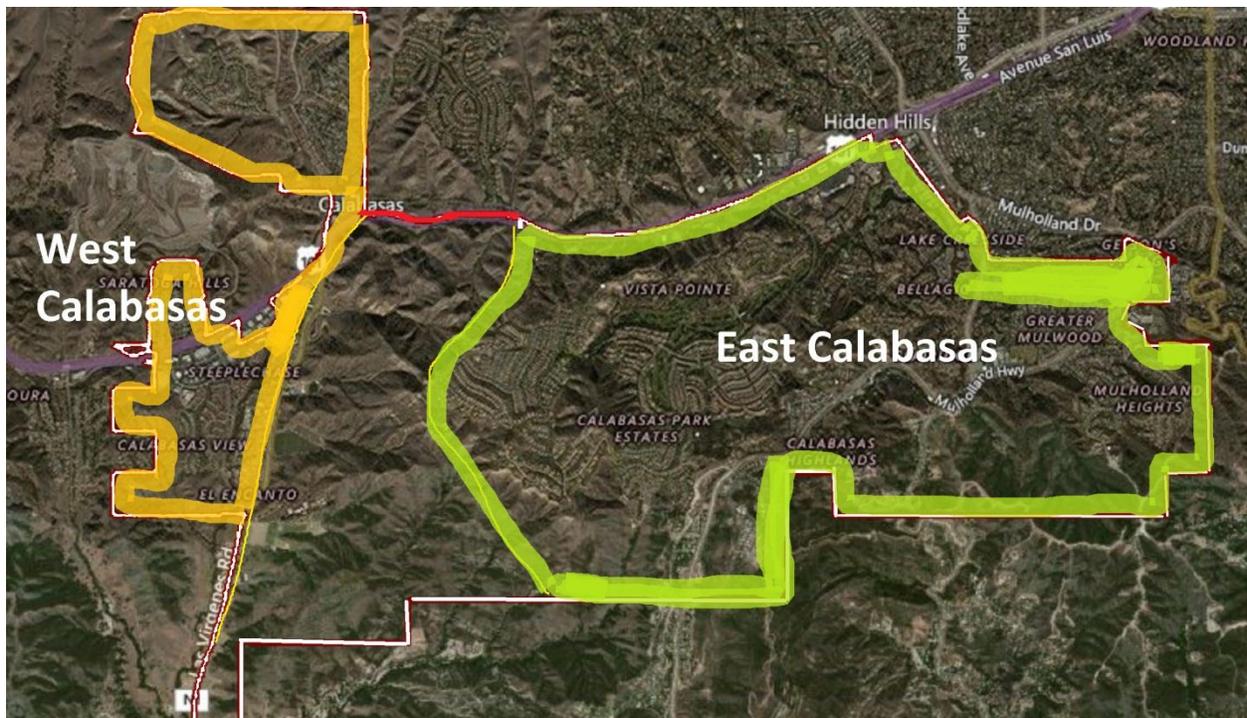


Before you is a request to vacate Rondell Street, Staff tells you, your allowed do that because there's a state code, that says, you may vacate an **EXCESS** street not required for street purposes. The key word here is **EXCESS**, like there are other streets serving the same function. It should be obvious to everyone that Rondell Street, is not an **EXCESS** street, there are no other streets providing what it provides. Just based on the need for mitigation, would be enough proof for any court to throw out this request, and we hope you feel likewise. Vacating a street is done to benefit the community not to harm it. There's also the future of our city to be considered.

**1. The City of Calabasas today is two cities' joined by a freeway.** That's not the way it was supposed to be. 25 years ago we signed a development agreement with the county to build a road connecting the two parts of our city.



**2. Rondell Street (on the lower left), was supposed to be extended to Calabasas Road (on the right), to not only make one city, but to extend the road system built by our sister cities**



**3. We agreed to do that for city hood. We've breached that agreement and instead, we've relied on the generosity of others to make our city whole, the freeway and Mureau road. But that's coming to an end due to progressive gridlock on that freeway.**

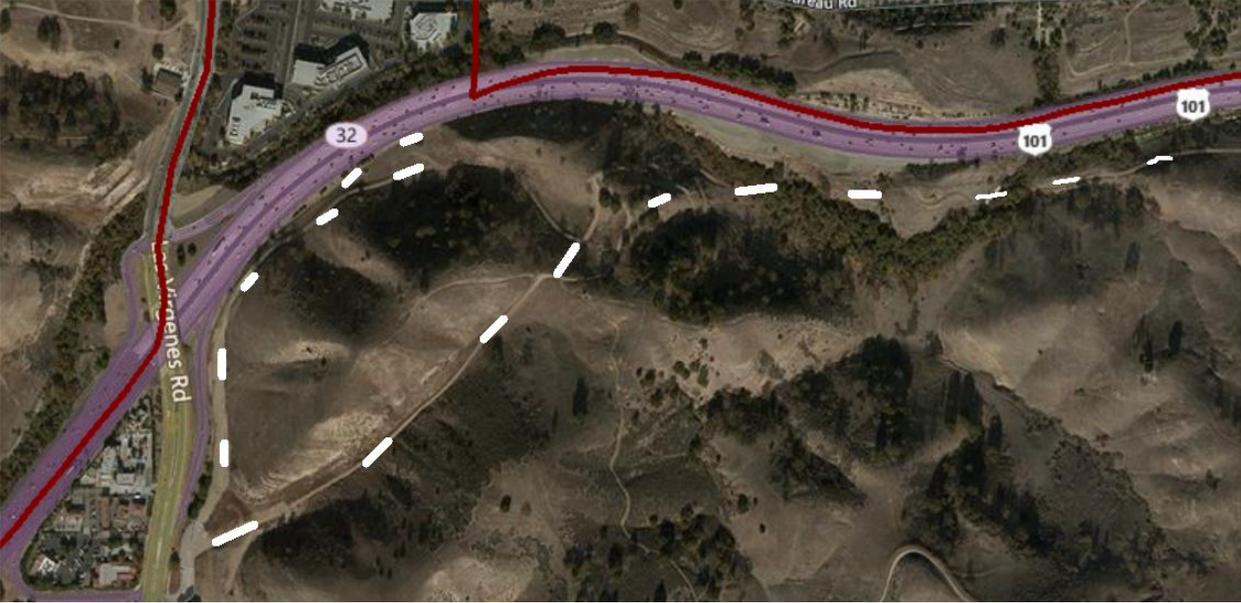
It doesn't take much imagination to expect that such further congestion will eventually create demand and construction of an overhead mass transit system on that freeway. It's the only place it can be built in this part of the county. With that in mind:



**4. We still have the option to extend Calabastas Road** to an ideal area, for a Calabastas Mass Transit Terminal, located on that freeway between the two halves of our city while at the same time extending Calabastas road to



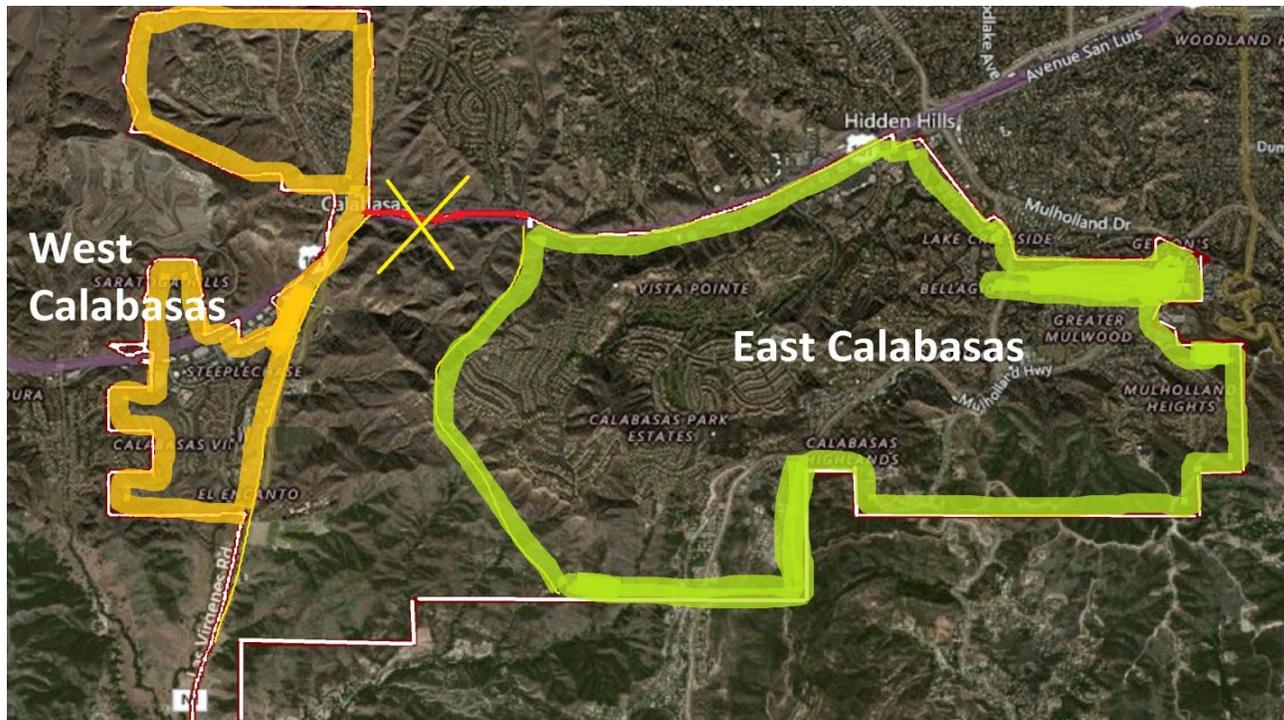
5. ~~To~~ **West Calabasas by two routes**, therefor giving us two possible routes to a future central mass transit station accessible by our whole city. We have a wonderful location, a one of a kind ideal location, that most cities don't have.



6. ~~A hotel would only block one of the routes. Vacating Rondell blocks both.~~



**7. Vacating Rondell permanently divides the City of Calabasas. We will lose half of our city and our future. If that's allowed to occur everyone in West Calabasas would be better off having their own city or be part of Agora.**



**Commissioner Washburn has told us we have an existing 100 foot easement over the developer's property, if that's true, shouldn't we notifying him that we intend to use it?**

**Please do not approve the vacation of Rondell Street, it would destroy our city.**

-----Original Message-----

**From:** cindyashley@roadrunner.com [mailto:cindyashley@roadrunner.com]  
**Sent:** Wednesday, February 24, 2016 1:15 PM  
**To:** info  
**Cc:** info@calabasascoalition.org; cindyashley@roadrunner.com  
**Subject:** City Council re: Rondell Oasis Hotel

This e-mail is being sent on behalf of Ann Bateman, a longtime resident of Calabasas.

Dear City Council Members,

I am opposed to the proposed development of the Rondell Oasis Hotel in the City of Calabasas. This development should not be allowed. The proposed building plan exceeds the 35 foot height limit that has been established in the City.

I also do not support any decision which would allow Rondell Street to be given to the developer.

While some of the information supplied to the City Planning Commission by consultants and the developer appeared to comply with regulations, there are factors that were not considered which would impact the quality of life of Calabasas Citizens.

I request that the Rondell Oasis Hotel development be denied.

Sincerely,

Ann Bateman, via e-mail by Cindy Ashley

**From:** Jennifer Hoffman [mailto:jennifer@saveourplanet.org]  
**Sent:** Wednesday, February 24, 2016 1:27 PM  
**To:** info  
**Subject:** Letter stating position on proposed hotel

Hello,

Please find my letter regarding the proposed 4-story hotel on Rondell Street.

Thank you,

Jennifer Hoffman

**From:** rhea damon [mailto:damonrhead@sbcglobal.net]  
**Sent:** Wednesday, February 24, 2016 1:32 PM  
**To:** info  
**Subject:** City Council

Dear City Council members:

I will be attending the meeting tonight to voice my opposition to the four story hotel that is being planned for Calabasas. The sheep on the hillsides are long gone, the hillsides are going fast, and more and more development is impinging on the environment, removing the rural aspects that were Calabasas only a few years back. It is infuriating that the city council is defying the height limit of 35 feet and is backing this hotel project. This will open the door to other oversized projects, and over-development will be the end product. Please reconsider your decision and allow Calabasas residents to enjoy the beauty of nature that was once Calabasas.

Rhea Damon- Calabasas resident since 1990

-----Original Message-----

From: Brandon Alvarado [mailto:brandon.wa@live.com]

Sent: Wednesday, February 24, 2016 2:05 PM

To: info

Subject: 4-Story Hotel on Rondell St.

Dear City Council Members,

I am writing to state my opposition to the proposed 4-story hotel on Rondell Street.

I believe the city should adhere to the 35 foot height limit as it is stated in the General Plan. Allowing a variance for a building to exceed that limit will inevitably set a precedent for continued over development at increased heights in Calabasas.

There is a dangerous possibility of building the hotel a Rondell Oasis because of the ancient landslide at that location. La Conchita and the St. Francis Damn were both built on landslides and people were killed as a result of those development sites being poorly chosen. It's important that the City Council carefully ascertain the risk of development on that property before a project is approved. It appears that Geosoils has not adequately studied the area with borings ever hitting bedrock.

It will also increase traffic at that location. In April of 2015, I was struck by a car as a result of traffic and it will only get worse with the addition of the hotel. The traffic report I observed at the Planning Commission meetings was seriously flawed. I ask that you please not approve the project as is based on flawed staff reports.

Sincerely,

Brandon Alvarado

-----Original Message-----

From: Joanne Suwara [mailto:joasuw42@yahoo.com]

Sent: Wednesday, February 24, 2016 3:33 PM

To: info

Subject: City council

>  
>  
> This e-mail is being sent on behalf of Thomas and Sabine Sahiri, residents of Calabasas.  
>  
> Dear City Council Members,  
>  
> We am opposed to the proposed development of the Rondell Oasis Hotel in the City of Calabasas. This development should not be allowed. The proposed building plan exceeds the 35 foot height limit that has been established in the City.  
>  
> We also do not support any decision which would allow Rondell Street to be given to the developer.  
>  
> While some of the information supplied to the City Planning Commission by consultants and the developer appeared to comply with regulations, there are factors that were not considered which would impact the quality of life of Calabasas Citizens.  
>  
> I request that the Rondell Oasis Hotel development be denied.  
>  
> Sincerely,  
>  
> Thomas and Sabine Sahiri via email from Joanne Suwara

**From:** Denise LaSalle [mailto:denise.lasalle5@gmail.com]  
**Sent:** Wednesday, February 24, 2016 3:36 PM  
**To:** info  
**Subject:** City Council – re: Rondell Oasis Hotel

Dear City Council Members:

As a citizen of Calabasas residing along the Las Virgenes corridor, I must voice my concerns about the proposed Rondell Oasis Hotel on a number of fronts:

- I understand it is proposed at 73 feet above street level, which exceeds the established height limit of 35 feet.
- I do not support gifting Rondell Street to the developer to help them meet their goals.
- I do not believe there is sufficient support from the surrounding businesses to ensure the success of the hotel as an upscale boutique location; I am concerned it will fall short of estimations and will fail or transition into a low-scale establishment.

