
**WEST VILLAGE AT CALABASAS
PROJECT DESCRIPTION**

I. PROJECT APPLICANT

TNHC Canyon Oaks LLC
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II. PROJECT DESCRIPTION/ SETTING/ EXISTING CONDITIONS

The proposed “WEST VILLAGE” project provides for a new Calabasas community to be developed on a 77.48-acre site at the City’s west end. ***The project provides for the implementation of the City's 2030 General Plan vision by balancing residential development and preservation of natural environment.*** Project development requires the remediation of an ancient landslide to prepare the site for land development. The development components are outlined below:

West Village Residential Component. The project includes a non-gated residential neighborhood, consisting of 70 single-family detached units.

West Village Open Space Component. The project includes the preservation of existing open space by setting aside more than two-thirds of the site adjacent to existing urban open space/trails within the Santa Monica Mountains Recreation Area. The open space dedication will be formally conveyed through a conservation easement or recreational trail easement to the City or other appropriate entity.

The project also provides an internal walkway system and public sidewalk linkages to existing, local trail systems surrounding the site. The conceptual plan design is consistent with the General Plan by clustering development near Las Virgenes Road, within a 13.65-acre development footprint. The remaining 63.83 acres will be retained as open space. Portions of the site open space will be maintained by the West Village HOA in compliance with Los Angeles County’s fuel zone maintenance requirements.

The proposed Project is consistent with the City's current zoning and General Plan Land Use Designations for this Site. The site design and development density are consistent with existing pocket residential developments along the Las Virgenes corridor. Project implementation would retain this corridor's community character and land use patterns.

The project site is generally located on the east side of the intersection of Las Virgenes Road and Agoura Road, south of U.S. Route 101, in the City of Calabasas, County of Los Angeles, California.

A. Regional, Local, and Project Setting

Regional Setting

Los Angeles County is considered the most populous county in the United States, with a 2024 estimated population of nearly 10 million residents. The County has a total land area of 4,753 square miles. The County is defined by several incorporated cities and areas under the jurisdiction of Los Angeles County.

Los Angeles County is bordered by Ventura County to the north, Orange County to the south, San Bernardino and Riverside Counties to the east, and the Pacific Ocean to the west. The City of Calabasas is located in the western portion of Los Angeles County.

Local Setting

The City of Calabasas is in the foothills area of the Santa Monica Mountains along the western edge of the San Fernando Valley and the eastern edge of the Conejo Valley. The city was incorporated in 1991. Previously, it had been an unincorporated area within the jurisdiction of Los Angeles County. The city covers 13.74 square miles and has a recorded population of 21,804 (2024).

The City of Calabasas provides many cultural and recreational opportunities for residents and visitors. Some of the local area attractions near the subject site include:

- **The Santa Monica Mountains Trail System** surrounding the site. The Las Virgenes Canyon Road Trailhead with Visitor Parking is located just north of the subject site.
- **Juan Bautista De Anza Park** is an 8-acre community facility with an outdoor basketball court, hockey rink, playgrounds, and large picnic areas.
- **The Summit at Calabasas** is a 70,000-square foot shopping center located one-half mile to the west.
- **Las Virgenes Creek** Walking/Sitting Areas along a City urban stream restoration project.

Project Setting

The project is located on the west end of the City of Calabasas. The site consists of two, irregular-shaped parcels, identified as assessor's parcel numbers 2069-078-009 and 2069-078-011. The combined acreage for the two project parcels is 77.48 acres. The project area is located on the USGS 7.5-minute *Calabasas* quadrangle map within Section 22 in Township 1N, Range 17W and portions of Sections 29 and 30.

Based on a search of historical records, there is evidence that the site area was homesteaded from the late 1800s through the 1920s. However, no documented historic structures are located on site.

The subject site includes an unnamed perennial drainage feature traversing the property from east to west. The West Village project is designed to avoid sensitive jurisdictional areas to the extent feasible.

Two concrete-lined detention ponds/debris basins are located on the west-central portion of the subject site. These basins were constructed in association with "The Colony," a residential development built in 2005, and are contiguous to the property's southern boundary. A private dirt road bisects the center of the property, along with dirt access roads leading to the basins for maintenance purposes.

Project Site is dominated by a central canyon and drainage course bordered to the north and south by steep slopes. The canyon opens up to a wider and flatter area with variable topography in the western portion of the project site.

B. Site Access and Traffic Circulation

The U.S. Route 101 Ventura Freeway is the primary access route serving the City of Calabasas and the subject site. Regional access to the Conejo Valley (Calabasas, Agoura Hills, Westlake Village, and Thousand Oaks) is provided by the Ventura Freeway, which is the major east/west transportation corridor providing access between Ventura County and the San Fernando Valley in Los Angeles. Several north/south thoroughfares connecting to the Ventura Freeway provide general access and circulation throughout the City of Calabasas. Arterial roads, including Las Virgenes Road, Lost Hills Road, Mureau Road, and Parkway Calabasas, provide North/south circulation.

