fire was raging, and existing homes and townhouses, including mine, came so close to being ashes. The danger to residents will be multiplied many times over as so many more people and cars will make it impossible to use the roads and evacuate. The fire danger is so high in this area that insurance companies won't insure people like me and all who live here. Please don't destroy the hillsides, views, wildlife and all who make this their home. Thank you. Rhea Damon/Malibu Canyon Villas resident

**From:** Jennifer Prince <info@jennyprince.com>  
**Sent:** Saturday, April 10, 2021 6:05 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission - West Village at Calabasas

Dear Planning Commission:

My husband and I have lived in the Malibu Canyon area of Calabasas for 20 years. We would like to voice our continued opposition to the West Village project in its current iteration. There has been enough over development in our small canyon in recent years, ruining slowly the charm and beauty of the place, creating more traffic. Imagine the gridlock traffic this project will generate! The views that we cherish will be destroyed permanently. Please, do not allow the developer to go forward with construction of this eyesore and traffic nightmare.

Sincerely,

Jennifer Prince  
Marlin Lyzun

**From:** Jay Tabatabai <jaytaba@hotmail.com>  
**Sent:** Saturday, April 10, 2021 4:21 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

1 - Years of grading and destruction of designated Open Space, which will create significant environmental damage and change the natural hillsides to manufactured slopes with miles of concrete v-ditches.  
2 - Building of multi-story residential buildings in a box canyon in a Very High Fire Severity Zone.  
3 - Adding traffic to already overburdened roadways, especially in any emergency requiring evacuation. During the Woolsey Fire all roads in and out of the Las Virgenes Valley including the Freeway, Mureau Road, Agoura Road, Las Virgenes Road and Mulholland Highway were closed either by fire or to provide access for first responders.

Jay Tabatabai  
26152 Kenrose Circle  
Calabasas 91302

**From:** RichB <rbevando@pacbell.net>  
**Sent:** Saturday, April 10, 2021 4:20 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Please reconsider plans for new development at West Village Calabasas. Would assume since most retail has diminished due to changes of purchasing on the Internet can only see vacant stores. World had changed dramatically since covid, corporations now are having employees remain at home to work now and after covid comes to a rest. Corporations learned they save on real estate cost by having their employees stay home, hotels will run vacant.

Honestly your previous development on Lost Hills Road and Agoura Road has been an eye sore, don't trust the planning commission, please get your eyes checked!

**From:** Jillian Esby <science\_rocks@mac.com>  
**Sent:** Saturday, April 10, 2021 3:50 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Against West Village Development

Our family is STRONGLY OPPOSED to the development on Agoura Road and Las Virgenes. Please count us among the opposed for the following reasons:

1 - Years of grading and destruction of designated Open Space, which will create significant environmental damage and change the natural hillsides to manufactured slopes with miles of concrete v-ditches.  
2 - Building of multi-story residential buildings in a box canyon in a Very High Fire Severity Zone.  
3 - Adding traffic to already overburdened roadways, especially in any emergency requiring evacuation. During the Woolsey Fire all roads in and out of the Las Virgenes Valley including the Freeway, Mureau Road, Agoura Road, Las Virgenes Road and Mulholland Highway were closed either by fire or to provide access for first responders.

Thank you,  
~ Jillian and Eric Esby  
91302

**From:** Nancy Nager <nancybnager@gmail.com>  
**Sent:** Saturday, April 10, 2021 3:48 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I am a Calabasas resident and hereby register my opposition to the construction of the West Village at Calabasas. It is destructive to the health of the residents of Calabasas, its hills, views, and canyon.

Nancy E.B. Nager  
Attorney at Law  
22287 Mulholland Highway  
Suite 250  
Calabasas, CA 91302

**From:** Marcia Weiss <msmarcia@roadrunner.com>  
**Sent:** Saturday, April 10, 2021 3:23 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

### **PLEASE STOP! WE DON'T WANT THIS.**

As a resident for 35 years I want to continue to enjoy the beauty of our hillsides. We need to be without more risk of danger in this fire zone. Why take away the beauty we've enjoyed by creating overpopulation and more traffic.

This area is just too small for all this development. We do not need it or want it.

**JUST STOP.**

**Marcia Weiss**

**From:** Terry Landry <lefonk@aol.com>  
**Sent:** Saturday, April 10, 2021 3:18 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

PLEASE do not let the West Village development proceed in any way, shape, or form. Outside developers come into our beloved canyon and pave, pave, pave. Look at this abomination! It's the worst yet, in a series of absolutely horrific projects blighting our once-scenic corridor. What does this planning commission have against natural beauty? How many vacancies have to blight our hillsides? How crowded does Las Virgenes have to become with traffic, before the commission understands there's no other route out of the area during a fire? Who's on the payroll of these rapacious developers, that the CITIZENRY is ALWAYS on the losing end of this decades-old "pave the entire canyon" effort?

Do something for the residents for ONCE. ENOUGH!!

*Terry Landry*  
818.371.6197 mobile

**From:** mhestrin@aol.com <mhestrin@aol.com>  
**Sent:** Saturday, April 10, 2021 3:14 PM  
**To:** info <info@cityofcalabasas.com>  
**Cc:** mhestrin@aol.com <mhestrin@aol.com>  
**Subject:** West Village at Calabasas Public Hearing

Hello,

I am a long time resident of Calabasas, and like so many others, I live here because of the charm and intimate, "country feel" of our community. I feel very strongly in favor of the PRESERVATION of its unique character. I also strongly oppose extensive building projects such as the proposed West Village which will most assuredly erode the essence of our small community by introducing more traffic congestion, more people, more commerce, potentially more crime, and more homogeny to communities like Woodland Hills, Northridge, or Canoga Park

Calabasas is a very special place and we wish to preserve its character and unique attributes--none of which will withstand continued commercialization and development!

Thank you for your consideration and evaluation of our concerns.

Respectfully,

Mark Hestrin, M.D.  
310-903-1980

**From:** Wesley Idol <wesidol67@gmail.com>  
**Sent:** Saturday, April 10, 2021 2:56 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I live on Parkmor, off of Las Virgneses, on the other side of the FWY from the proposed development. The local economy will not support this development and it will forever destroy our beautiful community. Please continue to serve Calabasas by sending these developers away for a third time.

-Wes Idol  
310-963-7225

**From:** Lisa Stalvey <malibulisa@icloud.com>  
**Sent:** Saturday, April 10, 2021 2:53 PM

**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I've lived here for 21 years and the reason was because there wasn't so much housing everywhere- there is ABSOLUTELY NO REASON other than GREED for you to destroy yet ANOTHER HUNDREDS IF NOT THOUSANDS OF INNOCENT animals for MONEY. Calabasas's charm was about open spaces and quaint living. I absolutely  OPPOSE THIS -

May God Bless You And Protect You

**From:** Coralie Marlowe <gulliver27@icloud.com>  
**Sent:** Saturday, April 10, 2021 9:58 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Building in Calabasas

I vote NO

Sent from my iPhone Coralie Marlowe

**From:** Coralie Marlowe <gulliver27@icloud.com>  
**Sent:** Saturday, April 10, 2021 8:11 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Building a village

Destroy our beautiful land and increase crime is not an option for a calabahas resident for over44 years. Let my property go

Coralie

**From:** HL Rasnick <hlrscuba@gmail.com>  
**Sent:** Saturday, April 10, 2021 7:10 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** I vote NO

After the Woosley fire and the destruction  
To calabahas and surrounding areas, I am very sickened to see the proposal for the west village off  
Las Virgines  
I drive that road to go to my doctor and I love the view facing East off agoura road opening up to the  
wide open space. That horrific construction would really ruin this expanse. I'm surprised that the  
commercial  
Building to the north of the gas station got approved. Our open spaces are closing to the building of  
concrete buildings. Please don't let this Pass. It shouldn't be for money. The chose should be for the  
environment  
Thanks  
H Lynne

**From:** Bernadette Joyce <berniejoyce2@icloud.com>  
**Sent:** Friday, April 9, 2021 6:59 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West village on las virgenes

It would be a tragedy and a disappointment in the Calabasas government to approve this development. We don't need more traffic, pollution and development. We need to keep whatever natural beauty is left in Calabasas.

Sent from my iphone

**From:** Julie Shane <presentsofmine@gmail.com>  
**Sent:** Friday, April 9, 2021 3:06 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** To: Planning Commission

RE: West Village at Calabasas proposed development

I wish to submit the following for consideration in the upcoming Planning Commission Meetings on 4/15 and 4/21.

It's an irresponsible use of resources to continue revisiting the subject of this proposed development. How many different ways can the public say "no?"

Like so many residents, we moved to Calabasas many years ago, in part because the area is so naturally beautiful. So much of the hillsides and open spaces have been preserved, making this a truly desirable place to live. Home prices and property taxes reflect this.

I strongly oppose the proposed development in support of protecting our natural hillsides and open spaces. Our own City Land Use Codes (below) do not allow this kind of development. Is the will of a well-funded developer more influential and therefore more important than the will of the city's own residents? Is the plan to keep allowing this issue to be rewrapped and repropose in the hope that residents will grow weary and stop fighting it?

Please, put a decisive end to this project.



Thank you,  
Julie Shane

CITY OF CALABASAS LAND USE CODES • Development should preserve the hillside rather than alter the hillside to fit the development [Code 17.20.150(B)3] • All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards [Code17.20.070(C)] • Manufactured slopes cannot be counted as open space [Code17.20.055(A)9] • Development shall respect natural surroundings and follow natural topography [Code 17.20.150(B)12]

**From:** Jennifer Lakin <jenniferelakin@gmail.com>  
**Sent:** Friday, April 9, 2021 1:11 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Committee - West Village Calabasas

It's quite simple really....  
PLEASE  
stop allowing the destruction of our area's natural beauty.

**From:** Fredda Hamilton <HFredda@aol.com>  
**Sent:** Thursday, April 8, 2021 9:51 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** I Am Against The West Village At Calabasas Project

April 8, 2021

TO: Calabasas Planning                      Commission Commissioners

Calabasas City  
Councilmembers

I CONTINUE to oppose the proposed West Village at Calabasas Project.

Bad location! Calabasas is already an OVERBUILT city. Too much traffic congestion: North, South, East and West!

I opposed the Paxton Condos, which became Apartments. Now Las Virgenes Road is a NOISY FREEWAY!!! EXCESSIVE SPEED is a real problem!!!

I opposed the Under Construction Cambria Hotel whose name is Calabasas-Malibu. by the 101.

In \*advance\*, I oppose the planned \*multi-use\* buildings by the Calabasas Library! (Apartments et al □)

Fredda Hamilton  
BM/Law/Honors MBA

Calabasas Resident since 1993  
HFredda@aol.com  
818 472-0451 (cell)

**From:** Bedwe <bedwe@aol.com>  
**Sent:** Thursday, April 8, 2021 7:43 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Hello,

I am a resident of Calabasas for over 20 years. The citizens of Calabasas have already spoken on this development and have said NO. Why is it back on the table for discussion?

I live off of Las Virgenes, and need the roadway to either get to the freeway, food shopping at Albertsons or to visit family in Malibu. We are already prisoners in our homes on the weekend. If you want to go out there is grid lock on the freeway, and on Las Virgenes if you want to go towards Malibu and spend the day at the beach or visit friends and relatives, there is bumper to bumper traffic.

By adding more traffic onto Las Virgenes that this development will bring, We will never be able to get anywhere on the weekends and even during the week. Soon school will be back in session and Las Virgenes is busy in the mornings, throughout the day during different pickup and drop off times. Don't even get me started trying to go to Albertsons around dinner time, the traffic is backed up. Especially on Las Virgenes coming from the Malibu direction, sometimes you can't even make a left turn on to Las Virgenes from Agoura Road during rush hour, because of the back up on Las Virgenes to Lost Hills.

These developers want to ruin our scenic route.

I do remember that there was some laws about not developing along our scenic corridor. Just because most of our founding fathers of our City have passed, this does not give the new city representatives or our city planners the right to change their minds on what should be developed in our city.

Our City planners are paid their salaries and benefits by us the taxpayers, and they need to do the what if right for our city and the wishes of its citizens. They should not be courting developers, if that is what they want to continue to do, then we need to terminate their employment and find able body employees who will fight for this city and our rights, and not destroy our beautiful city.

They keep bringing this issue back, hoping we will get tired of it and just say yes, WELL THEY ARE WRONG!!!

Please make sure that this development does not get approved and we don't hear about it again. We want it dead and buried.

Thank you

Dany Sharon  
26085 Adamor Rd  
Calabasas, CA 91302

**From:** Susan Ellis <srellis8@gmail.com>  
**Sent:** Thursday, April 8, 2021 5:41 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** NO on West Village

Hi....

Please forward to the Planning Commission and City Manager. Thank you.

Dear Planning Commissioners,

This proposed development is completely unacceptable for the proposed location for a multitude of reasons. Among them:

Over two million cubic yards of soil is slated to be removed. The spread of Valley Fever, a potentially serious illness caused by a fungus that lives in the soil in the Southwestern United States would be a possibility should that much soil be disturbed. Not to mention the hardship on the community with the heavy equipment moving that incredible amount.

The entire City of Calabasas is in a "very high fire hazard severity zone". Certainly, development on this property is a horrendous idea given the density that is already in the area should an evacuation be in order. Another fire could be so much worse than the recent terrible Woolsey fire.

This property is not just a vacant lot. It is hillsides with wetlands and home to five different species that the California Department of Fish and Wildlife has categorized as "Special Animals".

I could go on, but I am sure you will receive other letters with more of the reasons this development cannot be allowed to take place.

Thank you for your consideration.

Sincerely,

Susan Ellis

26329 W Plata Lane

Calabasas 91302

**From:** Tamiko Watson <tamiko95@yahoo.com>

**Sent:** Thursday, April 8, 2021 4:31 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village project

To whom it may concern, I am strongly against this project being built. Not only does it take away from the Beautiful Mountains that Calabasas has to offer, but this will create more traffic in a already heavily populated traffic area, it will also affect our beautiful and already endangered wildlife. I strongly oppose this!

Calabasas resident,  
Tamiko A. Watson

**From:** Tonia Arey <toniareagent@gmail.com>

**Sent:** Thursday, April 8, 2021 4:23 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village Project

I'm a resident of Calabasas - I live off of Parkmor Rd.

The West Village Project (WVP) is an absolute heinous attempt to "preserve" the natural environment, there is a much better way: DO NOT ALLOW THE WVP TO BE PASSED.

They originally began this project seven years ago when the population was A LOT less and now it's significantly more - there is only one fire station in the area and as it is their resources are drained nearly every day and several times a day when the sun is out and the weather is nice because this results in massive amounts of traffic with people going to and from the beach. As it is, Las Virgenes Rd., Agoura Rd. and the 101 south become a massive congested bottleneck with nowhere to go - people think they will travel further and faster by taking Mureau Rd which only creates more havoc. I live off of Parkmor Rd and Las Virgenes, my parents live off of Liberty Canyon Rd. and on the weekends if I visit them and leave their home between 3PM - 6PM it usually takes me 30-45 min. to travel 2 miles to get home - this is ALL from beach traffic going home - now factor in the increased amount of people living/visiting WVP, you might as well rename this area of Calabasas to Times Square. Additionally, with the increase of people can the developers really guarantee that there will not be one signal amount of trash or extra emissions littered all over what will be left of our beautiful hills. Oh wait, I haven't even mentioned or factored in the Weintraub development - If this goes through maybe change or add the fwy exit sign at Las Virgenes to WELCOME TO HELL

Tonia Arey

Pinnacle Estate Properties, Inc.

REALTOR | DRE Lic. 01965544

[toniaarey.com](http://toniaarey.com)

c: 818-269-7914

**From:** Jennifer Hoffman <jenniferhalvarado@gmail.com>

**Sent:** Thursday, April 8, 2021 1:37 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village at Calabasas

As a resident, I am adamantly opposed to the current version of plans for the West Village of Calabasas.

It is wrong to even give consideration to any development that intends to smash into protected open space to further the developers private interest.

I seriously doubt any private resident would be granted a permit to build or do improvements on their personal property if that project not only went outside boundaries of property lines, but also damaged protected, public open space.

Why does a developer get special consideration? Because they are wealthy? That is not OK.

This project is clearly not favored by the voting public. We proved that in 2016.

Thank you,  
Jennifer H. Alvarado

**From:** Jolie Willett <joliewillett@yahoo.com>  
**Sent:** Thursday, April 8, 2021 1:35 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village Development

Dear Commissioners,

There are many problems with the proposed development at West Village. The loss of a beautiful viewshed. The construction of homes in a landslide area. Adding to the traffic gridlock that strangles the freeway and local roads during the PM rush hour.

What is most troubling and terrifying, however, is building homes and adding more traffic in a very high fire risk area. This project will put people's lives at risk for no valid reason!!!

Those of us who lived here through the Woolsey fire experienced first hand what it is like to be trapped! The freeway was closed. Local roads were closed, There was nowhere to go or a way to get there.

The Planning Commission should do the right thing and deny the West Village project 5-0.

Please let your voice be heard.

Sincerely,  
Jolie Willett

**From:** nancy harvey <nharvey9@gmail.com>  
**Sent:** Thursday, April 8, 2021 10:23 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** Proposed development at Agoura Rd. & Los Virgenes

I remember when I lived in the San Fernando Valley and would drive the Malibu Canyon Road to get to the Beach and remarking what a lovely unblemished area this was. And as a result, this is where I decided to move in 1989.

We live off Los Virgenes Road on Alizia Canyon Drive and were always delighted to be in a more open air space.

But, unfortunately, as the years rolled on by, this area has been built up and up destroying much of the open space that I so loved and moved here to enjoy. Now here comes another attempt to take away more open space.

Since we live in a fire prone area, it makes no sense at all to keep building and building. This does not even consider the impact of more cars joining the already heavy traffic build up in that area which contributes to the unhealthy air due to car emissions. Stop doing this so you can increase your tax base. Isn't this all about money instead of thinking of the peace of mind and good health of your residents. Please put a stop to this new development.

**From:** Ryan King <ryankingestates@gmail.com>

**Sent:** Thursday, April 8, 2021 9:38 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** Re: West Village Development Returning to Planning Commission April 2021

My family and I live in Agoura Hills and are deeply bothered by new information that a development company wants to build in the Westlake Hills destroying nature and wildlife. Not to mention building in a very high fire size area killing the views, peace and tranquility the land provides. Many of us have left the city to get away from the hillside homes and the traffic it causes. Please deny their request to build.

