

Revised West Village Project

File Nos:

SPR-2024-007, DPR-2024-001, SCP-2024-001,
OPT-2024-008, VAR-2024-003, and TTM-2024-001



CITY of CALABASAS

City Council
August 14, 2024

Property Location and General Plan Development Limits



Landslide Repairs
21.4 acres

Development Area
16 acres

Open Space
61 acres

77 acre property

West Village Project

Revised 70-unit detached single-family housing project, and approx. 63.83 acres of open space on an undeveloped 77-acre property located at 4790 Las Virgenes Road

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Original Project Background

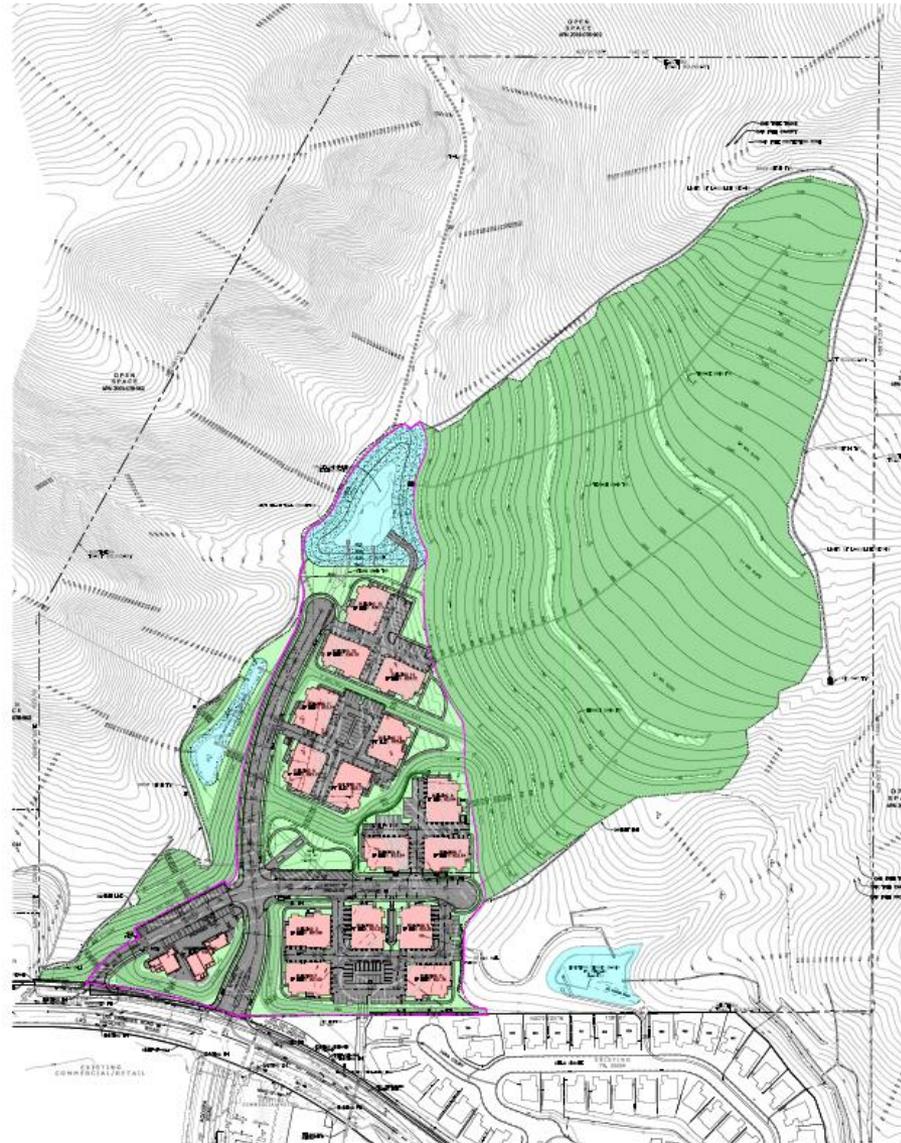
- On May 26, 2021, the City Council adopted City Council Resolution No. 2021-1731, declining to certify the West Village Project Amended Final EIR, and denying the original 180-unit project
- On June 4, 2021, TNHC (applicant) challenged the City's action in LA County Superior Court, which was later joined by the Building Industry Association of Southern California (BIASC)
- On November 27, 2023, the judge issued its decision, ruling in favor of the applicant and the BIASC, and directing the City to approve the 180-unit West Village Project