- Traffic, traffic, traffic – When is someone going to realistically look at the impact of this hotel as well as the other at the Agoura Road / Las Virgenes Rd. and the increased traffic effect on such a constricted area? We already experience traffic backups off the 101 every morning, and logjams down Las Virgenes Road.

We moved to Calabasas because it was less developed, had fewer commercial buildings, and much of the area was protected. You say local businesses are asking for this to help improve traffic to support them; I think they should take a look at the strip mall layout that exists and realize that is why no one frequents the restaurants there. Anchor stores like Jack in the Box and MacDonald's and Albertson's do not lend themselves to "boutique" hotels and commerce. A hotel is not the answer to a poorly designed storefront area.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please do not rush this decision: As elected officials, listen to the input of the citizens and stop this poorly planned over-development.

Thank you for your consideration.

Denise LaSalle

Richard Marzella

-----Original Message-----

From: Colleen [mailto:rinaldi.r@sbcglobal.net]

Sent: Wednesday, February 24, 2016 4:36 PM

To: info

Subject: City Council & Mayor

Dear City Council Members,

I am very fortunate to have been able to grow up in this beautiful area and continue to live here. I love it here because there is very little traffic. I enjoy the beautiful rolling hills with their majestic oak trees and the abundance of hiking trails. If I wanted to live next to multiple hotels, get stuck in daily traffic and not be able to look out of a window and see these beautiful hills, would move to the valley.

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell

Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned development.

If this development gets approved, this would break my heart and will be that much closer to looking like the valley.

Keep Calabasas rural and save our beautiful mountain views!

Thank you for your time,  
Colleen Rinaldi

Sent from my iPad

**From:** Greg and Bonnie Higa [mailto:gand4bs@sbcglobal.net]  
**Sent:** Wednesday, February 24, 2016 4:50 PM  
**To:** info  
**Subject:** City Council

Dear City of Council members,

The Rondell Hotel proposed development must be denied as proposed at 73 feet above street level which exceeds the established limit of 35 feet. We also should not be gifting the street to the developers. Please send this back to the Planning Commission so a thorough and accurate review can be conducted.

Please don't rush this decision or do this in a back room. We have entrusted and elected you to do what is best for the citizens of Calabasas.

Thank you for your consideration!

Greg and Bonnie Higa

-----Original Message-----

**From:** Jack Hurley [mailto:jkhurley@roadrunner.com]  
**Sent:** Wednesday, February 24, 2016 5:10 PM  
**To:** info  
**Subject:** As a Calabasas resident, I am opposed to Rondell Oasis Hotel Development in Calabasas

Dear Calabasas City Council Members,

I am very much opposed to the Rondell Oasis Hotel development proposal on Las Virgenes Road in Calabasas. This hotel complex is completely out of place in this location and will cause congestion and, I suggest, even dangerous traffic complications in an area where traffic is already excessive in certain parts of the day. In addition, the story poles that had been erected at this site clearly demonstrate that the over-code height of the proposed structures will destroy sight-lines for the wilderness area behind the proposed development. A hotel in this location is totally inappropriate for such a limited physical

space -- destruction of hillside is clearly required to squeeze this development into that area. Please reject this proposal -- the citizens of Calabasas are watching and will certainly remember your votes.

Thank you,

John W. Hurley, Jr.  
27072 Esward Dr.  
Saratoga Hills  
Calabasas, CA 91301

**From:** Stephanie Williams [<mailto:stephaniewilliams1000@gmail.com>]

**Sent:** Wednesday, February 24, 2016 9:23 AM

**To:** Fred Gaines External; Alicia Weintraub; Mary Sue Maurer; James Bozajian; David Shapiro

**Cc:** Maureen Tamuri; Tony Coroalles

**Subject:** Support for the Rondell Project

Good Morning,

I hope you are all doing well.

I have pasted below my revised comments in support of the Rondell Project. I will try to attend the City Council meeting tonight, but I have to take Nathan to and from his 7:00-9:30 p.m. Pierce math class. In case I cannot attend, I wanted you to have my comments in support, with some revisions after seeing the Planning Commission meeting.

Stephanie

Dear City Council,

As a resident of Calabasas since 1997 and an involved community member, I am in FAVOR of the Rondell hotel project. I met with the developer several times and asked many questions before arriving at the decision to favor the project. I was not able to attend the Planning Commission meeting because so many of my family members were home sick, but I watched most of it on CTV. I was especially troubled by the nasty and ugly tone taken by so many opposing the project, and I hope the meeting tonight is more civil.

Here is my reasoning:

(1) The story poles up now show the hotel will not cut into the hillside, and will be as well-placed as any project on that parcel could be. I appreciate the steps the developer has taken to minimize harm to the beautiful hillside and to give us a building that fits as much as possible with the environment.

(2) Right now, everyone using the hiking trail (including my boys and me) is apparently trespassing on the Rondell Project's land. I was especially disgusted by the few speakers to the Commission who complained that nothing should be built so they can continue trespassing. Also, I was happy to hear that the Project will allow us to obtain an easement and legally use the hiking trail. Please do not let the unfair comments by a few make the rest of us lose the chance Rondell is presenting for us to legally use their private land and the trail.

(3) I know how much the City needs the tax revenue this project will generate, especially now that we have lost \$650,000 a year in tax income from Spirent and Acura, and continue to incur the large and increasing costs for the Senior Center. I am perfectly comfortable saying we should allow a reasonable use of a parcel practically on the freeway to generate the income we need for the programs our residents desire (and demand). I agree with the speakers to the Commission who noted that we should use some common sense as we discuss the "beautiful" and "protected" nature of land touching a freeway that existed before the City did.

(4) The proposal includes a much-needed nicer hotel for Calabasas. We have a desperate need for more guest lodging and restaurants. As it is now, Woodland Hills and Agoura get a large amount of income from visitors to Calabasas, and residents too, and our guests have to spend more time on the 101 and less time with us.

(5) I do not want to deny a good project, and thereby revert to something over which we have less control. I like the revisions made to this project, and would much rather we work with the developer for any additional changes needed than to deny this and start over with another larger project.

(6) We need to be more open to new things in Calabasas, or we will continue to lose young families and thriving businesses to Agoura, which has many nice new developments, including restaurants and hotels. My neighborhood has lost four families to Agoura just in the last six months, all because they were tired of the lack of amenities in Calabasas but wanted to remain in LVUSD.

Of course, I am not in favor of developing every inch of Calabasas, especially our beautiful hillsides, but we need to allow careful and thoughtful development, like the Rondell project.

Stephanie Williams

*Stephanie Williams*  
818-312-0796  
[stephaniewilliams1000@gmail.com](mailto:stephaniewilliams1000@gmail.com)

**From:** David Kempton [mailto:dkempton@ymail.com]  
**Sent:** Wednesday, February 24, 2016 12:12 PM  
**To:** info  
**Subject:** CITY COUNCIL MEMBERS

Dear City Council Members,

I purchased the home I grew up in this beautiful area. I have been in the area since 1973. The Rondell Oasis Hotel proposed development must be rejected as it is currently proposed. The proposed 73 ft above street level exceeds the established height limit of 35 ft in the city. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. The city should not be gifting any city property unless voted upon by the residents of our fair city. Send this development project back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our residents and stop this poorly planned over-development in our beautiful hillside community.

Thank you,  
David Kempton

**From:** Robert Rosenberg [mailto:rbrosenb@earthlink.net]  
**Sent:** Wednesday, February 24, 2016 11:20 AM  
**To:** info  
**Subject:** City Council

To the Members of the Calabasas City Council

I was quite encouraged by the last meeting that you listened to the community and I assume you took many of our concerns to heart and have seriously considered denying both the building of the Rondell Oasis Hotel and gifting the Rondell Street to the developer. It also negates the Calabasas General Plan by exceeding the height limit of 35 feet, contributes to the already challenged traffic problems, confuses the flow of traffic of the guests at the hotel to support the businesses directly across from the development (unless they walk), and is not conducive to protecting and preserving the scenic corridor.

I don't know how many of you live in our community on the Westside, and were involved in the traffic mess last Thursday evening as a result of an accident at Valley Circle, but if you were then you experienced a real-life example of what we deal with from time to time. As there were no local alternative routes to the valley that weren't backed up with traffic, plus those cars coming from PCH, I had to go an average of 10-15 miles per hour via Las Virgenes to Mulholland to Valmar to meet my appointment in Woodland Hills which took 40 minutes rather than the usual 10. I understand this is not a usual event, but we continually deal with the work week traffic tie-ups common to this area and is our usual challenge. Having said this, WE DON'T NEED ANY MORE DEVELOPMENTS IN OUR AREA THAT WILL FEED THIS PROBLEM!!!!

I appreciate you taking time to consider my (and those of our community) frustrations. I hope they are given serious consideration going forward.

Sincerely,

Marilyn Rosenberg  
A Malibu Canyon homeowner

-----Original Message-----

**From:** Kast Hasa [mailto:alkhasa@aol.com]  
**Sent:** Wednesday, February 24, 2016 10:48 AM  
**To:** info  
**Subject:** City Council

Dear City Council Members - The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listens to the input of our Citizens and stop this poorly planned over-development.

Kast Hasa  
26016 Alizia Canyon drive  
Calabasas, CA 91302

**From:** Martin Weiss [mailto:marty@weiss-cpas.com]  
**Sent:** Wednesday, February 24, 2016 9:40 AM  
**To:** info  
**Subject:** City Council No 4-Story Hotel?

Dear City Council Members

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 feet above street level which exceeds he established d height limit of 35 feet in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please do not rush this decision, as elected officials I request you listen to the input our Citizens and stop this poorly planned over -development.

Thank you ,

Martin Weiss  
Resident of Calabasas

**From:** Jim Boschee [mailto:jimboschee@yahoo.com]  
**Sent:** Wednesday, February 24, 2016 9:21 AM  
**To:** info  
**Subject:** City Council & Mayor

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 feet above the street level which exceeds the established height limit of 35 feet in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Sincerely,

Jim Boschee  
26059 Adamor Road  
Calabasas, CA 91302-1002  
1.818.516.5977

**From:** Diane Kohl [mailto:diane\_kohl24@hotmail.com]  
**Sent:** Wednesday, February 24, 2016 9:03 AM  
**To:** info  
**Subject:** City Council --No 4-Story Hotel

Dear City Council Members,

I am a homeowner in Calabasas. I have lived here for 10 years and moved here to raise my family in a nice, clean and small community. The Rondell Oasis Hotel will drastically change the landscape of the beautiful neighborhood I moved into. I am vehemently opposed to this over-development and blatant disregard of the rules established for our community.

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the city. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of the citizens of Calabasas and stop this poorly planned over-development.

Sincerely,  
Diane Kohl

-----Original Message-----

From: RW [mailto:resina@sbcglobal.net]  
Sent: Wednesday, February 24, 2016 8:27 AM  
To: info  
Subject: City council -No 4- story hotel

Dear all,

No 4 story Hotel period!!

Thanks,  
R.W.

-----Original Message-----

From: Cyndilee Rice [mailto:cyndilee@sbcglobal.net]  
Sent: Tuesday, February 23, 2016 10:02 PM  
To: info  
Subject: City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as is stands. The height is above the established limit by 38 feet! It is your job to enforce the limits and rules already in place for the city of Calabasas. There are no other buildings across the street or in that area above 2 stories. Why would it be ok for this project to exceed the limits by that much? This area is already a traffic nightmare! I do NOT support gifting Rondell Street to the developers to help them meet their goals. This has already been denied in Malibu and they have a lot more space for it on the other end of the canyon! I respectfully request that you listen to your Citizens and stop this poorly planned over-development. They are trying to squeeze in something way too large for that space, and I can't even imagine what this will do to the already congested bottleneck of traffic in that area. Certain times of the day, it is next to impossible to get to the existing established businesses in that area. I have lived in this area for over 25 years, and have seen many mistakes made. I remember the car dealership that went of of business and sat vacant and an eyesore for years before they built the Albertson mall! Let's not make the same mistakes in the same area again! Thank you for your time. Please don't rush this decision.

Sincerely,

Cyndilee Rice  
Parkmor Road Resident

**From:** Sue Atkinson-Barr [mailto:sabaccounting@gmail.com]  
**Sent:** Tuesday, February 23, 2016 9:17 PM  
**To:** info  
**Subject:** Rondell Oassis Hotel

Dear City Council Members

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City.

Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please do not rush this decision, as elected officials I request you listen to the input of the Citizens and stop this poorly planned over-development which is not needed in Calabasas.

Sue Atkinson-Barr  
818-430-4143

**From:** Mary Hubbard [mailto:maryahubbard@gmail.com]  
**Sent:** Tuesday, February 23, 2016 9:13 PM  
**To:** James Bozajian; Mary Sue Maurer; Fred Gaines; dshapiro012512@gmail.com; Alicia Weintraub; info  
**Subject:** Transcript of Planning Commission Deliberations RE Rondell Hotel

Dear Councilmembers:

I've attached a transcript of the Planning Commissioner's deliberations regarding the Rondell Hotel on February 4, 2016. You'll note that they all agreed that the height and intensity of the project were inappropriate and needed further negotiation before the project would be ready for a vote.

Please do not rubberstamp this project as having been vetted and approved by the Planning Commission. It wasn't a recommendation or approval as much as it was a punt. The comments of the commissioners who voted to pass this along to the council reflect their continuing concerns about height, density, storm water, and their expectations that the project would be further modified before it reached the council.

Unfortunately, no one has yet had a meaningful opportunity to review what modifications, if any, were made, though it appears that only four rooms were removed, rather than the top floor, which is what was needed to make this development fit our General Plan.

Please vote to uphold the integrity of our General Plan.

Mary Hubbard  
Malibu Canyon Community Association  
**(Transcript attached)**

-----Original Message-----

From: Anita McQuillan [mailto:antrim8@sbcglobal.net]

Sent: Tuesday, February 23, 2016 8:17 PM

To: info

Subject: City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is at 73 feet above street level which exceeds the established height limit of 35 feet in the City. Also I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so that a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our citizens and stop this poorly planned development.