Thank you!

**From:** Denise Miller <deniseymiller@hotmail.com>

**Sent:** Thursday, April 8, 2021 8:49 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village at Calabasas Public Hearing

Dear Planning Commisioners,

There are many reasons this project is not good for Calabasas, too many to put in this letter.

The City of Calabasas Land Use Codes DO NOT ALLOW this project to be approved as proposed.

They cannot take Open Space, remove a hillside and put it back together. MANUFACTURED SLOPES CANNOT BE COUNTED AS OPEN SPACE!

## **CITY OF CALABASAS LAND USE CODES**

- Development should preserve the hillside rather than alter the hillside to fit

the development [Code 17.20.150(B)3]

- All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards [Code17.20.070(C)]
- Manufactured slopes cannot be counted as open space [Code17.20.055(A)9]
- Development shall respect natural surroundings and follow natural topography [Code 17.20.150(B)12]

Thank you and please uphold our land use codes.

Sincerely,

Denise Y Miller  
4341 Willow Glen Street  
Calabasas, CA 91302

**From:** Kevin Moghtanei <kevin@dcdlaw.com>  
**Sent:** Wednesday, April 7, 2021 9:31 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

With regard to the proposed "West Village" project, I am writing to strenuously submit my opposition.

This project is absolutely unnecessary, as it will lead to an increased danger of fire, a destruction of open spaces for local wildlife, increase problematic traffic, damage to picturesque views of the hills and canyons, among other problems.

Further, a proposed construction project of this scale will lead to environmental and health hazards for local residents and wildlife alike, a risk that we are not prepared to accept. The contamination of air and water will further strain our local natural resources, upon which we all so dearly depend upon.

I grew up in a neighboring city, and have observed the local areas sadly turning into concrete jungles. What are we leaving behind for our progeny? Do we even care about preservation of nature in an already stressed locale?

Having lived and worked in Los Angeles County for virtually my whole life, I have traveled all over on a daily basis. Sadly, I have watched the decline of natural beauty, the increase of fire zones, an explosion of traffic, and overall reduction in quality of life.

When I exit the freeway to come home after a long day at work, I always marvel at the beauty of the local area. I always exit Las Virgenes, when I see the location of the proposed project, I always wish and pray that we put a stop to this.

Let's not allow this gem of an area to go to waste.

Kevin Moghtanei

**From:** Chelsea Biegler <chelsealbiegler@gmail.com>  
**Sent:** Wednesday, April 7, 2021 9:12 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear City of Calabasas,

My family and I just moved here from Sherman Oaks seven months ago. We decided to move to Calabasas to escape the concrete jungle of LA and to surround our child and dogs with more natural scenery. It would be such a shame to lose the views of the canyons. Not to mention, the further destruction of space for our local wildlife! Further, the project will likely increase traffic which can be a public safety hazard with the increase of cars. Perhaps builders can infuse money to renovate/remodel existing properties rather than destroying open spaces of land which we all value so much.

Sincerely yours,  
Chelsea Moghtanei

**From:** Peter Lamden <peterlamden@gmail.com>  
**Sent:** Wednesday, April 7, 2021 7:25 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Please preserve open space

As brand new homeowners in Calabasas i can say the number one reason we moved here from Santa Monica is to enjoy the open space and appreciate the nature that seems to be held in the same high regard by all our neighbors.

The west village development at las virgenes and Agoura rd aims to go against all the standards we believed to be in place in Calabasas. It will have a non reversible impact on the landscape, the wildlife, traffic off and on the freeway, and it's carbon emissions will be felt for miles around.

Say no to big money developers. Protect the land

Pete Lamden  
(310) 849-1598

**From:** Kelly Yang <kellyyang@gmail.com>  
**Sent:** Wednesday, April 7, 2021 7:02 PM  
**To:** info <info@cityofcalabasas.com>; Stephen Monick <smonick@gmail.com>  
**Subject:** West Village at Calabasas Public Hearing

Hi,

We are the owners of [REDACTED] right next to the proposed development, and we are adamantly against the West Village plan and will be greatly affected by it.



All of us who live at the Colony already have to endure the excessive traffic on Las Virgenes, from all the people coming from Malibu, which is so bad that we often cannot even get out of our own gate. The proposed development will make the traffic situation even worse, and ruin the environment. Please do not approve it.

Thanks,  
Stephen Monick and Yang Yang

--

**From:** Ninjanance <ninjanance@aol.com>  
**Sent:** Wednesday, April 7, 2021 5:51 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Please don't allow the destruction of our beautiful hillside. The people of Calabasas have voted this down before. We do not want this big box housing development!! We have wildlife living there whose homes will be destroyed along with the loss of natural resources, congestion, and pollution. No! No! No!

**From:** Thomas Marsilio <marsiliolaw@hotmail.com>  
**Sent:** Wednesday, April 7, 2021 5:02 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** NO TO WEST VILLAGE PROJECT

No no no no no and hell no!

**From:** Lyle Weiser <stikkyone@aol.com>  
**Sent:** Wednesday, April 7, 2021 4:52 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

This housing development has been rejected TWICE before.  
I opposed the development before, and I oppose any development now. Let's keep our dwindling natural resources intact.  
The Las Virgenes Corridor is the heart of Calabasas, and it provides the only link to local mountain ranges....it also sits in a fire zone.  
No development on this land.  
Lyle Weiser

**From:** Gary Mittin <glmittin@gmail.com>  
**Sent:** Wednesday, April 7, 2021 2:52 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

To All: This project will destroy the integrity of our community with noise and traffic.

The city MUST prevent this eyesore from happening, and save the countless ancient oak trees and precious natural resources from demolition.

Thank you,  
Gary Mittin

**From:** Fran McInerney <franmcinerney@gmail.com>  
**Sent:** Wednesday, April 7, 2021 2:47 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Sirs,

I was horrified to see the story poles at the corner of Las Virgenes and Agoura Road!

The proposed project is way too big!!

PLEASE don't let this project go through. It will be a permanent eyesore in our lovely community.

Fran McInerney  
Park Jacaranda, Calabasas

**From:** Melina Byrne <melina.byrne@sbcglobal.net>  
**Sent:** Wednesday, April 7, 2021 2:38 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear City of Calabasas and the Planning Commission,

I have been a resident for over 20 years, and am astonished at how many times we've this project come up for a vote. How many more years will we be at this. The citizens of Calabasas have spoken, and it's your job and your duty to listen and respond to what we have voted for, and for what we have NOT voted for. Why keep making us repeat this cycle of combating what will be the biggest mistake the city will ever make if the destruction of the hills and canyon are destroyed for sake of big-box buildings.

Please think of Paxton and what a mistake that was. Did we not learn from this atrocious assault on the Las Virgenes Corridor? Why are we supporting developers that want to push the maximum amount of destruction? Where is the eco-friendly design?

The idea that we have to keep asking whether we should destroy our iconic hills, rip out an almost ancient canyon, pollute our waterways, and obstruct views that belong to everyone, is absolutely ridiculous.

I'm asking you all to do what you promised when you took on your current position, which is to balance the needs of the environment with the needs of the community. We clearly said no to this destruction, but you insist on allowing these developers to keep coming at us with the worst kind of ecological nightmare that isn't necessary.

Please read the environmental report and see what I'm referring to.  
We don't want all this pollution and the take-down of our iconic hills.

We don't want anymore Paxtons!!

Melina F. Byrne

**From:** heather dieffenbach <thedteam@sbcglobal.net>  
**Sent:** Wednesday, April 7, 2021 2:11 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

To Whom it May Concern,

We are 100% in opposition of the West Village project being approved. We have lived off Las Virgenes for almost 16 years and continue to see useless development in our area. The commercial property at the end of Las Virgenes sits basically vacant, the townhome project has added years of traffic issues not to mention air quality problems from construction and the behemoth hotel being built next to a gas station has caused major traffic issues already and I can't even imagine what it will be like when it is finally open.

We need to preserve Las Virgenes not only for the wildlife, ancient Oak Tress but for all of our community members. We have major traffic issues already not to mention what would happen if another fire were to erupt in our community. Please vote no on this project for a third time and send a message to developers that Calabasas is not just about increasing revenue we are about quality of life for our citizens.

Thank you,  
Heather and Dan Dieffenbach

**From:** Alex Barder <barderalex@me.com>  
**Sent:** Wednesday, April 7, 2021 1:48 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Hi there - I'm a homeowner in Calabasas. I am absolutely against the West Village at Calabasas construction which is in discussion.

Please reject this construction & development from happening. We need to preserve the Las Virgenes corridor. There is already too much construction there. If we let construction and development go unhinged, it will get out of hand, as it is clearly starting to.

Thank you very much for your understanding.

Best,

Alex Barder  
Calabasas Homeowner

**From:** Meredith Gendell <mgendell@mgendell.com>  
**Sent:** Wednesday, April 7, 2021 1:35 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

To Whom it May Concern:

I am an owner in the Colony in Calabasas, located right next to where this potential construction will occur.

I want to express my lack of support for this project - again. It is very frustrating that we are going through this process again (and have been living with story poles for a year and half on that land). This land development makes absolutely no sense. Besides the obvious of ruining more beautiful land in Calabasas, the most recent construction on the other side of Paxton townhomes have had difficult selling! Now they are renting them because they can't sell them. Why would we build more and ruin more beautiful land when we can't even sell what has already been built?

And the traffic congestion is terrible, especially around rush hour and on beach days. I can't even get out of my development onto Las Virgenes because the traffic is all backed up. Why on earth would you add more congestion (and the traffic analysis that was done last time that said there would no impact is total BS).

My daughter goes to school at AE Wright and the last thing we need is more traffic on Las Virgenes to make it even less safe for my child to walk to school.

This project makes no sense for our community and I am highly against it - again.

From a Calabasas Resident-

Meredith Gendell

**From:** Bob Selvin <bobselvin@hotmail.com>  
**Sent:** Wednesday, April 7, 2021 11:40 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas project

I am against West Village project. We voted against it before and we still don't want it. Please represent the people and do what we want. We want the project stopped. We simply can not handle the density in this area. I will make commuting impossible.

Thank you,

Bob Selvin – registered voter and home owner in Calabasas for 32 years

**From:** bruce auerbach <brubachco@aol.com>

**Sent:** Wednesday, April 7, 2021 11:38 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** west village opposition

going on record again to voice my **STRONG** opposition to this horrible project.  
i was one of the residents who went door to door having residents sign the petition to put this on the ballot.  
we overwhelmingly voiced our objection to this project then and still do all these years later.  
you have a moral obligation to listen to the citizens of our great city to deny this project.  
our city is terribly overbuilt and as the planning commission you need to vote the people's way and not the developer's way.  
**STOP the Madness!**

Bruce Auerbach  
Calabasas, CA

**From:** sarah waters <sarahf.waters@gmail.com>

**Sent:** Wednesday, April 7, 2021 10:36 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village at Calabasas Public Hearing

Hello,

I am a resident/home owner in Calabasas. I currently reside in the community the Colony- the one which will be the most impacted by the West Village proposal, I am also a board of director.

I would like to strongly vote against this development.

It simply **DOESN'T FIT**.

It obstructs the views and privacy of the current community, the Colony, and the traffic will be unbearable! the traffic on las virgenes/Malibu Canyon has gotten so bad that it is now unsafe and hard to exit our community. Most mornings and late afternoons the traffic merging onto the 101 south is so backed up we can't get out at all. With a new community of 180 multi-family homes the traffic will be unbearable and will make this road very dangerous.

I support growth and community expansion but it has to make sense- this proposal does not make sense. It will negatively impact many people in the area and their quality of life.

I will be very disappointed in the city of Calabasas if this large scale proposal is approved.

Thank you

**From:** Janet Laird <greenjkl@gmail.com>  
**Sent:** Tuesday, April 6, 2021 11:35 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I'm writing this email to oppose the current proposal to develop this land in the west side of Calabasas.

We were one of the first families living in Calabasas when it became a city in 1991. Our kids went to school here, both in LVUSD schools and at Viewpoint School. I myself was employed with LVUSD, as well as volunteered at different schools for many years. I have also served on the board of directors for two different HOAs.

Most people move here because of the natural beauty of the area, our quality schools and our safe and friendly environment. Our valuable natural resources MUST not be squandered in return for commercial and residential development that do not follow the city's plans. This area is a scenic corridor. It is protected by local laws.

Malibu Canyon, extending from the 101 to the ocean in Malibu is one of the most iconic drives in Southern California. We don't need more commercial development at a time when local businesses are failing, not just because of the pandemic, but before the pandemic, the area was struggling.

Residential development is an option but not at the expense of grading our hillsides and reducing the natural beauty of the area. This plan needs to be revised for the improvement of the community, not for another build and run scheme.

Thank you for your consideration.

Sincerely,

Janet Laird

**From:** Jeanet Moltke <jmoltke@yahoo.com>  
**Sent:** Tuesday, April 6, 2021 5:11 PM  
**To:** info <info@cityofcalabasas.com>  
**Cc:** alexmla48@yahoo.com <alexmla48@yahoo.com>; Anna Sophia Moltke <annamoltke1@gmail.com>  
**Subject:** West Village/Canyon Oaks development

The people of Calabasas already voted on this project when they voted NO on prop F. Please listen to the people who live here and don't allow this project to continue.  
Thanks,

Jeanet Moltke, Alex Mogtaderi, Anna Sophia Mogtaderi

**From:** Kim Kaplan <kimberlykaplan@earthlink.net>  
**Sent:** Tuesday, April 6, 2021 5:06 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission at West Village Calabasas.

To whom it may concern,  
I am vehemently opposed to building on our beautiful landscape and destroying the open spaces we have left in Calabasas. Please do not proceed with this plan. Thank you very much.

Kimberly Kaplan  
818-421-9348

**From:** Kelly Spadoni <kspud0313@gmail.com>  
**Sent:** Tuesday, April 6, 2021 4:20 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission - West Village at Calabasas project

Dear Planning Commissioners,

I am writing to ask you all to please deny the current proposed development for the same reasons that it was denied previously.

#### SIZE AND SCOPE OF PROJECT TOO LARGE

- Number and height of buildings do not fit the property
- Buildings will block the VIEW of the rolling hillsides
- Is there a demand for condos and retail? Paxton Townhomes turned into rentals; retail space available throughout the City

#### TRAFFIC

- Traffic study does not reflect reality

#### WILDFIRE CONCERNS

- Calabasas has the highest Fire Danger Rating which is: Very High Fire Hazard Severity Zone
- The 101 freeway is the only designated route for emergency evacuation. Need to improve evacuation routes
- When the freeway is closed, Agoura and Mureau Roads are clogged with overflow traffic. There is no way out except possibly Las Virgenes Road and Mulholland Highway

#### EXCESSIVE GRADING

- Violates Restricted Open Space creating artificial manufactured hills
- Creates harmful air pollution from dust and exhaust fumes
- Destroys wetlands, natural springs and wildlife habitats
- Creates water pollution threatening the federally listed California Red Legged Frog

These current laws should be followed:

#### CITY OF CALABASAS LAND USE CODES

- Development should preserve the hillside rather than alter the hillside to fit the development [Code 17.20.150(B)3]
- All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards [Code 17.20.070(C)]
- Manufactured slopes cannot be counted as open space [Code 17.20.055(A)9]

- Development shall respect natural surroundings and follow natural topography [Code 17.20.150(B)12]

This developer seems to have no interest in being a good neighbour to our community. If they did, they would listen to the valid concerns of the residents and work with us to develop something that the community is on board with. Instead we must waste more time reminding them of the same issues that were already addressed and previously denied.

Thank you for your time.

Sincerely,

Kelly & Jim Spadoni  
Calabasas residents since 1997

**From:** Bob Ferber <k9kittee@yahoo.com>  
**Sent:** Tuesday, April 6, 2021 2:59 PM  
**To:** info <info@cityofcalabasas.com>  
**Cc:** Thecalabasascoalition Info <info@thecalabasascoalition.org>  
**Subject:** OPPOSITION TO West Village 2021

I am voicing my strong opposition to the West Village 2021 proposed development. We've been through this before...this is just another repackaged attempt to circumvent the will of the residents of Calabasas. I don't need to go into detail why since they have all been articulated before: devesting and irreversible mpact on the environment, destruction of designated Open Space, in a Very High Fire Severity Zone and the addition of even more horrible traffic and congestion than we already have...which is honestly already ruining the quality of life for Calabasas. In fact, I know people that already dread visiting Calabasas because of the traffic and gridlock at all the major intersections!!! This will only add to it...during construction and after completion.

ROBERT FERBER

**From:** Carol Hahn <hellocarolann@hotmail.com>  
**Sent:** Tuesday, April 6, 2021 11:57 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Oh, no, not more development to ruin the beautiful hillsides of Calabasas and Malibu Canyon. Enough is enough!

There is already enough development in this area, and adding more residences and stores will increase traffic and density. I'm angry just looking at the story poles. It is ugly and nerve-racking.



Not to mention, there are a lot of commuters who drive south on the 101 freeway, exit at Las Virgenes and go south through Malibu Canyon to drive to work on the westside of Los Angeles. This intersection and area is going to be an even worse nightmare than it already is. It will add to the terrible gridlock that already exists.

How many more stores do we need? We have enough stores! Many shops, stores, businesses and restaurants had to close during the pandemic, there are already enough businesses in the Las Virgenes area.

Why do greedy developers look at rolling hillsides, beautiful open spaces, and natural beauty with dollar signs in their eyes? They don't care because they live in wealthy, rural areas in huge homes on acres of property, and don't have to deal with traffic and unsightly density. I hate developers – go away!

Thank you.  
Carol Hahn

**From:** Marla Robbins <marla.robbins@me.com>  
**Sent:** Monday, April 5, 2021 5:23 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I highly urge you to deny the building of West Village Calabasas!! Once again the only outcome of this will be a lot more traffic & buildup of congestion which means accidents & problems that will require more police & highway patrolling.

The beauty of Calabasas is openness & easiness to the beaches. Also, right now businesses have closed because of slow traffic. Example: the shopping center on the corner of Las Virgenes & Thousand Oaks Blvd haven't been able to fill the vacancies of stores much less keep them open. So what are we supposed to do - build yet another shopping center "maybe" bringing more traffic - or have people open businesses only to have to close them because of poor business. Seriously, take a ride to the center on Las Virgenes & you'll see a lot of empty, unopened stores. Why do this??

