

SANTA MONICA MOUNTAINS CONSERVANCY

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5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
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February 23, 2015

Ms. Talyn Mirzakhanian
Planning Division
Community Development Department
City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Notice of Preparation Comments - Canyon Oaks Project
4790 Las Virgenes Road (APNs 2069-078-009 and 011)
SCH No. 2015021008

Dear Ms. Mirzakhanian:

The Santa Monica Mountains Conservancy (Conservancy) has had a long history with the subject 77-acre property that is integral both to the central core habitat of the Santa Monica Mountains and a regional habitat linkage to the Simi Hills. Parkland owned and managed by the Mountains Recreation and Conservation Authority (MRCA) abuts the subject land on three sides. The ultimate land use on the subject property will have great bearing on a major viewshed located along the 101 Freeway, within the City, and within a major northern extension of the Santa Monica Mountains National Recreation Area. All of the property is located within the boundary of the Los Angeles County General Plan-designated Santa Monica Mountains Significant Ecological Area.

The proposed project has the exact disturbance and development footprints as the project the Conservancy commented on in July of 2014. The number of units has been reduced but the impacts of the massive manufactured remedial slopes and the loss of habitat have not been reduced. The project still proposes a four-story hotel right above Las Virgenes Road, 419 parking spaces in a watershed with Federally-endangered steel head trout, a 20-acre v-ditch covered slope, and a minimum of 2,191,092 cubic yards of grading. That is almost 30,000 cubic yards of grading per proposed residence. The proposed project is an attempt to force a flat land suitable project into mountainous terrain that is in a gateway to the Santa Monica Mountains National Recreation Area.

The now mostly undeveloped east side of Las Virgenes Road adjacent to core Santa Monica Mountains habitat would be transformed into a major development area with

Talyn Mirzakhanian, Senior Planner
Canyon Oaks NOP Comments - 4790 Las Virgenes Road
February 23, 2015
Page 2

scores of acres of impermeable surface and thousands of lighting elements. Scores of acres would require permanent irrigation.

Grading for the large, ancient landslide on the property's north-facing slope is a major development constraint. As it is proposed, the project's remedial earthwork necessary to stabilize the slide would require mass grading and one hundred percent visible, manufactured slope faces over 300 feet high. The Initial Study discloses the amount of required minimum grading volume as 2,191,092 cubic yards. The proposed project categorically fails to work with the site's topographical and geological constraints. The amount of emissions from moving and compacting this much earth must be addressed.

It is safe to say that any project requiring full remediation of the subject large landslide would result in unavoidable, significant adverse impacts to biological and visual resources at a minimum. The proposed project fails to attempt to avoid obvious significant impacts as dictated by the California Environmental Quality Act.

The Draft Environmental Impact Report (DEIR) must include at least two physically and economically feasible development alternatives that do not require full remediation of the landslide. Only with such alternative projects can decision makers be presented with alternatives which avoid unmitigable significant adverse biological and visual impacts. The applicant knowingly took many financial risks acquiring the site. Such non-full-landslide remediation DEIR alternatives cannot be excluded from impact analysis because the applicant paid more for the property than such projects can support. Clearly the proposed four-story hotel can be built without full landslide remediation. The City is under no obligation to approve a General Plan Amendment, a Zone Change, or a project with unavoidable significant adverse impacts.

Many historic landslides dot the Santa Monica Mountains and the City of Calabasas. To our knowledge, amidst widespread local geological instability, the generalized threat of land movement does not prohibit the use of existing roads, trails, and recreation areas in other parts of the City. To our knowledge, the subject landslide under current land use conditions does not pose any substantial public safety threat even to users of the historic dirt road (Anza Calabash Canyon Loop Trail) that courses through the property at the foot of the landslide to the MRCA parkland. For the DEIR to include an adequate range of alternatives, it must include two physically and economically feasible alternative projects that leave the landslide basically in place and work around its hazards to result in projects that allow for full economic use of the remainder of the property.

Talyn Mirzakhanian, Senior Planner
NOP Comments - 4790 Las Virgenes Road
July 28, 2014
Page 3

The DEIR should include a simplified geological constraints analysis that specifically shows at approximately 200-scale where development is physically feasible without the need to do large-scale remediation of the subject major landslide. If there are cost effective ways to adequately attenuate the slide without the substantial loss of oak trees and coastal sage scrub and gain additional development footprint, the constraints analysis should also show how much of such additional development area could be gained through such methods.

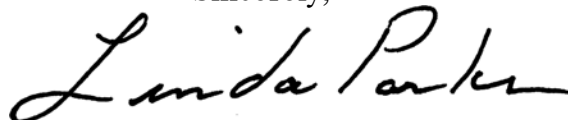
Within the subject property, there are many acres of substantially disturbed land with full access to Las Virgenes Road that can be intensively developed for a considerable economic return given the site's zoning and proximity to utilities.

The highest quality ecological areas on the property are the north-facing landslide slope and the back canyon narrows that abut MRCA property. The narrows of that back canyon support a locally rare alkali seep including yerba mansa (*Anemopsis californica*). We encourage the City to shape the majority of project alternatives to include both no adverse impacts and permanent protection in these two important resource areas. Because approximately 20 acres of the existing proposal would consist of v-ditch covered slopes, the DEIR must analyze how much groundwater recharge potential would be permanently lost compared to the natural slope or a slope with no v-ditches.

In conclusion, the Conservancy sees no overriding benefits associated with the proposed project, or any combination of residential and commercial development in a similar footprint, that the City could identify to adopt a statement of overriding considerations. Let the land dictate the use.

Please address any questions and send all correspondence to Paul Edelman of our staff at the (310) 589-3200 ext. 128 and at the above letterhead address.

Sincerely,

A handwritten signature in black ink that reads "Linda Parks". The signature is fluid and cursive, with the first name "Linda" being larger and more prominent than the last name "Parks".

LINDA PARKS
Chairperson

SANTA MONICA MOUNTAINS CONSERVANCY

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August 17, 2015

Ms. Talyn Mirzakhanian
Planning Division
Community Development Department
City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Draft Environmental Impact Report Comments - Canyon Oaks Project
4790 Las Virgenes Road (APNs 2069-078-009 and 011)
SCH No. 2015021008

Dear Ms. Mirzakhanian:

The Santa Monica Mountains Conservancy (Conservancy) appreciates that the Draft Environmental Impact Report (DEIR) considered two alternatives that did not require the massive job of remediating the onsite ancient landslide. However the DEIR remains inadequate for rejecting both such alternatives and not analyzing even one of them. However that process of rejecting all no landslide repair alternatives, revealed that there is a substantial area that could be built on under that scenario.

