

Agenda:

<https://www.cityofcalabasas.com/Home/Components/Calendar/Event/6416/135>

West Village Settlement:

<https://www.cityofcalabasas.com/home/showpublisheddocument/29535>

West Village at Calabasas, Project Page:

<https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>

West Village at Calabasas, Plans:

<https://www.cityofcalabasas.com/home/showpublisheddocument/20612/637538133900330000>

Water Usage Differences Between Multi-Family and Single Family:

https://www.waterrf.org/sites/default/files/file/2019-07/SWMC18-Kiefer_Krentz.pdf

Determinants of full and partial household evacuation decision making in Hurricane Matthew:

<https://www.sciencedirect.com/science/article/abs/pii/S1361920919309903>

“Living in a single-family detached home was associated with lower likelihood of all of the household staying or evacuating and a greater likelihood of a partial household evacuation.”

Hi,

My name is Moran Nachum and I am a Calabasas resident.

Reading through the City Manager’s and City Attorney’s proposal for the settlement between West Village developer The New Home Company and the City of Calabasas, I feel like we reached the worst possible outcome.

Personally, I agree with the City’s original stance that nothing should be built in that part of the City. However, given that the project is now moving forward, I think it would be better to adopt the original proposal for a 180- (or 135-) unit multi-family complex rather than the current single family proposal.

I believe that a multi-family complex more directly addresses many of the City’s original concerns with regards to the project:

1. First and foremost, multi-family housing is less prone to falling into disrepair. This is imperative to note given that individual homeowner choices are often what results in greater risks to surrounding houses in the case of fires: the use of mulch in yards, the installment of subpar roofing, the lack of brush clearing. Whether The New Home Company intends to lease the units or sell them outright and leave management to an HOA (my preference is for the latter), I believe that either option will be better for fire safety than the alternative of leaving care and upkeep at individual homeowners’ discretion. There is also the consideration of insurance: a multi-family building is more likely to be able to secure insurance than a single family home in that same area.

2. Second, in the event of an emergency, whether that emergency is fire, flooding, or mudslide, it is easier to evacuate a multi-family complex than to do so across a single family neighborhood. I believe this is because methods of notification are standardized: similar format doorbells, alarm systems, community bulletins, etc. It's also easier to keep homeowners of multi-family units out and away from their homes during an emergency compared to single family homes.
3. Third, the environmental impact of a multi-family building is much lower than that of single family homes. Mainly, there is less need to irrigate lawns. This leads to overall reduced water usage per unit.

Lastly, a consideration that is outside the scope of the original denial, but something which is important to me: we need to create more pathways for young families to move into our city. Our school district depends on this. The portion of our population under the age of 18 is decreasing. At this rate, our school district will not be able to sustain itself. Multi-family housing is not just the logical choice in terms of structure safety, emergency preparedness, and environmental friendliness, it is also one of the best ways we can insure the survival of our school district which is directly tied to the value of our homes.

Separately, I had some questions about the settlement, which I hoped could be addressed during discussion:

1. The original proposal specified that only 11 acres of the 77-acre lot will be developed. Is that still true for the settlement?
2. If so, how many single family homes can the developer realistically fit onto the developed portion of the parcel? Will it near the 76-unit limit set by the City?
3. The buildings in the original proposal emulated a Santa Barbara Mission style with white stucco walls and red-tile roofs. Will that be true of the single family homes, as well?

Thank you,
Moran Nachum