

**From:** Gina Borggrebe [mailto:ginamarin@gmail.com]  
**Sent:** Saturday, April 30, 2016 12:06 PM  
**To:** info  
**Subject:** too many projects!!

Enough already!! YOU city planners and city council are destroying Calabasas!!! We have all been put out year after year with your profit mongering developments! ENOUGH!!! I think each of you should spend a day sitting in the dust filled environment you allow year after year! We have had it. Stop your damn developments already! And what happened to Lost Hills on ramp. Get the damn cones out of the street if you have halted the expansion of the overpass. What brainiacs!!!!

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

**From:** Cyndilee Rice [mailto:cyndilee@sbcglobal.net]  
**Sent:** Sunday, May 01, 2016 5:19 PM  
**To:** info  
**Subject:** City Council & Mayor

Dear City Council & Mayor,

As a resident of Calabasas for 30 years, I am very concerned about all the construction currently going on, on Las Virgenes Road and Malibu Canyon Road. The traffic is already a nightmare at certain times of the day without construction. This new proposed Rondell Oasis 4- Story Hotel, violates the height limitations, per the General plan. This hotel is a massive project for that space! One we do not need! When we elect people to serve as our city leaders, we expect you to uphold the rules in place to protect our city from over development and persons who break the law. When it is you who are ignoring the height rules, and gifting roads to developers that are trying to break the rules. I find this appalling. The current businesses in the area are already suffering. I try to frequent local businesses, markets, restaurants etc. Because of all the current construction projects, It has become very challenging to get to all of our local businesses. I invite you to drive over here and check it out. I fear we will lose more of our established businesses during this massive project. Why would you approve this? Another Hotel is the last thing this community needs over here! You have already started all these other projects at the same time, it's just too much! The project does not fit the space! Please vote No on the Rondell Oasis 4-Story Hotel! Thank you for your time.

Sincerely,  
Cyndilee Rice

**From:** kayvan keyvanjah [mailto:kyvnjh@yahoo.com]  
**Sent:** Monday, May 02, 2016 9:18 AM  
**To:** info  
**Subject:** new project four story building

we are absolutely against this project you telling us not to use water all the time now you adding two or three hotels to area it is all about the money.... shame on city of calabasas if this happen.

**From:** dderfler@aol.com [mailto:dderfler@aol.com]  
**Sent:** Sunday, May 01, 2016 5:39 PM  
**To:** info  
**Subject:** City Council and Mayor

Dear Mayor Bozajian and City Council of Calabasas-

I am a 23 year resident living in the Malibu Creek condominiums. I was fortunate to live here when goats and sheep grazed peacefully on those hills.

I would like it on record that I reject the Rondell Oasis project.

Had the third place finisher for City Council won, there would have been a flip of the vote to a 3-2 against this project.

I believe the community and the original City Council will have broken trust and hearts, if the 2030 General Plan is violated. No buildings over 35 feet. It seems simple.

Thank you,  
Donna Derfler  
4201 Las Virgenes Rd. #110  
Calabasas, CA 91302

**From:** Rob Solomowitz [mailto:nicmat@earthlink.net]  
**Sent:** Sunday, May 01, 2016 9:40 PM  
**To:** info  
**Subject:** City Council and Mayor

To: City Council and Mayor  
From: Rob Solomowitz  
Homeowner in Calabasas since 1999  
Re: 4 story Hotel project

Dear Sirs/Maams:

It's bad enough that you're allowing these continuing projects to smother Calabasas' open areas and hillside space. Whether this brings Calabasas more money doesn't matter to those who live here (especially near Las Virgenes). The reason I moved to this city is because of it's beauty and less crowded areas. Since I've moved to Calabasas in 1999, all you have done is allowed development on the hillsides and mountains, and now you're repeating your mistakes. But this time you're breaking the rules which have been set in place for Calabasas...keeping the building to no more than 35 ft. This Rondell Oasis 75 ft. high hotel IS NOT RIGHT...AND YOU ALL KNOW THIS!

Please don't allow a 4 story - 75 ft. high project allowed in our city. It's already too crowded in the Las Virgenes /Malibu Canyon area and adding a 75 ft high hotel will continue to make Calabasas look like Van Nuys. Ugly and too crowded.

Thank you,

Rob Solomowitz  
Calabasas homeowner since 1999

**From:** John Suwara [mailto:johsuwa@yahoo.com]  
**Sent:** Sunday, May 01, 2016 10:10 PM  
**To:** info  
**Subject:** City Council: Item 1: Rondell Oasis Hotel

**Dear Honorable Council Members:**

This is to request that the City Council deny the request of the applicant to build any version of a 4-story hotel on this site. A 4-story hotel is not appropriate for this site nor is it something that the residents in the area want to see approved. Sentiment is very strong against the hotels. When distributing flyers earlier today regarding the council meeting on Tuesday evening, every single resident I spoke with was not in favor the hotel.

There are no 4-story buildings on the westside of Calabasas. Most of the buildings along Las Virgenes Road south of the 101 Freeway are one and two stories. There are some 3-story apartment buildings, but not many. A 4-story structure does not fit and is wrong for the "Gateway to the Santa Monica Mountains."

If a hotel is built it should be appropriate for the neighborhood and no higher than what code says - 35 Feet. That is at most a three story hotel.

We have heard that Springhill-Marriott will not build a 3-story hotel at the site and we expect that the developer will use that as an attempt to obtain approval for a 4-story version of the hotel. Please don't fall for this ploy. If it isn't Marriott, there are others that will be happy to have a 3-story hotel with a Calabasas address.

There are also issues with the geology for the site. The study that has been done is inadequate. Borings haven't been taken on the hill above the hotel and no bedrock was found at the base of the hill near the swimming pool in the 24'ft deep test pit. It is not known if the site is safe. Please insist that large diameter deep borings be done on the hillside to insure the safety of the people that will be staying and working at the hotel.

Thank You for your consideration.

John and Joanne Suwara

**From:** Nicole Grey [mailto:nicolegrey@aol.com]  
**Sent:** Sunday, May 01, 2016 10:43 PM  
**To:** info  
**Subject:** City Council & Mayor

City Council,

I vote No on the Rondell Oasis 4-story Hotel. I think this will ruin the city of Calabasas and cause even more of a nightmare driving on Las Virgenes than it already is. With the construction going on it is very stressful trying to drive my son to AE Wright add Building a Hotel that is INSANITY!!!! I moved here 4 years ago for the Peace & Quiet & School Districts for my sons. Building a Hotel would ruin the Quiet Enjoyment I moved here for & to get away from the Valley which has become a zoo. Why don't you try to improve our community by trying to get some new Restaurants, Ice Cream Shop, or Bagel store in the Summit? How about some gift or clothing stores with the space that is already there? Who would want to stay in a Hotel overlooking the Ugly & Noisy 101 Freeway? This project violates the height restrictions and is a DISASTER! I vote NO!!!.

Nicole Grey

**From:** Michel Jacoby [mailto:mjcalab9@gmail.com]  
**Sent:** Sunday, May 01, 2016 11:18 PM  
**To:** info  
**Subject:** Public Comment see attached

City Council RE: May 3, 2016 meeting - Agenda Item #1 Dear Mayor and City Council,

As a 43 –year east side resident of Calabasas , I am deeply ashamed of my fellow residents who won't contribute funds to protect the safety of their own children but look to satisfying their needs at the expense of fellow neighbors in west Calabasas. I apologize for them for they don't understand what they are doing. We are all neighbors and should work together for a better city not just our own selfish interest, most of all we should not allow others to divided us in this effort.

