

Impartial Analysis by City Attorney
City of Calabasas
Measure F

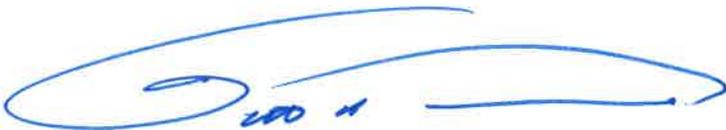
Measure F is a referendum over adoption by the City Council of Ordinance 2016-333 which approves a zone change to allow development of 67 single family detached homes, 4 affordable units within two duplex structures, a 72,872 square foot, three-story hotel; and preservation of approximately 61 acres as permanent open space on a 77 acre property at 4790 Las Virgenes Road. The project is commonly known as Canyon Oaks. A referendum requires a Council-adopted ordinance to be submitted to the voters of the City for approval or rejection.

Background: Prior to adoption of Ordinance 2016-333 the zoning for the property was Planned Development- Residential Multifamily (20) and Open Space Development Restricted – Scenic Corridor. This zoning along with the associated General Plan designation envisioned possible development of up to 155,000 square feet of commercial development and 180 multifamily residential units, and would preserve approximately 61 acres as permanent open space. This does not mean that an application for a project of this size or density would be submitted or approved, just that such project would be compliant with the former zoning and associated General Plan designation. Environmental review and public hearings of any such proposed project, along with consideration of required approvals by the Planning Commission and City Council would still be necessary.

Ordinance 2016-333: Under Ordinance 2016-333 the zone change and associated General Plan amendment allow development of 67 single family homes, 4 affordable units within two duplex structures, and the 72,872 square foot hotel, and preserves approximately 61 acres as permanent open space.

A YES VOTE on Measure F would result in approval of Ordinance 2016-333, which, along with the associated General Plan amendment, would establish land use authorization for development of 67 single family homes, 4 affordable units within two duplex structures, and the 72,872 square foot hotel, and preserve approximately 61 acres as permanent open space.

A NO VOTE on Measure F would reject Ordinance 2016-333 and mean that the development project described above (67 single family homes, 4 affordable units within two duplex structures, and the 72,872 square foot hotel), could not be implemented. The city will be prevented from approving the same or substantially similar development for a period of one year. A no vote does not change the previous zoning and General Plan designations for the project site (see Background) and these would remain in effect.



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