I implore you to **NOT** allow/pass this center to be built for all of the above-mentioned reasons.

Thank you  
Marla Robbins

**From:** Joan Hurley <joanieh@roadrunner.com>  
**Sent:** Monday, April 5, 2021 3:13 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

To Whom It May Concern

I am a resident of the City of Calabasas, and live off of Lost Hills Road, only one exit away from the development being proposed at Las Virgenes and Agoura Roads. I am very concerned about the irresponsible proposed development as it stands. Specifically, my concerns are 1) the oversize of the project; 2) grading of protected open space, including bulldozing an ancient landslide area; 3) the destruction of the visual character of the hillsides; 4) the violation of multiple City laws, including land use codes, scenic corridor guidelines, and the fact that manufactured slopes cannot be counted as open space; 5) traffic impacts on an already-taxed area, having implications for evacuation routes in case of local fires; and 6) the impact to wildlife from a development of this scope and size.

For these reasons, I urge the Planning Commission to reject this proposal, just as the voters did in 2016 and the Commission did in July 2019. The developer needs to reduce the density and number of buildings for the entire project, and address the permanent environmental impacts and violation of City codes.

Thank you for the opportunity to express my opinion on this matter.

Sincerely,  
Joan Hurley

**From:** tamiko fuote <tfuote@gmail.com>

**Sent:** Sunday, April 4, 2021 3:07 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village Proposed development

Now as before, I am not in favor or agreement with the West Village proposed development as it stands now.

It appears that West Village developers have not adhered to the General Plan for Calabasas insofar as they still plan to grade an extensive amount of earth that impacts the old slide area as defined in the EIR. This area is also under the "Open Space" protective restrictions.

We have so little Open Space left in Calabasas and this intersection of Agoura Rd and Las Virgenes Rds has a very high visual exposure for the residents and visitors to our City as it is at the beginning of our Scenic Corridor.

We already have a hotel complex under construction at the Freeway entrance to the 101 Southbound which undermines the "rural" description of this part of Calabasas.

In conclusion, the West Village project is threatening to change the environment of this area forever. This parcel of land is very sensitive environmentally, visually and in identity to West Calabasas. It is a keystone of West Calabasas and needs to be handled with the least visual and environmental impact, not to mention the impossible traffic concerns connected to more building here.

You can use my name

Tamiko Fuote

**From:** Nanci And Tom <ntgamache@gmail.com>  
**Sent:** Thursday, March 25, 2021 2:39 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West village

We are writing as concerned citizens. We strongly oppose the plans of building West village. After the Council and the citizens have said NO, here it comes again. When will It be enough! The size and scope of this project is just too large; the amount of grading involved is excessive; didn't the Wolsey fire prove that we have way too many people and not enough safe exits for evacuation; traffic on the canyon roads and the 101 are monstrous, and on and on. Vote this project down once and for all. Listen to the people who have to live with it. Be responsible to the land use codes of our city. Do not allow this project to go forward and ruin our beautiful area.  
NO! NO! NO!!!!!!

Nanci and Tom Gamache

**From:** Joel Popson <joelpopson@gmail.com>  
**Sent:** Thursday, March 25, 2021 12:11 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Against west village at Calabasas.

Stop development in the Santa Monica mountains and its corridors. We care about quality of life here. Traffic and pollution are principal effects of over development and destroy quality of life. STOP IT!

**From:** Ellie Bracken <elliebracken7@gmail.com>  
**Sent:** Monday, March 22, 2021 3:04 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** To Planning Commission Re: West Village proposal

This has been presented before. The story lord have not changed. It is terrible for traffic. If you're on the board for Calabasas City Hall and you live here you would know what we're talking about 4;30 to 6:00 traffic funnels onto the freeway and bottles up. How many of you actually live here that you want this development to be put into our neighborhood. The structure was 8 feet away from someone who lives in the colony. That is ridiculous.

**From:** Kate Nott <kathryn\_nott@hotmail.com>  
**Sent:** Monday, March 22, 2021 11:58 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Proposed development of West Village 2021

I oppose building at 4790 Las Virgenes Road.

- This is wonderful, designated Open Space, and it should stay that way.
- Traffic in this area is already overburdened, especially in any emergency requiring evacuation.
- Building of multi-storey residential buildings in a box canyon is a very severe fire risk.

Please leave this land **undeveloped**, and the residents safe, for all to enjoy for generations to come.

Sincerely,

Kathryn E. Nott

**From:** Aditi Soory <aditisoory@gmail.com>

**Sent:** Sunday, March 21, 2021 12:34 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** Planning Commission - West Village at Calabasas project

Hello

I am a resident of Deer Springs Community( Calabasas) and very much concerned about the revised planned development of West Village at Calabasas.

The project has been denied multiple times as we all know the negative impact of such a project. My biggest concern is that either the established rule will not be followed or the developer will find a workaround to get it approved.

I do have full confidence in our city commission to make the right decision and **stop** such a project to proceed.

Thank You  
Aditi Soory  
Deer Spring , Calabasas

**From:** Raghu Iyer <sraghuiyer@gmail.com>

**Sent:** Sunday, March 21, 2021 12:23 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** Planning Commission - West Village at Calabasas project

Hello

I am a resident of Deer Springs Community( Calabasas) and very much concerned about the revised planned development of West Village at Calabasas.

Every development I have noticed which has been approved in past years has directly or indirectly impacted our city be it natural trails/ scenic beauty/ pollution levels. These are the things which

make our beautiful city "Calabasas " a nice place to live.

My biggest concern is that we are following similar paths like other cities that have allowed rampant development which led to ruining the city charm and impacting nature. The biggest challenges stem from the basic intent of these developments :

***"Developers would like to maximize revenue even if it requires to bend the rules of finding loopholes vs Resident wants to keep their neighborhood safe and preserve natural beauty"***

I really hope we don't make any bad decisions made today that will have a long-term negative impact. I know it's sometimes hard for the city to fight big corporations but that's where Calabasas residents and representatives have been so good all these years. I hope we follow our established rules and don't allow anyone to go around these rules for short-term/personal benefits.

Let's preserve Calabasas Natural Beauty.

Thank You  
Raghu Iyer

**From:** Melinda Portaro <melindaleep@yahoo.com>  
**Sent:** Saturday, March 20, 2021 4:58 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commision

I am writing regarding the proposed plans for the development of the the land on Las Virgenes and Agoura Rd. The development of this land not only affects our local community and its ability to handle evacuations in the event of a fire or other emergency, it also affects the surrounding neighboring communities, such as Hidden Hills and Agoura Hills. These communities need to be informed so that they may also express their concerns about how this land is developed. I'm asking to make sure the general public be made aware, so they may get involved.

**From:** Nancy Futterman <ninjanance@aol.com>  
**Sent:** Friday, March 19, 2021 4:32 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning commission—West Village at Calabasas project

Please don't allow this development on our beautiful hillside. The community doesn't want this development as a similar development was soundly voted down in 2016. We don't want the extra traffic or the destruction of our green natural hills. Thanks, Nancy Futterman —Calabasas resident for 32 years

**From:** Dana Sharon <danash@HeffINS.com>  
**Sent:** Friday, March 19, 2021 10:26 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Planning Commission - West Village at Calabasas project!!

Hello,

The citizens of Calabasas have spoken already through an election that they do not want this project.

Why are we wasting meeting, time and expense going over this project again.

The traffic is already terrible on that stretch of Las Virgenes, pre COVID. Maybe the project manager is stating now it is not and using Covid -19 as an excuse, but once schools are back in session and business open, this stretch of road will have congestion once again.

Do not fall for this developers lies!

Pull up your big boy leadership pants and tell this developer **NO**.

Wishing you good health,

*Dana Sharon*

**Re West Village at Calabasas Public Hearing**

**4-12-21**

**Dear Planning Commissioners,**

**Although I realize that you are all aware of our City codes and laws for our beautiful land here in Calabasas, I want to remind you of a couple of codes that would be violated, if this project were to be allowed to be constructed.**

**First, the code that states that the development should fit the land, rather than altering the land to fit the development is definitely being ignored. This proposal indicates that v-ditches and grading of the ancient landslide would replace our beautiful hillsides. (Code 17.20.150(B)3).**

**The public and the planning commission previously rejected a similar plan with the public voting against the similar project, with our No on F vote in 2016. Yet we are still having to express our views against Alternative 5.**

**Our Land Use Codes and General Plan also state that Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards (Code 17.20.070©). Alternative 5 does not do that either.**

**Last, but certainly not least, if we were to allow New Homes to proceed with this development, the safety of our whole community would be compromised. As you remember, during the Woolsey fire, various roads were blocked and some citizens were unable to evacuate. Please do not allow this developer to cause harm to city residents by adding additional homes and businesses to our community.**

**Regards,**



**Priscilla Lee + Melvin Lee**  
**Calabasas residents**

Re: West Village at Calabasas Public Hearing

4-8-21

Dear Planning Commission Members,

We are writing to ask you to decline to approve the current version of West Village at Calabasas for a number of reasons. The most important to me is the safety of our community. You well know that during the Woolsey Fire a number of residents were unable to evacuate, due to numerous roads being closed because of the encroachment of the fire. Our house was the only house in Saratoga Hills with extensive damage due to the fire, so you know we're very concerned about having such a potentially damaging development.

Secondly, we're opposed to having to go through this again, since we already determined that we did not want to ruin the Open Space and beautiful hills in Calabasas. There are many City Codes which should apply to this proposed project, but, which obviously are being violated.

One is among the Land Use Codes and General Plan, which state that a development should preserve the hillside rather than alter it to fit the development. They also state that "...development must 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".

All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards. [(Code17.20.070(C))]. This proposed project neither protects our safety nor preserves the hillsides.

Please just say "NO". Thanks in advance.

Regards,



Darce Florio



Robert Florio

Calabasas Residents



4-12-21

**Re: West Village at Calabasas Public Hearing**

**Dear Planning Commission Members,**

**My wife and I are asking you to reject the developer's most recent proposal to develop the "West Village at Calabasas". First of all, city residents previously rejected this very similar project with our No on F vote about 5 years ago. We rejected it for many good reasons, most importantly because it would create a safety issue for the whole community.**

**As you already know, we live in a high fire risk zone. Approving more homes and businesses to be built at this site would jeopardize our whole city, making it even more difficult for residents to evacuate.**

**Further, our code, Code 17.20.150(B)12 says that a development shall respect the natural surroundings, and should follow the natural topography. This proposed development does not do that.**

**Please reject this proposal and help protect our land and, most importantly, our residents.**

**Kind regards,**

A handwritten signature in black ink, appearing to read 'Carlos DeLarios', written in a cursive style.

**Carlos DeLarios**

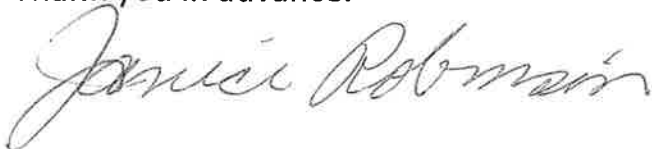
4-6-21

Planning Commission West Village

Dear City of Calabasas Planning Commissioners,

Please reject the West Village proposal that New Homes is submitting to you. As you know, we are in a high fire potential area, and during the Woolsey Fire, our community was blocked and some were unable to vacate in a timely manner. Building extra homes in this area is very dangerous and puts all our lives at risk.

Thank you in advance.

A handwritten signature in cursive script that reads "Janice Robinson". The signature is written in dark ink and is positioned above the printed name.

Janice Robinson  
Saratoga Hills Resident  
Calabasas

## Elizabeth Parker

---

**From:** Glenn Michitsch  
**Sent:** Monday, April 12, 2021 1:10 PM  
**To:** Elizabeth Parker  
**Cc:** Tom Bartlett; Maureen Tamuri; Matthew Summers; Joe Power; Annaliese Miller; Lindsey Sarquilla  
**Subject:** FW: New Homes Company/West Village development

Public Comment for West Village.

Glenn Michitsch  
Senior Planner, LEED AP  
City of Calabasas  
Tel: 818-224-1707  
gmichitsch@cityofcalabasas.com

-----Original Message-----

From: Jaclyn Rackerby  
Sent: Monday, April 12, 2021 1:05 PM  
To: Glenn Michitsch <gmichitsch@cityofcalabasas.com>  
Subject: FW: New Homes Company/West Village development

-----Original Message-----

From: tom hayduk <thayduk29@gmail.com>  
Sent: Monday, April 12, 2021 11:00 AM  
To: Jaclyn Rackerby <jrackerby@cityofcalabasas.com>  
Subject: New Homes Company/West Village development

To the Calabasas Planning Commission: I am writing this note to express my opposition to New Home Company's proposed development of "West Village" located east of Las Virgenes Blvd. I first hiked in this canyon in the mid 2010's while employed as the Restoration Manager for Mountains Restoration Trust. We were asked to help support this earlier development plan by collecting seed from native plants in the area for the mitigation program. I later learned that this unique wetland containing the largest colony of yerba mansa (*Anemopsis californica*) I had ever seen in the Santa Monica Mountains and two standing wells that also had historical value were all proposed for removal/replacement as mitigation in other portions of the property. I told the development group that I could not support the intended destruction of these unique wetlands and thus MRT did not offer any support for the project.

About one month ago I revisited this wetland (via trail from Calabasas dog park) to view its current state following a very dry winter. The yerba mansa wetland was saturated with spring water and had been able to withstand invasion of non-native grasses and forbs. These wetlands are most unique and worthy of preservation and enhancement and any future development project should be limited to the disturbed terrain found on west side of the property and not involve the destruction of hillsides or wetlands contained within the property.

Sincerely,

Tom Hayduk  
thayduk29@gmail.com



# CALIFORNIA NATIVE PLANT SOCIETY

Los Angeles / Santa Monica Mountains Chapter  
15811 Leadwell Street Van Nuys, CA 91406-3113

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April 12, 2021

Glenn Michitsch, Senior Planner  
Community Development Department  
100 Civic Center Way  
Calabasas, CA 91302

*Sent electronically to:* [gmichitsch@cityofcalabasas.com](mailto:gmichitsch@cityofcalabasas.com)

**RE: Comments to City of Calabasas Planning Commission**

**West Village at Calabasas**

Dear Members of the Planning Commission,

I write to you on behalf of the Los Angeles / Santa Monica Mountains chapter of the California Native Plant Society. We urge you to deny the West Village plan, on the basis of this project proposal's significant ecological impact, negative effects on open space, and implications for wildfire risk. As our chapter and others, including the Calabasas Coalition, have established throughout the CEQA process, Alternative #5, the present proposal, like its previous iteration, carries with it a significant environmental burden — and at present, one without corresponding public benefit.

That is not to say that there is not *some* type of development that is appropriate for this site. But Alternataive #5 is not it. This proposal, by virtue of its large environmental footprint and the required

construction to grade it, damages the sensitive (and ever-diminishing) open space in the Calabasas foothills. It threatens a critical wildlife corridor for mountain lions and other fauna. It destroys sensitive native California flora, including Coast Live Oak, Southern California Black Walnut, and the rare Mariposa Lily, along with the plants' habitat. Being an overly large development, it presents an undue risk for both wildfire starts and potential damage on the wildland interface. Indeed, this is an area that has burned before (Woolsey Fire, 2018) and will assuredly burn again. And finally, the project undercuts Calabasas' aspirations as a green, sustainable city – all for a development that promises little more than unused commercial space and under-affordable housing.

The Calabasas Planning Commission has rejected strikingly similar development plans in the past for this site, including the 2019 West Village project and its predecessor, Canyon Oaks. This current plan deviates little from those versions and should be denied like its previous iterations.

The damage this development, as presently planned, would do to our local hillsides is simply too much. Grading and re-contouring of the land will irreversibly degrade both the site's ecological and aesthetic value. And the risk of wildfire for this large of a development cannot be understated. For these reasons, we at the Los Angeles and Santa Monica Mountains chapter of the California Native Plant Society urge that you vote to deny the proposed West Village plan, as currently envisioned.

Sincerely,

Snowdy Dodson

Co-President

LA / SMM Chapter of the California Native Plant Society

April 12, 2021

Calabasas Planning Commission  
100 Civic Center Way  
Calabasas, CA. 91302

Dear Planning Commissioners:

Thank you for the opportunity to comment on the proposed West Village at Calabasas Alternative 5. My comments may feel similar to comments received by the Planning Commission in 2019. That's because Alternative 5 offers virtually no substantive change from the original West Village at Calabasas project, which was denied by the Planning Commission in July 2019.

The original West Village at Calabasas was described in the EIR:

*"The planned development would convert a portion of the site's natural areas, which contain natural hillsides, oak trees, seep-fed wetland features, and ephemeral drainages, into graded pads designed to support buildings, roadways, drainage improvements, and re-contoured and remediated slopes. Overall, proposed grading would involve re-contouring the existing hillsides and filling the existing canyon feature to create a series of building pads."*

This will be the same for Alternative 5. The Recirculated EIR offers no meaningful alternative; every alternative calls for landslide remediation in Open Space-Development Restricted land.

Alternative 5 offers a reduced number of units (from 180 to 146), yet increases the number of buildings (from 15 to 22). Parking has also been changed to incorporate "tuck-under" parking (which proved to be disastrous in the Northridge earthquake). However, all other aspects and impacts of Alternative 5 are substantially the same as the original West Village. The Recirculated EIR repeatedly states that impacts are the same. So, as if it were déjà vu:

Calabasas Municipal Code 17.90.020 defines development:

*Development means any grading or construction activity or alteration of the land, its terrain contour or vegetation, including the addition to, erection, expansion, or alteration of existing structures.*

If this definition is ignored, it renders the Open Space-Development Restricted designation meaningless.

The Calabasas Municipal Code lists a series of development impacts in CMC Table 6-2 that are to be avoided. The top three categories are Preservation of Open Space, Hillside Management and Biotic Resources. Both West Village and Alternative 5 would create negative impacts in each of these categories.