The project site is located less than one-quarter mile south of the Ventura Freeway. Freeway access via the Las Virgenes Road interchange is located just north of the subject Site.

Local street access to the project site will be provided via a new private street (Street "A"), an extension of Agoura Road at its current terminus at the intersection of Las Virgenes Road. The project forms the fourth (east) leg of the existing signalized Agoura Road / Las Virgenes Road intersection.

Before the City's incorporation, Agoura Road was classified as a major highway on the Los Angeles County Highway Plan. The City's current *2030 General Plan Update* classifies Agoura Road as an arterial street "connecting the City of Calabasas with the City of Agoura Hills to the west." Agoura Road runs in an east/west direction and is oriented parallel to the US-101. Street "A" will be designated a local roadway and provide direct entry to the project near the property's northern boundary. Due to the undeveloped areas surrounding the site, no City streets are immediately adjacent to the site's eastern, northern, or southern boundary.

C. Existing Land Uses and Surrounding Area Land Uses

Existing Land Uses

The subject property is currently in an undeveloped condition, with open space and rolling hills. Numerous oak trees situated in oak woodland groves and stand-alone oak trees are sprinkled throughout the site. Many of the oak trees are in fair to poor health. Some of these trees were burned or significantly charred by the 2018 Woolsey Fire. The remainder of the site is dominated by non-native grassland and coastal sage scrub.

Surrounding Land Uses

Surrounding land uses comprise a diverse mix of developed and undeveloped land.

TABLE 1: SURROUNDING LAND USES

Area Location	Land Use	Reference	Distance From Subject Site
North	Commercial	Mobil Gas Station	Adjacent to No. Boundary
	Highway	U.S. Route 101	+/- .25 Mile
South	Residential	The Colony	Adjacent to So. Boundary
	Residential	Stone Creek	+/- .40 Mile
East	Open Space	Native, Undeveloped	Adjacent to E. Boundary
West	Commercial	Malibu Canyon Plaza	+/- .10 Mile
	Commercial	Creekside Village	+/- .10 Mile
	Commercial	Calabasas Canyon Center	+/- .10 Mile
	Creek/Stream	Las Virgenes Creek	+/- .12 Mile

Table 1 above lists The Colony, a gated residential development adjacent to the site's southern boundary. The Colony consists of 48 single-family homes within 11.63 acres. The community of Stone Creek is located further south and west of Las Virgenes Road. This residential community consists of 84 homes, covering 10.3 acres.

Directly north of the subject property is a gas station surrounded by open space north to the Ventura Freeway. The Cambria Hotel is a 125-room, three-story hotel between the freeway and the Mobil gas station.

East of the property is open space with natural conditions with a regional trail network along the ridgeline. The Oaks, an existing single-family community is located on the other side the open space and trail system.

Directly west of the site, land uses consist of a mixture of commercial development. Below is a partial list of local neighborhoods and community-serving commercial uses:

- Malibu Canyon Plaza: Convenience complex with business-related and fast-food services.
- Creekside Village: Located in west Calabasas, it is anchored by Albertson's grocery store and offers other neighborhood services, specialty shops, and casual restaurants.
- Calabasas Canyon Center: Retail, office buildings, and general commercial.
- Mobil Gas Station: Adjacent to the site's northern boundary.
- Cambria Hotel: North of the site between Mobil and the US 101 Freeway on a four-acre site.
- Fast-food Restaurants: Located near the intersection of Las Virgenes Road and Agoura Road, within walking distance of the subject site.

- Malibu Canyon Office Park: A mixture of medical and professional offices on the west side of Las Virgenes Road, south of Agoura Road.

Existing General Plan Land Use Designations, Zoning, and Area Plans

General Plan Land Use Designations

The General Plan is the governing document for the City and provides guiding principles for future development. Relevant highlights of the General Plan include the following sections:

Land Use Element: The Land Use Element provides for the general distribution and intensity of all public and private land uses within the City of Calabasas. Site land use designations are listed below.

- PD: Planned Development
- R-MF (24): Residential – Multiple Family (24)
- OS-RP: Open Space – Resource Protected

Open Space Element: The Open Space Element specifies programs for preserving open space for natural resource protection and management.

Housing Element: The Housing Element provides an assessment of existing and projected housing needs for all economic segments of the community.