The fundamental flaws of the DEIR impact analysis are the conclusions that grading 2,191,082 cubic yards of earth at the gateway to the Santa Monica Mountains National Recreation Area and along the scenic 101 freeway corridor would not result in unavoidable significant adverse biological and visual impacts.

Remediating the ancient landslide must be avoided to avoid significant adverse impacts to habitat and public viewsheds.

The entire remaining alternatives analysis is flawed because it does not analyze a project that would reduce impacts to a level below significant. Every alternative analyzed has essentially the project footprint. Even if the project objectives include fixing the landslide, it nonetheless is an action that would result in unavoidable significant adverse ecological impacts. Just because an action is part of an applicant's DEIR project objectives, it does not ordain that the applicant must receive entitlement of a project with all or most of those objectives. Likewise just because a General Plan defines that a maximum amount of

Talyn Mirzakhanian, Senior Planner
DEIR Comments - 4790 Las Virgenes Road
August 17, 2015
Page 2

development can occur on a property, or that a certain blend of uses occur, does not provide carte blanche to create significant impacts that are avoidable.

The DEIR makes the case that a 7.5-acre area is physically and safely available for building without having to touch or repair the landslide. At a ratio of 2.5 homes per acre, the applicant could construct at least 19 homes. With the current market rate of housing and the significantly less infrastructure improvement necessary, a no landslide repair project appears economically feasible. Until the applicant provides definitive written proof of what they paid for the property, there is no substantial evidence in the record that a 19 single family home project on minimum 12,500 square foot lots is not economically feasible.

The DEIR is flawed for not addressing how a series of developers have walked away from the site because of the landslide. The applicant had to full well know the constraints when they acquired the land. The City is under no obligation to bail out a developer who bought a massive landslide covered with high quality chaparral, coastal sage scrub, and oak woodland in one of the most visible public viewsheds in the Santa Monica Mountains. A 19 home estate project must be analyzed for the DEIR to be adequate.

Please address any questions and send all correspondence to Paul Edelman of our staff at the (310) 589-3200 ext. 128 and at the above letterhead address.

Sincerely,

A handwritten signature in black ink that reads "Linda Parks". The signature is fluid and cursive, with the first name "Linda" being larger and more prominent than the last name "Parks".

LINDA PARKS
Chairperson

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March 17, 2016

Planning Commission
City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Canyon Oaks Project – Hotel Only Alternative

Dear Planning Commission Members:

The record to date shows that the City's principal interest in the Canyon Oaks project is providing a commercially viable visitor serving use that generates a maximum amount of revenue for the City. The staff report concludes that the proposed housing component would provide no appreciable direct revenue to the City. The housing generates all of the unavoidable significant adverse impacts.

The exact proposed three or four story hotel with its access road can be built without the need to remediate the large ancient landslide. There is a high probability that the limits of the landslide failure risk can be easily mitigated because of the significant distance between the landslide edge (350 feet) and the hotel site. The hotel setting along a creek at the mouth of the valley would be unique and near optimal for ambience and views.

Under this alternative the City receives its revenue and the major landslide slope and canyon bottom remain natural and available for restoration. All unavoidable significant impacts are eliminated and many other impacts are tremendously reduced. The "Hotel Only" alternative protects essential Santa Monica Mountains viewshed and habitat and provides desired overnight accommodation in the SMMNRA with significant revenue to the City.

The City is under no legal obligation to approve a project that would result in significant viewshed and ecological impacts because the proposed hotel represents considerable economic use of the geologically flawed property. If the applicant can further expand the hotel facilities' horizontal footprint without remediating the landslide, that too should be allowed.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Edelman".

PAUL EDELMAN
Deputy Director
Natural Resources and Planning

Current Proposal

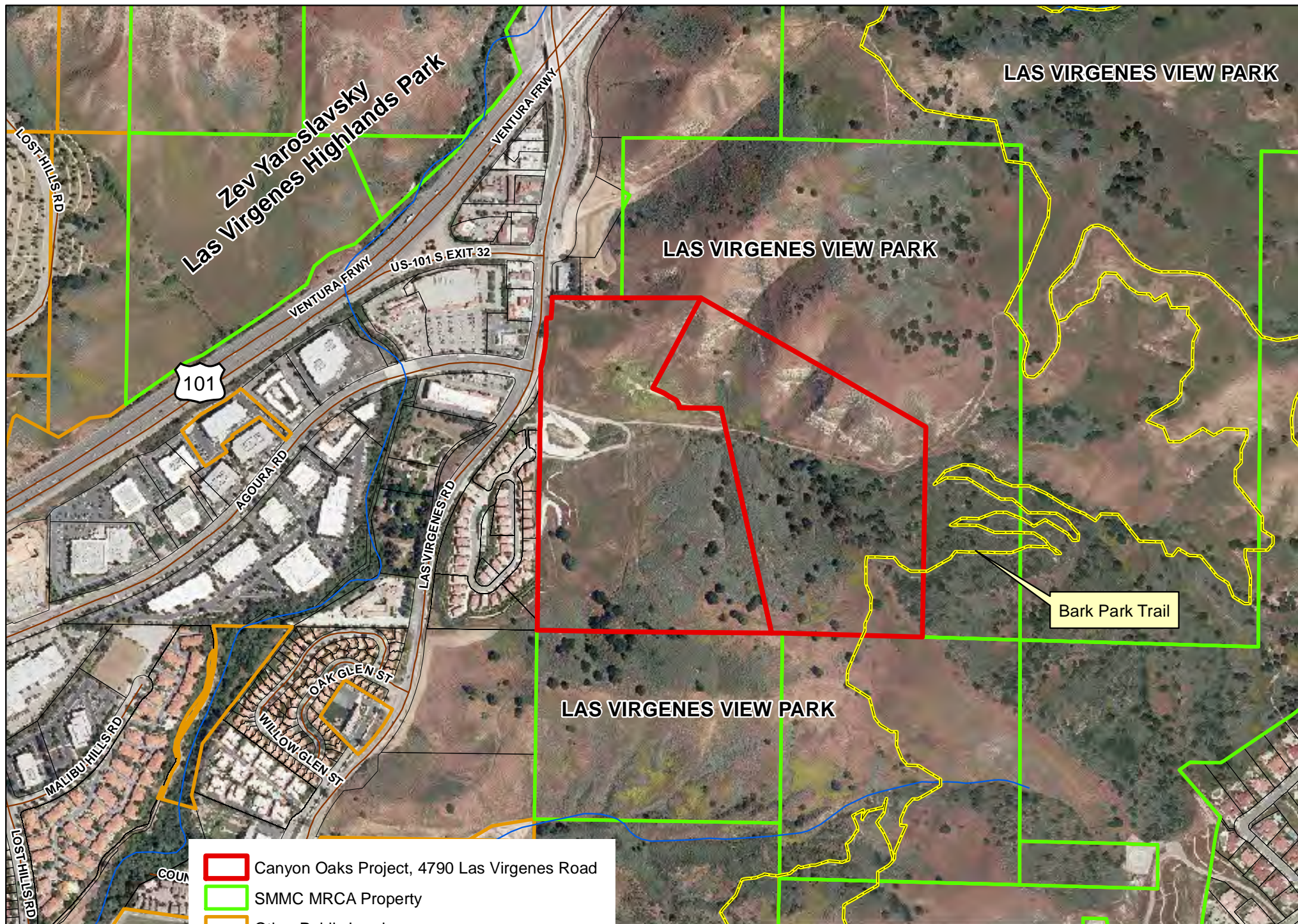
In January 2014, the New Home Company submitted an application for 149 residential units and a 120-room hotel. In December 2014, New Homes elected to submit a new, reduced-scope proposal, consisting of 71 residential units and a 120-room hotel (67,580 square-feet). The comparison chart below shows the evolution of the original 1990 entitlement to the current application.