Impacts to Preservation of Open Space:

The CMC also defines open space in its Cluster development standards, 17.20.055(A)9:

*"The open space shall be generally configured as large, contiguous areas of undisturbed native habitat capable of serving the various purposes of such open space, including view preservation of the natural areas, habitat preservation and wildlife corridor preservation. The open space set aside calculation should not include lawns, landscaping, manufactured slopes, or other artificially landscaped features but may include habitat restoration areas."*

Note the term “*undisturbed* native habitat”. The developer proposes converting approximately 20 acres of Open Space-Development Restricted land into manufactured slopes. Regardless of whether they plant native habitat on those slopes, they are still *manufactured* slopes and cannot be counted as open space, per the CMC. If this development is approved, the City loses 20 acres of open space.

The EIR tries to make the argument that certain temporary use of OS-DR land is permissible. However, the use proposed for both the original West Village and Alternative 5 are *permanent* uses. Once natural slopes are converted to manufactured slopes, they remain that way. The miles of concrete V-ditches that will be poured onto those manufactured slopes are *permanent*. Because of the new, permanent use of the OS-DR for development, the total number of acres permanently impacted will be 35.8 acres, not the 11.13 acres the developer claims.

In their comments about counting manufactured slopes as open space, the California Department of Fish and Wildlife and California Native Plant Society explained how “the value of this open space would be dramatically reduced for native plants and animals.”

#### Impacts to Hillside Management:

The proposed project and Alternative 5 are grossly out of compliance with the CMC’s Hillside Management. Performance Standards for Hillside Development are specified in CMC 17.20.150(B):

*“Grading and project design shall conform to the city’s grading ordinance (Title 15) and the following standards:*

*1. Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading.*

The code further makes clear:

*“The intent of this section is to limit the amount of grading on the steeper portions of a lot.”*

*2. Grading and project design shall address and avoid impacts to habitat Linkages and wildlife corridors.*

*3. Overall project design and layout shall adapt to the natural hillside topography and maximize view opportunities to and from a development. A development should preserve the hillside rather than alter it to fit the development.*

*6. Structures shall be sited in a manner that will:*

*a. Fit into hillside contours and the form of the terrain;*

*b. Retain outward views from the maximum number of units and maintain the natural character of the hillside; and,*

*c. Preserve natural hillside areas and ridgelines views from the public right-of-way.*

*12. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs with (i) minimize bulk and mass, (ii) follow natural topography, and (iii) minimize visual intrusion on the natural landscape.*

Note use of the word “shall”, which makes these standards mandatory. The project proposes filling in the canyon in order to accommodate a larger development than what the land allows. That is wildly inconsistent with these standards. West Village and Alternative 5 do not minimize the amount of grading, protect important natural features, nor follow the natural topography. The analogy of trying to fit a square peg in a round hole comes to mind. The proposed project is the antithesis of these codes.

CMC 17.20.070(C) states:

*“Proposed development and new land uses within a scenic corridor designated by the -SC overlay zoning district shall comply with the city’s Scenic Corridor Development Guidelines.”*

Especially pertinent among those guidelines is:

*“Grading shall be kept to an absolute minimum.”*

Use of the word “shall” leaves no wiggle room.

CMC 17.18.040 lays out requirements within the -SC overlay zone:

Scenic Corridor (-SC) overlay zone.

A. Purpose. The purpose of the -SC overlay zoning district is to protect an important economic and cultural base of the city *by preventing the destruction of the natural beauty and environment of the city*; to safeguard and enhance property values; to protect public and private investment, buildings *and open spaces*;

D. Development Standards. All development within the -SC overlay zoning district *shall comply with all applicable provisions of the Performance Standards for Hillside Development and Urban Design Standards of Chapter 17.20, the Scenic Corridor Development Guidelines adopted by the council, all applicable provisions of this development code, and any applicable specific plan, master plan corridor design plan or design guidelines.*

The Las Virgenes Gateway Master Plan (LVGMP) would be one of the “applicable specific plan, master plan corridor design plan” referenced in 17.18.040(D). It states its policy for Hillside Management:

*Minimize the alteration of existing land forms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption required to recognize basic property rights.*

With 2.6 million cubic yards of grading and filling in the canyon, the proposed project and Alternative 5 are far from “only the minimal disruption”. West Village and Alternative 5 far exceed basic property rights. Even if only the grading is considered, both projects are inconsistent with the CMC. It must be denied.

#### Impacts to Biological Resources:

One of the biggest impacts for which there is no mitigation is the 25% loss of Wildlife Linkage and Corridor. The developer cites the use of wildlife-friendly fencing as a mitigation measure. *Fencing does not make up for the elimination of one quarter of the Wildlife Linkage and Corridor.* CMC 17.20.150(B)2 is clear:

*“Grading and project design shall address and avoid impacts to habitat linkages and wildlife corridors.”*

Once again, note the use of the word “shall” in the code. Fencing does not address loss of area. This loss is unmitigated. Both West Village and Alternative 5 do not comply with the CMC.

The Las Virgenes Gateway Master Plan, which must be followed, per CMC 17.18.040(D), states its policy for Biotic Resources:

*“Ensure that new development protects riparian areas, oak woodlands, habitat linkages and other biologically sensitive habitats.”*

Neither project protects habitat linkages. Furthermore, the California Department of Fish and Wildlife emphasized the importance of the Wildlife Linkage and Corridor for California mountain lions. While actual sightings are rare, we know mountain lions are in Calabasas. In September 2020, a mountain lion was killed trying to cross the 101 freeway near Parkway Calabasas. It was photographed within sight of the Bob Smith car dealership, about two miles from the Wildlife Linkage and Corridor – not very far for a mountain lion.



The OS-DR land is rich and vibrant, home to near-rare plants (Catalina Mariposa lily and California black walnut). Four year-round, spring-fed wetlands are crucial to the survival of many species. The developer proposes paving over and relocating these rare and fragile ecosystems. I posed a question in one of my comment letters asking for statistics on the success/failure rate of reconstructed wetlands. It was never answered. I later received my answer by reading comments submitted by Heal the Bay which stated:

*“Nationwide, methods to replace wetlands have largely proven unsuccessful in fully recreating the biodiversity and habitat lost in areas where the wetlands have been impacted or destroyed. Research shows that in general, mitigation requirements in 401 and 404 permits have been shown to be insufficient to ensure high performance in mitigated wetlands.”*

For a better picture than I can provide of the impacts to biological resources, I urge you to reread the previous comments by California Department of Fish and Wildlife, California Native Plant Society, Heal the Bay and Santa Monica Mountains Conservancy.

#### Landslide in OS-DR:

The developer contends that the ancient landslide in OS-DR land is now a major public safety hazard that must be remediated, regardless of whether the land is developed. Where was this concern when the developer purchased the land in 2012? At the 2019 public hearing, the City engineer stated that it wasn't even on the City's "watch list". Years passed between the developer's purchase and their Canyon Oaks proposal, without a word about public safety. The 2019 public hearing included testimony that this ancient landslide is not a hazard because it is buttressed by the north wall of the canyon. Remediating the landslide in OS-DR land is simply a scheme by the developer to enable a larger project than what the land allows.

The General Plan is clear in its approach to development in/near landslide areas:

*“...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. 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.”*

The Open Space-Development Restricted land is zoned as such because of its environmental significance; it's zoned "Development Restricted" for protection. The OS-DR land is not one of the areas "where development and varying degrees of landform modification may occur."

Additionally, the General Plan's Environmental and Infrastructure Constraints states:

*“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.”*

Both West Village and Alternative 5, are inconsistent with the General Plan Policy. The General Plan clearly acknowledges that engineering solutions exist, but makes clear the *preferred* and *responsible choice* is discouraging development in potential landslide areas.

### Wildfires:

The Recirculated EIR has a glaring omission: the recurring risk of wildfires. The EIR mentions the Woolsey fire only in the context of it not requiring a new EIR. The EIR mentions rare seismically-induced risks but ignores the reality of recurring wildfires in our area. The entire City of Calabasas is in a Very High Fire Risk Severity Zone, per Cal-Fire. The entire project site burned in the Woolsey fire. A small portion of Las Virgenes Road was expanded to four lanes with the Paxton development. However, it bottlenecks down to just two lanes for the majority of the road south of the site. Las Virgenes Road is a designated disaster route, meaning that one lane must remain open for first-responder vehicles. This effectively reduces Las Virgenes Road to a single lane for evacuations. Woolsey and other smaller fires have shut down the 101, as well as Agoura and Mureau Roads, which are alternates to the 101. How many residents live south of the proposed site? How would this development impact evacuation in the Malibu Canyon area? None of this is addressed. This omission should render the EIR insufficient.

### Possible Recommendation:

In the event that the Planning Commission recommends West Village or Alternative 5, it cannot obtain Tentative Tract Map approval without ignoring the required findings. CMC 17.41.100(A) states:

*Required Findings for Approval: The review authority may approve a tentative map only when it shall first find that the proposed subdivision, together with the provisions for its design and improvement:*

- 1. Is consistent with the General Plan, and any applicable specific plan, and*
- 2. That none of the findings for disapproval in subsection (D) of this section can be made. The findings shall apply to each proposed parcel as well as the entire subdivision....*

However, subsection (D), Findings Requiring Disapproval are easily met:

*A tentative tract map shall be denied if the review authority makes any of the following findings:*

- 1. The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable specific plan;*
- 2. The site is not physically suitable for the type or density of the proposed development;*
- 3. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat;*
- 7. The proposed subdivision is not consistent with all applicable provisions of this development code, the Municipal Code, or the Map Act.*

Once again, note the phrase “*shall be denied* if the review authority *makes any of the following findings.*” If just one of the above findings can be met, the Tentative Tract Map must be denied. Both West Village and Alternative 5 meet four of the Findings Requiring Disapproval.

The developer purchased this land in 2012. At the time of the purchase, it had the same zoning as today. It had the same geologic constraints in the Open Space-Development Restricted land that it has today. Every parcel of land has limitations and zoning restrictions. This developer cannot reasonably expect to develop a portion of land that’s not zoned for development any more than I can expect to build a market in my yard. The philosophy of our city’s General Plan and our development code is that “development should fit the land.” Clearly, neither West Village at Calabasas nor Alternative 5 fit the land.

West Village at Calabasas was denied recommendation by the Planning Commission in July, 2019. The decision was made, in part, due to the massive amount of grading and environmental impacts to the

Open Space-Development Restricted land. The Planning Commission bent over backwards in advising the developer to return with another project. The Commission went as far as suggesting a smaller project north of the creek in order to avoid the immense amount of grading and environmental damage. Instead, the developer chose to ignore all of that and returned with Alternative 5, which has virtually the same impacts. This project does not comply with many General Plan policies and municipal codes. It must be denied recommendation for all the same reasons as the original West Village project.

Sincerely,  
Frances Alet  
Calabasas

The Continuing Saga of:

**“Trying To Make a Silk Purse  
Out of A Sow’s Ear”**

aka (this time around):  
**West Village of Calabasas**

Carl Ehrlich  
Calabasas

# Short history of trying to get that “silk purse”

[ Editorial note: This used to be a nice pastoral setting during the early-mid 1960’s and before because of the natural springs that are on the site.

And then came the developers and the folks who made them toe the mark. . . . .]

| <u>Date</u> | <u>Event</u>   |
|-------------|--|
| 1991        | Baldwin Co. proposes "Calabasas Park West"   |
| 2003        | Baldwin Co. <u>gives up</u> and sells west portion of property   |
| 2006        | Messinger Co. consolidates east and west portions of property  |
| 2012        | Messinger <u>gives up</u><br>New Home Co.(NHC) buys property   |
| 2016        | NHC proposes "Canyon Oaks"<br>Defeated by referendum<br>High density version of "Canyon Oaks" proposed by NHC<br>during referendum period but discarded (File # 160003152) |
| 2017        | Calabasas"   |
| 2018        | Draft EIR submitted  |
| 2019        | DEIR denied but left room for resubmittal  |
| 2020        | Revised draft EIR submitted – deleted Alt. 4 (which had been supported by the Commission) and added Alt. 5   |

# But it isn't about making a "silk purse" after all!

**It's really more the reverse:  
making a sow's ear out of a silk  
purse!**

They're taking a beautiful  
pastoral scene and making it  
into a bunch of 3-story  
residential buildings complete  
with cityfied driveway canyons.

With this revision, they've  
merely changed the building  
arrangement. And the  
extensive landslide mitigation  
task and encroachment into  
open space are still there.

Before:



After:





**How does that new Alternate 5 compare to the original (basic) plan?**

**Original (Basic) Plan**

**Alternate 5**

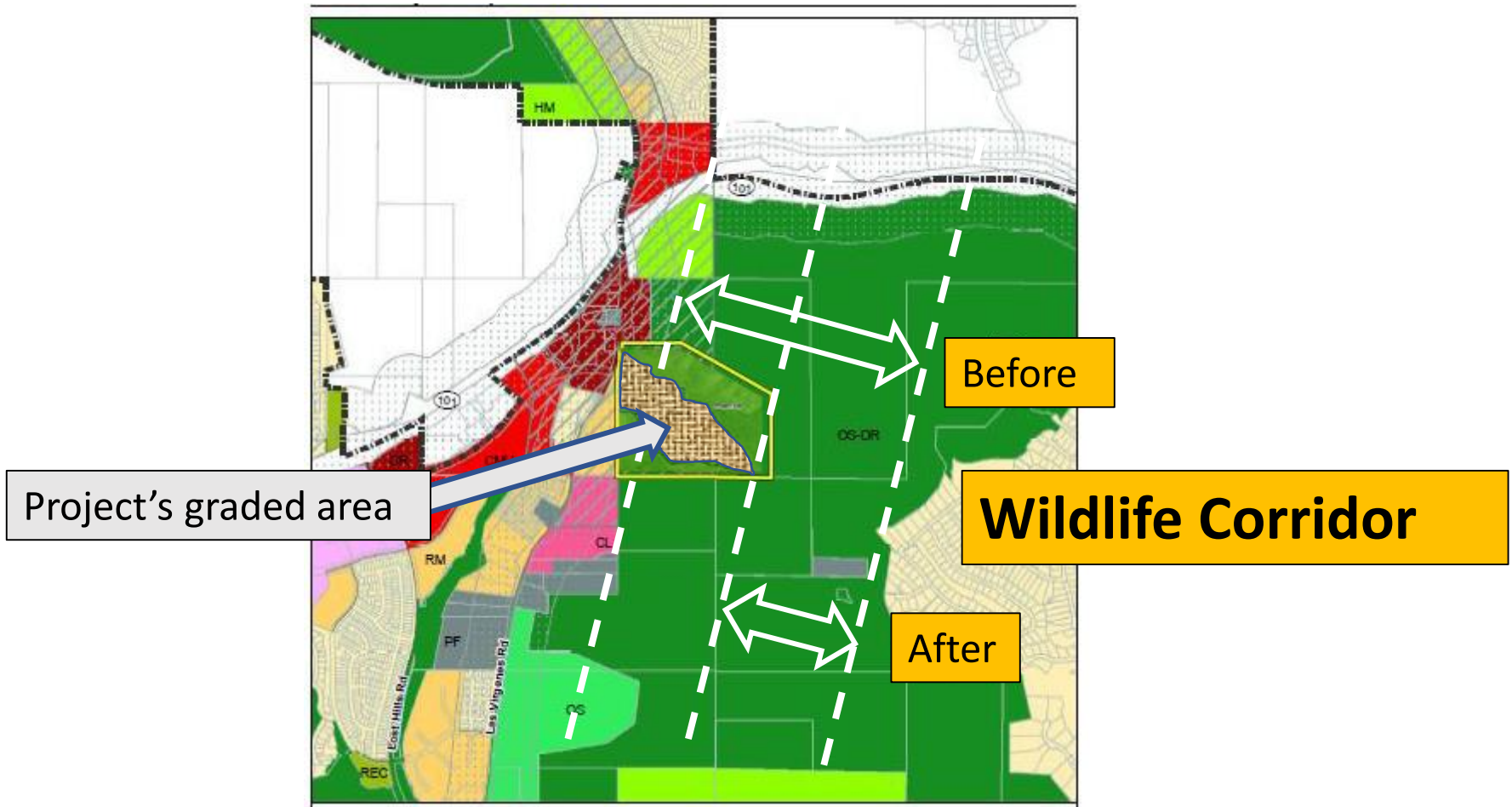
**Comparison – Alternate 5 has::**

- 180 elevator-served units
- 15 buildings
- 66 acres open space
- 18 affordable units
- 3-story maximum
- Garage and surface-level parking
- 5,867 sq. ft of neighborhood-serving retail
- Trailhead connections
- 15,680 sq. ft. Community Park and public gathering space

- 146 walk-up units
- 22 buildings
- 66 acres of open space
- 15 affordable units
- 3-story maximum
- Tuck under and surface-level parking
- 5,867 sq. ft. of neighborhood-serving retail
- Trailhead connections
- Recreation center and pool for West Village residents
- Community Playfield and Greenbelt
- Extended buffer for adjacent residential and Las Virgenes Rd.

- **Fewer units**
- **More buildings**
- **No change –violates open space; retains permanent terraced slopes**
- **Reduced number of affordable units**
- **No changes**
- **Tuck-under garages could be susceptible to earthquakes**
- **No change**
- **No change – public parking?**
- **Community excluded (no comparative size indicated)**
- **But no Community allowed?**
- **\* Good**

# Our mountain lions and other critters will pay a price for New Homes to get that “silk purse”



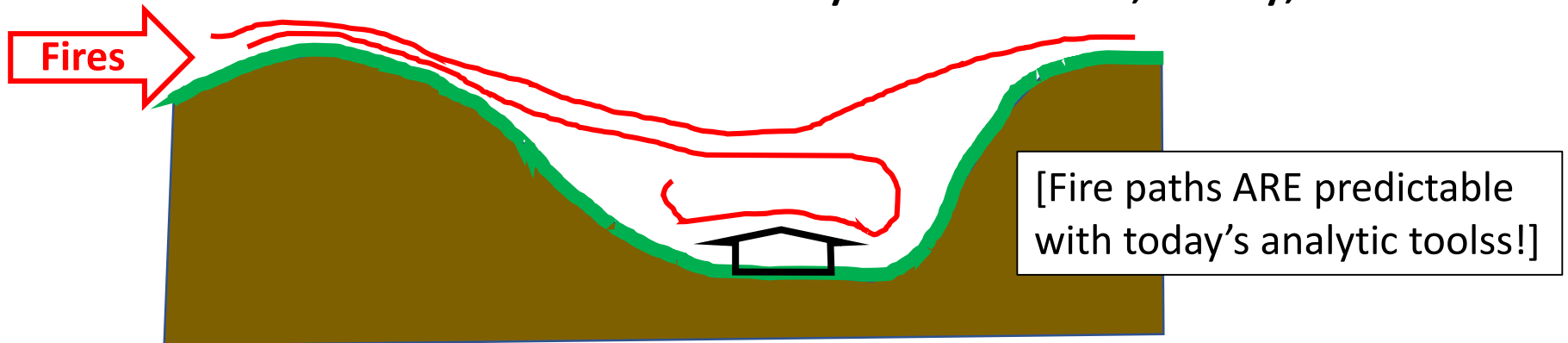
Ref.: CDFW Letter Nov. 12, 2020 – Comment #1 Mountain Lion



# Fire hazards are a cost of that “silk purse”

New construction + high fire danger area =  
“Built To Burn”\*

Santa Ana winds + fires + canyons = Burn, baby, burn!