I ask you to please deny the vacation of Rondell Street and the building of a hotel that exceeds 40,000 sq. ft. and violates the City's 35 ft. height limits as called for in the community's vision that is legally codified in the General Plan, Las Virgenes Scenic Corridor Design Plan and Master Gateway Plan, for the following reasons:

- State Law requires the Council to find Rondell “unnecessary for present or prospective public use to approve a vacation request.”
- The street is in a very important and strategic location related to the past and future of Calabasas. It should not be gifted to a wealthy developer so he can massively overbuild on a highly visible small piece of property.
- If vacated, the street would prevent the two halves of Calabasas from ever being connected, even if conditions changed and the need became important in the future.
- To date, the City does not want to make that connection based on current conditions but the street is in use by the public.
- Please consider that conditions may change such that future generations may find it critically important and necessary to use Rondell Street to access property to the east. ad.
- We have been informed that the City obligated itself to connect east and west Calabasas through the Rondell property, along with other easements to obtain cityhood. This has been confirmed by Mr. Washburn and the City Manager. A records request to establish those easement facts was resisted by the city as being too arduous a task but they indicated they probably still existed.
- The developer wouldn't need Rondell Street if he was building a “superior project” that embraced the community's vision that's legally codified in the General Plan, Las Virgenes Scenic Corridor Design Plan and Master Gateway Plan.
- The City Manager has stated the city has given away a street before when the Commons was built, but he neglects to point out that the residents got a significant benefit in return - a Village center. Access to a trail that the residents already have had for years, is of little or no significance. They could claim their

prescriptive right to that trail head or access it from either the New Millennium Trail or the west end of Calabasas Road (which staff tells us is the "official" trailhead).

- There is still the question if the City has the right to give away Rondell Street: At the time of the previous hearing on February 24th the city staff had only one Title Report indicating the City certainly did not have that right. Rondell Street was owned by a partnership that included Los Angeles County. We questioned the right of the City to give away a street it didn't own. On March 17, the City received from the developer a new Title Report dated March 15th 2016 indicating that title was now held by the City of Calabasas "by rights transferred by the County of Los Angeles." This raises many questions, two of which are; did the County adequately investigate if it had the right to act alone and where are the documents disclosing the City's involvement in this change of title?

Please consider those future generations who are not here to present their needs and desires. Is there some pressing need for you to give a gift to this wealthy developer at their expense? Please don't disregard their interests and permanently give away something that clearly has the potential of greater future value to the residents of this city than you may feel today. Don't close the door on their future needs when it isn't necessary.

Thank you,  
Michel N. Jacoby

**From:** Ed Constantian [mailto:eddy@eddy.com]  
**Sent:** Monday, May 02, 2016 2:03 AM  
**To:** info  
**Subject:** City Council and Mayor - Re: The Rondell Oasis Hotel

Attention City Council,

RE: Re: The Rondell Oasis Hotel

I OPPOSE the development of the above referenced project. We moved to Calabasas for quality of life, not for the over-development that is now imminent throughout the City.

Please vote NO on this project.

Thank you,

Ed Constantian  
26130 Alizia Canyon Dr.  
Calabasas, CA 91302

**From:** Nancy Goldsen [mailto:nancygoldsen@yahoo.com]  
**Sent:** Monday, May 02, 2016 10:10 AM  
**To:** info  
**Subject:** NO 4STORY HOTEL!

We are opposed to this unnecessary and unmitigated development! You have already allowed our beautiful area to be destroyed by grading and are NOT conforming to the 2030 General Plan!  
The height is too high and the destruction of our natural resources is unacceptable and unwarranted!

Rondell St should NOT be given over to developers as it is the gateway to our trails and open space.

Water restrictions and blatant disregard for the intention and stated General Plan make this a project not unlike the WAMU Ahmenson land which was defeated and NOT moved on.

Do the right thing and pull the plug on this. Malibu soundly defeated this project in their community and it is not less undesirable in Calabasas..

Please govern yourselves accordingly.  
Nancy Goldsen  
property owner  
5484 Parkmor Rd

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

From: Mary Ellen Graham [mailto:megonline@earthlink.net]  
Sent: Monday, May 02, 2016 12:58 PM  
To: info  
Subject: City Council & Mayor

Requesting your vote to NO on the Rondell Oasis 4 story Hotel.  
Thanks  
Mary Ellen Graham  
5524 Parkmor Road Calabasas CA 91302

Mary Ellen Graham CRS, GRI  
Berkshire Hathaway Home Services  
California Properties  
23925 Park Sorrento  
Calabasas CA 91302  
818-251-2418 Direct Line  
818-223-9100 x 2418 Office  
818-880-5706 Home  
818-880-6515 Fax Home  
818-406-3221 Cell  
[meg@BHHSca.com](mailto:meg@BHHSca.com)  
[megonline@earthlink.net](mailto:megonline@earthlink.net)  
meg4homes.com

**From:** MM MM [mailto:pinkglittery3@gmail.com]  
**Sent:** Monday, May 02, 2016 1:52 PM  
**To:** info  
**Subject:** the city council and mayor re: rondell oasis

Why can the city of Calabasas break the rules on developments? Does the city of Calabasas have the right to abuse and ignore the rules the people made? We do not want to build our community to be overcrowded with buildings and structures.

We want open spaces and nature in our community. No 4- story buildings are not allowed or more than 35 feet height on any buildings in our general plan. City Council and our community support open space. No more abuse and stop the development in our community. You can not bend the rules to sacrifice our community because you want more tax revenues.

resident in west calabasas

**From:** Jolie Willett [mailto:joliewillett@yahoo.com]  
**Sent:** Monday, May 02, 2016 2:04 PM  
**To:** info  
**Subject:** Rondell Project

I am opposed to this project as it stands.

Apparently the developer still wants to construct a hotel that is 4 stories in height and does not want to resubmit plans to lower the project to the 35ft limit as it will cost too much. That is just the cost of doing business.

It is absolutely unbelievable that the City Council is even entertaining this let alone offering to give away city property, Rondell Street, in order to secure this deal. Citizens pay for this property and it should be the citizens that vote on this issue.

It appears that the City Council is doing everything possible to secure more revenue to the detriment of our beautiful view shed. They appear to be unwilling to cut costs to help with the deficit.

Regards,  
Jolie Willett  
Calabasas  
310-488-4510

**From:** Jim & Kelly [mailto:jkspadoni@sbcglobal.net]  
**Sent:** Monday, May 02, 2016 2:25 PM  
**To:** Dshapiro012512@gmail.com; aliciaweintraub@earthlink.net; jrbozajian@earthlink.net; Fred Gaines; maureredge@gmail.com  
**Cc:** info  
**Subject:** Rondell Hotel proposal

Dear Mayor Bozajian and Council Members,

This letter is to ask that you oppose the Rondell Hotel development as proposed.

Our city was founded on the notion of responsible development. A 4-story hotel is not responsible development. It goes against the vision of the General Plan and the Las Virgenes Gateway Master Plan. These were put in place by the residents and the city to ensure that oversized, irresponsible developments like this one will not happen. They were put in place to preserve the special hillside landscape for our future generations to enjoy. Special consideration needs to be taken for this particular area, it is the gateway to a beautiful State Park and the Pacific Ocean, the views are spectacular and must be respected. Please use your very influential positions to ensure that present as well as future citizens (living in the city and passing through) will have the privilege of enjoying the views.

Please also read the Citizen's Report submitted by the Calabasas Coalition, written by citizen volunteers who care deeply about preserving our very special community. Many hours were spent researching and writing this very informative document.

Thank you for your time and consideration.

Sincerely,

**Kelly Spadoni**

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

**From:** Ken Walker [mailto:kenwalker@msn.com]

**Sent:** Monday, May 02, 2016 3:15 PM

**To:** info

**Subject:** Canyon Oaks

I am very excited about the development of Canyon Oaks. If there is anything I can do to help or volunteer, please email me. Thanks so much.

**From:** jose pasillas [mailto:pasillasj51@gmail.com]

**Sent:** Monday, May 02, 2016 2:40 PM

**To:** info; lisa lee

**Subject:** CITY COUNCIL & MAYOR

Dear Calabasas City Council and Mayor. My name is Jose Pasillas and I've lived in Calabasas for 31 years. I will not be able to attend the May 3rd City Council meeting. Therefore, this letter is to vehemently oppose giving a height variance to the developers of the Rondell Oasis Hotel that's being planned for southeast corner of Las Virgenes Rd and 101 Fwy. The developers bought the property knowing full well what the limitations, zoning restrictions and city codes were. Let them meet those regulations. I'm all for private property rights but this four story hotel will destroy the beautiful view and will greatly add to the already excessive traffic in the area. I understand that the City Council wants this development to generate revenue but that is not a good enough reason to approve this project. The only reason you need more money is because you're over-spending. During all my years living here I've had the utmost faith and confidence in the City's ability to manage its finances and growth plans. However, since approximately three years too many developments that do not fit our city plan have been approved. Please DO NOT approve a height variance for this project.

