

# West Village Project Community Development Forum

Founders Hall, July 27, 2017



CITY *of* CALABASAS

# Intro to City Staff

**Planning Division** – General Plan, Development Code, CEQA, and other State Planning Laws:

- Glenn Michitsch      Senior Planner      (818-224-1707)      PROJECT LEAD
- Maureen Tamuri      CD Director      (818-224-1701)
- Tom Bartlett      City Planner      (818-224-1703)
- Krystin Rice      Associate Planner      (818-224-1709)

**Public Works Division** – Streets, Utilities, Traffic/Transportation, Geotechnical / Geology, Grading, Drainage, Subdivision Mapping:

- Robert Yalda      City PW Director      (818-224-1670)
- Ben Chan      Deputy PW Director      (818-224-1672)
- Tatiana Holden      Senior Civil Engineer      (818-224-1674)

# Project Application

## **Proposal**

- 180 multi-family dwelling units (153 market rate + 27 affordable)
- 5,800 sq. ft. commercial retail
- Community Green Space
- New Trail

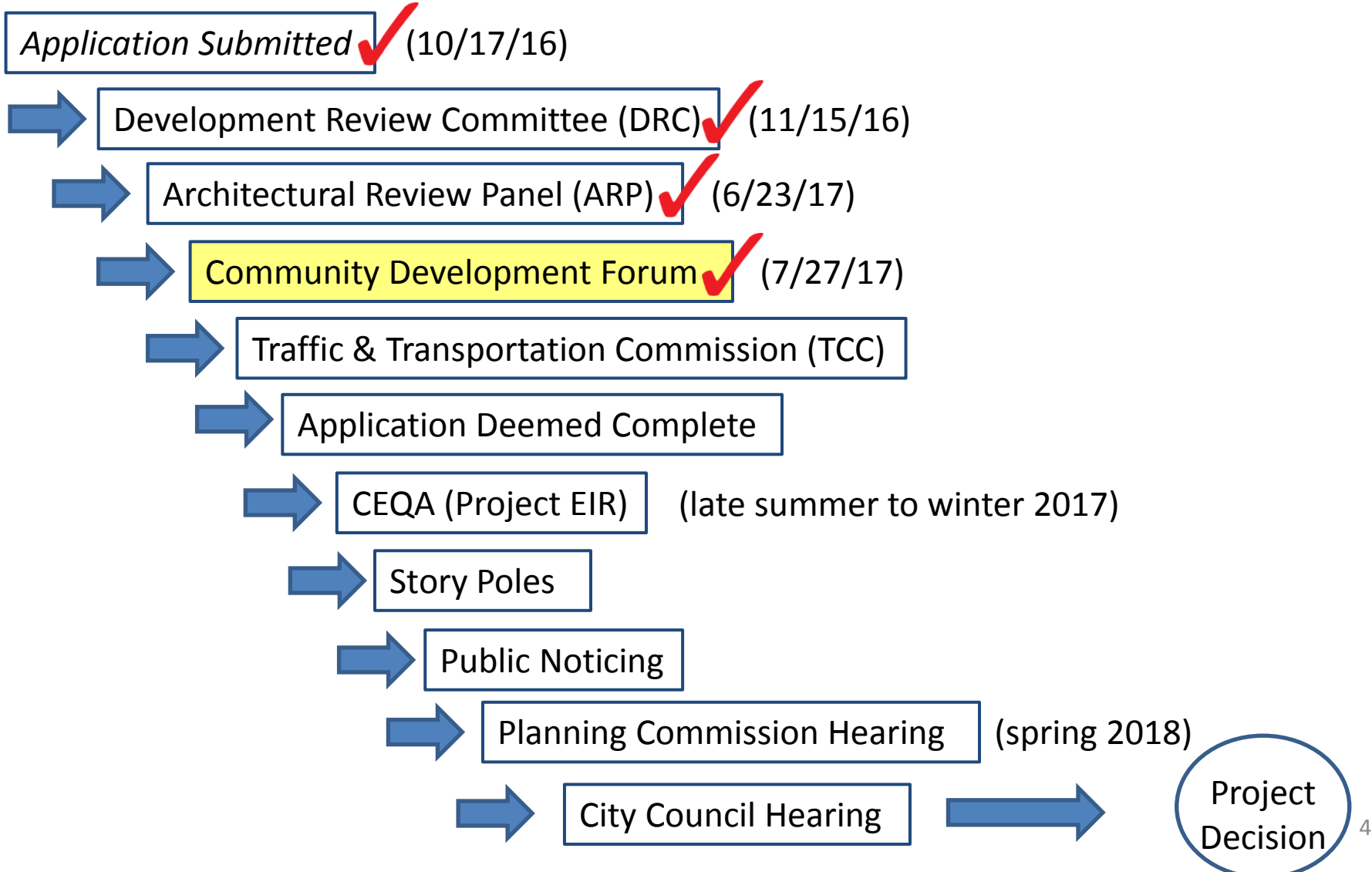
## **Site**

- 77 acres (13 acres of new development + 64 acres of permanent open space)

## **Required City applications/permits**

- Conditional Use Permit
