



CITY of CALABASAS

Community Development Department  
Planning Division  
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## Notice of Public Hearing

The application described below has been filed with the City of Calabasas Community Development Department. This notice is being mailed to you because your property is located near the proposed project, your agency may be directly or indirectly affected by the project, or because you have requested such notice.

**File No.:** SPR-2024-007, DPR-2024-001, SCP-2024-001, OTP-2024-008, VAR-2024-003, and TTM-2024-001

**Project Location:** 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069-078-009 and 2069-078-011), in the City of Calabasas, County of Los Angeles.

**Project Description:** ADOPTION OF RESOLUTION NO. 2024-1918, APPROVING FILE NOS. SPR-2024-007, DPR-2024-001, SCP-2024-001, OTP-2024-008, VAR-2024-003, AND TTM-2024-001, 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) 70 SINGLE-FAMILY RESIDENTIAL HOUSING UNITS ON APPROXIMATELY 12.45 ACRES (16.1% OF THE PROPERTY); (2) TWO STORMWATER RETENTION/DEBRIS CATCHMENT BASINS (ONE RELOCATED AND ONE NEW) OCCUPYING APPROXIMATELY 1.12 ACRES (1.4% OF THE PROPERTY); (3) ROADWAY DEDICATION OF 0.08 ACRES FOR STREET IMPROVEMENTS; (4) PERMANENT DEDICATION OF A PUBLIC TRAIL EASEMENT THROUGH THE PROPERTY CONNECTING TO OPEN SPACE LANDS TO THE EAST, AND (5) PRESERVATION OF APPROXIMATELY 63.83 ACRES (82.4% OF THE SITE) AS PERMANENT OPEN SPACE. ANCILLARY FEATURES INCLUDE ONE PRIMARY AND ONE SECONDARY (FOR EMERGENCIES ONLY) SITE ACCESS, AN INTERNAL ROADWAY SYSTEM WITH SIDEWALKS AND PARKWAYS, RETAINING WALLS, LANDSCAPING, COMMON AREAS, ON-AND-OFF-STREET PARKING, AND LIGHTING. DEVELOPMENT OF THIS PROJECT WOULD REQUIRE A SIGNIFICANT AMOUNT OF REMEDIAL GRADING TO STABILIZE A LANDSLIDE HAZARD AREA ON THE SOUTHERN PORTION OF THE SITE. REQUESTED PERMITS INCLUDE: SITE PLAN REVIEW, DEVELOPMENT PLAN, SCENIC CORRIDOR PERMIT, OAK TREE PERMIT, VESTING TENTATIVE TRACT MAP (FOR SUBDIVISION OF LAND AND FOR CONDOMINIUM PURPOSES), AND VARIANCES FOR: 1) CALCULATING THE MAXIMUM BUILDING HEIGHT FROM FINISH GRADE, 2) EXCEEDING THE MAXIMUM RETAINING WALL HEIGHT OF SIX FEET, AND A REDUCTION IN THE MINIMUM REQUIRED SETBACK DISTANCE OF 20' BETWEEN BUILDINGS. THE 77-ACRE PROPERTY IS ZONED PLANNED DEVELOPMENT (PD); RESIDENTIAL-MULTIFAMILY, 24 UNITS PER ACRE (RMF (24)); OPEN SPACE - DEVELOPMENT RESTRICTED (OS-DR); AND IS WITHIN THE SCENIC CORRIDOR (SC) OVERLAY ZONE AND LAS VIRGENES GATEWAY MASTER PLAN AREA.

**Applicant:** The New Home Company, 15231 Laguna Canyon Road, Suite 250, Irvine, CA 92618

**Hearing Body:** City Council

**Meeting Date & Time:** August 14, 2024 at 7:00 PM

**Meeting Location:** Council Chambers, City Hall, 100 Civic Center Way, Calabasas, California

**Environmental Review** On January 10, 2024, the City Council adopted Resolution No. 2024-1881, certifying an Amended Final Environmental Impact Report and approving a Statement of Overriding Considerations, associated with File No. 160003152, analyzing the original proposed 180-unit 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), per the Settlement Agreement approved by the City Council on January 5, 2024.

For questions, comments or concerns regarding the project, or if you wish to review the project file please contact:

**Project Planner:** Glenn Michitsch, Senior Planner  
T: (818) 224-1707  
F: (818) 225-7329

Or Visit Community Development Department offices located at:

Calabasas City Hall  
100 Civic Center Way, Calabasas, CA 91302  
Monday - Thursday: 7:30 a.m. to 5:30 p.m.  
Friday: from 7:30 a.m. to 2:00 p.m.

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The City Council will hold a public hearing and take public testimony on this project on August 14, 2024 at 7pm in the Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Anyone wishing to address the City Council regarding this project must attend the August 14, 2024 public hearing or send their comments in writing to the City Clerk, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Written correspondence should be presented on letter size paper (8 ½” by 11”), and be delivered at least eight (8) days prior to the scheduled hearing date to be included in the packet for and available to the City Council in advance of the hearing. Written correspondence delivered less than eight (8) days before the scheduled hearing date will be provided to the City Council at the hearing on August 14, 2024. The project file is available for review at Calabasas City Hall and further information is available at <https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>. Please call or email the staff identified above, at least one (1) business day in advance to assure that the files will be available. Files are not available for review the day of the hearing. Please note that all written correspondence submitted to the City become City property and will not be returned. Furthermore, the City, at its sole discretion, may post all written correspondence on the City’s website. The City Council’s decision will be the final decision regarding this project. Any person who may challenge any of the foregoing actions in court, may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: July 30, 2024 Signature:   
Michael Klein, AICP, Community Development Director

**Project Location Map:**