\* Sierra Club “Built to Burn”: New Report on Development in Fire Zones

\* Senate Bill SB 55: *“This bill would, ---, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area.”*

# The “silk purse” saga current bottom Line:

- Just like the storybook Emperor, the revised project only has another new suit of clothes, all else is the same.
- Alternate 5 just has a little more (and a little less) of the same stuff as the original (basic ) design has.

***Retain the Commission’s initial negative recommendation in the findings to be submitted to the City Council, and:***

***Just say NO! .... again!***



Los Angeles/Ventura Chapter

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President

Donna Deutchman, *Homes 4 Families*  
Vice President

John Hrovat, *Equity Residential*  
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April 13, 2021

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Commissioner John Mueller  
Commissioner Dennis Washburn  
Commissioner Daniel Milstein, Alternate Member  
City of Calabasas  
100 Civic Center Way  
Calabasas, CA 9130

**Re: Approve West Village Housing Project – BIA-LAV Support Letter**

Dear Chair & Commissioners,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA), is a non-profit trade association of nearly 1,200 companies employing over 100,000 people all affiliated with building housing for all. On behalf of our membership, we would like to express our support for the approval of the West Village housing development project. During this unprecedented time, housing is needed now, more than ever. This project will provide homeownership opportunities for many families across the City of Calabasas.

We hope the Commission truly considers the reality that is being shaped when a well-crafted and positively intentioned housing project is approved. The New Home Company has done their due diligence to address City and community concerns. This project is being built within the allowable guidelines of the City's recent General Plan updates, as well as the City's current Housing Element study. These are all positive metrics and seemingly consistent with the goals of the City, and the State's Housing Accountability Act. We hope to point to the City of Calabasas as an example of working with the development community to get to a place where housing can be produced. This will give other builders the certainty and confidence to evaluate future housing opportunities within the Calabasas. The Commission has the chance to help meet the City's housing needs and we encourage you to move that goal forward by approving this project.



Los Angeles/Ventura Chapter

As referenced, California is facing one of the most drastic housing shortages in the nation. A recent University of Southern California Report estimates that by 2025, the State needs 1.1 million units of housing to fill this gap and the Southern California Association of Governments estimates that, without being caught up on the backlog, the LA Metro area needs 1.4 million units of housing by 2029. The City of Calabasas, alone, will be responsible for providing 354 new housing units by 2029 as projected by the Regional Housing Needs Assessment (RHNA) allocation numbers. The West Village project is a step in the right direction in helping to alleviate this crisis by replacing an underutilized site with 180 units. The project includes 18 affordable units (10% of total project footprint) reserved for very-low income housing. Every new unit of housing in the County is necessary.

There are many added benefits for the City that result from the production of housing. This project will strengthen the local economy with new investment and generate revenue for Calabasas. This project will accumulate taxes and fees contributing to City operations and it will create construction jobs during this difficult economic condition. Estimates show that for each unit of housing at least two jobs are produced. Further, the infusion of work and future residents will help support local businesses.

We are proud to support these critical efforts in the creation of housing opportunities. For these reasons, we would like to urge the City to approve the New Home Company housing development. Thank you for your consideration of this request. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado at [dcoronado@bialav.org](mailto:dcoronado@bialav.org).

Sincerely,

Diana Victoria Coronado  
Vice President  
BIA-Los Angeles/Ventura

*Sent via e-mail*

CC:  
Maureen Tamuri, AICP, Community Development Director



Re: West Village comments for hearing and the record

Dear Calabasas Planning Commissioners and City Council:

Save Open Space/Santa Monica Mountains (SOS) opposes the West Village development proposal as it violates and is inconsistent with the laws, policies and ordinances of the City of Calabasas. It is inconsistent with the City's General Plan (OS-RP), Zoning Ordinance (OS-DR), Scenic Corridor Guidelines, Hillside Development Standards, and Las Virgenes Gateway guidelines. It is also part of a critical habitat linkage mapped in the Natural Resource Management Plan for the SMMNRA issued in 1982. (Habitat Linkage and Corridor Map- see attachment 1 and 2)

Open Space is required by California Government Code - Section 65560-65570 :: Article 10.5. (h) "Open-Space Land: means any parcel on area of land that is devoted to open space use as defined in this section, it is designated on a local open space plan as any of the following: (1) Open Space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species...(6) open space for the protection of features.

The City of Calabasas wisely protected this scenic and natural resource land and habitat linkage by implementing an existing deed restriction for the zoning of a part of this property as OS-DR and by designating it OS-RP in its General Plan.

**OS-DR (majority of property's Zoning)**

It needs to be fully disclosed to the public that this property is partly zoned OS-DR. OS-DR is Open Space land whereby "development is restricted through deed restriction, conservation easement, or dedication of this open space as part of an approved development." More than 50 % of the subject property is shown as dark green on the official Zoning map of the City. Dark green means OS-DR . Was this originally part of the Baldwin deed restricted Open Space? Per Public Records Act, we request to view the Baldwin tract map and approval materials.

On page 44, please properly disclose to the public by correcting the Zoning map by putting the OS-DR designation inside the yellow boundary project site. (See attachment 3)

Definition of land development: the massive grading for this proposed project is considered "alteration of natural terrain" and is development. This major landform grading/alteration (total cut and fill non remedial grading totals ½ a million cubic yards and remedial grading totals 4.8

million cubic yards of earth) is land development and is not allowed on OS-DR land. Development is allowed on the part of the property zoned PD and RM. What page is the slope analysis? A slope analysis is required per hillside development 17.20.150. What part of the project site is over 50% slope? Any development/land alteration "shall" not be allowed in slopes over 50%.

#### OS-RP (General Plan)

The fact that the proposed project will forever alter the OS-RP (shown dark green in General Plan p.43) by massive grading (total over 5 million cubic yards) footprint as shown on p.39. This protected open space no longer will have its resources protected: 1) by the destruction of many oak trees and Heritage oaks, 2) by impacting a designated NPS habitat linkage (see attachments 1 and 2) which protects habitat for our now designated endangered species -our southern California mountain lion by State Fish and Wildlife and 3) by breaking Calabasas's protective laws by forever destroying the protected natural scenic resources. This proposed development is inconsistent with all city policies for OS-RP.

Since this proposed development will amend the OS-RP designated land into a manufactured graded area, the general plan designation of OS-RP can no longer apply. To be consistent with this proposed land development change, a General Plan Amendment (GPA) will be needed as this designated open space is destroyed, lost to development, and its character forever altered to become part of this proposed new planned development. (PD and RM) This development proposal to be consistent with its new land use will then need a GPA from OS-RP to PD and RM. The required approvals then will need to go to a vote of the residents of Calabasas per Measure O passed by 97.6% of the voting residents.

#### Scenic Corridor Overlay Zone

It is also protected by having the designation of : 17.18.040 - Scenic corridor (-SC) overlay zone. Purpose of Caabadas's Scenic Corridor:. "The purpose of the -SC overlay zoning district is to protect an important economic and cultural base of the city by preventing the destruction of the natural beauty and environment of the city."

Hillside regulations require a slope analysis map. A slope analysis is required per hillside development 17.20.150.

Where are the 30--50 % slopes located? Is the majority of the project site over 50% slope? If so, legally all development/land alteration "shall" be avoided."

### Drainage

Why is this project removing existing officially mapped flood control easement areas? Are these easement areas seen our attachment # 6- colored in blue? In the text of the document: There is an existing 10,776-cy detention basin, which is one of two detention basins constructed as part of the adjacent single-family residential tract and located in the southwest portion of the project. Why remove these existing drainage structures? The Cit/County already has an easement for flood control acreage where these are located. (See attachment #^)

Please comply with our Public Records Act request. Please make our requested changes to the maps in the EIR document. Where is the slope analysis map of this project site? If it is not in the environmental document, please correct this inadequacy.

Please deny this proposed project which violates many of the City of Calabasas laws protecting its valuable natural resource open space, its scenic corridor, a critical habitat linkage area for our now considered endangered species of So Cal's mountain lions, and protected oak trees..

*Mary Wiesbrock*

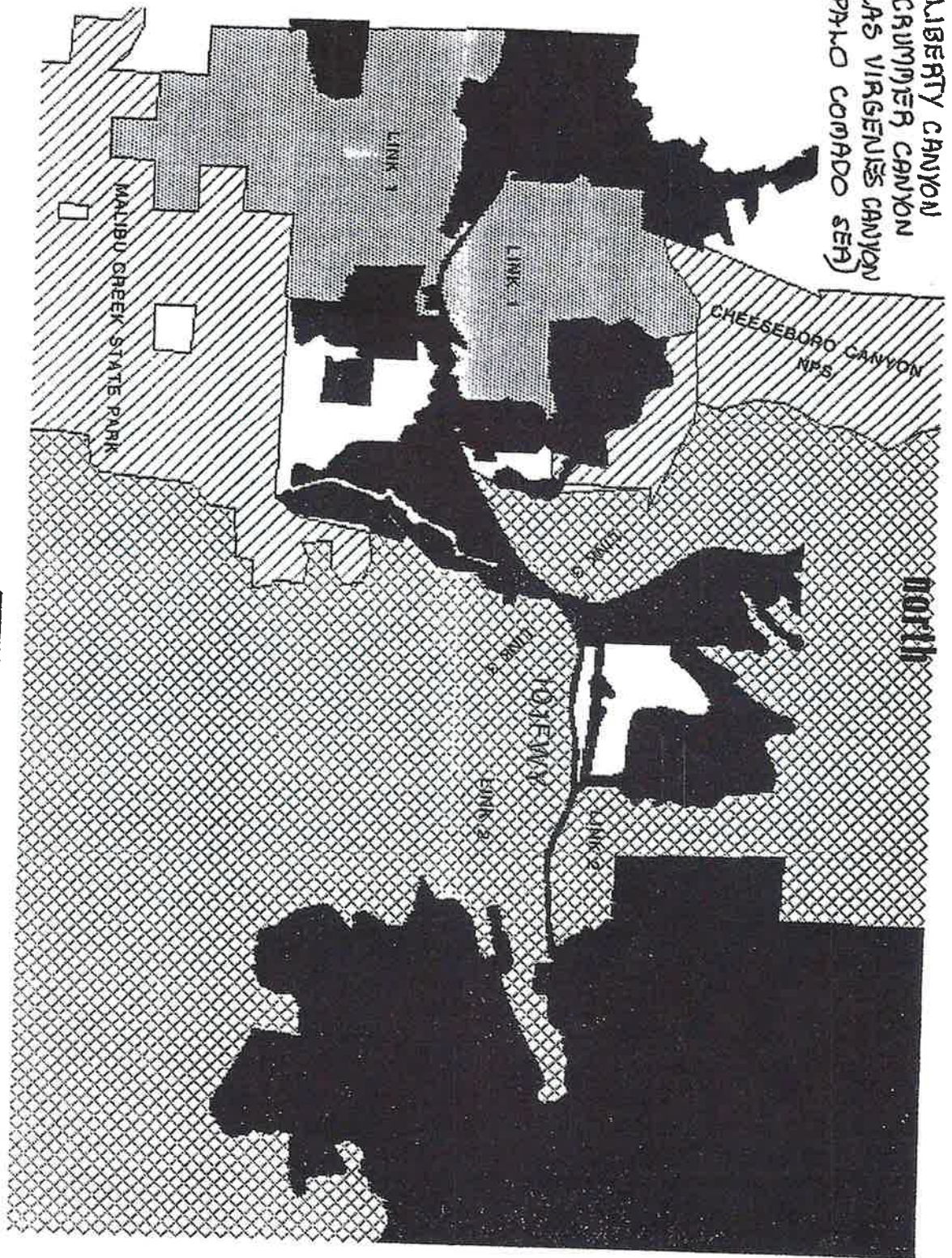
Mary Wiesbrock, Chair

April 13, 2021



# HABITAT LINKAGES SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA

- LINK 1 LIBERTY CANYON
- LINK 2 CRUMPTON CANYON
- LINK 3 LAS VIRGENES CANYON  
(PALO COMADO SER)



1 mile



Wildlife Corridors

The establishment of wildlife corridors has been mandated now by Prop. 70, but I have yet to find the documentation. Prop. 70 implementation is the responsibility of the Santa Monica Mountains Conservancy, and by way of cooperative management, of the Park Service.

The establishment of wildlife corridors is also the operative policy of the SMMNRA, as embodied in the Draft Natural Resource Management Plan for the SMMNRA, issued in 1982. This Plan was subjected to review, and approved as it stood. It was never reprinted with a new cover, and is therefore still referred to as a draft. As with other administrative procedures adopted pursuant to legislation, it is binding upon Park Service personnel, and has the force of law.

The document states:

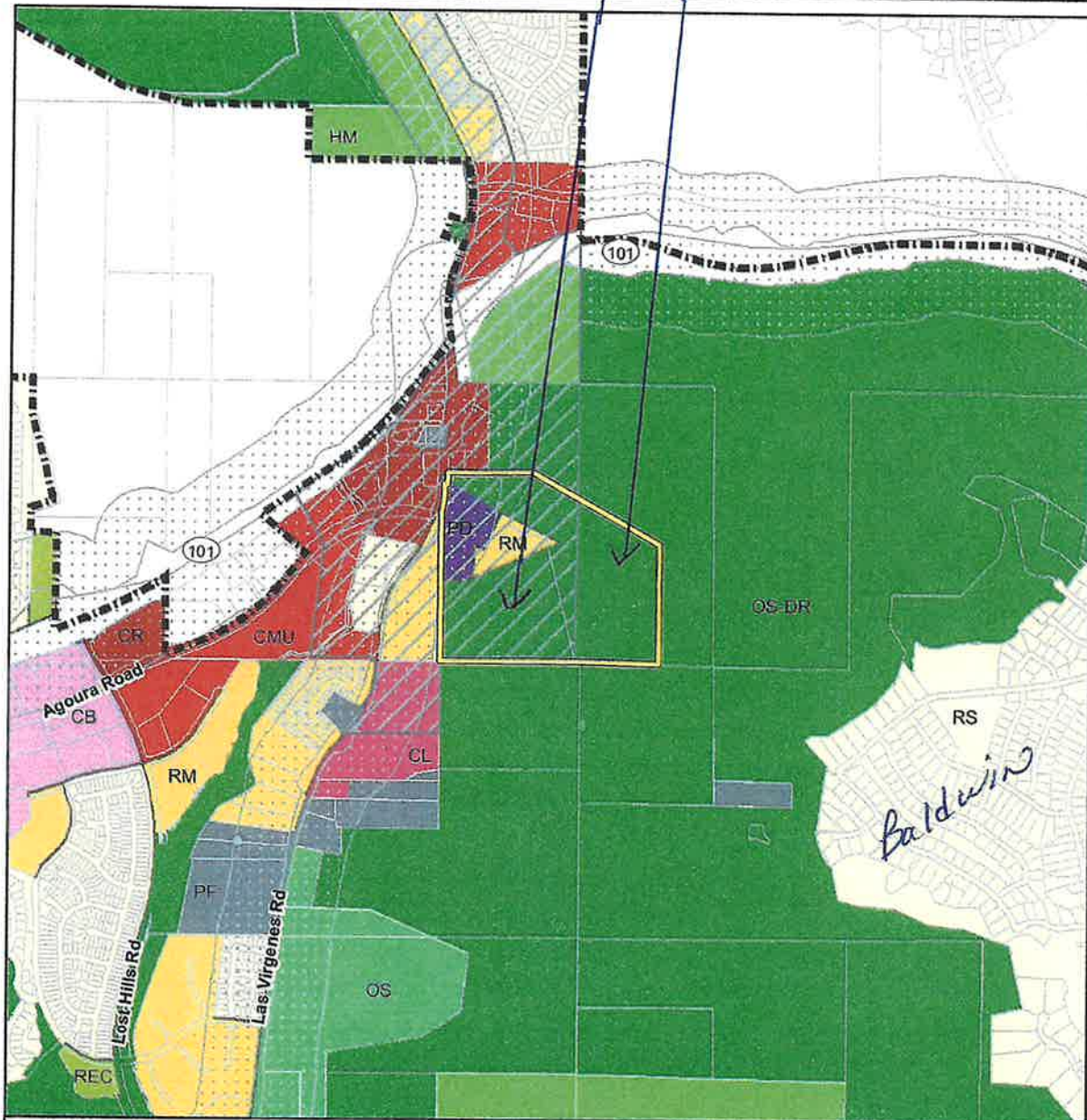
"One of the most important concepts for managing wildlife populations in the Santa Monica Mountains is the principle of maintaining open spaces between areas of urban development for purposes of wildlife movement. These 'wildlife corridors' are essential for stabilization of wildlife population dynamics with the carrying capacity of a specific habitat for a specific species. Without natural corridors for movement, certain populations of wildlife will become isolated within principal feeding areas, resulting in over-utilization of that habitat by a particular species. In a natural ecosystem, when the carrying capacity of a habitat is overextended by the number of individuals utilizing it, intraspecific competition will result in either emigration of individuals until the carrying capacity is reached, or population decline due to death by starvation, disease, or both.

"The opposite of this situation is also true. When a wildlife population drops below the carrying capacity of the environment due to predation, disease or some other limiting factor, it becomes essential that other individuals of the species migrate into the area to breed with the existing population and replenish its numbers. Therefore, one of the primary tasks of the wildlife management program for the Santa Monica Mountains will be to identify essential wildlife habitats and corridors and make recommendations to local land management agencies and private landowners for protection of wildlife habitat to prevent localized extinction."