	<u>1990 Entitlement</u>	<u>2008 GP & 2010 Zoning</u>	<u>Current Proposal</u>
West Site	200,000sf Commercial	150,000sf Commercial	67,580sf Commercial (hotel)
East Site	35,000sf Institutional	180 Dwelling Units	71 Dwelling Units



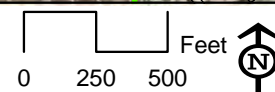
View east toward proposed entrance at LV and Agoura roads, Canyon Oaks, 3/2015 proposal

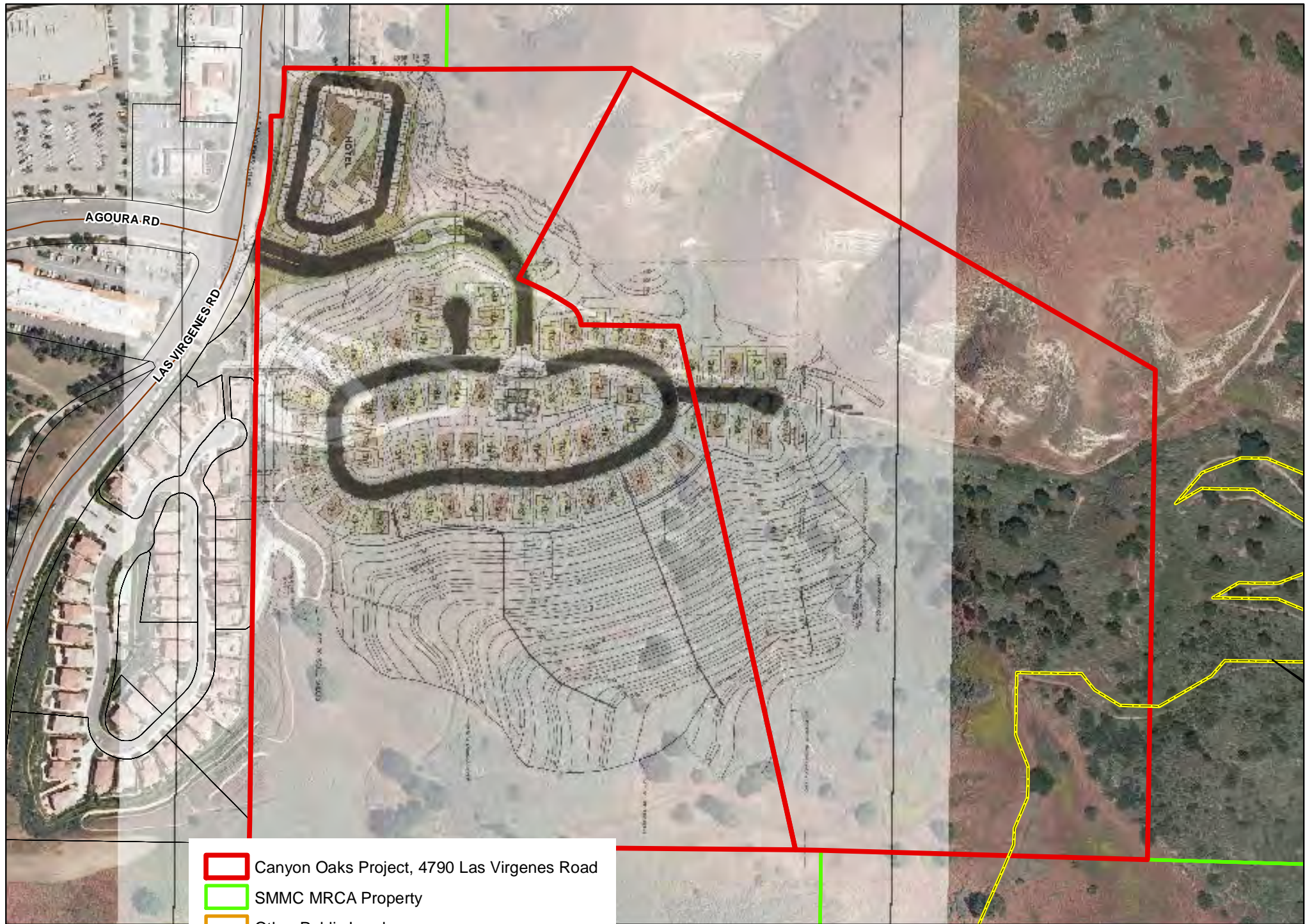








-  Canyon Oaks Project, 4790 Las Virgenes Road
-  SMMC MRCA Property
-  Other Public Land
-  Trails (official)

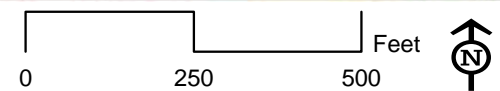
Agenda Item 9(b)
SMMC
2/23/15





Agenda Item 9(b)
SMMC
2/23/15

-  Canyon Oaks Project, 4790 Las Virgenes Road
-  SMMC MRCA Property
-  Other Public Land
-  Trails (official)





















Canyon Oaks Project

(File No. 140000011)