Anita McQuillan

5420 Ruthwood Drive,

Calabasas

**From:** max lowry [mailto:rozwellmax@sbcglobal.net]

**Sent:** Tuesday, February 23, 2016 6:10 PM

**To:** info

**Subject:** City Council

Dear City Council Members,

The proposed development of the Rondell Oasis Hotel must be denied as it is projected to be at 73 ft above street level which exceeds the established height limit of 35 ft in the City of Calabasas.

In addition, I question why all the development in the City of Calabasas seems to take place in the west side of the City. Why is this?

Please reconsider this decision, as our elected officials, I request you to listen to the input of the Citizens of Calabasas and put a stop to this ill advised development.

Thanking you for your attention to this,

Respectfully,

Max and Rosemary Lowry

26011, Adamor Road,

Calabasas, Ca 91302

Since 1986.

**From:** Cassandra Shivers [mailto:Cassandra\_Shivers@ajg.com]  
**Sent:** Tuesday, February 23, 2016 3:57 PM  
**To:** info  
**Subject:** Opposition to Rondell Oasis Hotel Construction

Dear City Council Members,

I live in the Colony of Calabasas development directly on the east side of Las Virgenes, just below Agoura Road. I write to voice my objection to construction of the hotel off of Las Virgenes. I believe such construction would increase an already troublesome traffic situation, which we face daily and have had numerous near accidents in the three months that we have lived here. Moreover, as I understand it, the current development plan for the hotel far exceeds the City's regulations for building height limits.

I ask that the proposal be sent back to the Planning Commission for its thorough and careful evaluation of the building proposal to ensure it does not include over-development within the community.

Best regards,  
**Cassandra C. Shivers, Esq.**

**From:** Laura Streicher [mailto:l.streicher@mac.com]  
**Sent:** Tuesday, February 23, 2016 3:32 PM  
**To:** info  
**Subject:** TO CITY COUNCIL & MAYOR

Dear Members of City Council:

I'm writing in regards to the Rondell Oasis Hotel proposal on Las Virgenes. My husband and I moved to Calabasas from Malibu in the fall of 2009, where we purchased a home in the Stone Creek neighborhood off Las Virgenes. We specifically chose this area because of its underdevelopment, rustic views, and quiet streets. We could've chosen Agoura, Westlake, Thousand Oaks...but no place spoke to us more than where we currently reside.

Now it feels like all of the serenity of Calabasas that we fell in love with is slowly dissipating. Across from our neighborhood, the once untouched hillside has been stripped away to make room for town homes. It looks awful, and quite honestly, why would anyone want this? If we wanted to live across from town homes, we would've moved to Woodland Hills and paid much less for our home.

In addition, the widening of Las Virgenes, although necessary, especially so now that there will be so much new development, has caused awful back-ups and made pulling out of our neighborhood nearly impossible. It's also shocking to see how close the new sidewalks are to oncoming traffic. It doesn't feel safe to let our 2-year-old and 6-year-old walk or ride their bikes next to so much traffic.

Complicating matters more is the 73-foot hotel your gifting to the developers in hopes of allowing them to meet their goals. Why are you rushing this decision without a proper review by the Planning Commission? And why are you allowing two hotels to be built less than a mile apart from each other? It feels misguided, irresponsible, reckless, and greedy.

To me and many other fellow residents of Calabasas, it seems obvious that something is amiss. As elected officials, it's your responsibility and civic duty to listen and respect the citizens of our community by pulling the plug on the over-development and ill-planning of these projects before our beautiful city becomes just another cement jungle filled with strip malls and track homes - which surely it will be, if you don't start doing your jobs.

Regards,

Laura Streicher

**From:** Richard Salkow [mailto:rsalkow@salkowlaw.com]  
**Sent:** Tuesday, February 23, 2016 3:15 PM  
**To:** info  
**Subject:** City Council

Dear City Counsel Members,

I am a resident of The Colony on Las Virgenes Canyon Road. I have grave concerns of the volume of construction, and the type of construction being planned literally all around my community.

First The Canyon Oaks Project, which seems to be ever changing, has been aggressively presented to us as something we are going to love and that we really need these homes and a hotel. I strongly disagree that Calabasas needs another hotel. The transient population a hotel creates is not something we need in our neighborhood. We live in a tight community that adheres to our local ordinances. Travelers are constantly not following our no smoking ordinances, our posted speed limits, and not using our local services. The Canyon Oaks Public Relations people made sure we "understood" there is a need for the hotel based on surveys they took of the resident population. They gave examples of supporters like Pepperdine University. They also indicated that this would not create a traffic problem, at what I consider to be the busiest intersection in Calabasas. Basically what we have heard is we are going to do whatever we want and you are in the middle of it but we do not care. In regards to the housing being developed I do not believe it is necessary, and it is absolutely not necessary to be right on top of our community. The story poles show that the new homes are going to back right up on our community and look down into our homes. At least force them to create 100 foot distance to out houses so that we can live here during the construction which will take years. The noise and dust will be a major issues and the impact on local wildlife has already been extreme. Since the start of the development to the south of us we have seen no deer, rabbits, etc. This will basically eliminate all wildlife from this area other than snakes and rodents.

Second, the Rondell Oasis Hotel Project is extremely less desirable. This is a lower end hotel that will bring a low end transient clientele. There is more police activity at the Days Inn on

Agoura Road than anywhere else in Calabasas. Why bring another version of that that can be seen from the freeway into our neighborhood. If this hotel is build we will be more like Barstow that Calabasas. This is a family community, and Las Virgenes is a Scenic Corridor, not a truck stop.

All of this construction is going to destroy what was a beautiful part of this community and greatly further disrupt the lives of everyone in our community. It has and will continue to devalue or homes as we cannot sell a home in a construction zone. Please consider either stopping the progress of the two aforementioned projects or forcing them to wait so only one project is going at a time..

Richard Salkow, Esq.

From: "Robert Lia" <[robertlia@gmail.com](mailto:robertlia@gmail.com)>  
Date: Feb 22, 2016 1:18 PM  
Subject: Rondell Oasis Hotel  
To: "Alicia Weintraub" <[aliciaweintraub@earthlink.net](mailto:aliciaweintraub@earthlink.net)>, "David Shapiro" <[Dshapiro012512@gmail.com](mailto:Dshapiro012512@gmail.com)>, "Fred Gaines" <[fgaines@gaineslaw.com](mailto:fgaines@gaineslaw.com)>, "James Bozajian" <[jrbozajian@earthlink.net](mailto:jrbozajian@earthlink.net)>, "Mary Sue Maurer" <[maureredge@gmail.com](mailto:maureredge@gmail.com)>  
Cc:

Honorable Mayor and Members of the City Council

The prospect of having four hotels constructed on the Westside of the City has raised considerable consternation among residents who reside here and would be impacted by such construction. I will not trouble you with the myriad of reasons why the proposed construction fails to pass muster with the General Plan and the needs of Westside residents. Instead I want to raise an issue concerning the proposed hearing on the project by the City Council.

As you are aware, the primary function of the City Manager is to carry out the policies of the City Council. As you are also aware, or should be, the City Manager has been actively and ardently advocating for their construction. This raises the question as to whether the City Manager has been carrying out the dictum of the City Council. If so, does the City Manager acting as a functionary of the City Council constitute a de facto violation of the Ralph M Brown Act?

Accordingly, I suggest and submit that the City Council delay hearing this matter until they receive a ruling from the Attorney General on the above question.

Thank you for your consideration.

Robert Lia

**From:** Joan Hurley [mailto:joanieh@roadrunner.com]  
**Sent:** Tuesday, February 23, 2016 1:54 PM  
**To:** info  
**Subject:** City Council Issue

Dear Council Members,

I am writing today to express my strong **NON**-SUPPORT for the Rondell Oasis Hotel that is proposed at the west end of the City. There are established height limits for structures in the City of 35 feet. The Hotel, as it is proposed, exceeds that limit by more than double. This is unacceptable. Also, I am not in support of gifting Rondell Street to the developer. Please do not make this decision in haste—send it back to the Planning Commission to conduct a thorough review. This hotel, as proposed, will be an eye-sore and cause a traffic nightmare. Please preserve the beautiful view of the hills we are fortunate enough to enjoy in our city. Listen to your citizens and stop this development.

Thank you for your attention.

Sincerely,

Joan Hurley  
27072 Esward Dr.  
Calabasas, CA 91301

**From:** jaycee64@aol.com [mailto:jaycee64@aol.com]  
**Sent:** Tuesday, February 23, 2016 12:42 PM  
**To:** info  
**Subject:** City Council - Rondell Oasis Hotel proposal File No. 140001318

Dear Calabasas City Council,

I urge you to vote to deny the Rondell Oasis Hotel proposal File No. 140001318 that will be discussed at your meeting on 2/24/16, as it does not follow existing rules for development in our City. This is not my first letter to the City on this matter, I have been opposed to the development of this 4-story hotel since the discussions began. I am a Calabasas property owner and President of the Stone Creek HOA, and I truly feel that this proposed development fails to meet very important requirements and does not benefit our community. My main objections are as follows:

- The building proposed exceeds the 35ft maximum height allowed as outlined throughout the Calabasas 2030 General Plan and the Las Virgenes Gateway Master Plan, which were commissioned as guidelines to maintain the rural spirit of our unique City. The developer has stated in public that his project does not work at less than 4 stories. However, he also stated at his own community meeting that he needed the 127 rooms to satisfy his financial need (no facts were offered on how he determines this) **but** if the occupancy rates were merely 65% he would be successful. These statements made by the developer show he knows what's needed to retool his development to make it successful and profitable, but he has resisted an appropriate redesign to date because he wants to use the City to get the maximum benefit he can.

- The gifting of Rondell Street to the developer provides benefit only to the developer to make his dream project work on a piece a property that is hardly a dream. In exchange for making minor improvements to the National Historic De Anza trail entrance, the developer is asking for a Development Plan Overlay that allows him to be gifted a public street and City property as well as given approval to build a 4-story building which violates the rules. That exchange is far from equitable for the City and it's citizens. The developer should plan a development on his property that fits the space and does not require the City to financially support it.
- The Staff Report is bias and favors the developer's proposed development in nearly every aspect. Among its major failures, it does not address the suspected geology concerns of the site, the option to lower the existing pad(s) to adhere more closely to the height requirements that protect the view shed and shockingly it does not provide any alternatives.

This development has a huge impact on my community because it's the first of two proposed 4-story hotels along with 67 new homes being reviewed in the first quarter of 2016. That's in addition to the 78 new town-homes and the extensive road redesign of Las Virgenes Rd., now currently in progress. **ALL** of these projects are along an approximate 1-mile stretch of Las Virgenes Rd, where I live.

My opposition to this development plan proposal and my request to deny is reinforced after I attended nearly 10 hours of Planning Commission hearings on 2/3 & 2/4 to observe the process the Commission would follow to analyze the first of two proposed 4-story hotels along Las Virgenes Rd.

To my surprise the City staff presented the 4-story hotel Development Plan Overlay proposal as a sales pitch on behalf of the developer, not a balanced plan to be evaluated by the Commission formed to support our City. If not for the huge community presence and the 50+ speakers, including myself who voiced their opposition to the project, I wonder if Staff would have identified any concerns at all? The Staff Report overall was prepared and presented to favor the developer and it was filled with incomplete and inconsistent findings.

Commissioners Roseman, Mueller and Litt asked smart, pertinent questions about many of the issues raised during public comment including considering a redesign of the structure to lower its proposed nearly 70ft height above the street. It was encouraging to see they were working hard to understand if the proposal met all the requirements so it was extremely shocking when Commissioner Washburn, appearing to be too tired to continue, made a motion to move the project forward stating, "they could do no more as a Commission"!?! Then very quickly a vote was taken and the motion passed 3 to 2 with Commissioner Sikand actually stating on the record he opposed the project but would vote in favor of it anyway.

There were critical concerns being discussed by the panel and the hearing was stopped in its tracks because one Commissioner had heard all he wanted to hear and pushed for a vote! This process is seriously flawed and it appeared to me that certain voting Commissioners failed to truly participate in the process and give it the dignity that it requires.

Once again, I urge you to vote to deny this proposal as it does not adhere to the development rules set forth in the City of Calabasas. With a vote to deny, you send a very strong message that a balanced view of ALL information and details is crucial for any development that will **forever** change our Community. It's so important this is done now because the Canyon Oaks development proposal is in process and is coming to the Planning Commission on 3/15 & 3/16. We must set the right precedent now and require developers to adhere to the rules in place. The future of our rural Community depends on it.

If you have any questions or would like other feedback from me, please feel free to contact me via this email address or call me at 818-694-1100.

Jacy Shillan  
 Stone Creek HOA President  
 Long-time Calabasas Community member

**From:** Karin.X.Randolph@kp.org [mailto:Karin.X.Randolph@kp.org]  
**Sent:** Tuesday, February 23, 2016 12:02 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members

I have lived at 4267 Las Virgenes Road for the past 26 years. Considering the "scenic highway" begins just 1/4-1/2 mile down the road, I'd thought the land would remain rural. One of the gateways to the Santa Monica Mountains is Las Virgenes Road. I am appalled at the over development taking place. The hills are being destroyed and frankly the view I've so enjoyed over the years. I know of no one who moved here for a bustling urban scene. As I understand it, the proposed hotel exceeds the height limit. I am writing this to add my voice in dissent regarding any further development.

Karin Randolph  
[lillka2@charter.net](mailto:lillka2@charter.net)

-----Original Message-----

From: Debbie [mailto:dmcorn88@gmail.com]  
Sent: Wednesday, February 24, 2016 1:08 PM  
To: info  
Subject: City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level, which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Thank you,  
D. Daly - a concerned Calabasas resident

Calabasas Coalition  
5843 Belbert Circle  
Calabasas, Ca 91302

February 23, 2016

**Calabasas City Council**  
100 Civic Center Way  
Calabasas, CA 91302

**RE: Rondell Hotel**

Honorable Councilmembers,

The Calabasas Coalition is a new and growing, non-profit organization that formed immediately after the last election. Our organization is open to all who live in Calabasas, homeowners and renters alike, as we believe all residents have a stake in our City. Our mission is to inform and unite residents of Calabasas and interested parties in the area on issues threatening the quality of life in the community. To this end we are addressing our concerns regarding the proposed 4-story Rondell Hotel.

The Calabasas Coalition is not anti-development or against progress, we support well planned developments that enhance the community and improve our quality of life. The Rondell Hotel Project does not fit in that description for a variety of reasons. (see supporting documentation attached for our positions). This is an issue that will set a precedent and challenge the very soul of our city.

We urge you to decline this project as presented. We believe that the planning commission failed to adequately address all the issues with this project and instead chose to "pass it on" to the City Council prematurely, corrupting the process.