The recently issued Land Capability Study (1979) identifies a wildlife network connecting some 90,000 acres which encompass key habitats for wildlife. The identified network is declared to be the minimum requirement to maintain the ecological balance to support diverse and healthy wildlife populations. Palo Comado Canyon and Cheeseboro Canyon have been identified as an integral link in the wildlife network connecting the Santa Monica Mountains with the Simi Hills, and with the Santa Susana Mountains and San Gabriels beyond.

add OS-DR zone

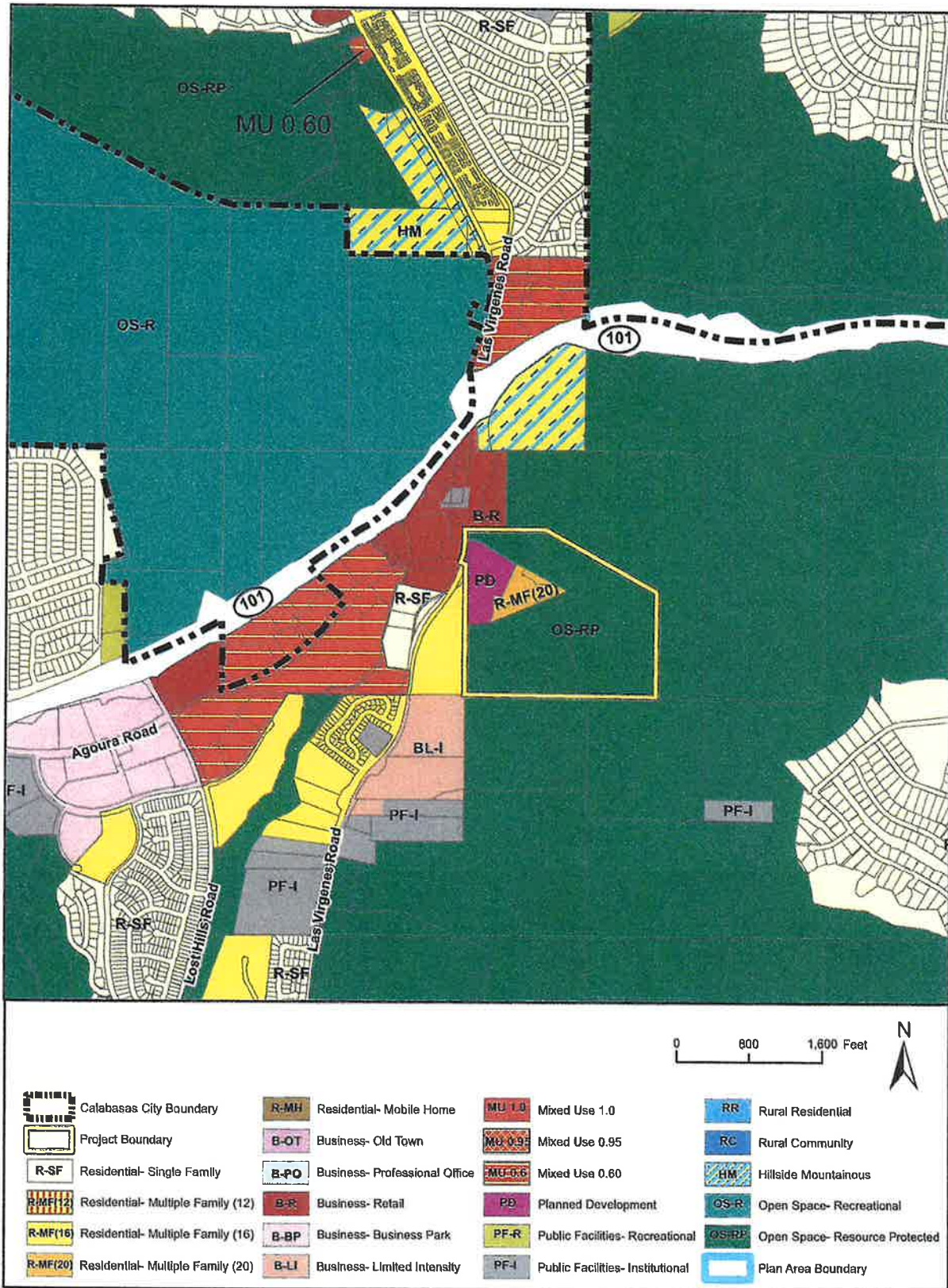
3



Source: City of Calabasas, 2016.

Site Zoning

Figure 2-4

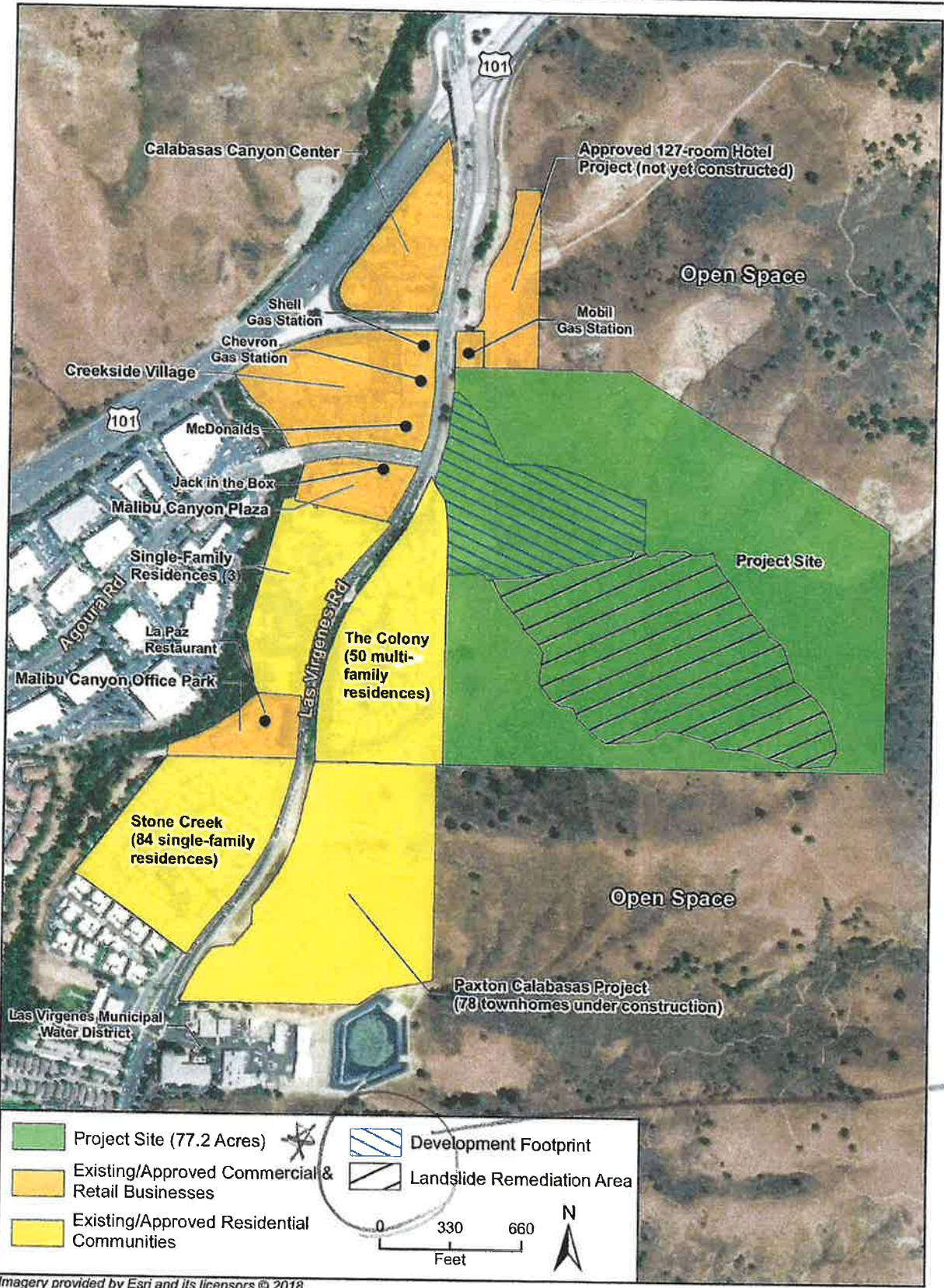


Source: City of Calabasas, 2016

Site Land Use Designations

Figure 2-3

5



all  
cut  
&  
fill

Imagery provided by Esri and its licensors © 2018.

Land Use Vicinity Map

Figure 2-2

2069

78 SHEET

P. A. 2069-78

TRA 11402  
10884 11405  
10943

REVISED  
96032815002004-02  
970523

20010618  
2004030310004001-02  
2008070202-02

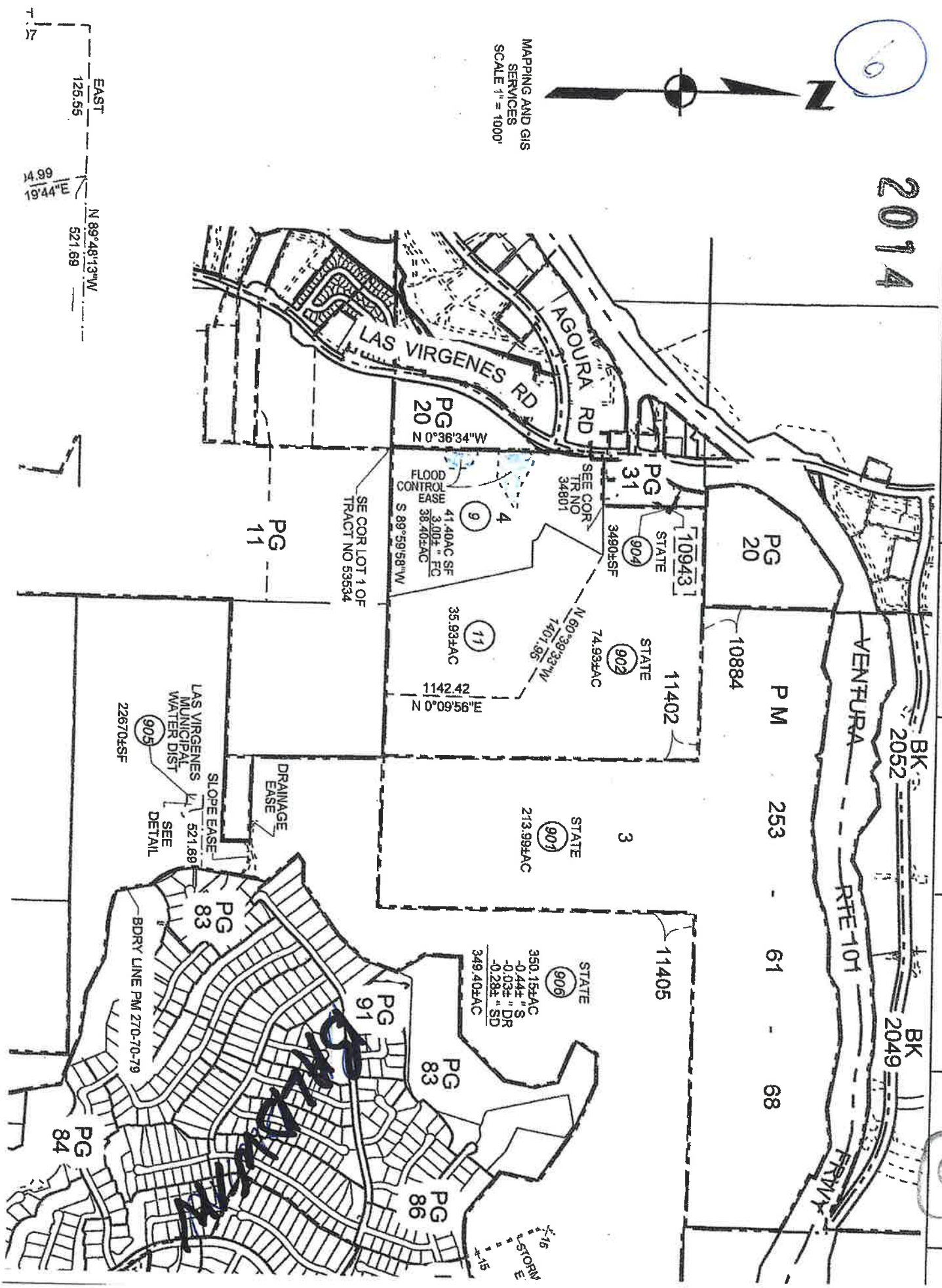
2013050702-02

2014

6



MAPPING AND GIS SERVICES  
SCALE 1" = 1000'



EAST 126.55  
N 89°48'13"W 521.69  
14.99  
19°44'E

LAS VIRGENES MUNICIPAL WATER DIST  
SLOPE EASE  
521.69  
SEE DETAIL  
22670FSF  
905

STATE 906  
350.15±AC  
-0.44±" S  
-0.03±" DR  
-0.28±" SD  
349.40±AC

STATE 907  
213.99±AC

41.40±C SF  
3.00±" FC  
38.40±AC  
S 89°59'58"W

SEE COR LOT 1 OF TRACT NO 53534

STATE 902  
74.93±AC  
N 60°39'33"W  
1401.95

STATE 904  
3490±SF

STATE 902  
11402

STATE 906  
11405

PG 20

PM 10884

PG 253

PG 61

PG 68

BDRY LINE PM 270-70-79

STORM  
E  
16  
15

**From:** Brian Louis <blouis@hcisystems.net>

**Sent:** Tuesday, April 13, 2021 4:35 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** OBJECTIONS TO THE CONTINUED PLANNED DEGRADATION OF THE LOS VIRGENES SCENIC CORRIDOR.

To whom it may concern:

I am strongly opposed this new building project on Las Virgenes referred to West Village as currently proposed.

The story poles indicate that the proposed location and height of the buildings at the front of this property would destroy the view shed for people driving or walking along Las Virgenes.

This defect could be remedied or mitigated by lowering and/or removing the proposed building(s) closest to Las Virgenes. Failure to lower or remove the buildings at the front of this development would amount to further trampling of the letter and spirit of the ordinance enacted to protect Los Virgenes Scenic corridor.

The City may be obligated to allow owners to develop their properties, but developers are also obligated to propose developments that meet both the letter and intent of the Las Virgenes Scenic Corridor development requirements. These requirements cannot be met by submitting misleading renderings of the view of this development taken from the elevation of Agoura and Lost Hills roads that disguise the actual damage this project would do to the view shed.

It is very concerning as a 25-year tax paying resident of Calabasas that the City Planners and the City Council have approved so many projects so close to together, so tall and so close to Las Virgenes on a corridor which is designated as Scenic.

Some of the apartments and homes which line the east side of Las Virgenes were allowed to be too tall and too close to Las Vergines. These developments have already disfigured much of the natural beauty of the mountains which was supposed to have been protected by the Scenic Corridor designation.

I beg you not to approve this project as proposed. Past projects approved and built on Las Virginias have been allowed to move forward which have greatly diminished Las Virgenes as a scenic corridor. Do not add this project to that list of mistakes.

Please do not allow this project to move forward without modification that would substantially mediate the damage this project would have on the current Las Virgenes corridor view shed.

Sincerely,

Brian Louis  
Calabasas Resident

**From:** John Suwara <johsuwa@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 3:01 PM  
**To:** info <info@cityofcalabasas.com>  
**Cc:** Joanne M Suwara <joasuw42@yahoo.com>; John Suwara <johsuwa@yahoo.com>  
**Subject:** April 15, 2021 Planning Commission Meeting.

**The Calabasas Coalition™**



***"Voices of the Community"***

**Email:** [Info@thecalabasascoalition.org](mailto:Info@thecalabasascoalition.org)  
**[www.thecalabasascoalition.org](http://www.thecalabasascoalition.org)**

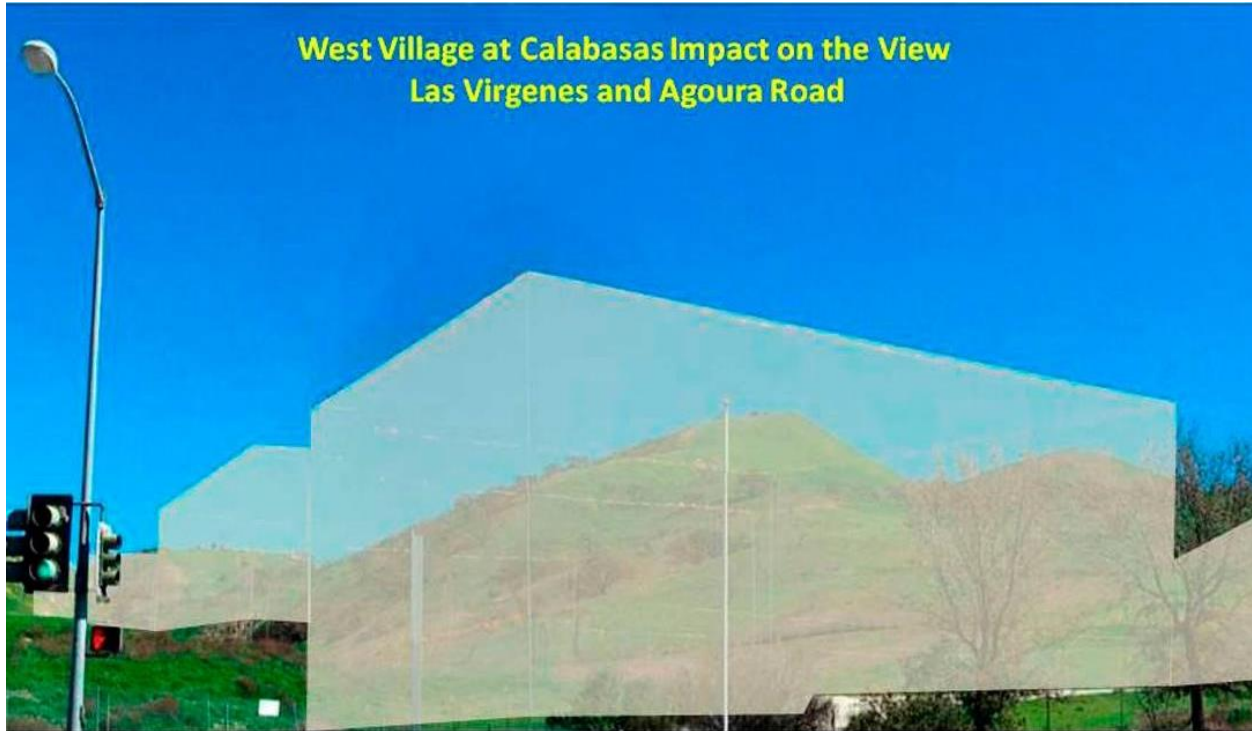
April 12, 2021

City of Calabasas  
Planning Commission  
100 Civic Way  
Calabasas, CA 91302

**Subject: West Village at Calabasas EIR Comments:**

**Dear Planning Commissioners:**

Thank you for this opportunity to discuss this proposed project. This massive development will completely change the scenic character of Las Virgenes Road in the scenic corridor. The large 3 story buildings, if built, will loom over Las Virgenes Road forever impacting the view. This photograph illustrates that impact with semi-transparent shading between story poles outlining the buildings. In the background is the outline of the hills masked by the buildings. This impact cannot be mitigated.



