

ARGUMENT IN FAVOR OF MEASURE F

We urge your YES vote on Measure F. A YES vote on Measure F will preserve lower density zoning. A no vote would re-establish a higher density zoning and allow for more building.

The single family homes and hotel approved by the City Council represent an over 50% reduction in the amount of building to be allowed on the City's largest remaining vacant developable commercial parcel (at the Las Virgenes Road and Agoura Road intersection).

The City's 2030 General Plan and current zoning allow for building up to 155,000 sq. ft. of commercial space and 180 multi-family residential units at this site. After a full Environmental Impact Report was considered at numerous public hearings, the City Council voted to limit the project to a single 73,000 sq. ft. hotel and 71 single-family homes. This cuts in half the size and density of the allowed building.

The City Council's action will protect 61 acres as permanent open space, includes the planting of over 400 new oak trees, and requires the builder to remediate a hazardous landslide condition which could threaten public safety. The City Council denied the developer's request to exceed the City's three story height limit. The approved project will result in three times less vehicle traffic than allowed under the current higher-density zoning.

In addition, the proposed hotel is expected to provide over \$500,000 per year in revenue to the City which can be used for additional Sheriff's patrols, youth and senior programs, and enhanced beautification, environmental and community services.

The zoning revision approved by your City Council strikes the proper balance between our community's desire for lower density development, open space protection, fiscal responsibility, and respect for the rights of private property owners in our City.

Please vote YES on Measure F.

**DECLARATION BY AUTHORS OF ARGUMENT
(Election Code §9600)**

All arguments concerning measures filed pursuant to Division 9, Chapter 3 (beginning with §9200) of the Elections Code shall be accompanied by the following form statement **to be signed** by each proponent, and by each author, if different, of the argument:

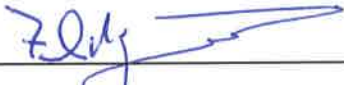
The undersigned authors of the primary argument in favor of ballot Measure F at the Special Municipal Election for the City of Calabasas to be held on November 8, 2016 hereby state that the argument is true and correct to the best of their knowledge and belief.

Print Name <u>Alicia Weintraub</u> Title <u>Calabasas City Councilmember</u> (If applicable):Submitted on behalf of : _____ (name of organization)	Signature <u>Alicia Weintraub</u> Date <u>8-19-16</u>
Print Name <u>DAVID J. SHAPIRO</u> Title <u>CALABASAS CITY COUNCILMEMBER</u> (If applicable):Submitted on behalf of : _____ (name of organization)	Signature <u>[Signature]</u> Date <u>8-17-16</u>
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____

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(Election Code§9600)**

All arguments concerning measures filed pursuant to Division 9, Chapter 3 (beginning with §9200) of the Elections Code shall be accompanied by the following form statement **to be signed** by each proponent, and by each author, if different, of the argument:

The undersigned authors of the primary argument in favor of ballot Measure F at the Special Municipal Election for the City of Calabasas to be held on November 8, 2016 hereby state that the argument is true and correct to the best of their knowledge and belief.

Print Name <u>Fred Gaines</u> Title <u>Calabasas City Councilmember</u> (If applicable):Submitted on behalf of : _____ (name of organization)	Signature <u></u> Date <u>8-16-16</u>
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
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