

West Village Project

(File No. 160003152)



CITY *of* CALABASAS

City Council
May 12, 2021

Property Location and General Plan Development Limits



File No. 160003152: West Village

Proposed 180-unit multi-family subdivision, 5,867 square-foot retail commercial center, 0.36 acre park, and approx. 66 acres of open space on an undeveloped 77-acre property located at 4790 Las Virgenes Road

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Slide #2



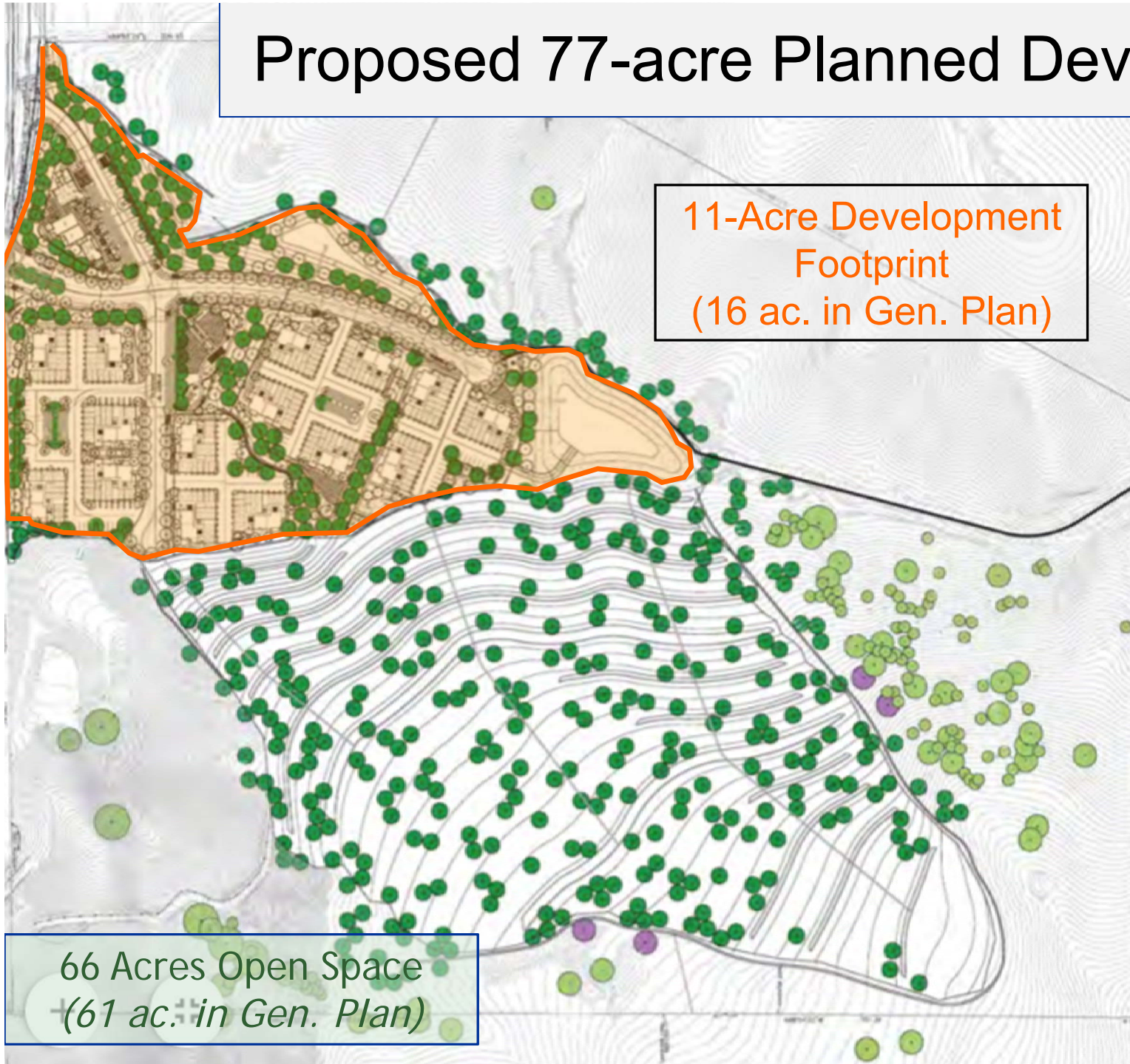
CITY of CALABASAS

Proposed 77-acre Planned Development

11-Acre Development
Footprint
(16 ac. in Gen. Plan)