The General Plan states, "*Calabasas' vision is to continue to be a low intensity, primarily residential community, nestled in a natural environmental setting.*" The West Village project aligns with the City's vision for this property. The subject site is identified in the General Plan as a key development site in Calabasas and one of the last remaining development opportunities of this size within the city. The proposed project's development footprint complies with the development limit boundaries stated in the General Plan. Under the City's General Plan, development at the subject property allows for a mix of up to 204 townhomes, condominiums, or apartments, plus up to 155,000 square feet of commercial development consisting of retail, office, and on-site parking structures. ***The proposed project has a significantly lower intensity of residential units than the current land use designations for the site.***

Site Zoning

The zoning for the site is Planned Development (PD), Residential Multi-Family 24 (R-MF-24), and Open Space Resource Protection (OS-RP), with a Scenic Corridor overlay. Under this zoning, the residential uses as proposed are permitted uses. The proposed project's development footprint complies with the development limit boundaries stated in the General Plan. The West Village project is consistent with the current General Plan land use and zoning designations. Therefore, no Zone Changes or General Plan Amendments are requested as part of project approvals.

Las Virgenes Gateway Master Plan (LVGMP)

A portion of the subject site is located within and subject to the LVGMP. The Plan sets forth a community-level framework and forward planning document to provide for cohesive development and redevelopment as growth and changes occur in the plan area. New development in the corridor area shall comply with the adopted development and design standards, emphasizing the preservation of the semi-rural character of Calabasas in correlation with the Scenic Corridor guidelines. The plan includes defined standards and guidelines for balancing growth and development while focusing on preserving valuable open space, hillsides, and significant ridgelines.

The project design respects the rural character of traditional Southern California, maximizing green space planning through site footprint design. The plan also provides guidelines related to traffic, circulation, and safety. These standards take precedence over the development code for assigned properties within the LVGMP boundary.

The West Village project provides a reduced zoned intensity for residential and open space uses within the 77-acre Site. The conceptual site plan design supports a clustered development predominantly located on the western third of the site, thereby avoiding the eastern hills and steeper slopes. Land planning considered the many site constraints to site the building envelope beneath the prominent plateaus. The hillsides and canyons on the eastern portion of the project site provide dominant views in the pastoral setting central to Calabasas-style living.

The project architecture incorporates traditional Monterey/Santa Barbara elements in design with accompanying colors and materials. The Project promotes pedestrian-friendly movement throughout the residential and formal open space connections. These linkages provide immediate access to existing neighborhood commercial services and local, public open-space trail systems.

The project street entrance, located contiguous to the Las Virgenes Road and Agoura Road intersection, is a designated gateway in the LVGMP. Street and landscaping improvements will be designed and built to comply with the local and state code requirements for public safety, fire access, and circulation.

Scenic Corridor Ordinance Compliance

A portion of the project site is located within the designated Ventura Freeway Scenic Corridor and is subject to the City's Scenic Corridor Guidelines. The guidelines identify design criteria mandates and specify certain restrictions for grading, landscaping, buildings, parking lots, drainage, lighting, and signage to protect scenic values within the corridor.

Due to the existing and proposed site topography, the project will not be visible when traveling westbound on the Ventura Freeway. Further, based on specific land planning, only a small portion of the project will be visible to eastbound travelers. In designing the overall project development footprint, existing site topography provided natural guidance in the site design and configuration.

Project design criteria comply with the stated Scenic Corridor general guideline requirements related to the following items:

- Roofs - Darker, Non-Glare, Fire-Retardant Material
- No Rooftop Equipment; Solar Ready Compliance
- Avoid Large, Straight, Blank Facades
- Color of Houses Walls and Fences to Blend with Natural Environment, using Earth Tone Color Selections
- Landscaping and Tree Planting Used to Enhance, Soften, or Conceal New Structures as much as possible.
- Lighting - Full Cut-Off and Directional Fixtures to Avoid Site Trespass Lighting
- Drainage System - Designed/Installed to Manage Flows

West Village is designed to balance the need for active California lifestyle residential living with indoor and outdoor living areas while protecting and enhancing its environmental surroundings and viewsheds.

III. PROPOSED PROJECT

A. Development Plan

Site Preparation

Site preparation and land development includes grading a portion of the site to create rough-graded pads for new construction. Grading activities also require a significant amount of remedial grading to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. The grading footprint was redesigned to avoid a freshwater seep, alkaline marsh, and a yerba mansa meadow to maximize the preservation of these existing environmental resources.

Earthwork quantities for the overall rough grade non-remedial grading include 259,576 cubic yards of cut and 300,270 cubic yards of fill. Remedial grading consists of 2,403,418 cubic yards of cut, and 2,406,971 cubic yards of fill with no import or export anticipated (soil to be processed and balanced onsite via utility trench and building footing excavation spoils).

Project Parcels

The project proposes the subdivision of the two existing parcels into five parcels, as outlined in Table 2 below.