CITY *of* CALABASAS

Planning Commission
March 16, 2016

Site Information



- 77.22-acre site
- Largely undeveloped with some portions of the site exhibiting a high level of disturbance
- Two concrete-lined detention basins constructed as part of the adjacent single-family residential tract known as “The Colony”
- The eastern portions of the site are predominantly hillside landforms, and an ancient landslide feature is present on the northwest facing slopes in the southeastern portion of the site
- Two adjacent wetlands, fed by natural seeps, are located to the south of the main drainage, and an additional ephemeral wetland feature is located to the north of the main drainage



Site History



CITY of CALABASAS

File No. 140000011: Canyon Oaks

Proposed 71-unit Subdivision and 120-room (4-story) hotel, with 61 acres of open space on an undeveloped 77-acre property located at 4790 Las Virgenes Road

Planning Commission

March 16 & 17, 2016

[illegible]

- 550 homes
- A church
- 200,000 sf of commercial development
- A park
- 627 acres of open space



**1991 Baldwin
Entitlement-
Commercial/
Institutional**

Church Site

Church

350 Student School

Priest Residence

Playground

Commercial

Site

Landslide

Repair Area

General Plan West Village Concept



- 155,000 sf of Commercial
- 180 MF residential units
- Limited to 16 acres

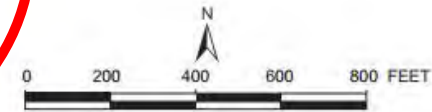


Figure IX-2
West Village

Project Evolution



January 2014



March 2016

Twelve Public Meetings to Date: 3 DRC, 5 ARP, 2 EIR Scoping, 2 TTC



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March 16 & 17, 2016

Proposed Project 2016



CITY of CALABASAS

File No. 140000011: Canyon Oaks

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Planning Commission

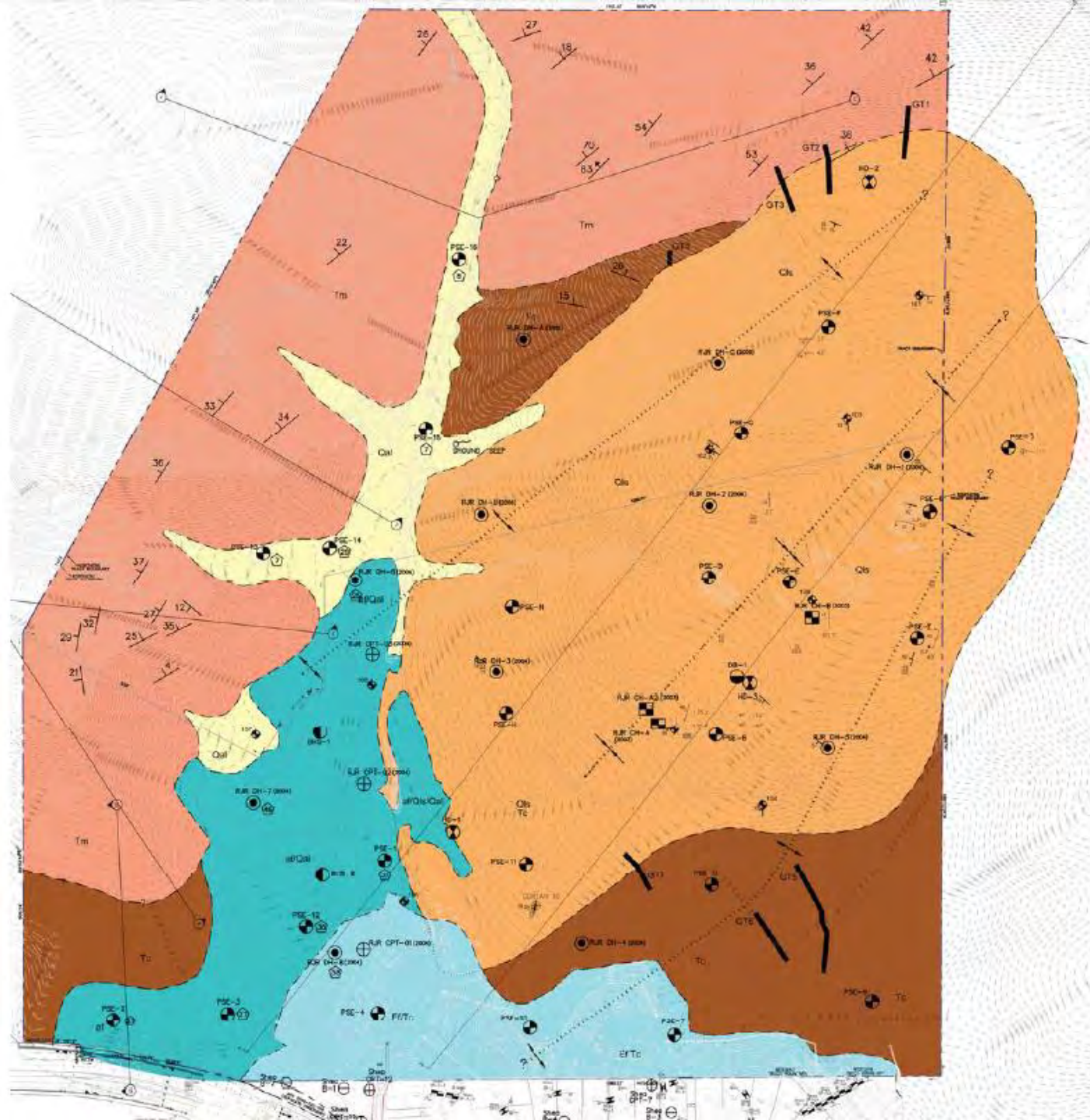
March 16 & 17, 2016

Required Landslide Remediation

- An ancient landslide exists on north-facing slope of hillside along south property line (approx. 39 acres)
- The landslide must be over-excavated and the slope re-constituted to engineering standards; approximately 1,577,899 cubic yards of material will be removed and then re-placed and re-compacted into the slope and building site (No export of material)



Geologic Map



Planning Commission

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Landslide Failure Limits



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Landslide Removal Limits

- Roughly 72% of grading quantities for the project are attributable to the landslide remediation work.
- 51% of the oak tree impacts precipitate directly from the landslide repair component of the project.

Residential Component

- Gated community with 67 small-lot, single-family detached homes and 4 affordable units within two duplexes on 13.03 acres.
- The four affordable units (required by Section 17.22 of the CMC) shall be rented or sold at prices affordable to households with an income of up to fifty (50) percent of the County median income.
- All buildings would be Monterey styled architecture.
- All residences would be two stories and less than 30 feet in height.
- The recreational facility (clubhouse) would include a pool, spa and one-story building less than 20 feet in height.