There are three basic categories of concern to us, with other issues falling within those categories. First, we do not feel there is any justification or reason to exceed the 35-foot height limit as set forth in our codes, 2030 General Plan and the Las Virgenes Scenic Gateway master plan. Second, Rondell Street does not qualify for a summary vacation and should not be vacated by the city. Third and most concerning, is the flawed and biased staff report.

The General Plan and our codes are clear in their intent to maintain a 35' height limit. The Rondell Hotel with the elevated pad site will soar to over 73' (not including all the architectural elements), which will block views of ridgelines, mountain views and a National Historic Trail. It does not fit in with the surrounding businesses as they are all at grade and two stories or less.

With regard to the Summary Street Vacation for Rondell Street, we strongly disagree with this. The justification for this action is flawed on several different levels. The street is currently being used (and has been actively used for many years) as a Park & Ride lot for the adjacent Metro and DOT bus lines that offer bus service to many commuter locations. The DOT 423 buses at 6:10am and 6:33am are particularly popular because they offer non-stop service to downtown LA. It is also used as meeting place for people carpooling. This gift of public land to the developer is not offering anything of value to the community beyond the expectation of future tax revenue.

Page two

**Rondell Hotel**  
February 23, 2016

The process for this project has been flawed from the start. The City Manager chose a preferred outcome and as a result no alternatives were examined, analyzed or presented. The report from City staff was essentially a sales job for the hotel. City staff should have presented a fact-based, neutral report – but, instead, assumptions were made to present an easier “sell” (e.g., vacating a city street in order to make the FAR and parking numbers work). Clear bias was shown in pushing the project through.

We assert that the geology report was seriously flawed. It is clear that a landslide exists on the hillside to the east of the property. In addition, rocks on that steep hillside could break free resulting in rocks falling down the hill into the back of the hotel, including the pool area. Yet little discussion has taken place to make sure that the site will be safe and the City free from liability.

We understand the site is zoned appropriately for a hotel use. What we are asking is that the developer be permitted to build exactly what he is entitled to and nothing more, given the restrictions of the site. The developer knew that there were significant challenges with the site when he purchased the property. It is not the city’s duty or job to maximize the density or profits of a developer at the expense of the vision for the City, the citizens and community-at-large.

On the following page we offer some of the reference documentation from the 2030 General Plan that supports our position. We are here and willing to work with the city and the developer to come up with a mutually agreeable alternative that will enhance our community and be something we can all be proud of.

Thank you for your consideration.

Sincerely,

Joanne Suwara  
For the Calabasas Coalition

## **General Plan:**

The General Plan is clear in its intent to maintain this height limit, with references scattered throughout the document. It clearly defines the type, location, density and scale for development -- plainly showing a height limit of 35-feet for pretty much everything (single family, multi-family, mixed-use – which included “a broad range of commercial” uses).<sup>1</sup> The General Plan illustrates that its height limit doesn’t impede development, in noting the Old Town Senior Housing project, “The project was able to achieve three stories within the City’s 35 foot height limit, indicating the City’s height standards do not serve as a constraint.”<sup>2</sup> The General Plan shows that while it has flexibility in other areas, it is firm in its height limits: “With the exception of a 35-foot height limit and parking requirements consistent with the city’s standards by land use type, the development code does not define development standards for the PD district.”<sup>3</sup> It understands that “a low-rise character in the city’s commercial and office areas” are part of Calabasas’ unique character.<sup>4</sup> And the General Plan lays out what the future looks like: “Calabasas recognizes that it is, and will continue to be, a low-profile, residentially-oriented community...”<sup>5</sup> City staff has acknowledged that existing buildings in the Scenic Corridor that exceed the 35-foot height limit were granted permits before the City enacted the 35-foot height ordinance.<sup>6</sup>

## **Rondell Vacation:**

With regard to the Summary Street Vacation for Rondell Street, we strongly disagree with this. The justification for this action is flawed. On any given weekday there are 10 -18 cars using the Park & Ride on Rondell Street by residents either carpooling or taking the commuter bus into downtown Los Angeles. Vacating Rondell Street would result in only six allotted Park & Ride spaces. This is woefully inadequate for the current needs of the community and does not allow for any future growth in use. The fact that the City posted a sign stating “No Parking from midnight to 5AM” should confirm that the street is indeed being used and has not been abandoned. It does not qualify for a Summary Street Vacation.

## **Flawed Staff Report:**

It is certainly unartful, if not offensive, that in the staff report they compare the revenue from this hotel to the property tax revenue from 1,600 median priced homes. As the general plan says, above all: “Calabasas recognizes that it is, and will continue to be, a low-profile, residentially-oriented community...”.

No alternatives to a 4-story hotel are offered or analyzed. The sight-line study is from a distant perspective that minimizes the impact on the viewshed and how much of the ridgeline, mountain and trail are blocked. FAR and parking are only calculated with the consideration of the Rondell Street vacation. Geological maps for the site and adjacent area show significant history of and potential for landslides and/or rock fall that would create a hazard for hotel guests and liability for the city and developer. Only shallow surface borings were done in the steepest slope areas when deeper 60’ borings would give a true indication of the stability of the hillside.

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<sup>1</sup> General Plan/Background Report, page C-27

<sup>2</sup> General Plan/Background Report, page C-29

<sup>3</sup> General Plan/III Housing Constraints/Section A (Governmental Constraints), page V-7

<sup>4</sup> General Plan/Community Design Element, page IX-2

<sup>5</sup> General Plan/Community Design Element, page IX-9

<sup>6</sup> Archive 2/4/2016 Planning Commission meeting at 030003

February 23, 2016

**Calabasas City Council**  
City Hall  
100 Civic Center Way  
Calabasas, CA 91302

**RE: Rondell Hotel Project Proposal**

Dear Councilmembers,

Development is not a bad thing, progress is good...and well planned development can actually enhance a community. What I am very much against is poorly planned or irresponsible development based on preconceived conclusions and faulty planning analysis. Building codes, scenic corridor plans and general plans were put in place to protect the community from overdevelopment and serve as a guideline or vision for our city...let's follow the rules.

For these very reasons, I urge you to vote no on approving the Rondell Hotel as proposed. I would support allowing the developer to build exactly what is allowed on his parcel of land with two caveats: 1) No gift of public land, do not abandon Rondell Street or allow it to be used in the developer's allowable entitlements; 2) Restrict the height of whatever they choose to build to the codified 35' limit and have that be from Rondell Street/Las Virgenes level (as is shown on the developer's own rendering).

This development is not a "superior development" and does not qualify on its own merit for a development plan overlay. Variances and waivers...now Development Plan Overlay...all used for one purpose. This is just another way of circumventing the rules in place to protect the community.

First and foremost, the planning commission shirked their responsibilities when the meeting was hijacked by planning commissioner Dennis Washburn during deliberations to call for a vote to pass the project on to council before they had completed their due diligence. The planning commission did not do their job...one commissioner said, "even though I'm not for this development, I am going to vote for passing it on to council". That is just irresponsible. Dennis Washburn, as Councilmember Fred Gaines' appointee should have recused himself from voting as clearly if there wasn't a bias before, he certainly demonstrated one with his motion that interrupted other commissioner's questions and desire to understand the development. Isn't that one reason why there's an alternate commissioner?

My argument against the Rondell Oasis focusses on three areas: 1) Do not give away a gift of public land/resources; 2) follow the codes & guidelines that were put in place to protect the community from over development; 3) Do not decide on a project based on a flawed process and faulty supporting documentation from staff and others.

**Gift of Public Land/Resources:**

Staff is lobbying to give away over an acre of land that belongs to the city and is currently being used as a de facto park & ride facility, parking for a national historic trail and a road construction project staging area. This offers far more community benefit than what is being offered by the developer. We (the community) do not need and do not benefit from the trail improvements being offered by the developer...we have had unfettered access to the trail since long before it was declared a National Historic Trail.

Only the gift of public land allows the developer to calculate the Floor Area Ratio and have the necessary parking spaces to build a project that exceeds the city's zoning codes for height limitations and meet the required number of parking spaces. This is truly a gift to a developer that does not benefit the city or Community. Abandoning the public road easement may in fact create a legal problem for the city at some point in the future. The abandonment of the road easement will cut off public access to another private

parcel of land that could devalue that parcel for the current or any future owners of that parcel should they wish to develop it.

- The community should have a voice and participate in the decision to give away public land that currently benefits the public in several ways.
- The developer should not be allowed to use this land as a calculation for his FAR and parking for this development.
- Truly the only benefit to the community from this hotel is the tax revenue and that is not a sufficient reason in and of itself to justify the four-story hotel.

### **Flawed Staff Report:**

The basis for the staff report was a pre-determined outcome of a 4-story hotel as the only option. Even the city manager participated in this by promoting hotels as the best option for the city with no other supporting evidence than the tax revenue that will be generated by these hotels via a citywide video. This type of bias is a disservice to the city and the entire community. The staff report was nothing more than a sales job.

Perhaps the most offensive reference in the staff report was the correlation between the revenue of \$625,000 from the TOT tax was equivalent to the property tax revenue from 1,600 median priced homes. Which 1,600 homes does staff want to get rid of to be replaced by more hotels with even greater revenue for the city? The pursuit of revenue at the expense of good planning is inexcusable.

**The developer's own rendering shows the hotel at or near street level** (of Las Virgenes Road) and he should be required to grade the pad sites down to street level, then limited to build to the code limit of 35'. As the building is proposed it will soar to over 73' above street level not only changing the scenic views of the hillsides and trails from over a mile away but also create a level of density that is not consistent with zoning codes, the general plan or the scenic gateway corridor plan.

**The staff recommendation exceeds the codified height limit of 35' by more than two times.** The fourth floor is being "given" as an accommodation by the city to the developer.

**The circular logic for the vacation of Rondell Street makes absolutely no sense.** First the city is giving away public land to the developer in exchange for access and improvements to the DeAnza National Historic trail. By the way we don't need any of those improvements...because we have had access to the trail for more than 20 years and the conservancy has a more than adequate trailhead kiosk. Nevertheless, these proposed developer improvements are being considered to qualify the development as a "superior development" so that it then qualifies for the Development Plan Overlay and the city can allow the developer to exceed the codified height limit.

- According to the Las Virgenes Gateway Scenic Corridor master plan, if the development does not meet the guidelines (like height restrictions) it does not qualify for a Development Plan Overlay.
- The building codes, General Plan & Scenic Corridor plans were done to protect the entire community and to maintain our quality of life, please respect the intent and letter of the code on all of those.

We the citizens are getting nothing in return for this gift of public land, which has great value to the developer.

The traffic study is flawed in a variety of areas and does not properly account for the commuters who currently use Rondell Street. The staff report said that 2-3 of the cars parked there are for the Mobile Station employees and it has been verified they don't park there on a daily basis. The study also assumes 2.6 commuters per month, when in fact there are more than 10 people a day who use the 423 express bus line to downtown and other locations.

Since there was no EIR, there were no other alternative given...this is truly unfortunate and a danger to the community. The mitigated negative declaration is inadequate. The city's own geology maps show ancient and recent landslide activity on the property. The borings done for the staff geology report only included deep borings on the graded pad site, not on the steep adjacent hillside where there is visual evidence of previous landslides. Is the city willing to accept the liability of the rock fall that could come from such an unstable hillside directly in to the pool area of the hotel? As a taxpayer, I certainly hope not. When questioned the Public Works director incorrectly addressed liquefaction and not the dangers of rock fall or landslides.

There is an overwhelming amount of evidence and good reasons for council to deny this permit. Should the council decide to send it back to the planning commission, Dennis Washburn should be required to recuse himself as the appointee of the developer's attorney and the clear bias he has already demonstrated. Please don't let the process fail us again.

Thank you for your consideration.

Sincerely,

Peter Heumann

## COMMENTS ON THE PLANNING COMMISSION IN JUSTIFICATION OF THEIR DECISION TO PASS THE ISSUE TO THE CITY COUNCIL (4:02:39)

**John Mueller:**

Discussion?

**Dennis Washburn**

My comment is this. All of my experience in this city tells me that the documentation that we have and the resolution componentry is more than I've seen for most of the developments that we've done in Calabasas. Admittedly, this is a very troubled and difficult site. That we have somebody that is actually will to tackle it is actually kind of amazing to me. And to do so with aplomb and with a good design sense—I think that is really important. The testimony that we've heard from many of the folks who helped us incorporate the city for that matter and have stuck with us for 25 years of our existence. You know, we can't as a Planning Commission satisfy the emotion that was displayed here in the last couple of days and that we've seen since April of last year in regards to the project. I have to commend our staff people and your people—your staff people and the imagination of everybody to get to a point where we have, in my opinion, an MND, which is more than sufficient to identify the issues, and threats and opportunities and the documentation on the design aspects of the project site and the project hotel and the infrastructure, which is critical. **I haven't even talked about the impacts that we have to accommodate by dealing with the offsite drainage of this into the storm system**, which is a very sensitive topic for the city of Calabasas and we're responsible for that as a municipality. So the fact that the envelope can't be stretched all that much this way or that way or this way either, I think that we've done our job--the Planning Commission has. This is a requirement of the City Council to deal with the political and social aspects as well as the economic and the budgetary and design and everything else. So if my colleagues will at least indulge me, I would like to move that, with the additions that we've identified that need to be added to the resolution, that I move that we approve resolution 2016608 and send it on to the city council to deal with, but **we've also got agreements about the steps we are going to take to prep that process.** I don't think it needs to come back to the Planning Commission, personally, just listening to my colleagues, looking at the documentation, hearing the staff. I don't think we can add much of value additional to this process and **it would be unfair, I think, to staff, Commission, and applicant and the people of Calabasas to torture ourselves at this level.** And it's not an abrogation of responsibility. It's saying that 128 conditions and lots of findings and **some good ideas also to see if there are other ways that we can tweak this project in a way that meets many of the issues that have been raised in the last few days.** So I move that we approve Resolution 2016608 and let's see if we can get some support.

**DavidLitt (4:02-4:39:19)**

I'm vehemently opposed to the motion. Number of reasons: I live by the theory of that if you are going to do something, you do it right. You don't have to do it, but if you're going to do it, do it all the way. I'm not going to run a marathon and stop at mile 18. I'm going to complete it. If I can't run it, I'm just not going to start the race. So this is a race that Mr. Weintraub has started. He needs to complete the race. I can't support it. There's so many holes in this right now, and, again, it's not an attack on Mr. Weintraub. I can't endorse the traffic study. I still don't have answers for the EIR. I'm not sure why the public wasn't given more time, if—I don't know if that's a question that can even be answered by staff. There's 30 days on the MND. There were—you know, it came out during the holidays. You know, there's been—**this is just such an important project for the city of Calabasas. It's going to shape the future.** I'm not talking about emotion. Emotion's out of it for me. This is something that—**this is setting a precedent right now. It needs to go back to the drawing board with Maureen,** as Commissioner Mueller said, and I'm vehemently against this motion.