TABLE 2: LAND USE SUMMARY BY PARCEL

Parcel	Land Use	Acreage	% of Site
A	Residential	12.39	15.99%
B	LA County Flood Control	1.12	1.45%
C	Open Space	63.89	82.46%
X	Street Dedication	0.08	<.10%
<i>Totals</i>		<i>77.48 Acres</i>	<i>100%</i>

Project Components

Project development of West Village includes the construction of 197,582 square feet of residential uses. The Project will provide the local community with an additional 70 units at the west end of Calabasas, completing the build-out of the Las Virgenes Gateway. Common area improvements include project amenities such as walkways, landscaping, and public trail linkages.

Project Breakdown

Residential Component

The project proposes 70 units, totaling 197,582 square feet of new construction. The proposed three plan types offer four-bedroom, two-story homes, ranging in size from 2,596 to 3,077 square feet. A third plan type alternate has the option for a 5th bedroom in lieu of an office space. The units are separated into three types, as detailed in Table 3 below.

TABLE 3: RESIDENTIAL PROJECT PLAN SUMMARY

Unit Plan Type Units	Square Footage	Total
Plan 1: 4-Bdrm/Loft /3 Bath	2,596 SF	24
Plan 2: 4-Bdrm/Loft /4 Bath	2,816 SF	24
Plan 3/3X: 4-Bdrm/Loft /4 Bath*	3,077 SF	22
*Optional 5 th Bedroom	<i>Total</i>	<i>70 Units</i>

Project Parking

The proposed development plan provides for a total of 245 parking spaces (see attached parking plan exhibit with detailed breakdown). Residential parking is comprised of resident and guest parking spaces located within the private unit two-car garages or surface parking throughout the development.

Project Access

Project access will be gained off the new private street, Street "A," as an extension to Agoura Road as a new fourth leg of the existing signalized intersection to the east. Project entry signage is provided at the main project entrance with a monument sign. The site design provides for a gated secondary exit-only road from the project via Street "B".

Project Design and Amenities

The residential component of the West Village project consists of traditionally designed residences set amongst the hills of Calabasas. These four-to-five-bedroom homes feature modern living spaces with large kitchens, private recessed entries, and patio and courtyard spaces that embrace the indoor-outdoor California living lifestyle. The architectural vernacular draws inspiration from some of the finest neighborhoods in Southern California, including Monterey, Spanish, and Santa Barbara styles, to provide contemporary living within a timeless, classic architectural

style. This style is consistent with other residences and buildings within the City and conforms to the Las Virgenes Gateway Design Criteria. Additionally, the project will employ green building techniques to provide energy-efficient homes, well-balanced and integrated site lighting, and drought-tolerant, California-friendly landscaping.

Several Monterrey/Santa Barbara architectural features have been implemented into the overall plan to provide attractive, authentic details, including the following:

- Low Roof Pitches
- Wood Decks/Balconies with Turned Posts and Railings
- Wrought Iron Juliet Balconies
- Recessed Doors and Windows

Integrated Site Design

The project's concept design promotes site walkability by creating walking paths within the residential community with trail connections to the nearby established Santa Monica Mountains trail system. West Village is designed to incorporate innovative land planning techniques, proposing the retention and creation of open space corridors as habitat linkages to support plants and wildlife, a testament to our commitment to environmental preservation. The project will dedicate approximately 63.89 acres of permanent open spaces, which includes the preservation of a freshwater seep, alkaline marsh, and a yerba mansa meadow. A conservation easement will be placed over the open space to ensure preservation in perpetuity.

A new four-foot wide, decomposed granite public hiking trail will be established at the end of New Street "B," continuing eastward along the relocated basin and linking up to the existing New Millennium trail along the ridgeline. The trail will be separated from the West Village community by a five-and-a-half-foot tube steel fence, then becomes a natural footpath beyond the basin up to the ridge trail. The project plan set includes a trails map locating the new "West Village at Calabasas Connector" trail and its connectivity to the existing trail system.

The site design also includes sidewalks throughout the community as part of the private in-tract street network.

C. Project Schedule

The project schedule includes a three-month schedule for project entitlements. The next steps include final engineering, design development, construction drawings, plan check, and construction bidding, is estimated to take approximately ten to twelve months. Land development will commence once grading permits have been issued and site improvements will take an estimated 18-24 months. Grading is expected to begin in the Fall of 2026. Project vertical construction is estimated to occur over 30 months. After model phase completion, subsequent production phases will start construction occur approximately every three months until completion and final occupancy. Please refer to the overall construction phasing exhibit.

D. Required Project City Approvals

Development of the West Village project will require the following City approvals:

- Development Plan & Variances
- Oak Tree Permit
- Scenic Corridor Permit
- Vesting Tentative Tract Map

As mandated by State law, the project is subject to the California Environmental Quality Act (CEQA) statute. The CEQA environmental review imposes both procedural and substantive requirements, with the City of Calabasas designated as the lead agency. Other agency discretionary agency approvals or clearances will be obtained through the permitting process.