Respectfully;

Jose Pasillas

**From:** Darrin Stone [mailto:darrindstone@gmail.com]  
**Sent:** Monday, May 02, 2016 3:30 PM  
**To:** info  
**Subject:** To the City Council & Mayor

I strongly oppose, vote against, and vote NO on the Rondell Oasis 4-story hotel. We residents love our quaint & quiet little Calabasas area. Nobody wants a 4-story hotel in our area.

- #1 - it is not even allowed in our General Plan
- #2 - there is no need for such a monstrosity in this area
- #3 - the congestion and traffic this will create will overwhelm our safe little streets
- #4 - this will destroy our view of our beautiful, and well known, hills and open spaces in that area

I speak for many of my neighbors, and we all vote NO, and strongly oppose this absurd project. Please leave our open spaces alone - for us to view, and for the wildlife to roam free and enjoy.

Thank you,  
Darrin Stone

**From:** Ryan Marsh [mailto:Ryan@firstclassvending.com]  
**Sent:** Monday, May 02, 2016 3:36 PM  
**To:** info  
**Subject:** Rondell Hotel Disaster

I am a current resident in Calabasas. I live at 26706 Provence Dr. Calabasas, CA 91302. I believe that the hotel should be restricted to 2 stories like zoning calls for. I did not purchase a house years ago to live next to a 4 story eyesore. Ryan Marsh

**From:** Marla Robbins [mailto:marla.robbins@me.com]  
**Sent:** Monday, May 02, 2016 3:53 PM  
**To:** info  
**Cc:** info@calabasascoalition.org  
**Subject:** CITY COUNCIL & MAYOR

To the Honorable Mayor & City Council,

I am once again writing to ask - no **beg you**- to please **vote NO** to building the Rondell Oasis 4-story hotel!!!

What attracted people to come live in our beautiful area & purchase homes?? Was it the gorgeous mountains or, the feeling of being in the countryside, or maybe it was the lack of seeing all the congestion that hotels, etc.

The beginning of this year I read there was an initiative to build hotel(s) & homes, so I started writing to the council asking them to drop this proposal. I couldn't physically be there to speak at the February 24 hearing, but read there were well over several hundred people, all of them saying the same thing: "do not build"!!!

Doesn't the Calabasas Board represent the people that voted you into office? How is the City "giving" this property to the developer for free? This doesn't sound "kosher" to me - Did money pass under the table?? We Calabasas voters are asking not only that this Council vote NO but that per the 2030 General Plan, it is your obligation to turn this plan down!!

There are so many reasons why this is a bad idea, one of which is that the traffic will become even more abhorrent than it is now. During peak traffic hours ( i.e. morning & after work) cars already pile up trying to get onto the freeway, not to speak of how hard it'll be on the weekends when people start crowding the roads to & from the beach.

What about our water shortage problems? Adding hotels & more homes will put a tremendous strain on all of us. I can only water twice a week now - what will it be like if this hotel goes up?

I ask this council to please keep our City beautiful & please use common sense when wanting to add unnecessary traffic, pollution, noise pollution, parking & mostly, water strains on our community.

In closing, I'm asking that the City:

- 1. Enforce Measure O & protect the Open Space ordinance that was voted in back in November!**
- 2. Oppose ALL zoning changes for the Canyon Oaks property - it is NOT zoned for a hotel.**
- 3. Please oppose the impact on the views. Building must conform to the natural terrain.**
- 4. The proposed development does not serve the local community as envisioned in the General Plan.**
- 5. The development should fit the land, not the other way around!**

Very truly yours,

Marla Robbins

**From:** Myrna Rose [mailto:rosemyrna@att.net]

**Sent:** Monday, May 02, 2016 3:59 PM

**To:** info

**Subject:** city Council & Mayor

**NO, NO, NO..... ON THE RONDELL  
OASIS!!!!!!!!!!!!**

**From:** TWingIt@aol.com [mailto:TWingIt@aol.com]  
**Sent:** Monday, May 02, 2016 4:10 PM  
**To:** info  
**Subject:** Rondell Oasis Hotel

Hello,

We would like to let you know that we are vehemently opposed to this four story hotel. This is totally unacceptable and unnecessary for our beautiful corridor. How many hotels do you need in a 10 mile radius?

Why do profits go before people. I thought Calabasas was above that.

Bob and Susan Frazier  
Mont Calabasas

**Sent:** Monday, May 02, 2016 4:26 PM  
**To:** info  
**Subject:** Rondell Oasis Hotel Project

Planning Commission, City Council, City Manager, and Staff,

Encroachment of irresponsible urban development has threatened to destroy much of the natural resources of this watershed corridor. Not only does this project appear to conflict with the General Plan "vision" for Calabasas, it conflicts with just about every other documented and **resident approved** Master Plan and will significantly and irreversibly alter the character of this area. A lack of cohesive standards and chronic poor planning has led to "visual clutter" and unaesthetic roadways and sidewalk areas on this west side of Calabasas. With all due respect, we residents, elected you council members to represent us-not to cater to the needs of developers looking to make a profit. You are not representing me or my neighbors.

This area is ecologically and biologically "sensitive". This area is a watershed, creek, and wildlife corridor to name only a few of the many labels this area has on record. Watersheds are Federally protected areas per The United States Clean Water Act, ESA covers and protects mountain lions indigenous to this area ( we actually tag them and plot their movements so it is ridiculous that a mountain lion must be observed on the "subject site" to indicate that the impact to their environment is not significant), NPDES requires permits and standards with regards to "stormwater and elimination" with regards to construction activities, and the United States Fish and Wildlife Service along with the National Marine Fisheries Service enforce the measures put forth in the 1973 Endangered Species Act. Please feel free to visit <http://cfpub1.epa.gov/npdes/stormwater/cgp.cfm> and see for yourselves what species are listed in our area and considered "threatened" or "endangered". Mountain Lions are now endangered. Where is the mitigation for disrupting this corridor?

The idea that my city representatives would **give away ( gift ) a public, city street** to a developer who lives in a 53 million dollar estate and stands to make a huge profit on the destruction of an essential watershed and tributary corridor constructing his hotel so that we residents can get what we already have from the developer is insane.

The discrepancies between parcel map of project area, staff report 2-3-16, realtor's brochure for property at selling time, MND, and planning commission staff report of 2-24-16, regarding the actual acreage/square footage of the developer's property are alarming-to say the least. Add to that, the mysterious *lost map at city/planning level* and the repeated attempts at framing this proposal as "in compliance" , well, it is all extremely upsetting and makes it difficult to believe that our elected officials are doing anything for me or my neighbors, here on the west side. This project is in no way appropriate for the west side of Calabasas and does not comply with any of the Master Plans **without Rondell street vacation and the subsequent mysteriously added square footage I referred to above.**

We, the residents of Calabasas, **your constituents**, get nothing from any of the Las Virgenes projects you are pushing down our throats and rushing through the planning process. **No benefit to the residents but you are willing to give the developer a street worth at least 1 million dollars?** Again- not representing me or my neighbors as we already use the trail access and park and ride parking spaces on Rondell and do not see how a trash can and dog poo bags are an even deal. Finally, Calabasas could be a leader in this nation with regards to services and consumer(resident) satisfaction. We could grow, but grow responsibly and with short and **long-term, master plans which set the highest standards** for safe and sustainable building and planning and construction within these sensitive areas. Why aren't you council members working as a team to increase the value of Calabasas by increasing the value of every citizen and operating on an ethical, transparent, and responsible manner in which you encourage public participation and accountability? This is our city. We, the people of this city are what make it the shining example it is today. Our health, right now today, is not being considered or protected with regards to the "cumulative impacts" and potential "significance of these impacts" . CEQA is clear regarding the need for health risk assessments and EIR's. The potential impacts are beyond significant regarding ambient air quality here in this corridor and the number of projects happening simultaneously within less than 1 mile of each other. It is past time leaders, do the **right thing, the ethical thing, and the best for all concerned thing.....no approval of Rondell Hotel. Do what the city continues to say we do and stop finding ways around the regulatory process. All projects within the corridor are supposed to do and environmental impact study, per our city manager's own words.**

So, be ready for the group of residents calling themselves the **Calabasas Coalition**. They are a group of educated, engaged, and energetic residents who care very much about their city, the surrounding areas, and due process of law. They are polite, respectful in their interactions with city officials and have done a fabulous job in clarifying the impacts and their significance with regards to this project and the insufficient MND and DP overlay and will likely have a helpful summary for your review. Isn't that what you are supposed to get from your planning commission and city staff?