#### **Mark Sikand**

Can I make a comment? I've already stated my opinions on most of this. I think that what is left to do...I don't disagree with Vice-Chair Washburn that **what's left to do from my opinion is something that could be done by staff and applicant prior to the council meeting.** So I will support the motion, but **I'm not necessarily supporting the project as it is.** I think that there's some things that need to be explored, some things that need to be vetted, but I agree that I'm not sure if we can add anything to the process because it necessarily goes to Council in any event. You've heard the concerns. You're well aware of the issues, so you're not going to hear any less concerns when you get to Council, so you're going to have to be prepared to address those, and I think between now and then, not only that **intensity and height issue can be vetted with staff, but, of course, also the Edelman issues that were brought up that can be dealt with.** And I agree that coming back here is delaying an inevitable process to get to Council. I think we've all spoken. They will listen to the tapes and hear our comments and opinions and concerns and then **Maureen and staff will have to bring them a package that is the next attempt to try to massage this a little bit.** And I'm okay with that, so I'm going to support the motion.

#### **Steve Roseman (-ends at 4:08)**

I agree with the Commissioner. I do believe that it's premature to vote on at this point. I really believe that we have explored a number of issues. Being a new kid on the block, I understand that I'm only learning the process, but, nonetheless, I think it is within our authority to raise these issues, discuss them, see if we can present the best possible project. It's so significant to the city of Calabasas—not just to the west side of Calabasas because I don't see any distinction between the two. But I think **it is a massive important issue that is of such crucial importance to the city, to the development of the west side, to the development of Las Virgenes and Malibu Canyon going through to Malibu. We've really got to explore all the options at this level before we vote and leave it on the shoulders of Council to deal with this issue.** I see no reason why we

can't explore the issues that I've raised and that Commissioners have raised. Let staff work with Mr. Weintraub's group. See if they can come back with something that is more palatable that can address the significant concerns of owners and residents in this community. The fact that these residents made such an effort to come out. Many new faces that I haven't seen and I'm sure many of the commissioners haven't seen. **There's clearly evidence that the residents of this city want us to explore this issue further and address their serious concerns and there's no reason why it shouldn't be done now without it going to a vote just yet to allow an opportunity to raise all those issues, to discuss them, explore them.** A month delay, or two weeks, or whatever the time period is, won't significantly change anything as far as this development timeline, but, at the same time, it is going to be something that will be set in stone for many, many years to come, and I see no reason why 30 days--or whatever the time period is--should not be explored before it's put to the vote.

**John Mueller (4:08-4:10:36)**

I substantially agree with Mr. Roseman's comments. Again, I think we've been handed tonight a Conservancy plan. We've heard some discussion about it. Staff hasn't really gone through it. I still have questions about the MND, which I haven't gotten to, and I can prepare those in writing and you can address them at another time. I personally think that this—not personally—it is a zone that is correctly zoned for a hotel, so I don't have a problem—I may prefer to have a driving range, but that's not zoned for that; it's zoned for a hotel. So I don't have any problem with your proposing a hotel. **What I have a problem with is that it is in a scenic corridor.** And what may be an unattractive piece of property to you may be very attractive to others. **And it is in a scenic corridor, so we can't dispute that. We can't just call it a blight, okay? So I'm very concerned that we have a default of 35 feet.** That number came from somewhere, and I understand that all the other sections in the city have a firm 35 feet. For a commercial retail, you can get away from the 35 feet, if you have a development plan. And as we've heard tonight, a development plan means a plan with benefits, like friends with benefits. Some of those benefits have been discussed tonight; some of them are new from the Conservancy. Some of them are part of the development plan that we've heard. I've heard Commissioner Roseman say, "Here's another way to skin the cat that might be an additional benefit to the public." I would like the opportunity to explore those as a commission so that we could present a unified proposal to City Council as opposed to a divided commission. So, in that respect, I would oppose the motion.

**Wendy Fausberg (4:10:49-4:13)**

I understand the concerns and the emotions of the residents. But the bottom line is that, for a project like this, **we are constrained by the laws and the guidelines set forth by the city.** The development plan that is proposed I am convinced that staff has done an excellent job; the applicant has done an excellent job trying to address a lot of concerns and the requirements for an effective development plan for this location. That being said, if this moves forward out of the commission tonight, **I would urge the applicant to work with staff regarding the height and density issue—and the**

**Conservancy recommendations** in order to see that there is a chance that this can get through at the Council level. **Absent such efforts, you're going to have a tough row to hoe**, I think. But given that, I think that **it's ready to move through to the Council, and hopefully by the time it gets there, there will have been some discussions with staff and some modifications.**

**David Litt (4:13-**

I still have further discussion, if I can. One is going to be to Commissioner Sikand, but I'll table that for a second. The applicant stated two things in the recent testimony—that he's going to lose the operator. I wonder how you're going to lose the operator if this was to be continued. The second comment that you made is that you just can't—that you have to have a fourth floor. And I'm understanding...what is the reason for the 4<sup>th</sup> floor?

[Weintraub: Regarding losing the operator...it's not about whether this was continued for a couple of weeks or not, although I think I heard you say earlier tonight under no circumstances you would support this project because it did not have an EIR, but perhaps I'm misspeaking, so I don't know if anything could change your mind.

**David Litt:**

Well, it's not complete. Staff hasn't responded to that and that's why I'm going to vote no--

**John Mueller:**

Just let him answer the question.

**Richard Weintraub:**

I thought it was an affirmative statement, but perhaps I'm wrong. The reason for the fourth floor is that Springhill Suites has a very specific number of rooms and the square footage of the rooms, so that the Marriott customer—and they now just bought Starwood as well—so whether it is for Springhill or Courtyard and Springhill's taking over Courtyard as the higher level. Courtyard is already a very nice product. They expect a consistency, and they actually had wanted 137 rooms. And when we came forward with the original proposal and the ARB asked us to remove 8 or 10 rooms from the hotel, we did that and had to get the permission from Marriott that that was an acceptable thing and we were right on the line of what was acceptable and not acceptable to them for that. So when I am saying that the fourth floor is important, it is not as much about whether it is two weeks or not, it's about whether or not this fits into that type of a brand. And so that's what I was referring to, so I apologize if I wasn't clear.

We have tried to morph this project into something that is not exactly what we want and certainly doesn't sound like it's exactly what the community wants—or certain people from the community. I've heard a lot of people from the community who are in favor. I had a lot of people who came to me who wanted to speak out in support and

said they were very intimidated and upset about their ability to speak. But that's not relevant at this point. I don't know if that answered your question or not.

I did want to say one thing. Let's say we took off the whole fourth floor and we removed that number of rooms. I think in just dealing with pure logic and facts, the amount of traffic for a hotel—peak hour traffic—is the least intensive use of all the uses that could be proposed in this area. So if the traffic study is flawed, which I don't think it is, but even let's just take the understanding that it is potentially flawed, for whatever reason, and we removed those number of rooms, the delta or the change in what's going to happen to peak hour or not peak hour traffic is so de minimus that it's not even going to show up as a blip. So the traffic issue needs to maybe, perhaps, if my logic is correct and put aside, and the only thing we're dealing with is the sight line and the views, which is something that we're—we'll *have* to study with staff going through this process all the way to Council, because I understand from Commissioner Fausberg that we will have a very hard road to hoe on this and that's not what we're looking for.

The second thing is with the Conservancy—the trees, the monument sign, which I'm interested in—I like history—are nice, but the Conservancy does not have, and the public does not have, *any* access to the deAnza trail from the property. And they've realized that and they think that's a big problem. I heard that directly or indirectly from Joe Edmiston. We're trying to remedy and rectify that situation. So that is their real concern is the public's access—cyclist's access, equestrian's access—to the deAnza trail. The other part is window dressing. I've already said tonight I'm very happy to permanently give to the Conservancy and easement that will go through to the deAnza trail to greatly enhance it physically and perceptively from Las Virgenes and from Rondell Road.

**David Litt:**

I have a follow-up question, please. You indicated that Marriot is who would be your operator. Is Marriott the only hotel chain you've talked to in relationship to this project and was this project designed specifically for Marriott?

**Richard Weintraub:**

Yes, if you look at the floor plan of a Springhill Suite that are recently built—you should look at the one in Burbank, which is doing off-the-chart business, the floor plan and the site plan has been for a Marriott Springhill Suites from the very, very beginning. Yeah, this isn't designed for a Hilton or a Sheraton or anything else, and I've dealt with Marriott before and they are a very first-class operation.

**David Litt:**

Just a comment to Commissioner Sikand is I just don't understand how you can support this motion if you're not supporting the project at this moment right now and that's where I'm at right now. I have to vote no because I'm undecided because I don't have enough adequate information in front of me to make the decision. And I believe that maybe where you're at. You said you can't support the project right now but you're going to support the motion. Supporting the motion is stating that you're supporting

the project. That's what the motion reads—says to me. So I don't understand how you could make that XXXX.

**John Mueller:**

I don't want to get into an argument.

**David Litt:**

No, it's not an argument. It's just a logical point.

**John Mueller:**

Well, **remember what we're doing here is we're recommending to the City Council; we're not approving the project**, and so the City Council still has to deal with the development plan and I think what Commissioner, and others have said is that **they feel comfortable enough to send this to the City Council, and between now and then, staff may be able to tweak further and perhaps get some additional concessions**. I think that's what I heard. I think Mr. Roseman's not yet there either. And I know Commissioner Litt's not and that's why we stated what we stated, but we're all grown-ups and we can disagree and move forward. So, unless there's anything urgent, I'd like to go ahead and take a vote...which is to recommend to the city council that list of exhibits that are listed on page A. There are no other conditions or amendments to this resolution--

**Mark Sikand:**

Well, I'm not sure *that's* true because I *believe*—I don't know, Dennis, if you intended that or not, but **I think that the recommendation comes with the need to resolve all of the Santa Monica Mountains issues *and* resolve those lingering issues that will create a conversation or discussion between the applicant and the staff.**

**Dennis Washburn:**

I think John's trying to make the motion as simple as possible for the minutes, but I think the reality of all of our discussion is that **we're probably all at a point of some dissatisfaction but it's outside the scope of this commission, given the circumstances, to do more.**

**David Litt:**

Dennis, you have a motion that that—you've got to read the motion--

**John Mueller:**

I've already stated what the motion is. It is to approve the recommendation of this resolution to the council.

**Dennis Washburn:**

That's correct.

**Wendy Fausberg:**

With the elimination of Condition 101, I believe [which was left blank].

**Dennis Washburn:**

If we aren't as precise in dealing with 128 conditions, actually 127 without that one, that's what **we're urging staff, applicant, and commissioners, frankly, because we aren't operating in a vacuum here, to continue to work to make it as beneficial to the city of Calabasas as possible.**

**John Mueller:**

And let's just ask our lawyer if we can take a vote on this resolution as is **with additional commentary that the Conservancy issues plus other issues that have been raised can be further evaluated by the city and staff before it goes to the council.**

**City Attorney:**

The way I would phrase it is the motion would be to approve the resolution as drafted with the deletion of Condition 101 **with the added recommendation to Council that they consider any further improvements or modifications to the project that come out of discussions between the applicant, the city, the Conservancy, and any other interested parties, with those further changes to the project to be incorporated into added conditions.** For example, a condition that would take the Conservancy's plan produced tonight and turn it into a set of formal conditions. **Similarly, the conditions might be to modify the height, etc. with the understanding, of course, that the modifications are substantial, it would take a trip back to the Commission unless the Commission wanted to allow the Council a little more leeway on that.**

**Dennis Washburn:**

And that's a prerogative of the council. They have several things that they can do. They can approve. They can deny. They can send back. They can ask staff to provide additional recommendations, so they're going to watch this council meeting and they're probably watching as we speak, so **they know the concerns that all of us have. And they also recognize that we're limited in the powers that we have,** so there's no other mechanism to get this resolution, with these conditions and findings, to them without doing what we're doing.

**Mark Sikand:**

Correct.

**David Litt:**

Dennis, can I add one last thing to your motion? I think you said Item 1-11, which the applicant stated that he would comply with a—if this project was approved could we add that to the motion?

**Dennis Washburn:**

There's nothing verbal in this, David. This is a graphic with numbers on it and it's subject to significant interpretation that staff is capable—I'm not.

**City Attorney:**

That was incorporated in my statement.

**John Mueller:**

And Mr. Weintraub's comments on the Conservancy exhibit are clear and in the record. So, Maureen, do you have a sufficient resolution?

**Maureen Tamuri:**

We'll go back to actually look at the record and incorporate the statements.

Calabasas City Council  
100 Civic Center Way  
Calabasas, CA 91302

February 23, 2016

**Subject: Rondell Oasis Hotel,** Agenda Item #5, Public Hearing, February 24, 2016

Dear Mayor and Councilmembers:

In the Staff Report to the Planning Commission on the Rondell Oasis Hotel, the buildable area of the Rondell site is described as “constrained to a small footprint in the middle of the property”. This is due to utility easements, flood hazard areas and steep slopes on the eastern and southern portions of the site.

With this proposed small footprint of the hotel, the report says that the vacation of Rondell Street would add 51 parking spaces, with 100 spaces on the hotel site. However, of these 100 parking spaces, 46 are partly on Rondell Street and partly on the hotel property, leaving an estimate of about 90 spaces available on the original hotel site alone. According to the Development Code, 90 parking spaces would permit a hotel with less than 83 rooms, if Rondell Street was not vacated.

In that case, the vacation of Rondell Street, by the City and Caltrans, is necessary to increase the project FAR and provide the additional parking needed to permit the building of a hotel of 83 rooms or more. It is, therefore, a valuable asset to the developer. Has the City set a value on the Rondell Street vacation?

As a condition for the vacation of Rondell Street, the existing rights for some street public and transit parking and the trail easement and parking should be retained by the City. In addition a *dedicated trail easement on the hotel property* should be granted by the developer in return for the vacation of Rondell Street, with conditions, to the hotel. The value to the developer of the additional parking from the street vacation is substantial.

The 35-foot height limit should remain unchanged. A height permitted in excess of 35 feet would set a precedent that would be automatically applied to future projects.