If this project goes forward the natural hillsides shown in the background will be replaced by manufactured slopes containing miles of concrete structures. The developer for this project is proposing to grade the natural hills shown in the background for at least 3 years, using large earth movers. The reason for the grading is supposedly to mitigate an ancient landslide, a landslide that hasn't moved in centuries. It has even been referred to as a prehistoric landslide. This landslide will not move unless disturbed. Therefore, do not allow these hills to be disturbed by grading. Please follow the CMC, General Plan, Scenic Corridor and other laws adopted by Calabasas residents to protect our city and its' environment.

The developer is proposing to move 2.5 million cubic yards of dirt to supposedly remediate an ancient landslide. The real reason, however, for moving massive amounts of dirt from the hillside into the canyon is to provide fill to create flat mega-pads for the large buildings.

It is estimated that 3 years will be needed to grade before starting construction. Residents that observed Paxton say that project required 4 to 5 years for grading less than 200 thousand cubic yards of dirt. West Village is much larger. Is the 3-year grading estimate too optimistic?

#### **A little History.**

The Developer bought this property back in 2013 years after the current Calabasas General Plan was adopted. The General Plan was a community effort with active resident participation and adopted in 2008. Zoning has not changed for the West Village at Calabasas land since adoption of the General Plan.

In 2010 the City of Calabasas published the 500 page+ Calabasas Land Use and Development Code Manual. There is an excellent table in Chapter 17.11 that has Zoning across the horizontal axis and the vertical axis lists allowable land use. The zone OS-DR is listed on the horizontal



axis as one column under ZONE with all the permitted land uses listed along the vertical axis. The Table starts on Page 28 and goes to Page 39. There is only one land use permitted per the Table for land zoned OS-DR. It is found on Page 38 and it is Temporary for Location Filming.

In 2016 the developer proposed housing for the property plus a hotel. The project was named Canyon Oaks and basically proposed the same destruction of the natural hills as is being requested for the West Village at Calabasas. The Canyon Oaks project was approved, but a zoning change was required to build the hotel. Calabasas residents did not approve of the project and gathered the signatures required to have the zoning change placed on the ballot in the 2016 General Election. Residents overwhelmingly voted to deny the zoning change and sent the project back to the drawing board..

The developer returned in 2017 with a new version of the project now named the West Village at Calabasas on the same land. Planning Commissioners in July 2019, after 3 nights of hearings by majority vote, voted to deny this project. At the time staff promised to come back with a Resolution of Denial in a timely manner. Staff decided, unbeknownst to the Public and perhaps some, if not all of the members of the Planning Commission to not prepare and bring back to the Planning Commission a Resolution of Denial. This was only disclosed to the Public in October 2020.

A Resolution of Denial is finally contained in the packet for the July 15, 2021 meeting. In general, it is a summary of why this project violates so many CMCs. The Planning Commission made the right decision.

During the almost 2 years between the hearing in July, 2019 and now, staff and the applicant have had a lot of time to submit more justification for this project. Except for the massive amount of new material submitted, the project is still basically the same with the same issues. The project was not appropriate then and it is still not appropriate.

The proposed project would cause a significant and unavoidable impact to the visual character of the site and because the proposed development includes grading of the large, existing landslide on the prominent southern hillside slope which is zoned Open Space-Development Restricted which is prohibited by the CMC.

The "Resolution of Denial" states that grading is required to make the project consistent with the General Plan and development code. It is not clear how the excessive grading for this project is legal since it violates all sort of CMCs.

It further states that 19 percent (14.4 acres) of the project site would be graded for residential and commercial development and for both retention basins on the northern slope (non-remedial grading). US Fish and Wildlife in their letter to the Calabasas Planning Department in April 2019 noted that the retention basin directly behind the Colony was potential habitat for the California Red Legged Frog (CRLF). That same retention basin has also served to collect debris before flowing through the underground tunnel under Las Virgenes Road into Las Virgenes Creek. This project is going to destroy possible habitat for the CRLF and move it to the far side of the

development. It adds another 1000 feet for a frog to travel. Much of that would be through the new project.

### **Water Purification,**

The County of Los Angeles has recently spent approximately 12 million dollars to build an underground detention basin and water purification plant at Gates Canyon Park. Water runoff from the mostly northern slope of the Mountain Gate Development bordering the park at Thousand Oaks Blvd is being diverted into a large detention basin underneath the park. It is stored there until treated prior to being released into underground water replenishment wells or for park irrigation. It will save and purify water reducing pollution that flows into Gates Canyon Creek. Within a mile of the park Gates Canyon Creek flows into Las Virgenes Creek to Malibu Creek and down to the ocean at Malibu.

Great project. Information signs are posted. It is well worth time to take a walk around the park to learn about it.

The West Village at Calabasas even with BMP will increase the pollution in Las Virgenes Creek. This is to suggest that the same type of facility that is at Gates Canyon Park be built by the developer for the West Village at Calabasas. Do it now and make part of the cost of the project rather than wait for taxpayers to pick up the tab down the road.

### **Open Space**

An additional 27 percent of the site (21 acres) consisting of Open Space-Development Restricted land is proposed to be graded and have remedial landscaping and drainage systems built on the hillside in violation of CMC. The grading per CMC changes the zoning to something other than Open Space which requires Calabasas voter approval. Voter approval has not been obtained for this zoning change. Therefore, it must continue to remain Open Space Development Restricted which prohibits grading on that land.

This level of grading, particularly of the southern hillside violates CMC, is excessive and that the proposed economic, social, and other benefits of the project do not outweigh the harm caused by the project's significant, unavoidable environmental impact on the site.

The Project is also Not Consistent with the Calabasas General Plan and Calabasas Municipal Code, thus the Required Permits Cannot be Approved. The General Plan states that undeveloped hillside lands are to be maintained in a natural condition by minimizing alteration of existing landforms and avoiding mass graded "mega-pads" for development. (General Plan Policies III-11; III-12, III-16.)

Calabasas Municipal Code Section 17.20.150 requires that all grading and project design conform to the City's grading ordinance and must adapt to the natural hillside topography and maximize view opportunities to and from a development.

The City requires developments to preserve the existing visual character of hillsides, rather than alter the hillside environment to fit the development. The proposed project does not comply with the City's hillside protection requirements, in both the General Plan and Calabasas Municipal

Code. The proposed project design requires significant grading beyond the scope envisioned in the general plan and thus to a level prohibited by the Calabasas Municipal Code. The amount and location of grading, including the landslide remediation, results in the project failing to comply with the City's hillside development standards. The project calls for the hill to be entirely graded to enable the development, violating the above General Plan policies which call for maintaining natural conditions by minimizing alterations of natural landforms and require the existing visual character of hillsides to be maintained. (General Plan Policies III-11, III-12, III16.)

Furthermore, the proposed final, manufactured slope consisting of approximately 21 acres of graded, manufactured slope and concrete drainage channels in the southern hillside area, is prohibited by Section 17.20.055(A)(9) of the Calabasas Municipal Code which prohibits manufactured slopes as a final feature in open space areas. General Plan Policy III-15 also prohibits building permanent structures such as concrete box drainage channels,

The proposed project is also in conflict with Code and General Plan prohibitions on development in open space. The General Plan requires that management of lands designated as open space to remain open space be a priority for the City. General Plan Policy III-2 states specifically that the City will limit "the permitted intensity of. development within lands designated as open space to that which is consistent with the community's environmental values and that will avoid significant impacts to sensitive environmental features..."

Calabasas Municipal Code Section 17.16.030(A) also prevents development in areas designated as open space that would result in redesignating for non-open space use of any property in the city designated OS-R or OS-RP by the Land Use Map of the Calabasas General Plan unless that redesignation was approved by two thirds of the City's voters.

Permanent grading of a hillside to facilitate residential development qualifies as development, and thus the project is prohibited without voter approval under Section 17.16.030(A) because the proposed permanent grading of the approximately 21.4 acre southern hillside area is located on land designated OS-RP by the City's General Plan Land Use Map. It is recommended this project be denied as it lacks voter approval.

### **A note on Mountain Lions**



It is noted in the EIR that no mountain lions have been recorded on the property. However, there are mountain lions that do not have tracking collars such as the lion shown in the picture. These lions although elusive are sometimes seen. About 5 years ago a mountain lion was reported by a resident in the Oaks living near the West Village at Calabasas Open Space.

Unfortunately, more recently, a mountain lion was found dead on the 101 southbound lane towards the top of the Calabasas Grade on the morning of September 23, 2020. This borders the Open Space on the south side of the Freeway and is within 2 miles of the West Village at Calabasas Open Space where the developer proposes reducing the wildlife

corridor and linkage by 25%.

I hope a survey has been done regarding the Mountain Lion and other endangered/threatened species on this property.

**From:** jaycee64@aol.com <jaycee64@aol.com>

**Sent:** Tuesday, April 13, 2021 2:25 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** To Planning Commission - West Village at Calabasas Public Hearing Comments

Dear Planning Commission,

I am a long-time resident of Calabasas and an active participant in the community, I am against the West Village at Calabasas proposal you are hearing at your April 15th and 21st meetings. I urge the Planning Commission to once again deny it.

This 2021 proposal is nearly the same as the previous and has the same City municipal code violations. When the Commission denied the last proposal in July 2019, that should have been a sign that they needed to rethink their plan and follow the recommendations to NOT take down the hillside and develop in open space. They have not because that dirt is what they want, regardless of the environmental destruction that will occur. Development in Calabasas "shall" respect the natural surrounding and follow natural topography.

As a resident who lives across the street from Paxton, I know first hand the disruption hillside grading has on the community and how projected development times always extend far beyond prediction. We are looking at years and years of environmental devastation. In the case of West Village, we have codes in place that support a denial. This is a bad plan and once again we are relying on the Planning Commission to make that clear.

The developer needs to go back to the drawing board and create a proposal which doesn't require extreme environmental impacts and grading of hillsides in open space. Had they responded with an appropriate proposal after the Canyon Oaks Measure F ballot initiative in 2016, or even taken the Planning Commission's 2019 decision seriously, they would be building right now.

Thank you for your time.

Jacy Shillan  
Calabasas

**From:** Louis, Tami <TLouis@rssc.com>  
**Sent:** Tuesday, April 13, 2021 2:00 PM  
**To:** info <info@cityofcalabasas.com>  
**Cc:** Brian Louis <blouis@hcisystems.net>  
**Subject:** West Village at Calabasas Public Hearing

To whom it may concern:

We strongly oppose this new building project on Las Virginias referred to West Village.

It is very concerning as a 25 year resident of Calabasas that the City Planners have approved so many projects so close to together on this corridor which is supposed to be **Scenic**.

The already built apartments and structures have been approved too tall and all of the buildings have wiped away the natural beauty of the mountains and have killed and deferred wildlife accustomed to this area. It is bad enough we are going to have a hotel which will worsen the **traffic** let alone all the **NOISE**.

The traffic is already horrible and this additional project ( WEST VILLAGE) will only lead to more pollution and traffic delays.

We beg you not to approve this project. The building projects on Las Virginias are out of control and we feel Calabasas and the peace that attracted us to settle here has be already altered enough.

Tami Louis  
Calabasas Resident  
818 261 3646

**From:** Joanne Suwara <joasuw42@gmail.com>  
**Sent:** Tuesday, April 13, 2021 12:00 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Attn: Planning Commission re West Village

**THE ENVIRONMENT IS NO ONE'S PROPERTY TO DESTROY.  
IT'S EVERYONE'S RESPONSIBILITY TO PROTECT.**

**Dear Honorable Commissioners:**

**Regarding the West Village proposed project, like the several iterations before this one, the developer is saying it is not feasible to build unless they grade acres of precious open space and remediate an "ancient/active" landslide, as they call it.**

**As a retired school teacher, that term sounds like an oxymoron to me. Ancient landslides are defined as being inactive and stabilized. They don't need to be remediated. In fact, messing**

with them can destabilize them, causing more harm than good in the long-run. As for this landslide being active, it has not moved in the over 45 years I have lived off of Las Virgenes Road. During torrential rains and a 6.4 earthquake it has remained stable and has posed no threat to the community. Geologists have said it hasn't moved in centuries! In fact, it had never even been on any City "watch-list" – that's telling in itself!

Remediating the landslide and grading the iconic hillsides, moving almost 2 ½ million cubic yards of dirt, is the developer's ploy to create mega building pads to maximize the number of units they can cram into this beautiful canyon.....and to maximize their profits to the hilt.

I know there are pages and pages of geological reports, all of which are way too complex for a layman like me to make sense of. However, common sense tells me to leave well-enough alone. Any construction should not disturb either the landslide or the dedicated open space.

In addition to relying on common sense you have the law on your side as well when making this decision. The applicant should be required to obey the laws on the books, as written, and should not be re-interpreting the General Plan, cherry-picking phrases out of context.

As an example, the EIR states that the General Plan Open Space Element Policies, while generally seeking to minimize landform alteration in Open Space, feature several exceptions for health, safety, welfare and preservation of "basic property rights". It cites Policy III-12 in support of "basic property rights". Policy III-12 reads, in full: "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."

Revisionism at its finest! This lack of respect for our General Plan as it was written is not acceptable.

No one is saying they cannot build on their land. We are saying, however, that whatever they build should not disturb the landslide or destroy the natural dedicated open space. Economic feasibility.....whether it pencils out for them to make the profit they'd like.....that's their problem – not ours.

What is our problem is having more housing crammed into a box canyon in a Very High Fire Severity Zone. It's a recipe for disaster.

What is our problem is having already over-burdened roadways clogged with more traffic. In the event of a disaster like the Woolsey Fire adding almost 500 more people to the mix, along with the thousands of the rest of us, will put us all in peril due to insufficient evacuation routes.

What is our problem is 5,800 sq. ft. of commercial space in an area already rife with vacant store fronts.

**What is our problem is years of grading resulting in poor air quality, the risk of contracting Valley Fever, and an all-round decline in our quality of life.**

**What is our problem is the permanent loss of a view that will be obliterated by 15 3-story concrete buildings.**

**What is our problem is the loss of a canyon teeming with wildlife like badgers, raptors, and deer and rare botanical species like Yerba Mansa and the Mariposa Lily. There are also many heritage oaks and a beautiful expanse of purple sage that will be gone forever.**

**The bottom line is that a smaller, more responsible project that respects the codes and laws of our city and protects the precious little open space we have left is what should be built there.**

**Let the land dictate the use.**

**Thank you.**

**Joanne Suwara  
Calabasas resident since 1975**

**From:** Simon Halpern <simon.halpern@gmail.com>  
**Sent:** Tuesday, April 13, 2021 11:17 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

City of Calabasas,

I am not in favor of the West Village project for the following reasons:

- A project of nearly identical specifications was *already proposed and voted on*, and was overwhelmingly voted down.

The direction of that vote more than adequately describes the community's interest in a project of this scope at this location.

In brief: the question of whether or not to allow the West Village project to proceed has been asked and answered.

- Traffic Concerns: Las Virgenes Rd gets more and more congested each year. It is a *single lane* canyon road that thousands rely on. This project would negatively impact traffic levels along an already severely crowded access route. Aside from the additional traffic impact (should the project proceed as proposed), the immediate congestion brought on by construction vehicles would be noisy and disruptive, to say the least.

- Hillside Degradation: Views would be impacted and grading would have permanent and irrevocable effects on the natural landscape. *Those of us who live in this area appreciate these views.* The hills are precious to us, and months-years of construction to destroy them to make the limited lots more crowded is both saddening, unnecessary and not in the best interests of the present and future community members.

Development on purchased land is one thing. The current West Village project is a behemoth, however, and should be opposed for the greater interests of the Calabasas community. Development should *fit the land*, and the West Village project clearly pushes the envelope in an unfavorable direction.

In my opinion, only a project that fits the land should be allowed. Environmentally speaking, the West Village project is a disgrace and should not be considered as currently proposed.

Thank you for your time,

Simon Halpern

Resident of Steeplechase at 4240 Lost Hills Road,  
within walking distance of Las Virgenes and Agoura Rd.

**From:** Alexandra Chernukha <alex@alexandsergei.com>

**Sent:** Tuesday, April 13, 2021 12:30 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** West Village at Calabasas Public Hearing

To Whom It May Concern:

Thank you for all you do for our wonderful city! I am deeply appreciative for your hard work and proud to live here

I just wanted to reach out to express my concerns about the West Village project and ask that you please rule against this project once again. I feel that it will negatively impact our city and our environment.

Thanks!