I expect you and all the rest of us to observe and follow the laws in this city and work together to protect our precious natural resources for generations to come.

Sincerely,

Luresa Poe Byrne, M.A.

**From:** jaycee64@aol.com [mailto:jaycee64@aol.com]

**Sent:** Monday, May 02, 2016 4:40 PM

**To:** info

**Subject:** TO: City Council RE: Resolution No. 2016-1496 and Resolution No. 2016-1497 - please forward

Dear Calabasas City Council,

This is my 4th letter to you and staff members of our City who are paid a salary to work for our City, citizens and community. My first letter was 3/15/15 to the Council and City Managers, my 2nd letter was to the Planning Commission on 2/2/16 and my 3rd to you the City Council on 2/23/16. I have also spoken several times at related City Council meetings and the Planning Commission hearings. I'm asking you again to vote NO and yes, I'm committed to my opposition to the Rondell Oasis 4-Story Hotel proposed development you are considering on May 3rd as Resolution No. 2016-1496 and Resolution No. 2016-1497.

It may seem unnecessary that an involved citizen should continue to write letters and testify at hearings to feel heard. However, it is necessary as the process of communication open to citizens on community matters is very one directional. I know my letters are received but it will be your NO vote on May 3rd that will really speak volumes to me and the community. We have sent 100's of communications and spoken dozens of hours to the City regarding our opposition to the Rondell Oasis 4-story hotel. It doesn't matter if it's the version presented by staff at the Planning Commission hearings or the 2nd 4-story version submitted after those hearings by the staff directly to

you. I do want to state that it's a concern to me that any changes to a major project such as this are not placed back with the Planning Commission. However, I realize this speaks very loudly that the Planning Commission process is flawed. I've given testimony on this directly to you where it pertains to this proposed development and the proposed Canyon Oaks development. They *both* violate the very essence of our General Plan and are strongly opposed by the community yet the Planning Commission pushed them to you when they should have stopped them at their hearings.

Returning to the matter at hand, the Rondell Oasis 4-story hotel, you must vote NO. It's the only way to make a statement that we will not allow a developer to decide how to interpret the existing rules, zoning regulations and city ordinances set forth in Calabasas. Among it's major problems, this proposed development exceeds the height limit of 35ft and it requires that we give the developer extremely valuable city property. This is just wrong. As our elected officials I urge you to consider all that you have heard from the community over these past several months. Our citizens are already feeling the pain that comes with a current massive development, street improvements and freeway changes. To even entertain more excess development baffles me but more importantly, this proposed development violates our rules and it's an easy NO vote. No explanation is needed to the developer, what's been proposed doesn't meet our standards. That should tell them enough to go back and find something that does.

I sincerely appreciate your consideration and your NO vote on the Rondell Oasis 4-story hotel proposal. I also appreciate your consideration of the information presented to you in Citizen's Report on the Rondell Oasis Hotel Project that will be submitted by the Calabasas Coalition, a Community Group committed to community outreach and providing valuable information to our citizens.

Jacy Shillan  
President, Stone Creek HOA  
Member Calabasas Coalition  
Long time resident of Calabasas  
Voter for City hood in 1991

**From:** Peter Heumann [mailto:peterh@roadrunner.com]  
**Sent:** Monday, May 02, 2016 4:45 PM  
**To:** info  
**Subject:** PLease distribute to City Council, City Manager & Staff - Regarding Rondell Hotel Project

Honorable Mayor & City Councilmembers,

Please see the attached "Citizen's Report" prepared by members of the Calabasas Coalition and citizens of Calabasas in response to the staff report and publicly available materials on the Rondell Project.

Our report is laid out so that you can compare it to the staff report, point by point and covers each issue in the staff report. This report was compiled with the help of people who delved deeply in to the 2030 Calabasas General Plan, Las Virgenes Gateway Master Plan and the Calabasas Municipal Codes. We are trying to present the facts regarding the development and not emotional issues.

We hope that once you have read our report and done your own due diligence that you will come to the same conclusions we did and reject the staff recommendation of the project as presented. Thank you for your consideration.

Respectfully, (& on behalf of the Calabasas Coalition)  
Peter Heumann  
Calabasas Resident

Heumann Attachment:

# Citizen's Report Rondell Hotel Project

Prepared for Calabasas City Council  
May 2016

*"We realize there's going to be development in the area, but it could have been sensitively planned," federation President Dennis Washburn said. His group is a coalition of 15 Agoura- and Calabasas-area homeowner associations that has been influential in local development issues.*

*"The impact . . . will be to block the view of what has been characterized as the main entrance to the Santa Monica Mountains National Recreation Area and Malibu Creek State Park..."*  
**Dennis Washburn, LA Times 1/23/86**



**Prepared by  
Members of the  
Calabasas Coalition**

## Introduction

This report was prepared by members of the Calabasas Coalition, citizens who met to prepare a comprehensive review of all the public documentation submitted for the Rondell Hotel Project and as a more specific review of the staff report.

The order of this report will follow the order and layout of the staff report. There are sixteen topics/bullet points in the staff report. This report is intended to be an unbiased and detailed examination of the Rondell Project as it relates to Calabasas City Building Codes (CMC), the 2030 Calabasas General Plan (CGP) and the Las Virgenes Gateway Master Plan (LVGMP). It is our belief that any project should follow the rules that have been developed over the last 25 years.

**“...when someone buys a commercially zoned piece of property, they buy it with the knowledge of the entitlements and the restrictions attached”**, Calabasas City Manager, Tony Coroalles on his 2015 video promoting hotel development in Calabasas (8:24)

This development would not be possible without the staff assuming a Development Plan Overlay Zone and the gifting of a public city street to the developer. We believe the Development Plan Overlay is being used improperly to circumvent existing city codes and guidelines.

Throughout the report and in other publicly available documents there is a discrepancy in the size of the building site. Staff states that it is 4.13 acres, the title maps show 3.57 acres and the sales flyer shows a net buildable lot size of 1.97 acres.

The staff recommendation of a Mitigated Negative Declaration is insufficient due to the serious Geology, Biology and Aesthetic impacts with regard to this project.

**“...We do an individual EIR on each parcel”**, Calabasas City Manager, Tony Coroalles on his 2015 video promoting hotel development in Calabasas (3:11)

\*The term "fairly argued" is used as a legal standard for reviewing the appropriateness of a Negative Declaration vs. an EIR. Courts have held that a Negative Declaration is inappropriate if it can be "fairly argued" that the project may cause significant environmental impacts. The "fair argument" standard creates a low threshold for requiring preparation of an EIR. (See [UC CEQA Handbook 2.1.7](#) for discussion of "fair argument" versus "substantial evidence.")

"Common CEQA Mistakes and How to Avoid Them"  
<https://www.cashnet.org/resource-center/resourcefiles/590.pdf>

We ask that the rules be followed and applied fairly and equally to all. Further, we believe the developer purchased this site knowing (or should have known) all the flaws, easements and constraints to building on it. The question must be asked why the two projects, Rondell & Canyon Oaks geology issues are being handled so differently when they share similar and obvious issues?