Respectfully,  
Emma G Wilby  
3945 Bon Homme Rd  
Calabasas

(818) 222 6087

**Public Comments – City Council**  
**Item #5 – Rondell Oasis – February 24, 2016**  
**Carl Ehrlich, Calabasas Resident**

**Summary:** A cursory review of public comments and submittals suggests that the local general public is opposed to the hotel as presented while local businesses who would benefit are endorsing the hotel’s development. A notable portion of the public would endorse a 3-story hotel, however. A compromise could be reached to the benefit of the public, the hotel developer, and the City. This compromise would entail a modified hotel plan, and the City’s retention of the Rondell Road right-of-way along with cooperative development of the commuter and Anza trail parking accommodation and landscaping.

**Issues:** The public comments made before the recent Planning Commission public hearing give us an excellent idea of just what the public sentiment is. By a very, very rough count, about half of the respondents were for the hotel, but nearly all of them were local businesses who foresaw an increase of business from the hotel. Again, by the rough count, the other half of the respondents were against the hotel, essentially all of these were local residents and the general public. Notably and most interestingly almost half of this latter group were in favor of a 3-story hotel rather than the 4-story version as proposed. There were also a number of the public concerned about the “give-away” of the Rondell Road right-of-way with no clear benefit to the City. Others were concerned about the potential of more light pollution than already exists in the immediate area, and the potential for increased traffic, autos and/or pedestrian. Options for lowering the footprint to street level were also presented.

**Discussion:** I identify myself as one who falls into the 3-story version and have been for quite some time. I have suggested several alternate hotel concepts focused on 3-story arrangements. In December 2014, I suggested an alternate 3-story hotel with an extension of the 2<sup>nd</sup> and 3<sup>rd</sup> floors out over the easement and parking lot to the north-west. This approach would have more than made up for the rooms lost from the 4<sup>th</sup> floor and preserved most of the parking space. Unfortunately, I found out wasn’t feasible since the U.S. Army Corps of Engineers doesn’t allow permanent structures over the easement.

Much later in January of this year, I also suggested another approach to a 3-story hotel by adhering to the basic footprint of the baseline version for the most part. I accomplished this by adding four rooms on each floor in the north wing and two rooms per floor to the south wing. This partially made up for the 31 rooms lost from the top floor, yielding 114 rooms total. Unfortunately, this room number was probably at or near the breaking point for the developer. It would also have caused substantial problems for fire department access.

Further, lowering the footprint to street level would have the visual effect of reducing the height of the hotel as viewed from the street by the equivalent of one floor, while retaining the 4-story hotel. However, the existing easement has a gradual rise of some 25-26 feet from the street level to the actual Anza Trail entrance (ref.: Google Earth). That would place the hotel footprint some 23-25 feet below the easterly hotel property line, and there would be a need to install higher retaining walls than are in the current plan. In addition, there were some questions raised whether the National Park Service and/or the Corps of Engineers would allow the excavation of the existing surface to the elevations required to meet the lower hotel footprint.

**Alternate approach:** A compromise by both parties appears to be a possible path forward in which many of the interests of all parties would be realized – some more than others and some less, all in the spirit of such a compromise. The key to this approach is a set-back of the fourth floor in which seven rooms have been deleted on the northerly side. This is similar to the set-back feature on the west-facing leg of the hotel. Figure 1 shows a modified footprint in which two rooms have been added to the northerly wing (shown in blue) on each of the first three floors. One room would be added to the fourth floor, thus making up for the rooms lost by the set-back. The end result would be a 4-story hotel with a 3-story façade.

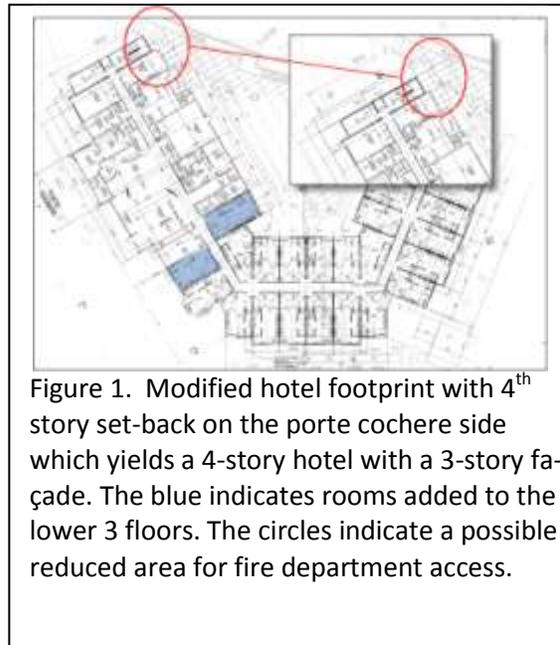


Figure 1. Modified hotel footprint with 4<sup>th</sup> story set-back on the porte cochere side which yields a 4-story hotel with a 3-story façade. The blue indicates rooms added to the lower 3 floors. The circles indicate a possible reduced area for fire department access.

Another part of the compromise could be that the City retains the Rondell Street right-of-way. It doesn't appear that the developer really needs this area for the actual hotel construction; rather it appears to be needed for integrated designs of the landscaping and parking. As part of this compromise, the City would closely coordinate the parking and landscaping with the developer with the developer taking the "lead" for landscaping. The City would ensure sufficient parking for bus commuters and trail access while reducing the requirements for hotel parking. To be sure, this area of the compromise could result in an increase in the FAR, which could exceed the established limits for the established CR zone.

Finally, perhaps the grade level of the hotel footprint could be lowered by, say, five feet, all in the spirit of compromise.

These compromises could be integrated into the proposed "Development Plan" incorporated into the proposed Resolution in accordance with Section 17.62.070 of the Calabasas Municipal Code, to wit: "*The purpose of a Development Plan is to allow greater flexibility and creativity in order to permit land uses and development that is superior to those attainable under existing zoning district standards.*" [note: underlining by the author] This would require appropriately modifying the proposed Resolution No. 2016-1496 and deleting proposed Resolution 2016-1497.

In closing, note that the 90% occupancy rate assumed on pages 11 and 15 of Resolution 2016-1497 seems to be very, very optimistic. My discussions with the general manager of a local hotel reveal that not all residents pay the TOT: Government personnel and those who stay more than 30 days are exempt, for example. My own reverse engineering of the tax revenue receipts of the existing local hotels suggest more like a 70% rate of TOT-paying hotel guests is more realistic.

Also, in Section 3 (a) of Resolution 2016-1497, "Rondell" is mis-spelled.

**Recommendations:** The following compromises are suggested and recommendations are made to the Council for consideration:

- 1) Allow the 4<sup>th</sup> story set-back approach to the hotel design and its ramifications to the current “Development Plan.” This will allow a visually attractive 3-story façade.
- 2) Retain the City’s “ownership” of the Rondell Road right-of-way. This would have the intent of increasing commuter and Anza trail parking while relieving the hotel parking requirements. Allow the developer to take the “lead” in landscaping the both right-of-way and hotel in accordance with the general landscaping plan. Close coordination and cooperation by both parties is to be specified.
- 3) Mutually explore the possibility of lowering the hotel footprint by some amount in order to lower the visual impact of the overall hotel height.

**From:** Serena Bordofsky [mailto:ginchan1@yahoo.com]  
**Sent:** Tuesday, February 23, 2016 8:16 AM  
**To:** info  
**Subject:** City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted.

Please do not rush this decision. As elected officials, I request you listen to the input of our citizens and stop this poorly planned over-development.

Sincerely yours,  
S. Bordofsky  
Calabasas

**From:** Kathy Mason [mailto:kathysart@hotmail.com]  
**Sent:** Monday, February 22, 2016 8:14 PM  
**To:** info  
**Subject:** rondell

I have been living in the west end of Calabasas most of my life. Long enough to remember the sheep that grazed on the mountains. I understand that progress is inevitable but this project pains me so. Please find another option!

**From:** Genesis DeLong [mailto:genesisdelong@gmail.com]  
**Sent:** Monday, February 22, 2016 7:12 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members,

I am opposed to the Rondell Oasis Hotel as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. I am opposed to the impact this development will have on our precious land, hiking trails, traffic congestion and decreasing open space within the area. Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Please send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision. As elected officials, I request that you listen to the input of our citizens and stop this poorly planned over-development.

Thank you,  
Steven and Genesis DeLong  
Residents at 4201 Las Virgenes Road, Calabasas

**From:** Cindy Roth [mailto:cindybanroth@yahoo.com]  
**Sent:** Monday, February 22, 2016 6:57 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members-

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73ft. above street level which exceeds the established height limit of 35ft. in the City. Also, I do not support gifting Rondell Street to the developer to help meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Sincerely,

Cindy Roth  
Calabasas resident

-----Original Message-----

**From:** Dave Blomsterberg [mailto:daveslg@sbcglobal.net]

**Sent:** Monday, February 22, 2016 6:01 PM

**To:** info

**Subject:** Rondell Oasis Hotel proposed development

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Thank you for your consideration,

Dave Blomsterberg

**From:** Keith Krantz [mailto:columbiakeith@sbcglobal.net]

**Sent:** Monday, February 22, 2016 3:16 PM

**To:** info

**Subject:** City Council

Dear City Council Members

The Ropndell Oasis Hotel proposed development must be denied as it is proposed 73 ft above street level which exceeds the established height limit of 35ft in the city. I also do not support gifting Rondell Str to the developer to help them meet their goals. Sernd this development back to the planning commission so a more accurate review can be properly conducted. Please don't rush this decision,as elected officals I request you listen to the input of our Citizens and stop this poorly planned development.

Respectfully

Keith and Sue Krantz

4150 Via Mira Monte

Calabasas,CA 91301

**From:** Robert [mailto:bobodello@hotmail.com]  
**Sent:** Monday, February 22, 2016 12:47 PM  
**To:** info  
**Subject:** City Council

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73ft. above street level which exceeds the established height limit of 35 ft. in the City. We are also concerned about the increased traffic and other activity that this development may cause. We are also skeptical of the traffic analysis presented at the last public hearing. For these and other reasons we are opposed to this development.

Robert and Elizabeth Odello  
5468 Ruthwood Drive  
Calabasas

**From:** Nagwa [mailto:nagwasadek@msn.com]  
**Sent:** Monday, February 22, 2016 12:30 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members: I am asking you to reject the proposed Rondell Oasis Hotel development. It is a disaster that will result in destroying the tranquility and beauty of our area. I urge you not to rush this decision and listen to the input of our citizens.  
Nagwa Sadek

**From:** Tina [mailto:tina1angel@aol.com]  
**Sent:** Monday, February 22, 2016 12:28 PM  
**To:** info  
**Subject:** CITY COUNCIL

Dear City Council Members - The proposed Rondell Oasis Hotel must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

-----Original Message-----

**From:** Tiffany [mailto:tcwilder@yahoo.com]

**Sent:** Monday, February 22, 2016 11:54 AM

**To:** info

**Subject:** City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the city. Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Thank you for your consideration,

Tiffany

**From:** Tammy Blomsterberg [mailto:tdblom@sbcglobal.net]

**Sent:** Monday, February 22, 2016 11:35 AM

**To:** info

**Subject:** City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Thank you for your consideration,

Tammy

-----Original Message-----

**From:** ali arfania [mailto:genoa86@hotmail.com]  
**Sent:** Monday, February 22, 2016 11:18 AM  
**To:** info  
**Subject:** City Council

Dear City Council Members:

As a homeowner of calabasas community my family is opposed to the Rondell Oasis Hotel proposed development, & must be denied as it is proposed @ 73 ft above street level which exceed the stables he'd height limit of 35 ft. in the city. Pls send this development back to the planning commission so a thorough and accurate review can be conducted. pls don't rush this decision, as elected officials I request you listen to the input of our citizens and stop this poorly planned over-development.

Thank You, Arfania.

**From:** Samuel Annis [mailto:smars77@gmail.com]  
**Sent:** Monday, February 22, 2016 11:15 AM  
**To:** info  
**Subject:** City Council

The Rondell Oasis Hotel, from what I gather, will bring in a much needed revenue for the city. On balance, the fact it is somewhat taller should not be an issue because it is not blocking out anyone's view.

Ask those objecting if they would personally make up their difference in tax revenue and you will find out how stalwart in their resignation to block the hotel is. I for one am a property rights advocate and feel that anyone who invests to develop and is not completely out of line should have the right to do so.

Samuel Annis

**From:** Dana Sharon [mailto:dana@rgeb4u.com]  
**Sent:** Monday, February 22, 2016 10:36 AM  
**To:** info  
**Subject:** FW: Opposition- Rondell Oasis Hotel

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted.

Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and **stop** this poorly planned over development.

Calabasas Resident,

Dana Sharon  
26085 Adamor Rd.  
Calabasas, 91302

**From:** Brian Padveen [mailto:brianpadveen@gmail.com]  
**Sent:** Monday, February 22, 2016 9:44 AM  
**To:** info; Conwisar Phil; david azran; rabbipaul@orami.org; Sleoni@charter.net; Heidi Padveen; Lawdjs@yahoo.com  
**Cc:** Singer Jeff; Grossentertainment@me.com  
**Subject:** City Council

Dear City Council Members, STOP this madness!!!The Rondel Oasis Hotel is another eyesore to our community. 73 feet , seriously? This exceeds the 35 foot city limit. Send this project back to the Planning Commission, and take your time. Do this right. These projects are ruining our Beautiful Community. Sincerely, Dr Brian K Padveen and family. Mountain View Estates.

From: Beth Stockwell [mailto:beth@beachycream.com]  
Sent: Monday, February 22, 2016 8:48 AM  
To: info  
Subject: City Council

Dear City Council Members--

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 feet above street level which exceeds the established height limit of 35 feet in the city.

Also, I do not support gifting Rondelle Street to the developer to help them meet their goals. Send this development back to the planning commission so a thorough and accurate review can be properly conducted. Please don't rush this decision!

As elected officials I request you listen to the input of our citizens and stop this poorly planned over development!

Beth Stockwell  
Director of Marketing and Sales

**From:** Ruta Aras [mailto:rutaaras@gmail.com]  
**Sent:** Monday, February 22, 2016 12:26 AM  
**To:** info  
**Subject:** Opposition to Rondell Oasis Project

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over development.

Sincerely,  
Ruta Aras  
Howard Taksen  
26004 Trana Circle  
Calabasas, CA,9302

**From:** Bob Ferber [mailto:k9kittee@yahoo.com]  
**Sent:** Sunday, February 21, 2016 9:42 PM  
**To:** info  
**Subject:** City Council re Rondell Oasis Hotel

I vehemently oppose the proposed development of the Rondell Oasis Hotel. For all the reasons others have stated, including that a 4 story structure is counter to the overall plan for Calabasas. We MUST PRESERVE OPEN SPACE. This 4 story structure is outrageous and so opposite of what the founders and residents of early Calabasas planned. I moved here 20 years ago BECAUSE of so much open space. Altho I realize we must expect some growth, the building of a 4 story hotel against a mountain view is outrageous. Please come to your senses and stop this development...and return the issue to the Planning Commission to insure any structure complies with the original plan for our city.