Alex

**Alexandra Chernukha**

DJB Homes International  
at Keller Williams Realty





**From:** Bob Rosenberg <rbrosenb@earthlink.net>  
**Sent:** Wednesday, April 14, 2021 2:56 PM  
**To:** 'info@cityofcalabasas.com' <info@cityofcalabasas.com>  
**Subject:** New Home;'s Proposal of West Village

To: Calabasas Planning Committee Members and the New Home Developers

I don't understand what you don't understand about "NO" and why we have to vote to approve this development AGAIN when the community has voted it down on referendum No on F nearly five years ago. Changing the name of the development and bringing it up to vote again, doesn't change the circumstance of voting NO before. In addition to the previous problems discussed:

- Environmental impact which was proved by geological studies
- Years of grading
- Overdevelopment of the area
- Traffic impact on Las Virgenes Road at Agoura Road, Las Virgenes being the only main road in our area
- Loss of open space

These are some of the issues needed to be addressed:

- More empty spaces in our area
- The Woolsey fire which demonstrated the importance of the emergency route of Las Virgenes Road to PCH. The route of the fires through this area goes right through the property you want to develop and was demonstrated by that fire.
- The constant possibility of earthquakes – of which there have been several mild ones recently in the area
- This sizeable development having only one way out – on to a congested Las Virgenes Road which in an emergency would create a chaotic situation

As a member of this community why would we want to approve this development and you leave us with all of the issues brought up? The charge of all who live here is to preserve the community of Calabasas and to continue to enjoy it for all the reasons that make this area so appealing. Once it is gone it can't be replaced. We hope you can look at this area not as a developer, but see it as a place you would like to live and enjoy the peaceful surroundings. That's why we all moved here and we don't want to see it further impacted with overdevelopment at the price of its natural beauty.

We hope you see this as a sincere consideration of your decision.

Most Sincerely,

Bob and Marilyn Rosenberg

**From:** Fataneh Tabatabai <gctabatabai@gmail.com>  
**Sent:** Wednesday, April 14, 2021 3:07 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** To Planning Commission"

To whom it may concern,

My name is Fataneh Tabatabai, Calabasas resident since June 1991. I am writing to you in regard to West Village Proposal. Before continuing , I would like to thank all the Calabasas City members who care enough about the well being of the city residents, as well as the environmental and safety issues of our beautiful city.

In the past few years, it has become a constant challenge for us residents trying to protect the safety of the residents as well as the environment. The issues we have with West Village Proposal involve the followings:

- 1) Buildings will block the view of the rolling Hillside.
- 2) Traffic. The traffic is already bad enough, and what is reflected in the study is far from reality.
- 3) Calabasas is located in a "very High fire zone". I am not sure how many of you City Councils remember the fire tragedy of 2018? Many of us were stuck and had difficulty fleeing the area. That was pretty scary experience. I was sure that the 2018 fire will be a wake up call for all of you who are in favor of adding more and more developments to our city. Unfortunately I was wrong and here we go again, another development: West Village.
- 4) City of Calabasas's land use code should be respected and followed.
- 5) Last but not least, why do we even need more developments? When will that stop? Like the Weintraub project was not bad enough to damage the hillside and wildlife, now this project? What are you planning to do to this beautiful City of ours? Your job is to protect the residents, the city, wildlife and the environment. It is time that the entire City Councils committees put the safety of residents and the city ahead of pleasing those prominent developers.

I hope that every member of the City council rejects the West Village Proposal, respecting the wishes of Calabasas residents. We are against this Proposal, and would like to maintain and enjoy the beautiful nature of our city. We do not wish to live in Manhattan like city.

Respectfully,

Fataneh and Hamid Tabatabai  
5306 Edgeware Drive  
Calabasas CA 91301

**From:** Chris Kurjanowicz <ckurjanowicz@gmail.com>

**Sent:** Wednesday, April 14, 2021 2:51 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** Planning Commission-West Village @Calabasas Project

Please deny this request for more housing and commercial retail development. Residents in the Santa Monica Mountains have long respected the beauty and importance of open space. This project was voted down years ago.

The significant difference today that makes West Village even less viable is the negative economic impact of the global pandemic. According to population figures from the California Department of Finance, LA County lost 40,036 residents from July 1, 2019 to July 1, 2020. This was the steepest decline of any county in the state of California. Note that this only reflects a few months of Covid19. An acceleration of the exodus can be expected. Also, inbound migration to California was severely hampered by Covid19. New visas weren't granted to immigrants hoping to come to the state for work opportunities and would-be newcomers faced a precarious job market. Today, LA County has one of the highest unemployment rates in the state.

We also don't need more dense housing when the only transportation access is the highly congested 101. New communities should be built in Moorpark, Simi Valley and Chatsworth along the rail line.

As for commercial retail space, take into consideration the abundance of available space due to Covid19 consequences. As a state/county, we are still not fully open and more business closures can be expected.

I cannot think of one positive reason to move forward with West Village.

Thanks for your support for the residents and commuters of the Santa Monica Mountains and Calabasas.

Chris Kurjanowicz  
25632 Monte Nido Drive  
Calabasas, CA 91302

**From:** wendy@outcastinternational.com <wendy@outcastinternational.com>  
**Sent:** Wednesday, April 14, 2021 12:43 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Development West Village at Calabasas (formerly Canyon Oaks) - PROPOSED

To Whom It May Concern,  
We are residents of Monte Nido Calabasas.  
I am writing to you to share our disappointment in learning that once again there is a proposal to build at 4790 Las Virgenes Road.

This site has already been rejected and for some reason this developer proposes another development-seems like the same development.  
We are confused and angered why local residents aren't being heard.

We are losing our green spaces due to these greedy developers and are constantly harassed with their proposals.  
Our beautiful environment is a draw card for tourists and locals. Please stop these developers from turning Las Virgenes Road into another cement city.  
Our area is truly unique and should not fall prey to another developer.  
If you have ever walked the State trails behind this land you know this is a very special and much needed area for wildlife.  
We do not need another building we need to protect this land and keep it open land.

Regards,  
Wendy Green  
Reithe Ave Calabasas

**From:** Jane Fileff <janefileff@earthlink.net>  
**Sent:** Wednesday, April 14, 2021 12:15 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** Stop the Building

Dear City Council ,

I live in Malibu .. My route is Malibu Canyon on a regular basis . The traffic that is occurring form these developments are congesting our roads and becoming unreasonable .

I oppose any more development and ask you to please stop ruining the rural feel of our town. .

Thank you

Sincerely,

Jane Fileff  
Malibu Homeowner

**From:** Leticia Aloï <letaloi@aol.com>

**Sent:** Wednesday, April 14, 2021 9:44 AM

**To:** info <info@cityofcalabasas.com>

**Subject:** NO MORE DEVELOPEMENT

Dear City Council ,

I grew up in Agoura and now live in Malibu .. My route is Malibu Canyon on a regular basis . The traffic that is occurring form these developments are congesting our roads and becoming unreasonable .

I oppose any more development and ask you to please stop ruining the rural feel of our town. .

Thank you

Sincerely,

Leticia Aloï  
Malibu Homeowner

**From:** Joe Chilco <[joe.chilco@gmail.com](mailto:joe.chilco@gmail.com)>

**Sent:** Sunday, April 11, 2021 6:54 PM

**To:** info <[info@cityofcalabasas.com](mailto:info@cityofcalabasas.com)>

**Cc:** Maricela Hernandez <[mhernandez@cityofcalabasas.com](mailto:mhernandez@cityofcalabasas.com)>

**Subject:** Planning Commission 4-15-21 - West Village at Calabasas public hearing - public comments - agenda item #1

I ask that the Planning Commissioners consider the following in their deliberations regarding the denial or approval of the West Village at Calabasas proposed development.

When questioned at the July 18, 2019 Public Hearing by then-Planning Commissioner Kraut, City Engineer Robert Yalda admitted that the City would not pay to remediate the ancient landslide if the development was not approved. Further, City Engineer Yalda admitted that the ancient landslide is not even on a list of potential landslide areas within the City that are being tracked. Commissioner Kraut concluded that the remediation of the ancient landslide was only to serve the development. At that time, a majority of the Planning Commissioners agreed and voted to deny the project, as this excerpt from the recorded minutes of that July 18, 2019 meeting states:

“Commissioner Harrison made a motion to deny draft Resolution No. 2019-689 with an added hope that the applicant will return with a modified version of Alternative 4. The motion was seconded by Commissioner Mueller, to include language recommending that the applicant come back with any alternative they wish to propose, and further directing staff to prepare a revised resolution supporting a denial. Commissioner Harrison accepted the amendments to the motion.

Vote on the motion: 3-2 (motion passed).”

The landslide at the West Village at Calabasas project, as mapped by the current consultant, failed to the northwest into the bottom of the existing canyon. The direction of movement is not toward Las Virgenes Road. Further movement of the landslide mass as mapped by the consultants is not possible since the mass has come to rest against the north (opposite) wall of the canyon. The north canyon wall prevents any additional movement of the slide mass from occurring since that canyon wall buttresses or impedes further movement in that direction. The existing landslide is presently at its lowest potential energy, is stable, and does not represent a hazard to the public or to adjoining properties in its current, undisturbed state. The City Engineer concurs on that last point and so stated in the Public Hearing on the proposed project on July 18, 2019.

The existing debris basin located at the west side of the site is designed to intercept and contain debris, and to protect offsite areas from debris flows. The potential for damaging debris flows to mobilize onto adjoining properties/roadways is completely mitigated by the existing debris basin that provides that level of protection currently.

The contention that the construction of concrete V-ditches is an allowed temporary land use cannot be supported with facts. Absent the development, the City would not build infrastructure of this kind on OS-DR land. Hence, the concrete V-ditches are part of the development.

The following pictures, taken during construction of the Paxton project on April 10, 2018 and the pictures subsequently taken three years later on February 21, 2021 of the manufactured hillsides with concrete V-ditches as they exist today at that project, prove that concrete V-ditches are permanent and they are still very visible.



Paxton project on April 10, 2018











Paxton project on February 21, 2021

The 2008 “up zoning” to OS-DR of 61 acres located on the West Village at Calabasas land parcel was included in the 2030 General Plan. It created an Open Space buffer that was never intended to be developed, bulldozed or disturbed, but left in a natural state.

As it has already been established that the ancient landslide poses no imminent threat to public safety and in light of the fact that 61 acres of Open Space already exist as a mitigation buffer, there is no need to remediate this ancient landslide.

However, putting hundreds of people in a box canyon in a Very High Fire Hazard Severity Zone is irresponsible and dangerous. This is a public safety concern that is not addressed in the EIR. There is no mitigation. The proposed project has a significant impact on this public safety issue. Public safety is a basis for denying the proposed project.

Given the above, the West Village at Calabasas development, as currently proposed, should not be approved.

Per CEQA, the Planning Commissioners are required to deny the project if any of the findings in a. b. or c. below can be made:

- a. The proposed subdivision...is not consistent with the General Plan, or any specific plan.

This project is inconsistent with General Plan Open Space Element Policy III-2, Hillside Management Policies III-12 and -14, Conservation Element Policy IV-2, and Land Use Element Policies II-10, -14 and -15. It's also inconsistent with Safety Element policies. The City's General Plan background report explains that "Consistent with Calabasas' commitment to foster environmentally responsible development, the City's 2030 General Plan Safety Element establishes the following policy: VII-4, which discourages development in landslide areas as the City's *preferred* management strategy – as a higher priority than attempting to implement engineering solutions."

The project is also inconsistent with the Las Virgenes Gateway Master Plan that states maximum densities *shall be balanced against topographic and natural site constraints*.

- b. The site is not physically suitable for the type or density of the proposed development.

The site is not physically suitable for the density of this proposed development. A smaller project north of the creek would be more consistent with the CMC, General Plan and other plans. The project is more than twice the size in acreage and density of its immediate neighbors with the same topography.

- c. The design of the subdivision or proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

In comments submitted by experts from the California Department of Fish & Wildlife, the California Native Plant Society, Heal the Bay and the Santa Monica Mountains Conservancy, all recommend a smaller project in order to avoid environmental damage to habitat and its value.

The Planning Commissioners are required to deny the project if just one of the above findings can be made. All three can be made.

The rules and codes to protect open space, our fragile environment and our community's values are already in place.

The public made it clear when they voted by nearly 2:1 against the Canyon Oaks development. West Village at Calabasas has all the same destructive impacts. The public rejects it for the same reasons.

I urge you to enforce the laws that protect the public's interests, as was intended and expressed by a majority of the Planning Commissioners at the July 18, 2019 Public Hearing, and to act in accordance with the CEQA requirement that you must deny approval.

Thank you.

Joe Chilco  
Calabasas resident  
(address on file)

**From:** Bricklin Alan <alanbricklin@gmail.com>  
**Sent:** Thursday, April 15, 2021 11:03 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

Dear Mayor Bozajian and council members

Bonnie and I have been residents of Calabasas for forty five years. We've always appreciated and "defended" the beautiful hills and open spaces of the city. Both of us realize that development, both residential and commercial, can contribute to the vitality of a city when done with an eye to preserving the "ambience" and the features that make the city a desirable place to live and raise a family. Unfortunately, the proposed West Village project does not meet the criteria to contribute to or maintain the beauty of our city. We respectfully urge the city council to reject the proposal for the West Village development. Thank you.

Bonnie and Alan Bricklin

**From:** Jonathan Halabe <jonathanhalabe@gmail.com>  
**Sent:** Thursday, April 15, 2021 9:20 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Calabasas Planning Commission

Dear Commissioners,

My name is Jon and I've been a resident of Calabasas for over 10 years. Do not move forward with this project. There is major concern by all Calabasas residents about the increasing fires in the area. This project would be a disaster should WHEN another fire strikes the area.

CITY OF CALABASAS LAND USE CODES • Development should preserve the hillside rather than alter the hillside to fit the development [Code 17.20.150(B)3] • All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards [Code 17.20.070(C)] • Manufactured slopes cannot be counted as open space [Code 17.20.055(A)9] • Development shall respect natural surroundings and follow natural topography [Code 17.20.150(B)12]

Best regards,

Jon Halabe

**From:** Jackie Marenstein <jackiemarenstein@att.net>  
**Sent:** Thursday, April 15, 2021 9:18 AM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** Plea

Please tell New Home Company NO to West Village at Calabasas.

## Elizabeth Parker

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**From:** Glenn Michitsch  
**Sent:** Thursday, April 15, 2021 3:06 PM  
**To:** Tom Bartlett; Maureen Tamuri; Matthew Summers; Joe Power; Lindsey Sarquilla; Annaliese Miller  
**Cc:** Elizabeth Parker  
**Subject:** FW: TONIGHT! Objection to Building 4790 Las Virgenes Road, at the intersection of Las Virgenes and Agoura Roads.

*Glenn Michitsch*  
*Senior Planner, LFED AP*  
*City of Calabasas*  
*Tel: 818-224-1707*  
[gmichitsch@cityofcalabasas.com](mailto:gmichitsch@cityofcalabasas.com)

**From:** Dianne Gubin <diannegubin@gmail.com>  
**Sent:** Thursday, April 15, 2021 2:44 PM  
**To:** Glenn Michitsch <gmichitsch@cityofcalabasas.com>; info <info@cityofcalabasas.com>  
**Subject:** TONIGHT! Objection to Building 4790 Las Virgenes Road, at the intersection of Las Virgenes and Agoura Roads.

Hi Glenn, Taking time out of a very busy day to let you know that I'm going to be on the Zoom tonight.

I'm very concerned that **YOU ARE NOT LISTENING TO THE COMMUNITY. We ABSOLUTELY DO NOT WANT THIS DEVELOPMENT:** The land is located at 4790 Las Virgenes Road, at the intersection of Las Virgenes and Agoura Roads.

On April 15th and 21st, the developer will once again come before the Planning Commission **with the same project that has been denied twice before – NOTHING HAS CHANGED!** The first rejection was in 2016 when it was known as Canyon Oaks and appeared on the ballot as Measure F. Calabasas Voters overwhelmingly defeated it. It then returned as West Village at Calabasas, and it was denied by a 3-2 vote of the Planning Commission in July 2019.

**This new proposal has the same concerns as before — the proposed development does not fit the land resulting in these major issues:**

- 1 - Years of grading and destruction of designated Open Space, which will create significant environmental damage and change the natural hillsides to manufactured slopes with miles of concrete v-ditches.
- 2 - Building of multi-story residential buildings in a box canyon in a Very High Fire Severity Zone.
- 3 - Adding traffic to already overburdened roadways, especially in any emergency requiring evacuation. During the Woolsey Fire all roads in and out of the Las Virgenes Valley including the Freeway, Mureau Road, Agoura Road, Las Virgenes Road and Mulholland Highway were closed either by fire or to provide access for first responders.

It is appreciated if you listen to the community and the people who live here. We DO NOT WANT THIS PROJECT.

Thank you,

Dianne



Dianne Gubin  
[DianneGubin@gmail.com](mailto:DianneGubin@gmail.com)  
M: 818-642-6188

**From:** Greg and Bonnie Higa <gand4bs@sbcglobal.net>

**Sent:** Thursday, April 15, 2021 1:04 PM

**To:** info <info@cityofcalabasas.com>

**Subject:** To Planning Commission

Dear Commission:

We are longtime homeowners in Calabasas and we are vehemently opposed to the West Village Proposal.. We stood up and testified at the city hearing and the reasons for our opposition have not changed. This project has been wrong for the city when it was first proposed and even more so now with all of the public safety concerns in a changing world.

We agree with every word that follows and we urge you to vote down this monstrosity of a project. The people of Calabasas can not be bought and sold and we urge you as members of our city leadership to vote the same way and prove that you want what is best for Calabasas.

Thank you!

Greg Higa  
Bonnie Higa  
Brooke Higa  
26803 Live Oak Ct.  
Calabasas Hills, CA 91301

**From:** Toni Vivian <toni\_vee@hotmail.com>  
**Sent:** Thursday, April 15, 2021 2:48 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** West Village at Calabasas Public Hearing

I have been a resident of Calabasas since 1997. I purchased my home on Las Virgenes Road specifically because of the beautiful hills that run along that road. We used to have cows and goats in the large open fields. But now all of that is going away bit by bit by bit with the development of the housing units and now the hotel. We have so little nature left, we need to keep what we do have.

I ask that you refuse to allow more structures, especially the West Village monstrosity that is possibly in the works for the beautiful corridor at Las Virgenes and Agoura Road.

The builder can build anywhere but we can never get back the beautiful landscape if the developer is allowed to rape that land. As an owner, I don't care about the increase land value that people say will happen if the West Village is allowed. I don't plan to move and that is not the reason I purchased my house. I want to see nature and the beauty of the hills.

Not to even get into the additional traffic and congestion the West Village will bring. As it is now it takes me several minutes just to get out of my driveway and onto Las Virgenes when there is no traffic. Rush hour and weekend travel to and from the beach is double and triple that. This is a fire zone and I fear being able to quickly evacuate from the one way in and out if we were to be faced with a fire or any disaster.

Please re-think any further development on Las Virgenes Road.

Thank you for listening.

Antoinette Vivian