



Nov 16, 2023

**City of Calabasas
100 Civic Center Way,
Calabasas, CA 91302**

Re: Site Plan Review and Conditional Use Permit for 4799 Commons Way

By email: info@cityofcalabasas.com, TBartlett@cityofcalabasas.com

**Cc: MHernandez@cityofcalabasas.com; gmichitsch@cityofcalabasas.com;
jrackerby@cityofcalabasas.com; cgroves@cityofcalabasas.com;
msummers@chwlaw.us**

Dear Calabasas Planning Commission:

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state housing laws when evaluating the proposed mixed-use development project with 119 total units, including 12 affordable units, at 4799 Commons Way. The Housing Accountability Act (Gov. Code § 65589.5; the “HAA”) requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made.

The proposed development utilizes the California State Density Bonus Law (Gov. Code § 65915; the “DBL”). It seeks DBL concessions/waivers of development standards with respect to (1) parking stall dimensions and (2) building height. The City must grant these concessions/waivers unless it can make certain findings on which it bears the burden of proof. These concessions/waivers, moreover, do not render the project noncompliant with the local zoning code and general plan for HAA purposes. (Gov. Code § 65589.5(j)(3).) The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses, and it will reduce displacement of existing residents. It will also help cut down on transportation-related greenhouse gas emissions by providing

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development at 4799 Commons Way is a step in the right direction. CalHDF urges the Planning Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey
CalHDF Executive Director

From: Maya Shulman <mshulman@sflg.us>

Sent: Monday, November 13, 2023 8:44 PM

To: Maricela Hernandez <mhernandez@cityofcalabasas.com>; info <info@cityofcalabasas.com>

Subject: Public commission agenda for the hearing on 11/16

Dear Ms. Hernandez,

1. What are the "12 affordable units"?
2. How is the parking going to be accommodated?
3. Re: Addendum to the General Plan Update Programmatic Final Environmental Impact Report (EIR) has been prepared in compliance with CEQA and the CEQA Guidelines", where is this published?
4. Re Mixed use buildings, what has been proposed?
5. Has the impact of traffic been studied?
6. Emergency evacuation in the case of natural disaster?

Looking forward to hearing from you and to the meeting on 11/16.

Thank you.

Our team is working remotely and in person. The best way to reach us is by email which we monitor during business hours. Thank you. Electronic service address: mshulman@sflg.us

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