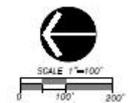
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Court-Approved Project



- 180 Multi-Family Condominiums including 18 affordable units (very low) in 15 three-story buildings
- 5,867 sq. ft. retail shopping center
- Public Park (0.36 acres)
- Two detention basins (one relocated and one new)
- Dedication of a Public trail access easement
- 11.05 acre development footprint
- 66 acres (86% of project area) of permanent open space
- Landslide remediation
- 0.8 acre roadway dedication



LEGEND	
	IMPERVIOUS AREAS STREETS, SIDEWALKS, AND DRIVEWAYS
	BUILDINGS
	LANDSCAPE
	BASINS
	OPEN SPACE
	DEVELOPMENT FOOTPRINT

180-UNIT WEST VILLAGE 2020

COMPARISON EXHIBIT
VESTING TENTATIVE TRACT 71546

Revised Project Background

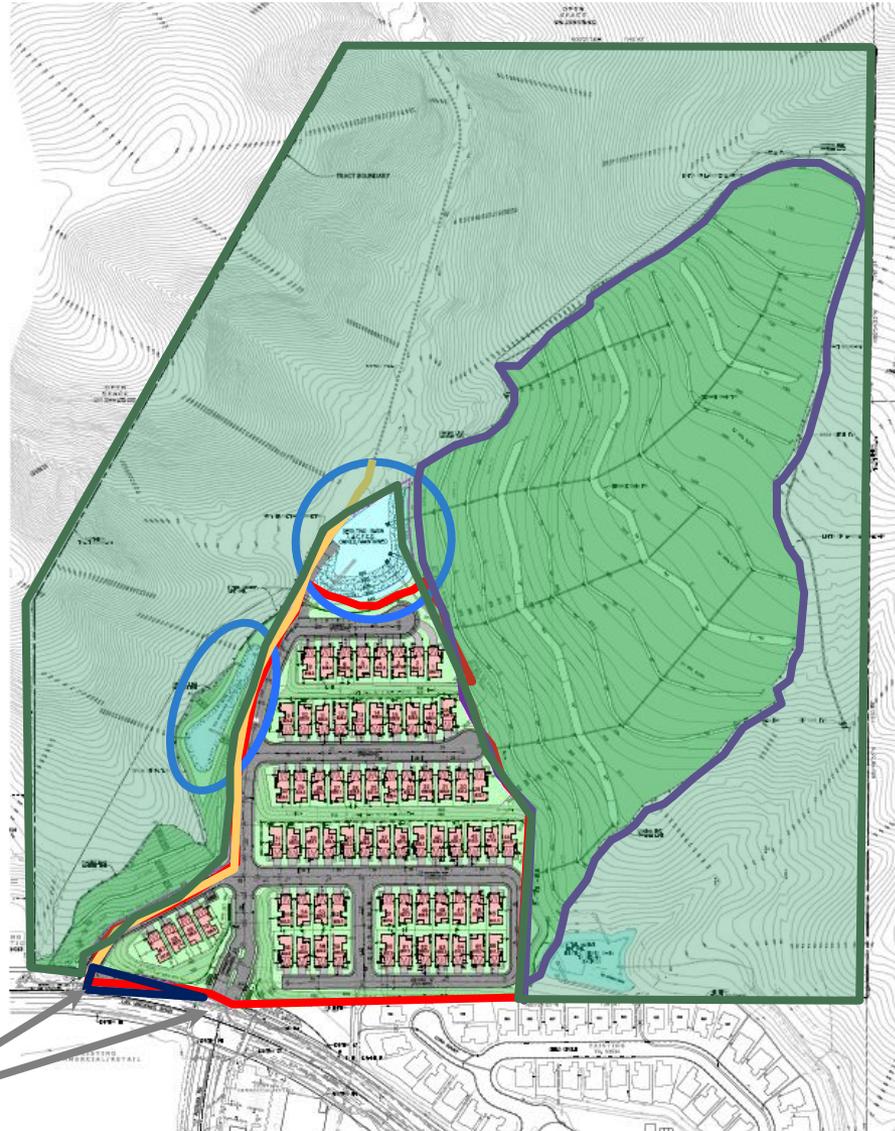
- On January 5, 2024, TNHC, BIASC and City agreed to a settlement agreement for reduced density project (up to 76 single-family units).
- On January 10, 2024, per the settlement agreement, the City Council adopted City Council Resolution No. 2024-1881, Certifying the Amended Final EIR.
- Subsequently, on May 14, 2024, per the settlement agreement, TNHC submitted applications for a reduced density project of 70 detached single-family homes.
- Applications were deemed complete on June 7, 2024.



