



Approved by City Manager: *CM*

CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: MAY 18, 2021

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM: TOM BARTLETT, A.I.C.P., CITY PLANNER *TB*
GLENN MICHITSCH, SENIOR PLANNER**

SUBJECT: ADOPTION OF RESOLUTION No. 2021-1731 DECLINING TO CERTIFY AN AMENDED FINAL ENVIRONMENTAL IMPACT REPORT AND DENYING FILE NO. 160003152, A REQUEST FOR DEVELOPMENT OF A 77-ACRE VACANT PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011). THE PROPOSED PROJECT INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 180 MULTI-FAMILY CONDOMINIUMS, INCLUDING 18 AFFORDABLE UNITS (10%) RESERVED FOR VERY LOW INCOME FAMILIES, SITUATED WITHIN FIFTEEN THREE-STORY RESIDENTIAL STRUCTURES; (2) A COMMERCIAL COMPONENT CONSISTING OF A 5,867 SQUARE-FOOT RETAIL COMMERCIAL RETAIL SHOPPING CENTER SITUATED IN TWO ONE-STORY BUILDINGS; (3) A 0.36 ACRE COMMUNITY GREEN SPACE (PARK); (4) TWO DETENTION/DEBRIS BASINS; (5) A PUBLIC TRAIL DEDICATION AND (6) DEDICATION OF APPROXIMATELY 66.0 ACRES (86% OF THE SITE) AS PERMANENT OPEN SPACE. DEVELOPMENT OF THIS PROJECT WOULD REQUIRE A SIGNIFICANT AMOUNT OF REMEDIAL GRADING TO RESHAPE THE LAND TO STABILIZE A LANDSLIDE HAZARD AREA ON THE SOUTHERN PORTION OF THE SITE. REQUESTED PERMITS INCLUDE: A VESTING TENTATIVE TRACT MAP (FOR BOTH LAND DIVISION AND CONDOMINIUM PURPOSES), DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, SITE PLAN REVIEW, OAK TREE PERMIT, AND SCENIC CORRIDOR PERMIT. THE PROJECT SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD); RESIDENTIAL MULTI-FAMILY, 20 UNITS PER ACRE (RM-20); OPEN SPACE-DEVELOPMENT RESTRICTED (OS-DR); AND IS WITHIN THE SCENIC CORRIDOR (-SC) OVERLAY ZONE.

MEETING

DATE: MAY 26, 2021

SUMMARY RECOMMENDATION:

That the City Council adopt Resolution No. 2021-1731, declining to certify the Amended Final Environmental Impact Report, and denying approval of all requested entitlement permits described above, for Project File No. 160003152, a proposed project on a 77-acre property located at 4790 Las Virgenes Road (APNs: 2069-078-009 and 2069-078-011), which included 180 multi-family residential units, 5,867 square feet of retail commercial uses, a 0.36-acre park, and 66 acres of protected open space. The Planning Commission had recommended approval of the project at a reduced density of 135 units. The denial of the project is exempt from review under the California Environmental Quality Act, per CEQA Guidelines Section 15270(a).

BACKGROUND:

On May 12, 2021 and May 17, 2021, the City Council conducted a public hearing for consideration of the project described above. Following receipt of the staff report and the Amended Final Environmental Impact Report, and receipt of testimony and comments from agencies and the general public, the City Council considered all documents and testimony and deliberated on the proposal. The City council concluded deliberation with a unanimous decision (5 – 0) that the Amended Final EIR is inadequate for certification, and denying the proposed project. The City Council requested a written resolution be prepared formally documenting the Council’s decision and the bases for the decision, and that the resolution be placed on the agenda for the next regularly scheduled City Council meeting, May 26th. Resolution No. 2021-1731, Attachment A, meets this request.

REQUESTED ACTION:

That the City Council adopt Resolution No. 2021-1731 (Attachment A), documenting the inadequacy of the Amended Final Environmental Impact Report, and denying approval of all requested entitlement permits described above, for Project File No. 160003152, a proposed project on a 77-acre property located at 4790 Las Virgenes Road (APNs: 2069-078-009 and 2069-078-011), which included 180 multi-family residential units, 5,867 square feet of retail commercial uses, a 0.36-acre park, and 66 acres of protected open space.

ATTACHMENTS:

Attachment A: City Council Resolution No. 2021-1731