- Scenic Corridor Permit
- Site Plan Review
- Oak Tree Permit
- Tentative Tract Map
- Development Plan Permit

# Where is West Village Now?



# Regulatory Framework

## CALABASAS 2030 GENERAL PLAN (POLICY)

LAND USE	CIRCULATION	PARKS/REC/TRAILS
OPEN SPACE	SAFETY	CULTURAL RESOURCES
CONSERVATION	NOISE	SERVICES/INFRASTRUCTURE/TECH
HOUSING	COMMUNITY DESIGN	

## CALABASAS MUNICIPAL CODE (STANDARDS)

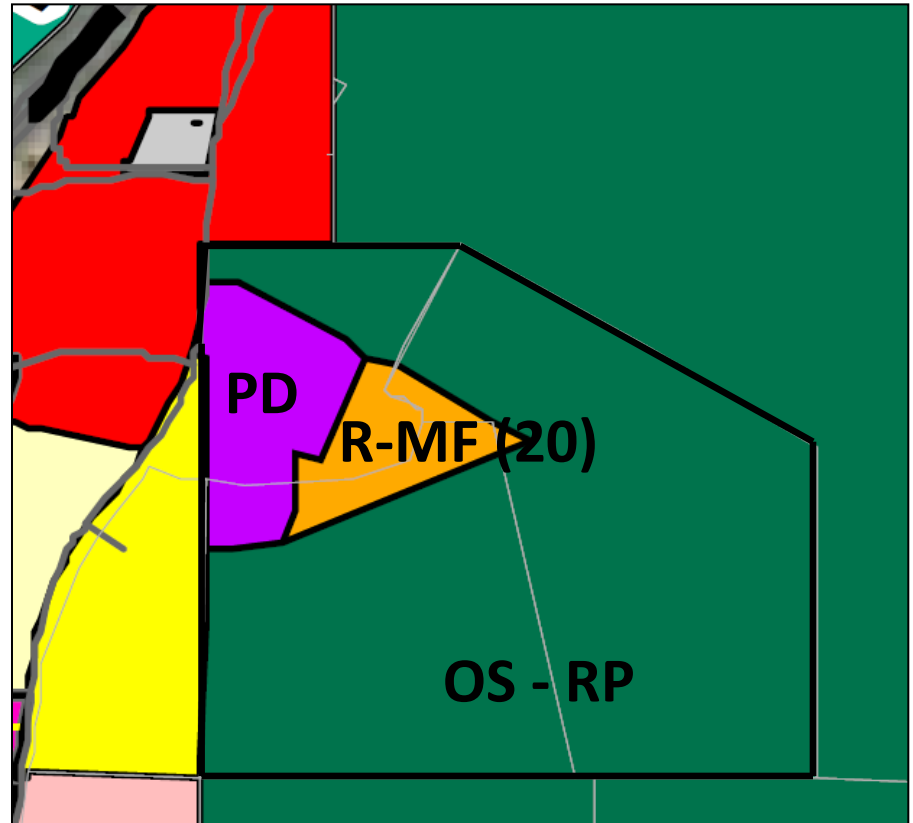
FAR	PERVIOUS SURFACES	LIGHTING/ DARK SKIES
DENSITY	GENERAL DEV STANDARDS	PARKING/LOADING
HEIGHT	AFFORDABLE HOUSING	GREEN DEVELOPMENT
SETBACKS	OAK TREES	SUBDIVISION DESIGN
SIGNS	PUBLIC ART	FIRE SAFETY
SITE COVERAGE	LANDSCAPING (MWEL0)	STORMWATER MANAGEMENT

## CALIFORNIA STATE LAW (STANDARDS)

CEQA	CALIF. DENSITY BONUS	SUBDIVISION MAP ACT
PLANNING/ZONING	QUIMBY	FISH & WILDLIFE

# Calabasas 2030 General Plan

Envisioned land uses include up to 120 units of multi-family residential on 6 acres (zoned R-MF-20), 60 units of multi-family residential and up to 155,000 square feet of commercial uses on 10 acres (zoned PD - Planned Development); 61 acres of open space.