West Village Project

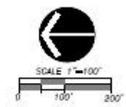
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Revised Project



- 70 Single-Family Detached Condominiums - Two-Stories
- Two detention basins (one relocated and one new)
- Dedication of a Public trail access easement
- 12.45 acre development footprint
- 63.83 acres (82.4% of project area) of permanent open space
- Landslide remediation
- 0.8 acre roadway dedication

Project Accesses



LEGEND	
	IMPERVIOUS AREAS STREETS, SIDEWALKS, AND DRIVEWAYS
	BUILDINGS
	LANDSCAPE
	BASINS
	OPEN SPACE
	DEVELOPMENT FOOTPRINT

70-UNIT WEST VILLAGE 2024

Project Comparison Table

Attribute	Original Project	Revised Project
Unit Count and Type	180 Multi-Family Units	70 Single-Family Units
Footprint	11.05 Acres	12.45 Acres
Total Disturbance Area	35.72 Acres	36.31 Acres
Permanent Open Space	66 Acres	63.83 Acres
Building Height (from grade)	35 Feet [Three Stories]	26 Feet to 29 Feet – 3 inches [Two Stories]
Max. Retaining Wall Height	15 Feet	11 Feet
Distance From Colony PL	40 Feet	76 Feet
Oak Tree Removals	45	39
Traffic (Estimated Average Daily Trips)	2,103	660



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Elevation Comparison

180 unit project



180 UNITS - ARCHITECTURE

70 unit project



70 UNITS - ARCHITECTURE

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View From The Colony



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Variations

- As proposed, the applicant has requested variations for relief from the following three Development Code Standards:
 1. Building Height – to calculate the building height measurement from finished grade, not natural grade;
 2. Retaining Wall Height – for retaining walls exceeding the maximum height of 6 feet; and
 3. Distance Between Buildings – to reduce the minimum separation between buildings from 20 feet to 10 feet



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Biology

Remedial grading plan has been modified to preserve sensitive Yerba Mansa and Alkali Saltgrass habitat associated with a natural seep



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Traffic / Roadway Improvements