# Staff Report

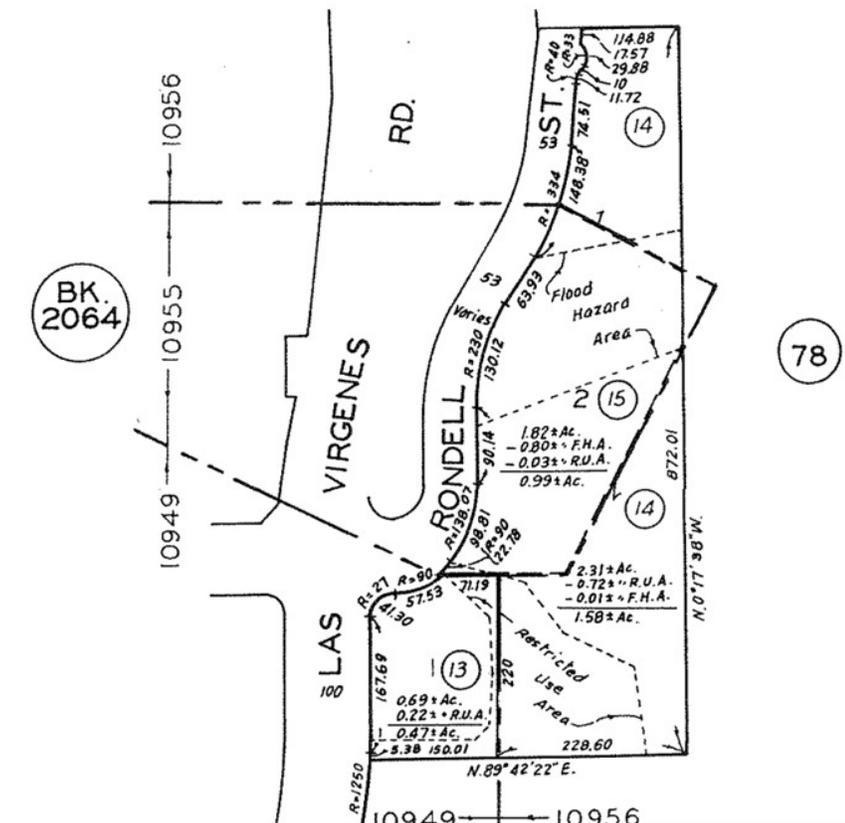
## A. Site History

Staff makes an assumption that the site was “incorrectly identified as “Uncommitted Open Space”. The city was founded on the principle that a very high value be placed on open space. The burden of proof should be on the developer that this was a mistake in the map. In 1998 the city adopted the LV Gateway Master Plan and the site was upzoned to CR from Hillside Mountainous in 2003.

It is important to note that the staff recognizes that “any development on the subject site shall comply with the development standards in the CMC for the CR Zone and Scenic Corridor Overlay Zone”.

## B. Site Design/Building Layout:

The site is 4.13 acres per the staff report, however staff’s Powerpoint presentation refers to the site as 4.68 net. This is an important discrepancy for several reasons in order to determine the maximum Floor



Per the assessor’s parcel map there appears to be a discrepancy in the actual lot size. Parcels 14 & 15 combined are 2.48 acres. How is staff coming up with 4.13 acres?

Please note the Flood Hazard area to the north and the restricted use area to the south that creates the need for a “Compact building footprint”. Within the flood hazard zone to the north there are also utility easements

Area Ratio (FAR) allowed for the project. Another constraint is the limitation placed on the site by the LVGMP, which allows a maximum of 40,000 square feet, be developed on this site. Throughout staff's report there are differing numbers and reports of the size of the subject property site.

**The assessor's parcel map shows the two parcels to be a combined 2.57 acres. Staff once again is adding in the additional square footage of Rondell Street. The broker sales flyer says the site is 4.13 acres (1.97 net buildable – see attached flyer).**

Staff reports that "26% of the site will remain undeveloped". These areas are steep hillsides and/or areas with utility and other easements that are not capable of being developed.

Staff claims that the building is 50 feet tall, not including stairwells or decorative towers. This too is erroneous in that the site itself sits more than 16' above grade of Las Virgenes and is going to be grade leveled to an even higher elevation of approximately 20' (or two stories above Las Virgenes), when you add the building height of 53 feet this brings the total height to 73 feet above Las Virgenes which exceeds what is allowed in the CMC, LVGMP.

**"...each building can be up to a height of 3 stories",** Calabasas City Manager, Tony Coroalles on his 2015 video promoting hotel development in Calabasas (4:00)

**LVGMP (on page 4:9) limits the development intensity of this specific site to a FAR of .2 or 40,000 Sq. Ft. whichever is less. (see table above with parcel map sizes)**

### **C. Development Plan (DP)**

The development Plan is being used to circumvent CMC, LVGMP and required environmental impact report. Staff's assumptions and justifications for the DP are biased and used to justify the developer's project without regard to the CMC or plans in place without regard to how the community is affected.

17.62.070(a) Purpose and applicability. "The purpose of a DP is to permit greater flexibility and creativity in order to allow development that is superior to those attainable under existing zoning district standards..."

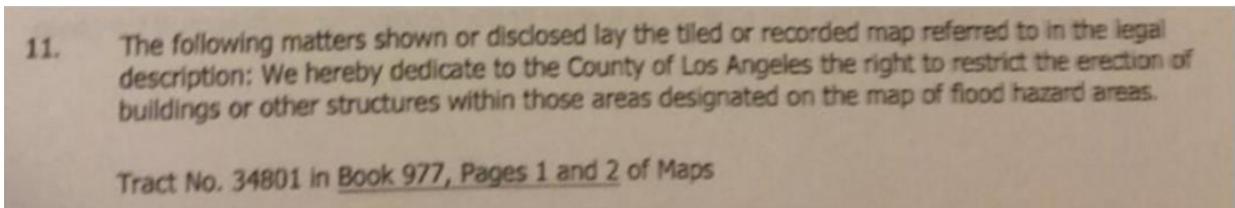
This code goes on to say, "...The proposed use must be consistent with the general plan and any applicable specific plan or master plan (i.e. LVGMP or Scenic Corridor Design Plan) which it is not.

Staff lists 5 components that support granting the DP with additional height (while continuing to say the building is only 50' (when in fact it is 73' above Las Virgenes). The compact footprint is a result of the constraints of the property. (see parcel map above)

The points are summarized as:

1. The taller building results in a compact building footprint.

- The compact footprint is more a constraint of the site limitations, due to the steep hillsides and the utility and other easements on the subject site. The developer knew about these limitations when he purchased the property.
2. Compact building footprint results in off-street parking, potentially including permanent dedicated parking for trail and transit users;
    - This is not an added benefit as there is already street parking for trail users and transit users on Rondell Street.
  3. Compact building footprint allows building development to be concentrated on the southern portion of the site, adjacent to existing commercial development and avoid blocking De Anza Trail;
    - Again, the steep hillsides on the site and existing easements are what necessitate the compact building footprint. This is not a public benefit that would make this a superior project. (see table below)



This is taken from the title report, and shows that the building site is limited on the north and south by the flood hazard areas. It is these site constraints that create the “compact footprint”. (see the map in table 1 above)

4. The additional height allows for the construction of a 4<sup>th</sup> floor that provides 31 more rooms and approximately \$150,000 per year in TOT revenue to the city.
  - According to the 2030 Calabasas General Plan on page 12-1, “...The City recognizes that expanding the community’s retail and employment sectors to generate income entails certain costs, but will not sacrifice the area’s natural environment or its resident’s quality of life in the pursuit of municipal income”.
  - How is staff calculating these TOT figures? Gary Lysik used an average room rate of \$179 per night when in fact the average room rate per Marriott’s own reports is \$123 per night (later in the report staff uses a \$125 per night average rate). This is a discrepancy that bears examination of the city’s revenue assumptions.

5. Approval of a DP and associated street vacation allows the City to require public amenities such as legal access to the trail, dedicated parking for the Anza Trail and bus stop, and open public parking during the day.
  - This is truly flawed logic on staff's part. We are giving the developer a gift of public land and in return we are counting the parking we already have and access to a national historic trail that the developer should be honored to be associated with. In fact if he wants to block it, we have access at the end of Calabasas Road or from the New Millennium Trail. Under no circumstances should the City vacate a potentially valuable connector (should it be decided in the future) to the eastside of Calabasas.
  - There is no quid pro quo; the city is gifting Rondell and not getting anything of value in return other than TOT.

**17.18.030 - A DP overlay district may be considered only when the resultant development pattern "when compared to that which would otherwise be accomplished without the overlay" will be more conformant with the policies of the general plan and more effective in implementation of applicable General Plan policies.**

A development plan does not remove all standards to the benefit of the developer, quite the opposite; it is done to benefit the surrounding environment, adjacent land uses and community. It is only used to make sure the project is more in conformance with the CMC and City's 2030 General Plan. The staff report infers the opposite.

**Surplus Parking** - staff refers to the four story compact building footprint as the reason for having surplus parking and assumes a three story building would have a 10,000 sq ft greater footprint which would decrease parking. This is a site constraint, not a reason for a fourth story.