- 180 Condos which includes 18 affordable units (very low)
- 5,867 sq. ft. retail shopping center
- Public Park (0.36 acres)
- Dedication of a Public trail access easement
- 11 acre development footprint
- 66 acres (86% of project area) of permanent open space
- Landslide remediation (21.4 acres)

66 Acres Open Space
(61 ac. in Gen. Plan)



Planning Commission Recommendation, July 2019

- In effort to reduce project impacts, the Planning Commission rendered the following recommendation:
 - By a 3-2 vote, requested staff to prepare and bring back for the Commission's consideration a resolution recommending to the City Council that the Environmental Impact Report (EIR) not be certified, and that the project, as proposed, be denied; and
 - That the applicant further evaluate the feasibility of Alternative #4, and bring back any other proposed project alternative for Planning Commission consideration.



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Alternative 4 Vetted And Rejected

- New geotechnical analysis performed by Leighton and Associates to independently assess landslide condition and Alternative 4 feasibility.
- Peer reviewed by LGC Valley, Inc. and Willdan Geotechnical, concurrence with findings.
- Alternative 4 was rejected due to ongoing geotechnical risks associated with no landslide stabilization.
- Alternative 5 (to replace Alternative 4) was developed by the applicant and submitted to be included in an Amended EIR alternatives analysis.



Alternative 5



146 residential townhomes and stacked flats in 22 three-story buildings (34 fewer units than the proposed project), with greater setbacks from Las Virgenes Road.

Same as Proposed Project:

- 11.13 acre development footprint utilizing same intersection and driveway
- Same landslide remediation and grading scheme, with balanced cut/fill
- 5,867 sq. ft. commercial retail
- Rec. center & pool (for residents)
- Pocket park, green spaces, & trail easemt.
- Similar pad elevations and building heights
- Monterrey style architecture
- 10% of units set aside for very low income families (but with 15 affordable units)



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Planning Commission Recommendation, April 2021

- By a 3-2 vote, the Planning Commission voted to recommend to the City Council:
 1. Certification of the Amended Final EIR;
 2. Adoption of a statement of overriding considerations; and,
 3. Approval of Alternative 5, further reduced to 135 total residential units, and reconfigured to further reduce visual impacts to the Scenic Corridor.



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Staff Recommendation

- Staff recommends that the City Council adopt City Council Resolution No. 2021-1733, certifying the Amended Final Environmental Impact Report, adopting a statement of overriding considerations, and approving the project, as proposed with **180 units** for the following reasons:
 - Fully consistent with the General Plan and Development Code
 - Fully implements the City's Housing Element
 - Geotechnical analyses demonstrate (and peer reviews concur) that a permanent landslide remediation is necessary to eliminate significant geotechnical risks for any site development
 - All project impacts, with the exception of a significant and unavoidable visual impact caused by transforming a vacant site to a developed site, have been fully mitigated



City Council Decision Options

1. Adopt Resolution No. 2021-1731 (Attachment A), certifying the Amended Final EIR, adopting a statement of overriding considerations, and approving the **135 unit project** as recommended by the Planning Commission.
2. Adopt Resolution No. 2021-1733 (Attachment B), certifying the Amended Final EIR, adopting a statement of overriding considerations, and approving the **180 unit project** proposed by the applicant.
3. Direct staff to prepare and bring back to the next scheduled City Council meeting a resolution that does not certify the Amended Final EIR, and **disapproves** the project with findings as contained in “Draft” Planning Commission Resolution No. 2021-714 (Attachment D, Exhibit B).
4. Consider any other project alternatives with similar features that include a residential unit count of 180 or less, retail shopping center of 5,867 sq. ft. or less, situated within the identified 11 acre development footprint.