Variations of Residences



AFFORDABLE DUPLEX

PLAN 2A

PLAN 3B



CITY of CALABASAS

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March 16 & 17, 2016

Residential Clubhouse



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



CITY of CALABASAS

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Commercial Component

- 66,516 square-foot, 120-room, 4-story hotel on 2.91 acres of the project site;
- Monterey styled architecture;
- Designed to achieve a LEED silver rating through a compact footprint, landscaping with native and drought-tolerant plants, and energy and water efficient design features;
- A 10-foot high sloping landscape wall (i.e. Verdura wall) acts as a berm along Las Virgenes Road and across the length of the hotel, which would serve to screen views of the hotel from Las Virgenes Road;
- The hotel would be approximately 55 feet in height at the top of the high tower, 53 feet in height at top of the low tower, and 43 feet in height to the top of the main roof ridge;
- A system of pile-supported retaining walls, required to create the building pad and ranging in height from 1-foot to 30-feet, is proposed to the north and east of the hotel pad.



Proposed Walls



TYPICAL BLOCK SLOPE FACING
N.T.S.



ESTABLISHED SLOPE FACING



CONCEPTUAL PILE SUPPORTED WALL FINISH

Hotel Elevations



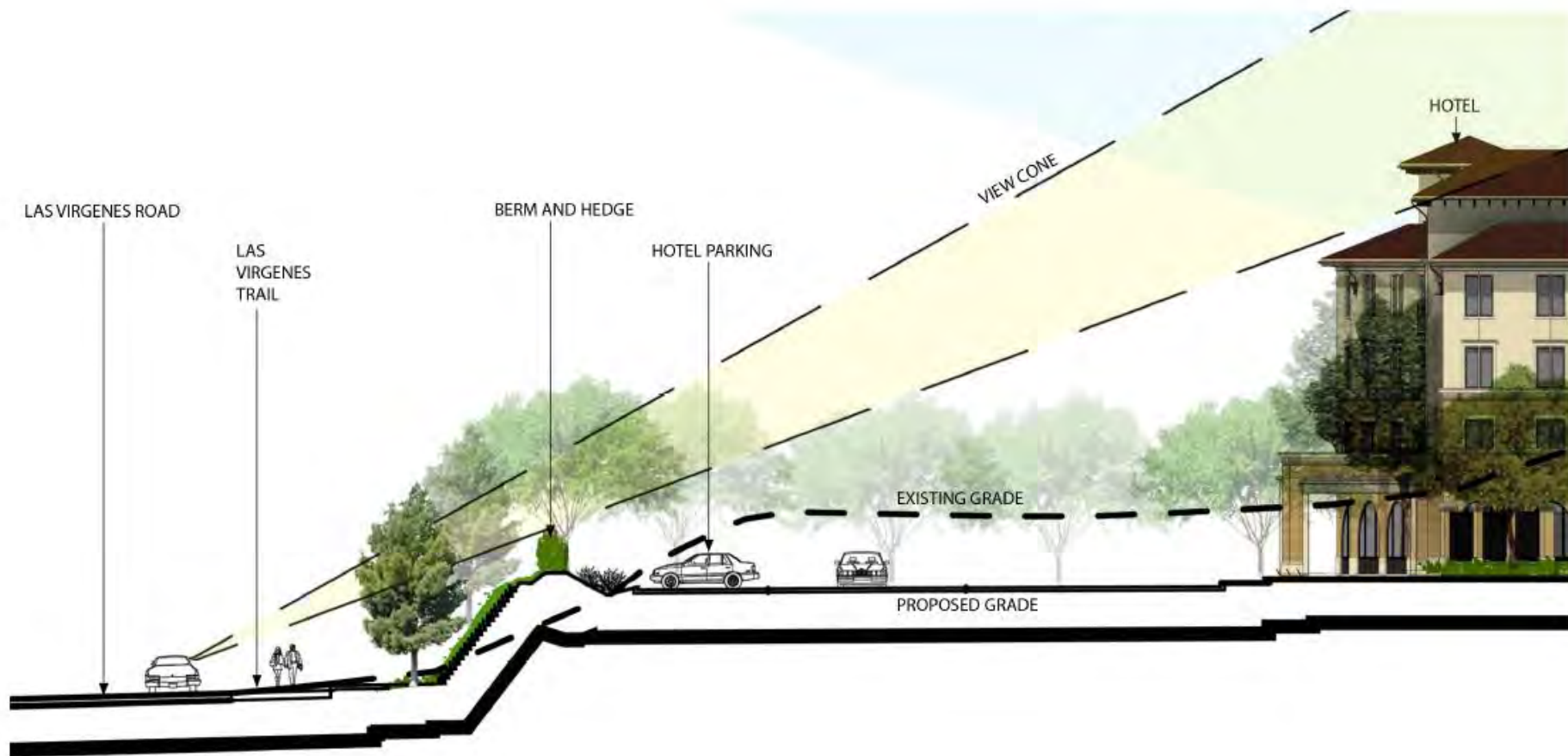
44.5' Cut

CONCEPTUAL WEST ELEVATION



CONCEPTUAL EAST ELEVATION

Hotel Screening



SECTION B-B - Berm and Hedge

Open Space Component

- Approximately 61 acres of the site of the site would be preserved as designated open space.
- This protection will be enhanced via a deed restriction. This area includes undisturbed open space, slopes, mitigation areas, and easement area for flood control purposes.
- In addition to the 61 acres, the project also provides an internal walkway system and public sidewalk linkages to afford access to existing, local trail systems surrounding the site.



Additional Project Components

- A de-silting basin/detention basin is proposed in the tributary canyon upstream (east) of the primary grading boundary to intercept the upstream stormwater runoff, catch any debris, and convey the 50-year burn stormwater volume through the project site. The existing temporary detention basin constructed as part of The Colony and located on the southwest portion of the site would be removed as part of site development.
- Grading required to repair the landslide and accommodate the project triggers impacts to the wetlands. Accordingly, the proposed project includes an on-site restoration of wetlands.
- 410 oak trees are proposed to be planted on the graded slopes, at prominently visible locations along Las Virgenes Road, and within the areas designated for biological habitat mitigation to mitigate for the loss of 39 trees.
- The final component of the proposed project relates to improvements to Las Virgenes Road. Landscaping and sidewalks would be provided along the project frontage, which would close a significant “gap” in pedestrian facilities located along the east side of Las Virgenes Road. This would also establish a link to the trail located approximately 900 feet north of the subject site.