**Additional Tax Revenue** - Staff makes two unsupportable claims in this section:

1. Staff assumes an average rate of \$125 per night with 90% occupancy. Again, Marriott's own website uses occupancy rates in the 70% range and so did the developer's hotelier in his testimony before the planning commission.
2. Staff asserts that there will be "a loss of \$153,000 in tax revenue to the City" if the hotel conforms to the city codes and is only 96 rooms. How can there be a loss of revenue that doesn't exist yet?

**Public Amenities** – This is a key section of the staff report that addresses another reason staff identifies to vacate Rondell street.

*"Because the additional height authorized by the Development Plan has a direct financial benefit to the developer, the city has the legal right to require the development to provide public amenities that the City could not otherwise require".*

The public amenities the City is saying we will receive are things that we already have:

1. Citizens already use Rondell Street for both trail access parking and commuter parking. If Rondell Street is vacated, we will lose more than we gain, as there will be far fewer public parking spaces than there are currently.
2. Permanent trail access to one of only 16 national historic designated trails in the nation is a benefit for the developer. It is an added attraction for guests using the hotel at no cost to the developer. Using permanent access as a benefit to the community is a falsehood, as we have access to the trail from the end of Calabasas Road and also on the New Millennium trail. Currently the Conservancy has installed trailhead signage and interpretative kiosk information. No trail improvements are necessary.

The staff report sites several lawsuits that address permit conditions, which do not support a Development Plan. “In *Nolan vs. California Coastal Commission* (1987) the Supreme Court ruled that there must be an essential nexus between a permit condition and its requirement for an exaction requiring dedication of land or payment of money to be legal”.

- This requirement is not met, as we already have trail improvements and permanent access. The parking condition is not a benefit, because through the vacation of Rondell citizens will lose parking spaces.
- Citizens may have a prescriptive easement as they have been using the trail for more than 20 years.

“The Supreme Court ruled in *Dolan vs. City of Tigard* (1984)...that conditions of approval requiring dedication of land or payment of money shall be roughly proportional to the impact of the development.”

- What is more valuable, the gift of public land (vacation of Rondell Street) or the public access to the trail? Since citizens already have access elsewhere, the trail access has as much value (for marketing purposes) to the developer as it does to the public.
- There is no essential nexus with regard to this exchange; all the benefit accrues to the developer.

#### **D. Architecture/ARP**

This section of the staff report talks about the boundaries and what surrounds the subject property. It also addresses the story poles as a gauge of visual impact. Staff relied on a line-of-sight analysis prepared by the architect to determine that the proposed hotel would not obstruct views of significant ridgelines. Further information is provided on the ARP process and addresses the color and the Monterrey Style of the building.

- Visual impact is not accurately addressed as the line-of-sight study starts its perspective from the off-ramp on the west side of Las Virgenes. When you view the story poles from the middle of Las Virgenes more than 75% of the hills are obstructed.

## **E. Las Virgenes Gateway Master Plan:**

Staff goes to great lengths in this section for the necessity of adherence to the GP, LVGMP, LV Road Corridor Design Plan and LV Scenic Master Plan. However, the staff incorrectly assumes the “vacation of Rondell Street which provides additional lot area and development potential for the site”. Lower in this section, staff gives reasons for not adhering to these plans.

The LVGMP is an important guiding document for the City. Per the LVGMP (pgs. 1:II New Development): If new development were to occur it should be restricted to Monterey Style 1 and 2 story height, pointing to the Leonis Adobe and King Gillete Ranch as examples of the Monterey Style. Primarily the development is envisioned as being for the residents and employees and secondarily for visitors. New construction should preserve views of hillsides.

- Per the codes and the plans, staff states the 73,000 sq ft project exceeds the 40,000 sq. ft. restriction of the codes and the plans. It is only allowable with a Development Plan and the vacation of Rondell Street.
- The contradictions in this section are similar throughout the report, where the vacation of Rondell Street is assumed, as is the Development Plan to circumvent the codes and plans.

## F. Building Height

17.14.020 Table 2-6 limits the height of any CR zoned project be limited to 35 feet maximum from street level.

- Again staff refers to the project as being 50 feet, but in fact it is over the 50 feet with all the architectural elements and stairwells that are proposed. In addition staff does admit that the embellishments add another 8 feet to the height.
- The project pad site is at two different levels currently that starts at 12 feet above Las Virgenes Road grade and will be further graded to a finished level of 15 feet above Las Virgenes Road. The total height of the project will in fact be 73 feet (over six stories).
- This project is not in compliance with even the 50 foot expanded height restriction when the elevated building pad and decorative elements are added.



Please note that from the developer's own rendering it shows the building from a significant distance and (beyond the 7-11 Gas Station by the entrance to the Taco Bell).

Two important things to look at:

1. The building is shown at just above street level instead of on an elevated building pad 20' above Las Virgenes as proposed. Any project approved for the site should be required to be built at street level, per the LVGMP, CMC & GP
2. Even from this distance the perspective shows a line of sight that almost blocks  $\frac{1}{2}$  the view of the ridgeline behind the project. From directly across the street the story poles block more than 75% of the hillside behind and the entire view of the De Anza National Historic Trail.

## G. Rondell Street Vacation

**“Rondell street...is an unimproved public street (“paper” street) not planned for public vehicular travel.**

The Council's ITEM 5 EXHBIT B RESOLUTION NO. 2016-1497 – **fails to provide a legal basis to do so.**

1. The city proposed resolution No. 2016-1497 regarding the vacation of Rondell Street gives the first two reasons to vacate Rondell Street as it is unimproved and is not a through street.
  - neither of which are legal reasons to vacate a street, nor even common sense reasons to do so.
2. The next reason it gives is that it is not needed for street purposes because it does not connect to any other street.
  - which is false as it connects to Las Virgenes Road and could be used as a future connector to the east side of Calabasas
3. It then states the City Council is permitted under 8334 (a) to vacate Rondell Street
  - which is not true for it requires first that Rondell Street be found as an “Excess” street. That has not been done and never will be because it's a unique street providing functions that no other street can or ever will provide.
4. It claims the Planning Commission determined that the vacation conforms to the General Plan
  - This topic never came up and was not discussed by the Planning Commission.

### **Rondell Street Facts:**

- Currently 8-15 cars per day use Rondell for commuter parking, this does not include people who park closer to the “unimproved” trailhead to access the De Anza National Historic Trail.
- With the addition of Rondell Street square footage it doubles the developer’s net useable site area. This is entirely a benefit to the developer and will deprive commuters of their existing parking availability.
- Staff incorrectly assumes the vacation of Rondell Street when calculating the project’s FAR which exceeds the 40,000 square foot limitation by the LVGMP and MP.
- Rondell is much more than a paper street. Even though current planners don’t have the vision to see that it could provide access and connectivity between east and west Calabasas, it is a valuable asset of the city that should not be given away. Rather it should be preserved for future generations who may well see the value.
- The trail access easement and dedicated parking is not a “nexus” for the gift of the street to the developer since an inordinate percentage of the value accrues to the developer.

## **H. Juan Bautista De Anza Trail:**

The De Anza Trail was designated as a National Historic Trail in 1990 by Congress and is one of only 16 trails in the nation that was designated as a Millennium Trail by the White House. One trailhead currently exists at the west end of Calabasas Road. Most trail users have used the Rondell Street access, since well before the MRCA helped improve the trail in 2004. The trail is also a connector to the New Millennium Trail that was built with concession fees from the developer of the oaks.

- Calabasas named a park after De Anza and has recognized his historical significance to our area. We must protect this local treasure because of its national historic importance.

## **I. Circulation / Traffic**

The Citizen's Report acknowledges that a hotel may produce less intensive traffic than other developments, but the cumulative impacts of traffic on an already impacted road will be significant to the area.

The staff report and the developer's study ignores the fact that this is a single ingress/egress property shared with another business (Mobil Station), which will also affect traffic patterns and flows. With a road already clogged with school, commuter, residential and beach traffic...the addition of two large projects would create a hazardous safety condition in the event of an emergency evacuation, such as a fire or major accident.

