

WEST VILLAGE AT CALABASAS PROPOSED DEVELOPMENT PUBLIC HEARING

**SHOW UP AND SPEAK OUT!
JULY 10th & 11th - 6PM
CALABASAS CITY HALL
PLAN TO ATTEND AND VOICE YOUR OPINION**

What is West Village at Calabasas and What Do You Need to Know?

#1. Oversized proposal is not responsible development. West Village at Calabasas, located in the natural space where Las Virgenes and Agoura Roads meet, is proposed as 15 three-story residential buildings with 12 units per building. That's 180 multi-family units and 395 parking spots. There is also approximately 6,000 square-feet of commercial, retail space. This is the same developer and location where the people voted down their last irresponsible development. It was rejected by the Calabasas voters with a No on Measure F vote in 2016.

#2. Protected Open Space will be graded, hillsides destroyed. Approximately 20 acres overall of protected open space will be bulldozed, including the hillside. An ancient landslide, in protected open space, will be bulldozed to create building pads. Natural hillsides will be replaced with manufactured slopes (like the Paxton development and the landfill).

#3. Impact on hillside views will be permanent. The Land Use Codes and General Plan state a development should preserve the hillside rather than alter it to fit the development, it also states that impacts on views of hillsides are significant and cannot be mitigated.

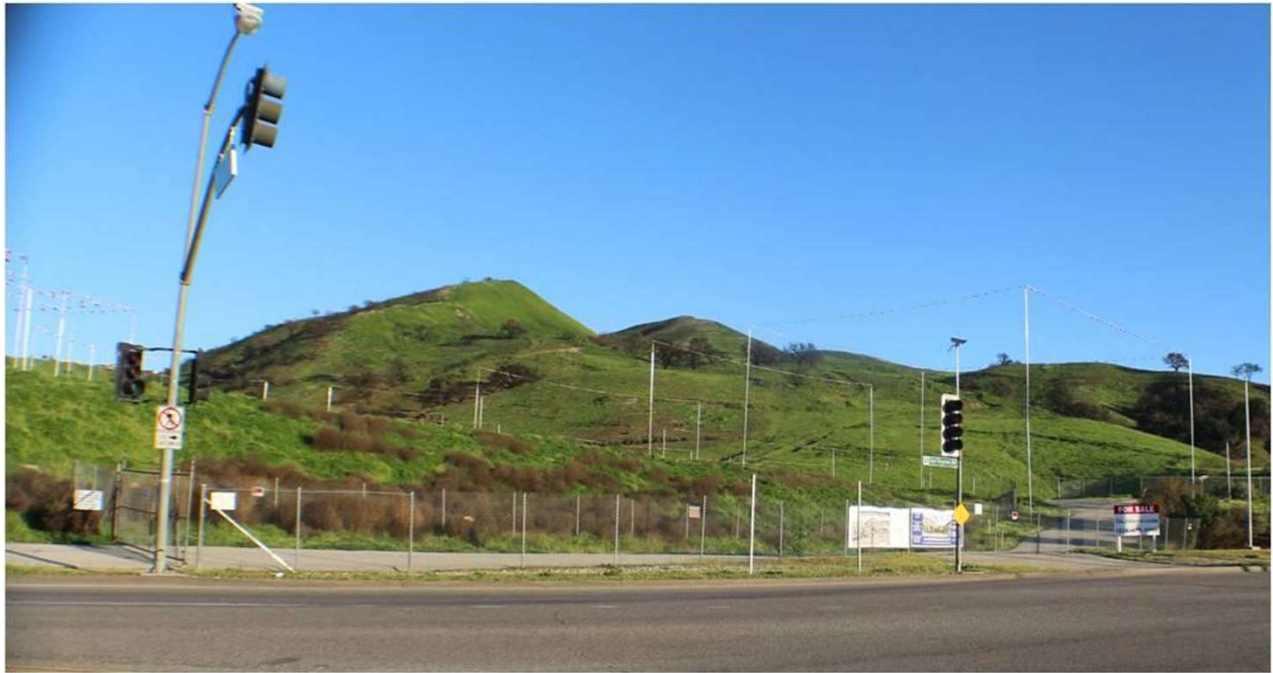
#4. City of Calabasas Codes (Laws) that should be followed.

- Development should preserve the hillside rather than alter the hillside to fit the development [Code 17.20.150(B)3]
- All development in a Scenic Corridor must comply with Scenic Corridor Guidelines and Hillside Development Standards [Code 17.20.070(C)]
- Manufactured slopes cannot be counted as open space [Code 17.20.055(A)9]
- Development shall respect natural surroundings and follow natural topography [Code 17.20.150(B)12]

#5. Development in Calabasas should fit the land. There are acceptable changes to this proposed development, and include:

- Not disturbing the landslide or grading protected open space
- Reducing the density and the number of buildings for the entire development
- A smaller project to address concerns with density and permanent environmental impacts

THIS IS NOT A DONE DEAL



HERE IS WHAT YOU CAN DO

Attend the Planning Commission Public Hearing to tell the City your concerns

At the Public Hearing, you can voice your opinion by speaking, or if choose not to speak, you can write your opinion on a speaker card for the public record.

When & Where:

**July 10th & 11th - 6pm
Calabasas City Hall**

Make your opinion part of the public record with a letter or email

For email: Send TODAY or anytime before the meeting to: info@cityofcalabasas.com

In the subject line: West Village at Calabasas Public Hearing

**Written letter drop off:
100 Civic Center Way
Calabasas, CA 91302**

Get More Information: www.thecalabasascoalition.org