Development Plan Request

To accommodate a clustered development that would minimize development area, maximize open space, and reduce environmental impacts per the policies in the General Plan, flexibility in the following development standards is necessary and is sought via the request for a Development Plan:

- 1.Height of hotel to exceed 35' and with a maximum of 55';
- 2.Height of retaining walls exceeding 6' and with a maximum of 30';
- 3.Height of entry gate and pool fence exceeding 8' and 6' limits, respectively, with the entry gate at a maximum height of 12' and the pool fence at 7'9";
- 4.Lot size of the residential “exclusive use areas” with a proposed minimum lot width of 29.7–feet and proposed minimum lot area of 4,163 square-feet.



Development Plan Request (cont'd)

5. The proposed minimum setbacks are as follows:

Front: 10-feet

Side: 5-feet

Rear: 5.8-feet

Distance Between Structures: 10-feet;

6. Residential driveway width – the proposed minimum driveway width within the residential tract is 16-feet;

7. Length of loop within residential tract – the proposed length of the loop street within the residential tract is 1,904-feet.



General Plan and LVGMP Consistency



CITY of CALABASAS

File No. 140000011: Canyon Oaks

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Planning Commission

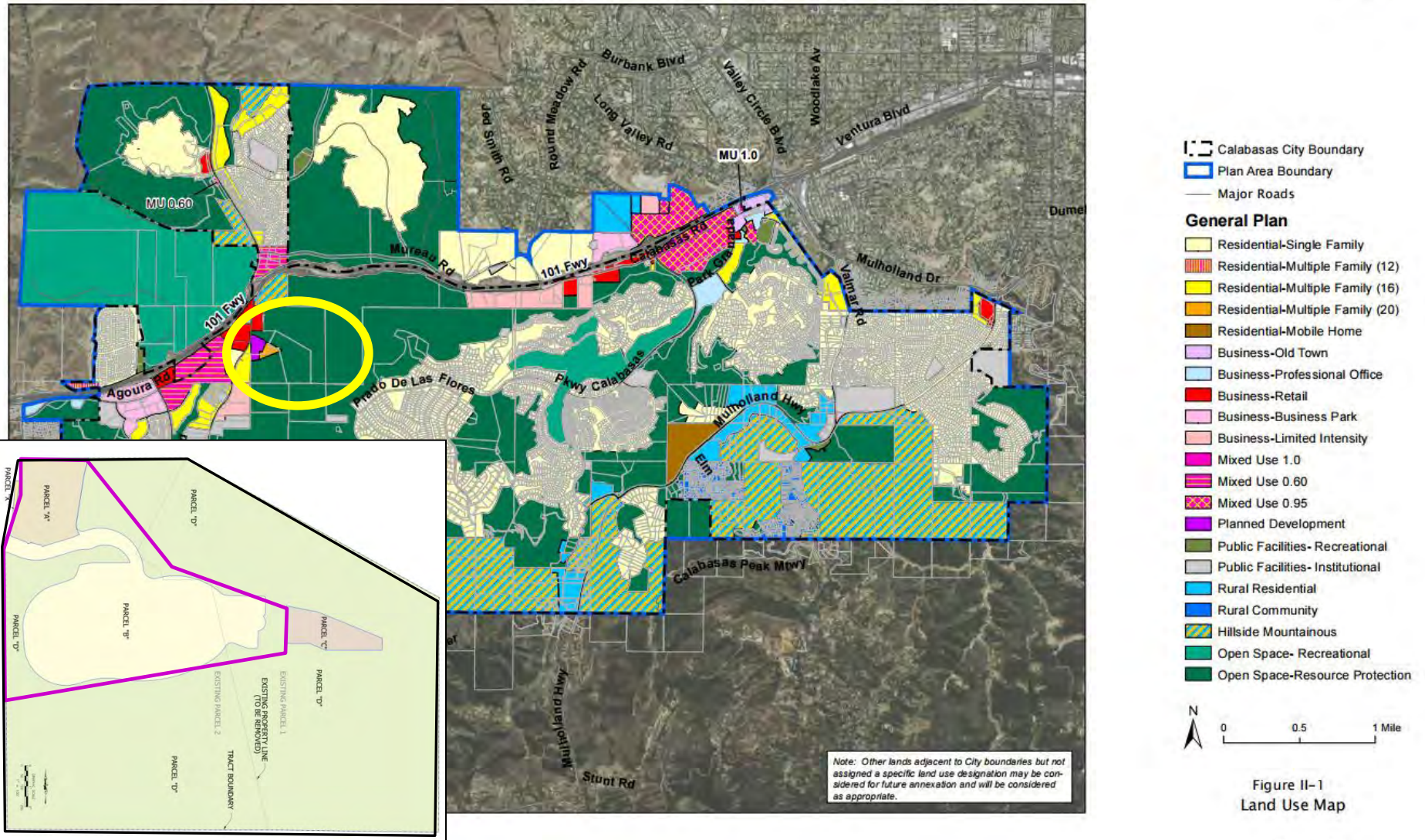
March 16 & 17, 2016

Calabasas 2030 General Plan vs. Proposed Project

General Plan	Canyon Oaks	Significance
155,000 s.f. of commercial office and retail uses	66,516 s.f. hotel	Project proposes commercial development 57% less dense and residential development 61% less dense than what the GP allows
180 units of multi-family housing	71 units of small-lot, single-family housing	Project proposes 109 fewer units than what the GP allows and more compatible unit type
Development concentrated on 16 acres – in the valley	Development concentrated on 16 acres – in the valley	=
61 acres of open space	61 acres of open space	=
\$137,000/year (sales tax + property tax)	\$679,000/year (TOT + property tax)	Project would produce add'l \$542,000/year

General Plan Land Use Map

2030 General Plan
Land Use Element



CANYON OAKS

Trails Plan



CITY of CALABASAS

File No. 140000011: Canyon Oaks

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Planning Commission

March 16 & 17, 2016

Calabasas 2030 General Plan vs. Proposed Project

Comparing Impacts

General Plan	Canyon Oaks
8,096 average daily vehicle trips	1,650 average daily vehicle trips
Approx. 44,000 cy more than project	Balanced on site
Mitigation incorporated; however, impacts would be slightly worse due more intense development next to wildlife corridor	All biological impacts mitigated
Aesthetic impacts would be deemed 'adverse' in an EIR, and <u>would be greater than the project</u>	Aesthetic impacts are mitigated but still deemed 'adverse' in the EIR

Consistency with General Plan Policies

- **Policy II-9:** Require that development be compatible with the overall residential character of the community;
- **Policy II-11:** Promote a mix of retail and service commercial that contribute to a sound economic base;
- **Policy II-17:** Encourage the clustering of development;
- **Policy IV-31:** Promote balanced onsite grading operations to eliminate the need for transporting soils on or offsite;
- **Policy VI-2:** Limit the intensity and traffic generation of new development to not compromise maintenance of LOS standards;
- **Policy VII-1:** Incorporate adequate measures to achieve an acceptable level of risk from potential seismic hazards resulting from ground motion or fault rupture;
- **Policy VII-5:** Where engineering solutions to slope stability constraints are required, implement landform grading program to recreate a natural hillside appearance;
- **Policy IX-1:** Through community input and design review, ensure that development is of high quality design, aesthetically pleasing, and contributes to a positive image for the City.

