

West Village at Calabasas (formerly Canyon Oaks) - PROPOSED

Location: 4790 Las Virgenes Road, at the intersection of Las Virgenes and Agoura Roads, on the same parcel of land as Canyon Oaks, which was stopped in November 2016 by the No on F ballot referendum. You'll recall that Calabasas residents voted by an almost 2 to 1 margin to overturn the City Council's approval of that project. Here are the actions currently in process:

Proposed Development Denied by Planning Commission

The decision to either approve or deny the West Village at Calabasas proposed development was voted on Thursday, July 18 at the Planning Commission. They voted (3-2) to deny the approval of the West Village at Calabasas proposed development. Commissioners Mueller, Kraut, and Harrison voted to deny while Commissioners Washburn and Sikand voted to approve.

Important Public Comment

Below you will find our talking points and the report we submitted that outlines our concerns. Additionally, several respected agencies expressed their concerns in public comment for the Draft Environmental Impact Report. Below we have posted our comments along with a few of the others:

[What Can You Do and Talking Points](#)

[The Calabasas Coalition - Report and Public Comments - July 2019](#)

[Santa Monica Mountains Conservancy - DEIR Comments](#)

[Heal the Bay - DEIR Comments](#)

[California Native Plant Society - DEIR Comments](#)

Share this information with your neighbors and HOA's. [Click to view our flyer - share with your friends, neighbors and HOA's.](#)

Public Hearing Announced - Public Comments Accepted

Planning Commission Meeting

July 10th and 11th - 6pm - City Council Chambers

June 14, 2019 - The final EIR has been released, review here:

<http://www.cityofcalabasas.com/projects/west-village.html>

We put together this summary of our major concerns: [West Village at Calabasas - Environmental concerns - 2019](#). Here are some of our key environmental concerns:

- All land on the 77-acre parcel, except for 16 acres, is existing protected open space, zoned as Open Space – Development Restricted (OS-DR). The 11-acre development will have a graded footprint of 35 acres. **Imagine the estimated 4 years needed to build this overly dense development.**
- An ancient landslide is in the protected open space. Remedial grading is about 2.4 million cubic yards; nonremedial grading is 218,770 cubic yards. **A smaller project could be done without remedial grading, protecting the open space.**
- The project would reduce the existing 1-mile wide Wildlife Linkage and Corridor by 25%. In addition to destroying wildlife habitat it will also remove wetlands, a stream, riparian habitat and vegetation that includes large heritage oaks, black walnut, Catalina lilies and purple sage. **Year round springs that supply water to thirsty wildlife during the hot summer will be gone.**

There are no benefits for the community, only more traffic, more air pollution, and more challenges for our first responders as they respond to emergencies in an area that is becoming increasingly congested due to irresponsible over-development.

DEIR Comment Period CLOSED - Draft Environmental Impact Report comment period is now closed.

[Click to view the DEIR.](#)

WHAT IS THE DEIR? The DEIR conveys information about the impacts on many environmental issues, including Aesthetics, Air Quality, Biological Resources, Geology, Greenhouse Gas Emissions, Hydrology

and Water Quality, Land Use and Planning, Noise and Vibration, Public Services, Traffic, Cultural Resources, and Utilities.

These are all CEQA (California Environmental Quality Act) concerns that the statute requires local governments to avoid or mitigate those impacts.

Story Pole Waiver Request

UPDATE: Developer's Insufficient Story Pole Request Denied:

The Planning Commission on 2/7/19 voted to require the West Village developer to install story poles to outline 13 of the 15 proposed residential buildings and all of the commercial buildings in the proposed development. This is approximately 83% coverage vs. the 44% coverage the developer had requested. This Planning Commission action provides the community the transparency it deserves for all proposed development. **Thank you** to all in the community who wrote to the City and attended meetings to express the concerns of the insufficient original request by the developer.

Developer's Original Request:

At the January 3rd Planning Commission meeting, the Commissioners elected to continue the matter of the West Village Story Pole Plan to a future date to allow time for the applicant to respond further.

For their newest proposal the developer The New Home Company, was requesting the Planning Commission approve their request to place less story poles than are required by the City's policy. They wanted to place less than 50% of the story poles required which will not show the true impact of this massive over development.

We promoted and succeeded in getting the City to implement Story Pole Procedures and they must be adhered to. Story poles are placed "to help decision makers, staff, neighbors and other interested parties visualize the location and/or mass and height of a proposed building(s)". Every development, including this one, must follow the full requirement to provide the community a true view of the project. We cannot let the developers dictate how to implement the rules.

The consensus among the Commissioners on January 3rd was that the applicant did not provide sufficient evidence in support of its request for approval of a Story Pole Plan that represents less than half of the 16 buildings (15 3-story residential and 1 1-story commercial retail).

They voted to continue the matter and the Commissioners will consider specific factors (below) in their evaluation of the developer's story pole waiver request:

- **Safety**, such as presence of power lines, public rights-of-way, pedestrians, access, security, and welfare concerns.
- **Stability** issues, such as structure height, materials, weather, anchoring or topographic conditions.
- **Inaccurate depictions** due to land modifications, grading, or other onsite conditions.
- **Impacts** to trees, habitat, archeological or biologic resources, or the need to alter land for pole placement.
- **Site constraints**, such as roadway alignments, utilities, easements and fire access requirements.
- **Excessive cost** for financial impact.