*Bob (Ferber)*

**From:** Barbara Palmer [mailto:babspalmer@gmail.com]  
**Sent:** Sunday, February 21, 2016 8:30 PM  
**To:** info  
**Subject:** NO HOTEL

PLEASE send back the Rondell Oasis Hotel project back to the Planning Commission. Its above the established height limit, the developer should not get any special treatment to meet their goals. You are supposed to represent THE PEOPLE of Calabasas. Please do so and protect the reasons I have chosen to live in Calabasas for over 15 years.

Reconsider this project. It is critical.

Barbara Palmer  
3626 El Encanto Drive  
Calabasas 91302

**From:** Galal Elkholy [mailto:galalelkholy@msn.com]  
**Sent:** Sunday, February 21, 2016 7:16 PM  
**To:** info  
**Subject:** City council

Dear City Council Members: The Rondell Oasis Hotel development must be denied as it is proposed. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision. As elected officials I request you seriously consider the input of our citizens and stop this poorly planned over-development. This development is a disaster as it surely will shatter the tranquility and ravish the beauty of our area.

Galal Elkholy

-----Original Message-----

**From:** Jillian Esby [mailto:science\_rocks@mac.com]  
**Sent:** Sunday, February 21, 2016 5:57 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members - The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Sincerely,  
Jillian Esby

**From:** Stephen Hutto [mailto:sthutto@yahoo.com]  
**Sent:** Sunday, February 21, 2016 4:43 PM  
**To:** info  
**Subject:** CITY Counsel or mail to City Council, 100 Civic Way, Calabasas, CA 91302

Dear City Council Members,

I want to come out in STRONG SUPPORT of the Hotel as this is a great plan, will create sustained property values, lower taxes (with the property tax generated by the new development), generate sales tax and offer a nice venue for local residents such as myself to visit either the restaurant or when I have guests come visit me can put them up in a nice hotel.

I am sick & tired of all the NIMBYism that goes on today, where people moan and groan, just because they hate change or feel like any progress is a personal assault on them and their rights. Meanwhile, they are blocking other people's property rights, progress and actually tasteful architect and a good plan. As usual, with any development, you will always have the 2% of "negative people", rather than the 50% who don't care and 40% that would be for it, but won't come out and rally like the NIMBY's do. 8% is usually a "no", but not a strong "no"; they don't come out either. So the loud voices are always the 2% negative people with other issues and hate change. Don't like the 2% who can't think about the benefits of the project ruin it for the entire City.

I have NO AFFILIATION with the developers and don't know who they are. I do live immediately next door at the Colony and can't wait for this project to be completed.

It would be nice for all the supporters to be notified of each other so they can rally too, but that won't happen most likely.

Again, I SUPPORT this project and live immediately adjacent to it in the Colony.

Thanks,  
Stephen Hutto

**From:** Kelvin Chan [mailto:chunmanc@yahoo.com]  
**Sent:** Sunday, February 21, 2016 4:40 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City.

Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted.

Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

-Kelvin Chan

**From:** Hitesh Mehta [mailto:hitesh.anshuma.us@gmail.com]  
**Sent:** Sunday, February 21, 2016 3:30 PM  
**To:** info  
**Subject:** City Council, 100 Civic Centre Way, Calabasas, CA 91302

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the city. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision; as elected officials I request you to listen to the input of our Citizens and stop this poorly planned over-development.

Thanks,

Anshuma Mehta,  
Calabasas Resident

-----Original Message-----

**From:** Linda Webb [mailto:linda711@sbcglobal.net]  
**Sent:** Sunday, February 21, 2016 3:19 PM  
**To:** info  
**Subject:** Proposed Hotel

Dear City Members

In regards to the proposed

Randell Oasis Hotel development please listen to the input of our Citizens prevent this poorly planned over development I have owned a home in Las Virgenes near Church in the Canyon for 18 yrs The traffic has become so difficult also the height is above the established height limit Please have a thorough review conducted Thank you Linda Webb

**From:** Constance Jimenez [mailto:crjimenez@sbcglobal.net]  
**Sent:** Sunday, February 21, 2016 3:07 PM  
**To:** info  
**Subject:** City Council- Rondell Oasis Hotel project-stop

Dear City Council Members-

Please put aside your political interests and consider the well being of your citizens and the environment which does not have a say in your decision. The Rondell Oasis Hotel project is short term thinking. Generations from now, what sort of legacy do you want to leave?

Please stop this project.

thank you

**From:** Karl Christe [mailto:kchriste@roadrunner.com]  
**Sent:** Sunday, February 21, 2016 2:59 PM  
**To:** info  
**Subject:** City Council

Members of the City Council of Calabasas,

I am a Professor at USC and have been living in Calabasas since 1967 because I appreciated the conservative stance the City has been taking in the past to control development. I strongly oppose the building of large 4-story hotels off Las Virgenes Road. They are too tall and too close to Las Virgenes Road. As proposed, they would be a terrible eye soar and not fit into our community. I strongly urge you to force the developers to follow the rules and scale down these projects.

Sincerely,

Karl Christe  
5645 Parkmor Road, Calabasas

**From:** Karen Tiffany [mailto:karentiffany07@gmail.com]  
**Sent:** Sunday, February 21, 2016 2:39 PM  
**To:** info  
**Subject:** City Council meeting 2/24/16

Dear Mayor and City Council Members:

The proposed Rondell Oasis Hotel must be DENIED. It is proposed at 73 ft. above street level which is OVER DOUBLE the City's established height limit of 35 ft. in the City.

I also do not support gifting Rondell Street to the developer to help them to meet their goals.

Please send this back to the Planning Commission so a thorough and accurate review can be properly conducted.

Please do not rush this decision. As elected officials I request you listen to the input of our citizens and stop this poorly planned over development.

Thank you.

Karen Tiffany  
4389 Willow Glen St.  
Calabasas

**From:** David Eichenberger [mailto:dweste207@gmail.com]  
**Sent:** Sunday, February 21, 2016 1:02 PM  
**To:** info  
**Subject:** RONDELL OASIS HOTEL proposed development MUST BE DENIED

Dear City Council Members:

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 feet above street level which exceeds the established height limit of 35 feet in the City.

Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted.

Please don't rush this decision.

As elected officials, I request you listen to the input of our Citizens and stop this poorly planned over-development.

Respectfully,  
David Eichenberger

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26055 Farmfield Street  
Calabasas, CA 91302  
818 517-9927 cell  
818 880-8266 fax

-----Original Message-----

**From:** sherry goldsmith [mailto:slgoldsmith@sbcglobal.net]  
**Sent:** Sunday, February 21, 2016 11:47 AM  
**To:** info  
**Subject:** City Council

Dear City Council Members-The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 ft. above street level which exceeds the established height limit of 35 ft. in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Thank you,  
Sherry Goldsmith  
27077 Esward Dr.

-----Original Message-----

From: Roz Schackman [mailto:schackman@dslextreme.com]

Sent: Sunday, February 21, 2016 11:05 AM

To: info

Subject: To the Mayor and City Council

Dear City Council Members:

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73ft. above street level which exceeds the established height limit of 35ft. in the City. Also, I do not support gifting Rondel Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate reviews can be properly conducted. Please don't rush this decision, as elected officials I request you listen to the input of our Citizens and stop this poorly planned over development.

I have lived in the City of Calabasas, in the same house since 1969. We have enough development, and do not need anymore. Traffic in the mornings and evening around the freeway is very crowded as it stands. Cars and drivers trying to get to work, dropping their children at A. E. Wright Middle School, and Lupin Hill Elementary School. We don't need more. We have enough hotels in Calabasas, Woodland Hills, and Westlake Village. No more are needed.

In case of a brush fire there is only one way out of my tract, Malibu Canyon Park. If a brush fire were to occur along with the panic it brings traffic would be horrendous. The hotel patrons are included in that as they would not be familiar with the evacuation strategies.

I plead with your to stop this construction.

Thank you,

Roz Schackman  
Adamor Road  
Calabasas

818-880-4671

**From:** Hurry Harry [mailto:hurryharrie@yahoo.com]  
**Sent:** Saturday, February 20, 2016 5:53 PM  
**To:** info  
**Subject:** City Council

Hello as a long time resident of Calabasas the Rondell Oasis Hotel must be denied as it is 73 ft high which exceeds the 35ft provision. I also deny gifting Rondell St to developers.

Look at what you have done to this beautiful city.

I live on Las Virgenes Rd and I want to cry everyday when I see what you have done. The beautiful gateway to the ocean has been destroyed. Mountains that were God's gift to us and the wild life have been completely ruined. There is no denying Calabasas has lost it's charm and now looks like a mish mash of the valley. You are building every square inch and it is a shame. Fred Gaines has ruined our city and the city council has let him. You were elected to preserve and protect our city. Now look at it. Las Virgenes Rd is a tragedy. The cement wall looks like a freeway ramp. Islands in the road for tress when we are in a drought., what are you thinking? Where is the water coming from for the condos and homes and hotels that we do not need. You do not seem to be concerned. All of this for revenue. This has to stop. No more hotels. No more building. Harrieta Hilton.

**From:** BDG 2, Inc. [mailto:bdg2inc@gmail.com]  
**Sent:** Saturday, February 20, 2016 4:39 PM  
**To:** info  
**Subject:** City Council

Dear City Council Members:

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73 feet above street level which exceeds the established height limit of 35 feet in the City. Also, I do not support gifting Rondell Street to the developer to help them meet their goals. Send this development back to the Planning Commission so a thorough and accurate review can be properly conducted. Please don't rush this decision. As elected officials I request you listen to the input of our Citizens and stop this poorly planned over-development.

Best regards,  
Sue Eichenberger

-----Original Message-----

From: Mark Jaskilka [mailto:markjaski@gmail.com]

Sent: Saturday, February 20, 2016 3:08 PM

To: info

Subject: City Council

Dear City Council Members,

The Rondell Oasis Hotel proposed development must be denied as it is proposed at 73ft above street level which exceeds the established height limit of 35 feet in the City. Making exceptions to the existing height limit sets a dangerous and unnecessary precedent. I support tasteful development in our city, but what happens when the next development project comes along seeking special exceptions? The electorate has entrusted you with preserving and enhancing our beautiful city. Please do not undercut your own rules for this project. A two story hotel would be more desirable and consistent with City policy.

Also I do not support gifting Rondell Street to the developer to help them meet their goals.

Sincerely,

Mark Jaskilka  
26954 Deerweed Trl  
Calabasas, CA. 91301

**From:** Louis, Tami [mailto:TLouis@rssc.com]

**Sent:** Friday, February 19, 2016 5:45 PM

**To:** info

**Subject:** attention - City Council Planning Commission

I will not be able to attend the WED meeting. I will be out of town.

I want this please listed on the record and placed on file in opposition to any further development on Las Virginias for both of the posted hotels in discussion.

As a 20 year resident it saddens me and my neighbors how you want to continue to further destroy the hills. Aren't the HIGH rise CONDOS enough? Really.. you would keep building with all of this going on?

It's hard to believe you would even consider this. Why doesn't the CITY just pay the property owners who own the land and be done with it. I know the CITY can afford it. Two hotels right next to each other?

It's hard to imagine what this will look like with the design of the VERY unattractive Condos you already approved. HIGH RISE... ☹

Please do not build anymore.

The traffic is hideous already with all the construction. I don't know how you feel this will be ok for all the homeowners on this corridor with more vehicles coming up and down Malibu Canyon

Mr. Yalda and the traffic team who are paid by Calabasas taxpayers should spend TIME in the bumper to bumper nightmare. PLEASE stop the development.

You are destroying our community with all of your building and the City of Calabasas should have a conscious.

Once the hills are destroyed they are not coming back. This is on your watch. Please do your due diligence and don't buy into Corporate Development. Your community is counting on you. BE responsible for our community.

Sincerely,

Tami Louis

**From:** Jolie Willett [mailto:joliwillett@yahoo.com]  
**Sent:** Friday, February 19, 2016 10:23 AM  
**To:** info  
**Subject:** City Council -Rondell Development

Dear City Council Members,

The Rondell Oasis Hotel proposed project should be denied as it stands. Not only does it exceed the established height limit of 35 ft in the City, it will cause more traffic problems and the residence are opposed to adding more blight to our bucolic environment in which we chose to live.

It escapes me how the City Council would propose projects which require variances from the general planned and are in direct conflict with the wishes of residents who live in the area.

Also, I do not support gifting Rondell Street to the developer to help them meet their goals.

However, all of the above said, this resident believes you have sold us out and are just going through the motions.

Sincerely,  
Jolie Willett

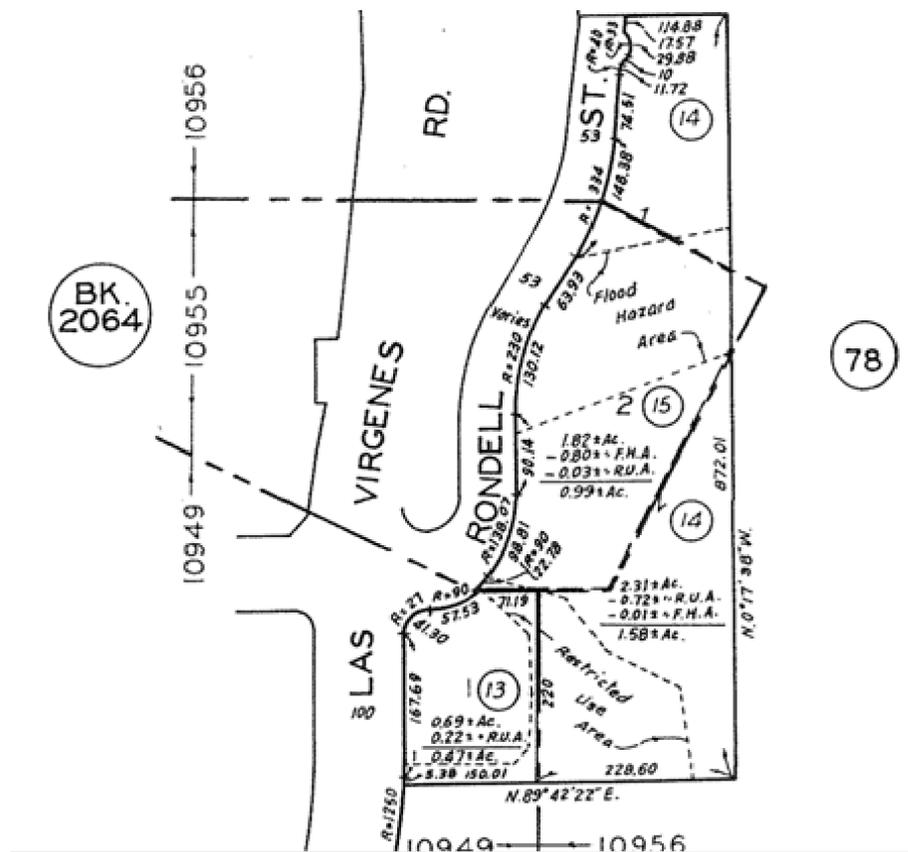
Public Correspondence

City Council Feb. 24 2016

Item #5

**Conclusion: Summary Street Vacation should not only be denied but it's time to start planning for the future of Rondell, making our city whole and honoring of our original commitment. Approving it would permanently damage this city in many ways, some beyond our imagination.**

**Only 0.99 acres: 73,000 sq. ft. 127 Room Hotel – Amazing!**



What is even more amazing is to for the developer to demand the City of Calabasas to give him a whole street that is presently being used by the public and public utilities, but more importantly, that street was planned to be and still is extremely important to the future of the whole city.