Las Virgenes Gateway Master Plan

- Consistent with the land use objectives of these plans because it contains a mix of land uses, including open space, single-family residential and duplexes, and a commercial retail (hotel) component; also fosters connections via sidewalks to the nearby Las Virgenes Creek.
- Consistent in terms of architectural style and colors in because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring roofs.
- Consistent with the goal of integrating sustainable practices into the proposed design, including site planning, building form, materials, and landscaping in that the proposed project's development footprint is limited, will comply with CalGreen standards, provide drought tolerant landscaping, and be "solar ready".



Scenic Corridor & Aesthetic Impacts



CITY of CALABASAS

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Planning Commission

March 16 & 17, 2016

Two Scenic Corridors: Las Virgenes Rd. and Highway 101

Las Virgenes Road



Highway 101



Development within a Scenic Corridor

1. Scenic Corridor Development Guidelines shall be applied
2. ARP review is required



Aesthetic Impacts

- Project reviewed by ARP on 5 occasions, obtaining a recommendation of approval on July 24, 2015.
- Aesthetic impacts were analyzed in the EIR. The EIR concluded that the sole unavoidable environmental impact is that the project would substantially degrade the existing visual character or quality of the site and its surroundings, by replacing the existing foreground views of a natural site with foreground views of development and landscaping.
- Adverse impact to the visual character of this site is unavoidable and would be the case for any project proposed on this site.



Existing View from Lost Hills Bridge



Proposed View from Lost Hills Bridge



View from Lost Hills Bridge 10-years Post-Installation



Story Poles



Existing View from Las Virgenes & Agoura Rd.



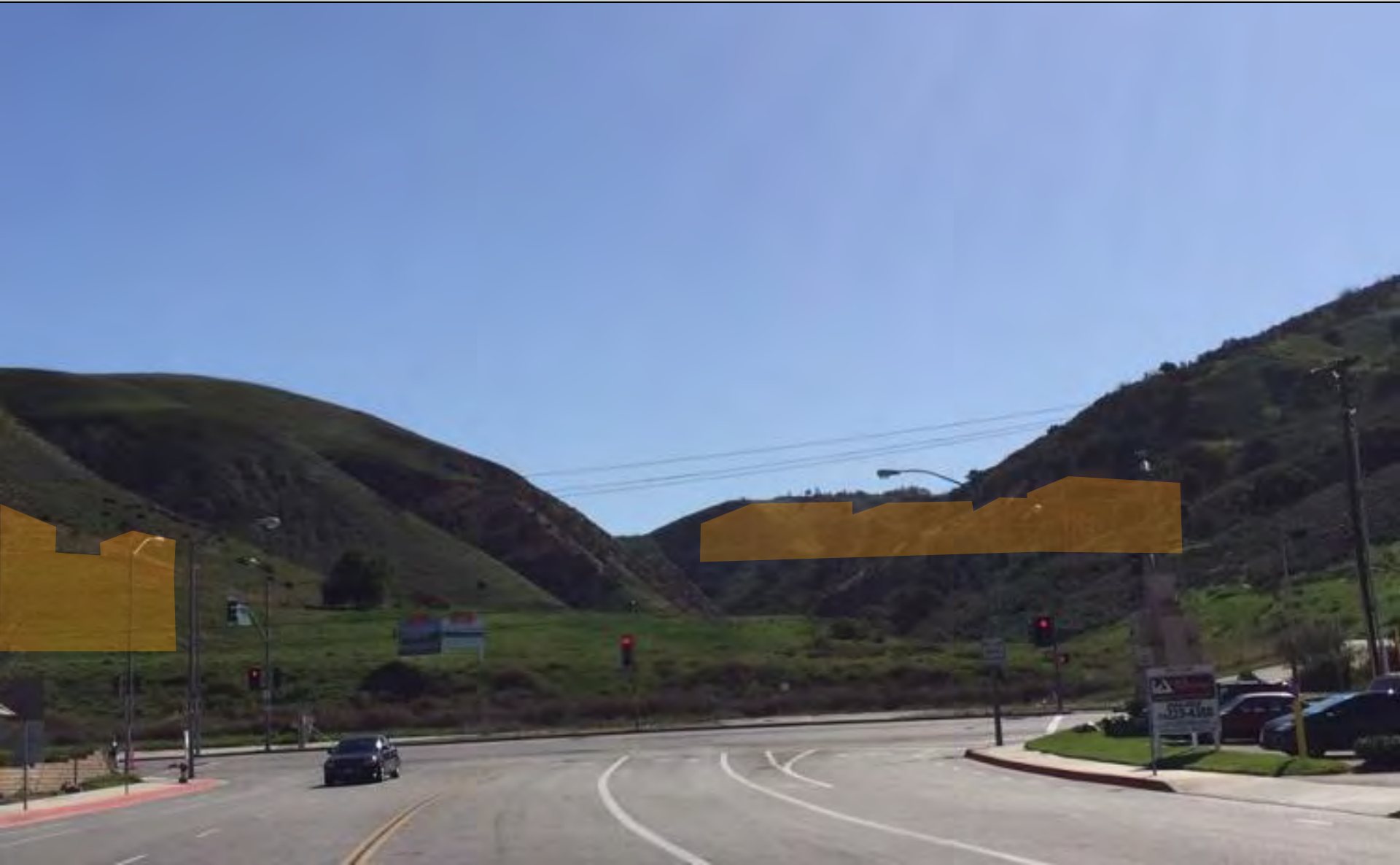
Proposed View from Las Virgenes & Agoura Rd.



Proposed View 10-years Post-Installation



Story Poles



View Impact Facing Southeast from Agoura Road



CANYON OAKS RESIDENTIAL ROOFLINE EXHIBIT

N.T.S.

Existing View from Las Virgenes



Proposed View 10-years Post-Installation



Proposed View from Las Virgenes





Views from Las Virgenes

The image consists of three screenshots from Google Earth. The left screenshot is an aerial view of a residential area with a red dashed line and arrows indicating a 532-foot and 1,206-foot distance. The top right screenshot is a street-level view of a road curving through a hilly, wooded area. The bottom right screenshot is an aerial view of a residential area with a red dashed line and arrows indicating a 532-foot and 1,206-foot distance.



