

SEP 02 2008

WESTCOM Property Services

CITY OF CALABASAS

20631 Ventura Boulevard, Suite 202
Woodland Hills, CA. 91364
818-587-9500 / Fax Number 818-587-9539

ana@westcommgmt.com
visit our website at
www.westcommgmt.com

September 2, 2008

SENT BY E-MAIL AND IN PERSON DELIVERY

To: Susan Koepp (to forward to City Representatives in the City Council; Community Development Dept., Planning Division; and Public Works Dept., Traffic Division)
The City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Re: 23500 Park Sorrento
Redevelopment of the Calabasas Inn into The Village at Calabasas (the "Project")

Dear City of Calabasas representatives:

This letter is being sent at the request of and on behalf of the Board of Directors (the "Board")* of Brookwood Office Park Owners Association ("BOPOA") since Brookwood Office Park ("BOP") is situated at 23501 Park Sorrento, directly across the street from the Project site.

The Board has these concerns, and it desires that they be considered in the redevelopment:

1. **Street parking** is important for guests and staff of the businesses at BOP. The Board requests that some sort of system, e.g. parking permits, be devised that will allow City supported protection of the amount of street parking currently utilized by the businesses.
2. The **center median** is important for left turn ingress and egress of the two BOP parking lots. The Board requests that no changes be made that would degrade the current access.
3. **Driveway locations** of the Project will affect ingress and egress of the two BOP parking lots. The Board requests that the planned locations not degrade the current access. Location opposite the driveways of BOP might degrade the current access.

In general, the Board wants to assure adequate access and parking without degrading the current situation since the Board wants no harm to the businesses in or property value of BOP. Additionally, the Board wants to assure safety and good traffic flow on Park Sorrento, and recognizes that cross walks, traffic signals, and other techniques may be helpful between BOP and the Project.

The Board would welcome presentations addressing these concerns at the next City Council meeting or at a separate meeting with appropriate City staff, e.g. the Planning Division, Traffic Division, and/or City Council.

The Board would like to be cc'd on all correspondence with respect to the City Planning, City Council and Traffic decisions regarding the Project. The Board also wants to be informed of any monetary advance or tax benefit, e.g. City of Calabasas or County of Los Angeles support, for the Project.

The Board would also appreciate expansion of parking at the Project (including to provide parking space for lease by BOP staff as currently is the case at the Project site), and information about how parking spaces at the Project will be allocated.

With appreciation,



Ana Elizondo
Managing Agent

* Board members are Bob De Stefano, Evie Lundin, Tom McAllister, Rich Reichler, and George Vorgitch.