## Background considerations:

The City of Calabasas today is two cities' joined by a freeway. Rondell was supposed to be extended to Calabasas Road, to not only make one city, but extend the road system built by our sister cities. We agreed to do that as part of city hood. We have breached that agreement and instead, we have relied on the generosity of others to make our city whole, a freeway. That's coming to an end.

It is easy to see that freeway access is becoming more and more limited and we can expect more grid lock days. It's a shame that Rondell road was not extended to Calabasas road as originally intended. We do have options to accomplish that but they all include Rondell Street.

It's outrageous to even think about vacating Rondell when it's vital to making our city whole and honoring our prior commitments.

As freeway gridlock occurs in the future it's not unreasonable to expect the expansion of mass transit. Rondell is now important in that respect and one should plan for expansion, even possible overhead high speed rapid transit and a station being built on Rondell. It appears to be the only space available.

No one should be fooled or distracted by all the talk about the Anza trail and the developer's generosity to provide mitigation to the public. The public has a 100 foot wide easement across his property to not only access that trail but build a road on it. Just the fact that meager mitigation is being offered is proof that the city staff and developer understands the public is being harmed by a Summary Street Vacation. It's perverse for them to use Summary Street Vacation in this way, it supposed to be used to benefit and or prevent public harm not cause it.

## Summary Street Vacation law:

Staff and Developer base their request on 8334 (a) which says:

**8334. The legislative body of a local agency may summarily vacate any of the following:** <sup>(6230)</sup>

**(a) An excess right-of-way of a street or highway not required for street or highway purposes.** <sup>(6231)</sup>

One would have to be deaf dumb and blind and with limited imagination to think Rondell is an excess right-of-way. On top of that when considering there are three other property owners on that street, who all will be damaged, besides not sharing in the gain resulting from the disposition of such a valuable property, why should all the property and gain go to this one developer? Does he somehow have exclusive title to do so, has title even been investigated? What do the residents get in return for giving up their city and its future? Nothing of any consequents, that they didn't already have.

The staff has not disclosed the rest of the code that says:

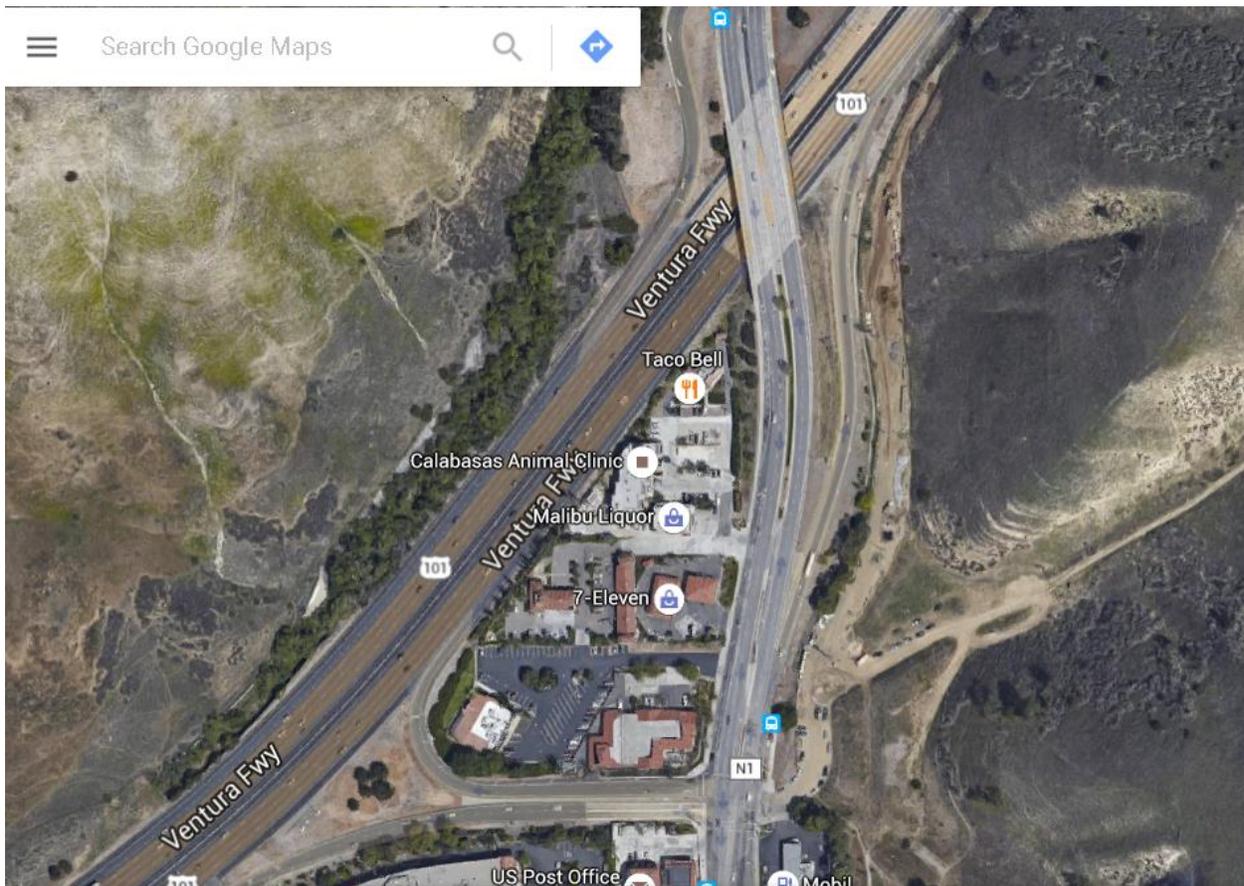
8334.5. Notwithstanding any other provision of this article, a street, highway, or public service easement may not be summarily vacated if there are in-place public utility facilities that are in use and would be affected by the vacation.<sup>(6233)</sup>

The activities of utilities can be broken down into three components: production, transmission, and distribution. There are important public utility facilities on this property just one of them being part of the Las Virgins water transmission facilities vitally important to East Calabasas. Mitigation is not an option. **The law does not support a Summary Street Vacation.**

Following are some supporting evidence.

### **Rondell is being used by the Public and Public Utilities. Notice all the activity.**

It gives access to De Anza Trailhead, storage of construction debris and materials contributing to the blight, parking for construction equipment and parking of construction office trailers.



## MTA Park and Ride.



### History of the area, Mr. Dennis Washburn, Planning Commission Feb 4:

03:07:51 One of them is in fact the reason we are arguing tonight because both the road that the L.A. county department wanted to put from Calabasas road to terminus on the west side to the trail head connecting to Rondell before the freeway on ramp and off ramp were built that was a determinant as to whether we were going to have a 400,000 square foot shopping center and a six lane wide road ditto with the threatened road from parkway Calabasas all the way through to Agoura road which was proposed as well and in the development agreement that we had to sign essentially in order to get lafco (Local Agency Formation Commission) to approve our incorporation 03:08:34 without getting an objection from LA board of supervisors we had to say will accept a conditions that there is a 100 foot wide road easement through the property we are talking about in these two properties and those are still on the books interestingly enough 03:08:40 but we have since that first day in 1991 were we had some authority we have been working to fix these kinds of things and then give us the people of Calabasas and this planning commission and the city council the opportunity to strike a better deal for the people of the community in this area and also the municipal economy of Calabasas so long way of explaining that it's very intricate and complex in 25 years of history of the city and 20 years before that in trying to incorporate that literally involved these kinds of decisions making processes 03:09:36

## Maricela Hernandez

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**Subject:** FW: City Council Meeting 2/24/2016

### AGENDA ITEM NO. 5

**From:** [mw.ca@excite.com](mailto:mw.ca@excite.com) [<mailto:mw.ca@excite.com>]

**Sent:** Monday, February 22, 2016 4:35 PM

**To:** Maricela Hernandez

**Subject:** City Council Meeting 2/24/2016

I am hoping to attend the meeting in person and would like to speak to the council regarding the hotel project that is on the agenda. If, I am unable to speak to them in person I wish each of them to know that I strongly oppose this project. This hill is one of our signature views and entrance to the canyon. Since I live across in the residential tract of homes that were built in the 1960's, and Las Virgenes Road is my lifeline to other neighborhoods in the area, it is of vital importance to limit the amount of traffic that is in this canyon. It is one of the main roads to Malibu, so there is a lot of beach traffic from the San Fernando Valley, as well as the residents who live along this road or who have to use this road to go to and from their residences and businesses and schools. Traffic is, at this time, a nightmare. To go to and from Albertsons is a nightmare, especially if the freeway is having a problem. This neighborhood suffers more than it should. Enough is enough.

I suggest that you should be looking at trimming more staff and renegotiating the outrageous salaries some people are making. We are a small city that became independent to control the building in the canyon and protecting the open spaces. We moved here with our children to enjoy the openness and the rural feel. If we wanted to live in a big city, we would have stayed in the Valley.

Just remember, the council stood by and cut down all of the trees that lined the original creek here, and now you are trying to clean up the mess and get rid of the concrete. Once you destroy the natural beauty, you cannot go back.

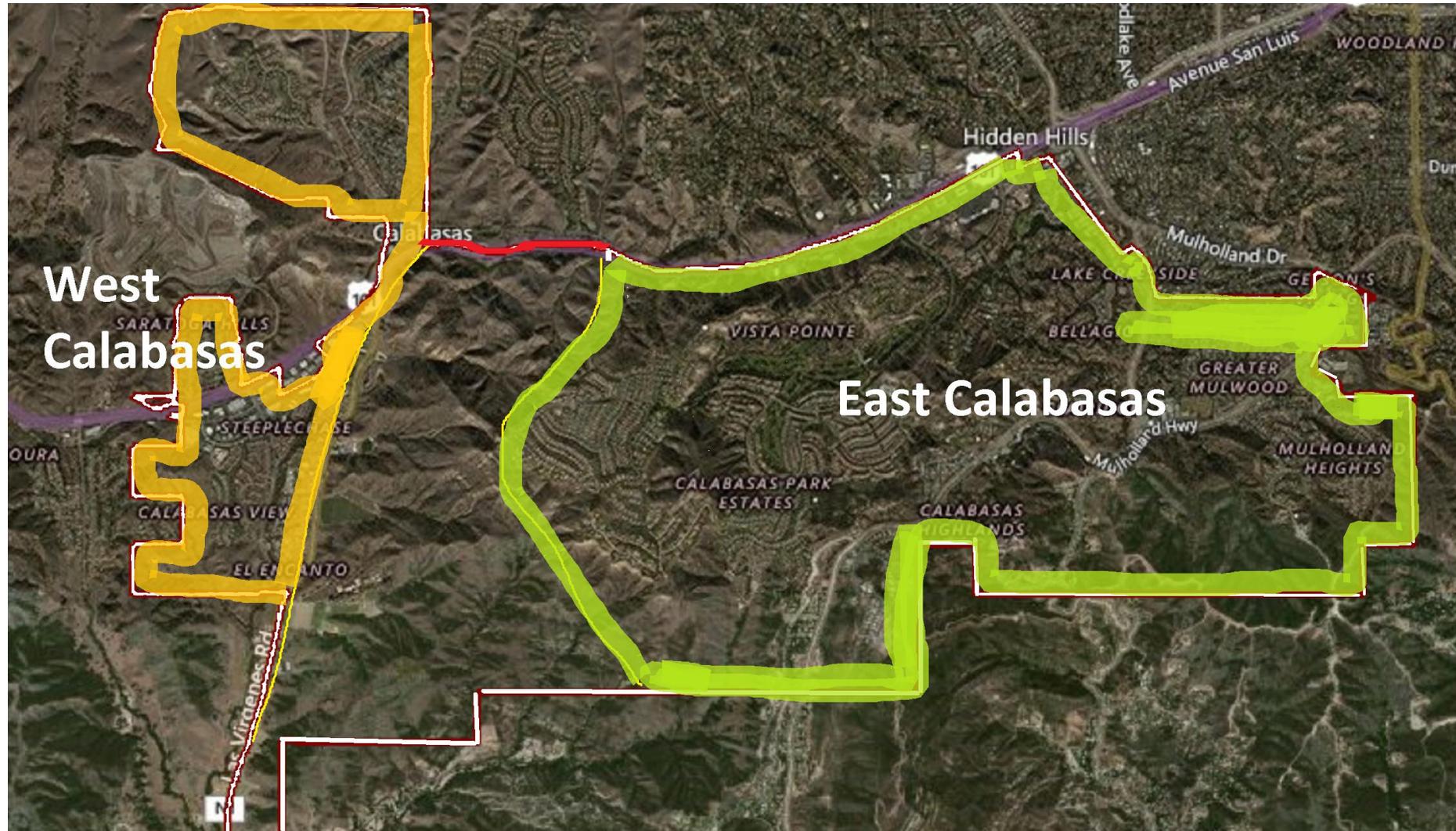
**PLEASE STOP NOW!!!**

Mary Wordin

Calabasas Resident for over 40 years

The City of Calabasas today is two cities' joined by a freeway.

$\pi$



Rondell was supposed to be extended to Calabasas Road, to not only make one city, but extend the road system built by our sister cities.



We agreed to do that as part of city hood. We have breached that agreement and instead, we have relied on the generosity of others to make our city whole, the freeway and Mureau road. That's coming to an end due to gridlock.



# We still have the option to extend Calabasas Road



$\pi$

To West Calabasas by two routes.



A hotel would only block one of them.  
Vacating Rondell blocks both.



Vacating Rondell will permanently divide the City of Calabasas. We will lose half of our city.