Views from Las Virgenes



Views from Las Virgenes



Existing View from Las Virgenes Facing North



Proposed View from Las Virgenes Facing North



Proposed View 10-years Post-Installation



Story Poles



Landscaping



File No. 140000011: Canyon Oaks

Proposed 71-unit Subdivision and 120-room (4-story) hotel, with 61 acres of open space on an undeveloped 77-acre property located at 4790 Las Virgenes Road

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March 16 & 17, 2016



Environmental Review/CEQA



CITY of CALABASAS

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Environmental Impact Report

- The proposed project is subject to the requirements CEQA. An EIR was prepared to evaluate the environmental effects of implementation of the proposed project.
- The EIR addresses the issues identified within the Initial Study and/or NOP responses which could potentially be significantly impacted by the project (aesthetics, air quality, biological resources, geology/soils, greenhouse gas emissions, hydrology/water quality, land use/planning, noise, public services, and traffic/transportation).
- With the exception of one aesthetic impact, all other impacts in all other impact areas were deemed less than significant with the incorporation of mitigation measures.
- Although the proposed project design features would reduce impacts to the visual character of the site to the degree feasible, aesthetic impacts would still be significant and unavoidable because it is a large and highly visible project site that requires significant grading for remediation of a landslide.
- This sole unavoidable significant impact triggered a full EIR and preparation of a Statement of Overriding Considerations, which sets forth the specific reasons supporting the decision to approve the project.

Alternatives

Based on the potentially significant impacts that could result from implementation of the project and the project objectives, three alternatives were chosen for analysis:

Alternative 1: No Project

Alternative 2: 2030 General Plan Buildout

Alternative 3: Three Story Hotel/Surface Parking

Alternatives Comparison

	Proposed Project	Alt 1: No Project	Alt 2: GP Buildout	Alt 3: 3 Story Hotel
Residential Units	67 Single Family 4 Multi Family	None	180 Multi Family	67 Single Family 4 Multi Family
Commercial	66,516 sf Hotel	None	155,000 sf of commercial space	66,300 sf Hotel
Grading (cut/fill)	613,183 cubic feet/ 569,544 cubic feet	None	590,800 cubic feet/ 670,400 cubic feet	613,183 cubic feet/ 569,544 cubic feet
Include Landslide Remediation	Yes	No	Yes	Yes
Construction Schedule	39 months	None	42 months	39 months



Alternatives Considered but Rejected

1. No Landslide Repair Alternative
2. No Landslide Repair Modified Access Road Alternative
3. No Landslide Repair Modified All Residential Units Alternative
4. Proposed Project with a Three-Story Hotel and Underground Parking Alternative
5. All Residential Alternative
6. All Residential Project with Park Alternative
7. No Landslide Repair Modified 12,500 SF Residential Lots Alternative
8. No Landslide Repair Modified 5,000 SF Residential Lots Alternative



Traffic



File No. 140000011: Canyon Oaks

Proposed 71-unit Subdivision and 120-room (4-story) hotel, with 61 acres of open space on an undeveloped 77-acre property located at 4790 Las Virgenes Road

Planning Commission

March 16 & 17, 2016

Trip Generation

Project Trip Generation							
Land Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Single Family Homes	67 Units	9.52	638	0.75	50 (13/37)	1.00	67 (42/25)
Condominiums	4 Units	8.0	32	0.54	2 (0/2)	0.73	3 (2/1)
Hotel	120 Rooms	8.17	980	0.53	64 (38/26)	0.60	72 (37/35)
Project Total:			1,650		116 (51/65)		142 (81/61)
Source: ATE, Updated Traffic and Circulation Study, June 2015.							



Traffic Study Locations

Road Segments

- Las Virgenes Road north of Agoura Road
- Las Virgenes Road south of Agoura Road
- Agoura Road west of Las Virgenes Road

Intersections

- Las Virgenes Road/Mureau Road
- U.S. 101 Northbound Ramps/Las Virgenes Road
- U.S. 101 Southbound Ramps/Las Virgenes Road
- Las Virgenes Road/Agoura Road
- Lost Hills Road/Agoura Road
- Las Virgenes Road/Lost Hills Road



Findings

- Based on City significance criteria:
 - No significant project or cumulative impacts to road segments
 - Significant project and cumulative AM peak hour impact at Las Virgenes/Lost Hills intersection
- Significant impact mitigated by payment of fair share fees toward planned improvements at Las Virgenes/Lost Hills intersection (improves LOS from F to B)



Supplemental Traffic Analysis

- Based on new counts conducted in February 2016 showing 400-500 PM more vehicles on Agoura & Las Virgenes Roads between Lost Hills Road & Mureau Road during the PM peak hour
- Identifies LOS E at Las Virgenes/Mureau intersection during PM peak hour due to assumption of no right-turns during red signal phase, but no significant project impact
- Right-turn overlap phase suggested to address this existing condition; would achieve acceptable LOS C



Staff Conclusions & Recommendation



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Conclusions

- All feasible mitigation measures have been considered and incorporated to lessen potential impacts to the extent feasible.
- The unavoidable aesthetic impact is acknowledged, but based on the benefits of the proposed project, a statement of overriding considerations is recommended.
- The project proposes development of a commercial and residential project that is far below the density allowed by the General Plan.
- Where the General Plan allows typical multi-family structures (apartment buildings, townhomes, attached multi-level condos, etc.), the proposed project includes detached residential development that is far more compatible with the neighboring residential community in terms of site design, building design, and architecture.
- Because the project proposes less dense development than what is allowed in the General Plan, it would result in reduced environmental impacts in several impact areas including: aesthetics, biological resources, greenhouse gas emissions, and traffic.
- The project proposes a clustered-development approach to maximize open space protection.
- The City would receive significant transient occupancy tax revenue from operation of this hotel, an economic benefit.
- To sum up, the project balances a number of competing constraints and interests. These include landslide repair, environmental impact minimization, community compatibility, General Plan consistency, economic viability of the project, as may be achieved by the private sector.

Recommendation

Adopt Planning Commission Resolution No. 2016-XXX, recommending to the City Council: 1) Certification of the project EIR; and, 2) Approval of the project, to include a General Plan Amendment, Zoning Map Amendment, Tentative Tract Map, Development Plan Permit, Conditional Use Permit, Scenic Corridor Permit, Site Plan Review, and Oak Tree Permit.



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