Secondary Emergency-Only
Access Approx. 300' To The North

Sidewalk Extension

MAIN PROJECT ENTRANCE

Extension of Bicycle Lane

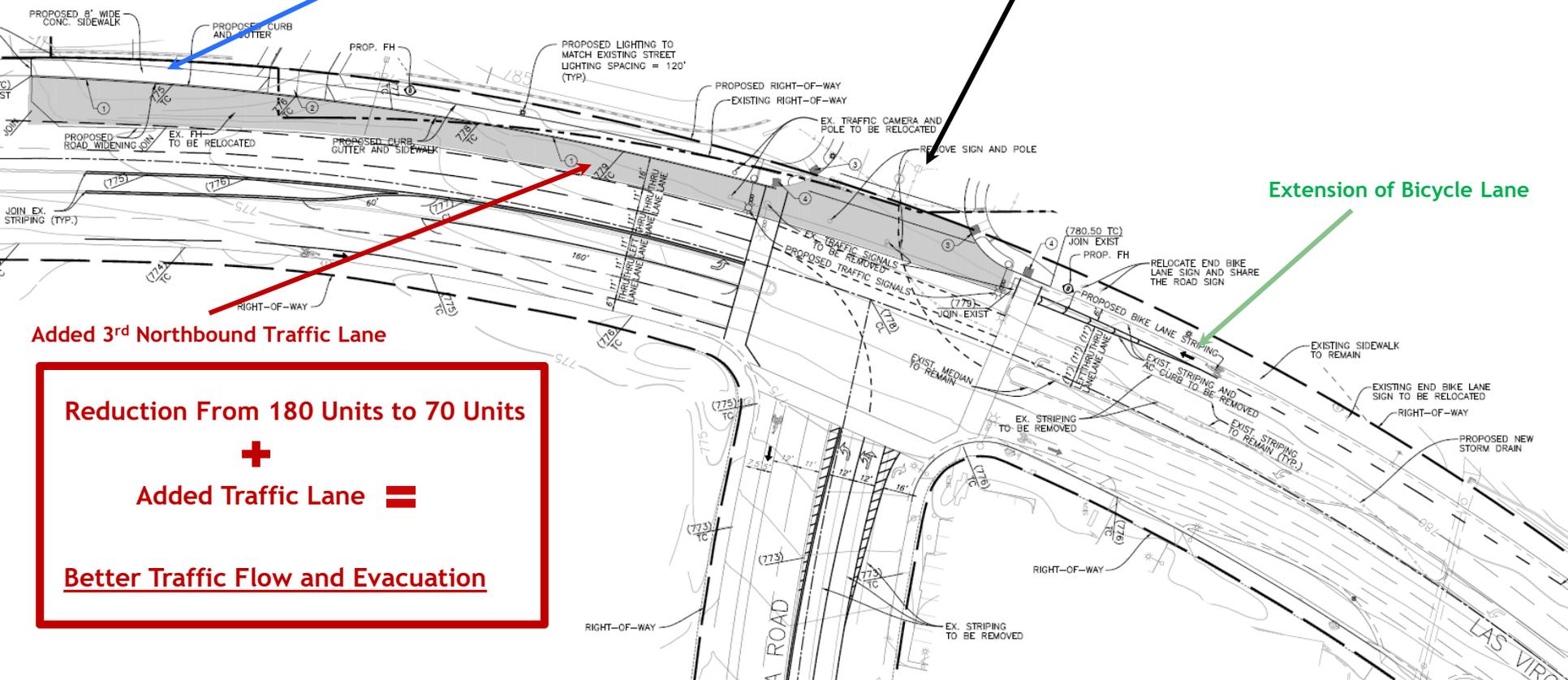
Added 3rd Northbound Traffic Lane

Reduction From 180 Units to 70 Units



Added Traffic Lane =

Better Traffic Flow and Evacuation



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CEQA

- On January 10, 2024, the City Council certified the Amended Final EIR for the 180-unit Original Project via City Council Resolution No. 2024-1881.
- Along with the project application, the applicant submitted a CEQA checklist (peer reviewed by staff) documenting that all environmental impacts for the downscaled Revised Project were either the same or less than the Original Project, and therefore fall within the scope of the Certified Amended Final EIR.
- All the required mitigation measures in the Certified Amended Final EIR continue to apply to the Revised Project.



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Staff Recommendation

- Staff recommends that the City Council consider adoption of City Council Resolution No. 2024-1918, approving the reduced-scope Revised Project, as proposed with **70 units** for the following reasons:
 - Less impact than the Original Project
 - Consistent with the terms of the settlement agreement
 - Complies with CEQA



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Applicant Requests

- The applicant has requested the following modifications to proposed Condition of Approval #36:
 - The approximately 63.83 acres of open space proposed on-site shall be perpetually restricted from future development by recordation of a deed restriction enforced by a Homeowner's Association (HOA/Codes, Covenants, and Restrictions (CC&R) **and or** by a recordation of a conservation easement, irrevocable offer to dedicate a conservation easement, or similar permanent legal instrument that ensures the permanent protection of these approximately 63.83 acres of open space. Whatever instrument is used shall legally preserve the open space areas in perpetuity, and **solely with respect to the area of open space that satisfies Resource Agency mitigation requirements**, shall require management by a qualified state or local conservation organization or non-profit. **The remaining portion of the 63.83 acres of open space that is not required for Resource Agency mitigation, shall be managed by a Landscape Maintenance District (LMD), Homeowner's Association (HOA), or combination thereof.** The Conservation easement, irrevocable offer of dedication, or similar instrument shall be recorded prior to the issuance of a certification of occupancy for the first residential unit and must be approved as to form by the City Attorney before recordation.



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Applicant Requests

- The applicant has requested to strike Condition of Approval #70, which can be found on Attachment A, Page 56-57.



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