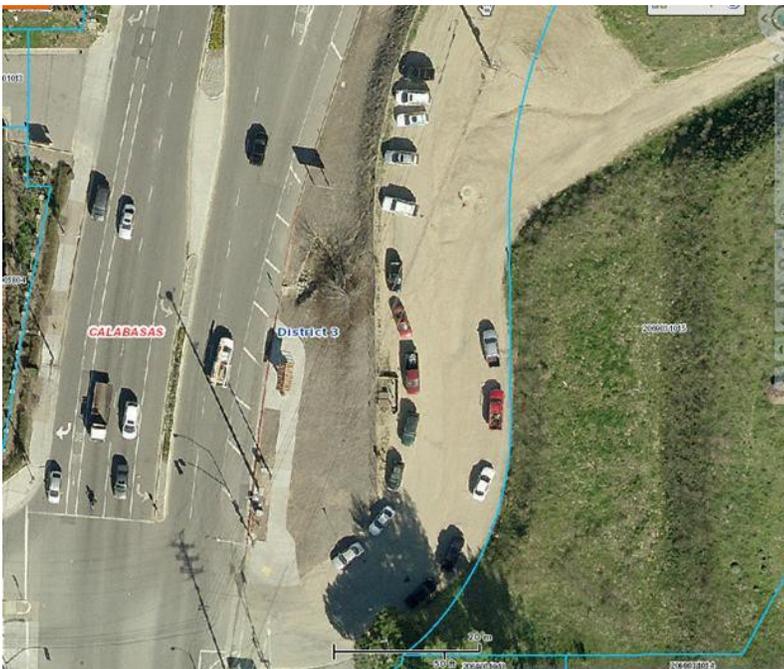
Based on the developer's proposal, the targeted demographic for this hotel is business clientele, who tend to operate during business hours. This means hotel guests will be leaving and returning during AM & PM peak hours respectively. We challenge the assumption that only a fraction of the trips (1,038 daily) would be during peak hours. The majority would be in peak hours, along with the hotel employees arriving and departing for work. The methodology doesn't fit this area with school traffic, commuter traffic, residential traffic and beach traffic making this a unique and challenging traffic situation.

## **J. Parking**

The staff report posits that the peak parking is between the hours of 11 and 1 a.m. The hotel's primary user is expected to be business people working in the immediate area. That would reasonably put them leaving around 8 – 9 am and returning circa 5 – 6 pm. This ignores the fact that an average of 8 – 14 commuter cars are parked there throughout the week starting earlier and ending later than the 8 am, 5pm hours. Meaning the actual peak time of parking lot use will be closer to 5 – 8 am and 5 – 8 pm, when commuters, trailhead users and hotel guests are potentially all there at the same time. Again, the methodology used to conjure statistics is not taking into account the specifics of the situation.

The developer offers 6 spaces for commuters and 5 for trail users. This is woefully insufficient. The photo below portrays a typical day on Rondell. As you can see, there are many more than 6 cars parked there.

So, the reality of parking is that 151 spaces will not be adequate. Under this scenario the odd man out will be the local residents needing to commute to their jobs. Again, this is proof that there is no nexus provided to gift Rondell St. to the developer. Rather, it is a detriment to the community.



This aerial photo shows more than 18 cars parked on Rondell Street. Daily observations have seen between 8 and 20 cars parked just for commuting. Additional cars park closer to the trailhead of the DeAnza National Historic Trail. This also shows the street connection with light at Las Virgenes Road and connection to Mobil Station.

## K. Geology

Final Initial Study and Mitigated Negative Declaration  
Las Virgenes Gateway Master Plan and Las Virgenes Road Corridor Design Plan

area are susceptible to landslide activity. Most commonly, deep-seated landslides are in the north and east-facing slopes. Landslides could adversely affect the project area, particularly in the hillside area east of Las Virgenes Road.

To mitigate the potential impacts associated with geologic hazards in the area, the City has developed Seismic and Geologic Hazards Management Performance Standards. These standards require that site-specific soils reports be submitted with each new development application to determine on-site soil and geologic conditions and to define site-specific measures needed to reduce project impacts to a less than significant level. In addition, the performance standards require that new development meet a factor of safety of 1.5 against shear failure and 1.1 against seismically induced slope failure.

The geotechnical report prepared for the Rondell Oasis property by GeoSoils, Inc. is severely flawed. The exploration, analyses, and conclusions are based on inadequate subsurface exploration and poor data analysis. All of the deep borings were drilled on the flat pad, and none of the borings were drilled on the slope. The geology of the slope was determined using maximum 6 foot-deep test pits, in which the consultant observed only 1 foot of bedrock. No large diameter borings or deep test pits (which are typically used by consultants to accurately determine geology) were drilled on the slope.

The report states the rear slope is comprised of bedrock. This is in sharp contrast to the findings in trench (TP-4), which was excavated to a depth of 24 feet at the toe of the slope and did not find bedrock.

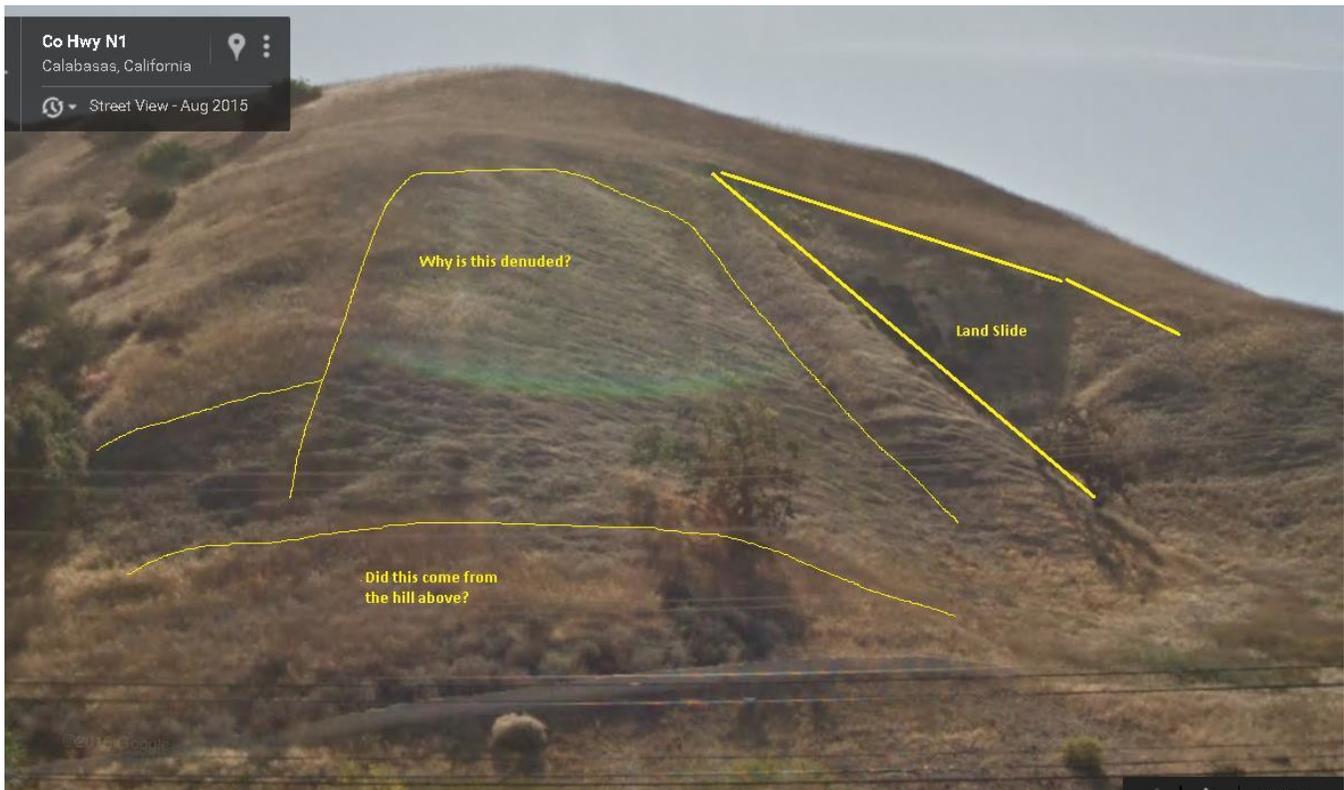
The cross section line on which the stability analysis is based was not drawn on the steepest portion of the slope. The slope stability analysis is therefore inaccurate, and the consultant's finding of the safety factor of the slope is in error. The slope is less stable than that reported by the consultant.