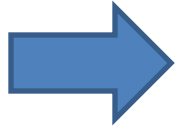


# Calabasas 2030 General Plan

## Regional Housing Needs Allocation (RHNA)

- State RHNA allocations address 2 problems: Disproportional State Population Growth and Local Zoning controls enacted to purposely avoid growth
- In 2007 Calabasas was assigned a RHNA of 521 total new housing units, of which at least 316 units had to be affordable to lower and moderate income households.
- In 2008, the City Council designated 180 of the RHNA units to this site.
- The City's RHNA allocation to this site were adopted by the City Council in public hearings held in December 2008 and Sept. 2013.

# Calabasas 2030 General Plan



<http://www.cityofcalabasas.com/pdf/documents/gpac/CalabasasFinalGeneralPlan.pdf>

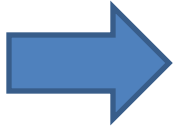
## Key policy guidance:

- Land Use Element (Land Use Plan Map)
- Housing Element
- Open Space Element
- Circulation Element
- Community Design Element



# Calabasas Municipal Code

(Titles 8, 15, and 17)



[https://library.municode.com/ca/city\\_of\\_calabasas/codes/code\\_of\\_ordinances](https://library.municode.com/ca/city_of_calabasas/codes/code_of_ordinances)

## Code Standards:

- Density, Floor Area Ratio (FAR), Height, Setbacks
- Subdivision Design, Lot Configuration, Utilities, Easements
- Hillside and Ridgeline Development (Development Siting, Development On Slopes)
- Scenic Corridor, Design
- Landscaping, MWELD
- Parking, Access, Circulation, CMP
- Lighting, Dark Skies Ordinance Compliance
- Grading, Drainage, Flood Hazard, Erosion and Sedimentation Control, Stormwater Management
- Geology/Geotechnical, Seismic Standards, Liquefaction
- Biotic Resources, Oak Trees
- Air Quality, Noise
- Historic Resources, Archaeology

# California State Law

- **CEQA**

- Program EIR (2008): Potential environmental impacts of development on the property (180 dwelling units and 155,000 s.f. of commercial uses on approximately 16 acres) were already evaluated as part of the 2030 General Plan EIR.
- Project-specific EIR (PENDING): A project level EIR is required. Background technical studies are in process; NOP forthcoming.

- **RHNA, Density Bonus**

- The site counts toward the City's RHNA. Down-zoning of the property is not possible without re-opening the Housing and Land Use Elements of the General Plan and up-zoning numerous sites throughout the City.
- State density bonus laws which entitle the owner/developer to even greater density when affordable housing is included. (Project includes 27 affordable units and a requested density bonus approval, per the developer's rights granted under the State law.)

# Initial Project Observations

	<u>General Plan</u>	<u>Development Code</u>	<u>West Village</u>
Development Footprint	16 acres	16 acres	13 acres
Acres of Open Space	61 acres	61 acres	64 acres
Total Housing Units	180	180 to 243 <sup>(1)</sup>	180
Affordable Housing Units (%)	Up to 100%	5% to 20%	15%
Commercial Space (s.f.)	155,000	155,000	5,800

State Requirement:

(1) Per CMC 17.22.030, and consistent with State density bonus law (Cal. Gov. Code sec. 65915), a density bonus of up to 35% shall be granted by the local agency when developer provides for affordable housing within the project.

# Landslide Mitigation

Regardless of the type or scale of development project proposed for the property, the ancient landslide must be mitigated via excavation and engineered re-compaction of the slide area.

Approx. Area of  
Landslide Repair

# Community Participation Opportunities

- Connect with Calabasas  
<http://www.cityofcalabasas.com/email-notification.html>
- West Village Project Page  
<http://www.cityofcalabasas.com/projects/west-village.html>
- Upcoming Meetings, Hearings, and Reviews
  - Traffic and Transportation Commission
  - EIR Scoping Meeting
  - Public comments on Draft EIR
  - Planning Commission
  - Calabasas City Council