The consultant failed to identify and discuss the significance of a prominent topographic break in the slope at elevation 1040 to 1050. The feature appears on Cross Section 1 drawn by the consultant, although a discussion of the reason for this feature was not provided. The feature is strongly suggestive of a headscarp that formed at the top of an ancient landslide. This landslide behind the Rondell site is likely an unrecognized landslide that is the northerly portion of the landslide previously identified by a past consultant at the southeast portion of the Rondell property. Some geologists believe that the entire west flank of the hillside behind the hotel site, Mobil station, and hotel site for Canyon Oaks is a large ancient landslide. None of the consultants have conducted exploration adequate enough to confirm or refute the existence of an ancient landslide on this slope.

Willdan Geotechnical reviewed the reports for the City of Calabasas. An engineer conducted the review, without review by a professional geologist. State law requires that a licensed

geologist, not just an engineer, review geology reports issued in the state of California. By law an engineer is not qualified to review geologic aspect of geotechnical reports.

The geotechnical reports issued to date for the Rondell site are inadequate to determine the feasibility and safety of the development. The city should withhold approval of the Rondell Oasis project until additional studies are submitted. Qualified licensed professionals in accordance with standard of practice and state law should review the additional studies. Approval of the project should be contingent on approval of the additional reports. This project should not move forward until these significant issues of stability and safety are properly determined.



The landslide to the south of the property actually could create a potential liability for 3 commercial properties: Rondell, Mobil Station and the hotel at Canyon Oaks. Why is the landslide here being ignored and a less obvious landslide on Canyon Oaks being demonized to justify massive grading (in the name of mitigation) of open space? Again, no bedrock was found at Rondell when they did a 24' horizontal boring and only cursory tests were done at the top of the landslide area above Rondell. A full EIR and complete and thorough geology study should be done on this hillside.

## **Mitigations Inadequate or Absent**

The IS-MND included only two (2) mitigation measures -- both related to biological resources. However, due to the size and complexity of the proposed project (involving grading and manufactured fill), the staff did not adequately analyze or provide sufficient reasoning for the absence of mitigation measures to reduce or eliminate other staff-identified potential significant impacts to aesthetics, geology and soils, hydrology and water quality, hazards, land use and planning, noise, recreation, and transportation/traffic.

Upon approving a project for which a MND is adopted, the Lead Agency must also adopt a mitigation monitoring or reporting program pursuant to § 21081.6, and the purpose of the program is to ensure compliance with the required mitigation measures or project revisions during project implementation. Section 21081.6 also requires that mitigation measures be adopted as conditions of approval. Absent any mitigations but two, the MND fails to comply with CEQA.

### **L. Grading/Drainage**

The two pad sites on the property are at 22 feet and 16 feet above street level. Once they are combined the height will likely be 18 to 20 feet above Las Virgenes Road. This means the hotel will tower 73 feet above street level. The pad should be at street level.

### **M. Biology**

Although the staff's report includes an evaluation of the site conducted in a field level reconnaissance site visit, a thorough investigation under the required EIR would be more conclusive. There was no archaeological study done. This too would be provided in an EIR.

### **N. Oak Trees**

Even if the developer plants additional new oak trees, they will not have the established eco system that is already in existence with mature oak trees. Such an eco system takes years to develop, making the existing oak trees irreplaceable.

### **O. LEED**

Although the earned credit on the LEED scale shows this project in the 'silver' category, the actual attachment is not included in the information on the website. In fact, 'silver' is just past the certification level. We would hope that a city that states such a commitment to environmental stewardship would set it's standards much higher than that. City Hall is certified Gold Level. It is certainly obtainable and would help to set the standard for future projects.

## **Conclusion:**

Based on the foregoing report, you must decline this project for a number of valid reasons, not the least of which is that the project cannot be built without a Development Plan. The development Plan is being used improperly to circumvent the Codes and Plans put in place by our City to protect from just this type of overdevelopment. This project does not meet the guidelines for a “superior development” in any regard.

In addition, staff is requesting and assuming that City Council members will approve the gift (vacation) of a public street that has inherent and real value to the community. Throughout the report there are discrepancies in the actual net useable square footage of the subject site used in calculating the projects buildable area.

The proposed height of the project more than doubles the allowable height limit set by code and the General Plan. Any development should be at street level (Las Virgenes) and adhere to the 35' height limit in the CMC & LVGMP.

Staff is suggesting that the developer will do greater due diligence with regard to the unstable geology once the project is approved. As noted in the Canyon Oaks project, observing a hazard such as a depicted landslide (obvious above the subject site –see photo) it would be irresponsible and have significant safety and liability consequences not to do more extensive geologic examination and evaluation before approval.

A Mitigated Negative Declaration avoids doing the proper due diligence required by this site. As the City Manager said in his video promoting the hotels, an EIR is done on each project. The city should stick to that process.

Preparing a report with a pre-determined outcome, staff's bias was clear due to the loss of objectivity when they assumed the gift of Rondell Street and the Development Plan from the outset.

It is apparent that the developer purchased a flawed piece of property and is relying on variances, zone changes and a gift of public land to make this a viable project.

The most obvious reason not to vacate Rondell Street as a gift of public land is the “air of impropriety”; and potential for conflict of interest and undue influence on City Council, the City Manager and Staff by a developer who is a client of a current sitting councilmember.

## Additional Notable Quotes from City Leaders

From the Calabasas 25<sup>th</sup> Anniversary booklet:

*“As a community, we need to work together to ensure that our small town charm is not lost as our community continues to mature. It is so important that we respect what is important to our residents.... We do not want Calabasas to ever become a mini Los Angeles.”* **Alicia Weintraub, current City Council member**

*“My hope is that the original intent of the first general plan and scenic corridor will be respected,”* Lee said. *“The sitting planning officials and council will realize that the Las Virgenes Corridor is the gateway to the Santa Monica Mountains.”* **Janice Lee, The Acorn 4/13/2016**

*Founding City Councilmember Karyn Foley said the driving force behind incorporation was that residents wanted to have a say in the development of their community.*

*“They wanted to participate in the creation of the city. You can’t stop development—people own property. But development should complement the land and the community around it,”* said Foley, who served on the City Council from 1991 to 1997. **Karen Foley, The Acorn 3/31/16**

Appendix 1  
Sales Flyer  
States net buildable area at 1.97 acres

26300 RONDELL ROAD  
Calabasas, California

POTENTIAL HOTEL, RETAIL OR MEDICAL OFFICE SITE

**LAND  
FOR SALE**

For more information  
please contact:

**JOHN BATTLE, SIOR**  
818.444.4908  
jbattle@re.com  
License ID # 007004933

**GRANT FULKERSON**  
818.449.4401  
gfulkers@re.com  
License ID # 01483890

**MICHAEL TINGUS**  
818.223.4380  
mtingus@re.com  
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L.A. REALTY/VIRGENES, INC.  
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**PROPERTY HIGHLIGHTS**

- Hotel, Medical Office and Retail
- Superior Demographics
- Freeway Identity
- Prestigious Calabasas Location
- Along Main Thoroughfare (Las Virgenes/Mallibu Canyon)
- 8 Miles to Mallibu/PCH

**PROPERTY SPECIFICATIONS**

..... 179,903 SF (4.13 Acres) Gross  
85,903 SF (1.97 Acres) Net  
..... \$2,500,000  
..... CR (Commercial Retail)

**DEMOGRAPHICS**

\$137,034    \$196,091    \$169,731  
101 Fwy @ Las Virgenes Rd    175,273 CPD

**From:** Kaleen [mailto:kaleen819@yahoo.com]  
**Sent:** Monday, May 02, 2016 5:01 PM  
**To:** info  
**Subject:** I AM OPPOSED TO THE RONDELL HOTEL

Dear Calabasas City Council:

I am vehemently opposed to the proposed Rondell hotel.

The City of Calabasas fought Ahmanson Ranch and should fight the proposed Rondell Hotel!

The elected officials represent the best interests of the residents, not outside developers and need to enforce the 35' height limit for any developments and not give Rondell Street, a valuable piece of property to a developer!

Lastly, based on last Wednesday's Budget Workshop Staff Report, as shown on page 9, the TOT for the hotels is not needed to add money to the General Fund. There is NOT a Systemic deficit. The Calabasas residents do not benefit from any proposed hotel on the site.

The developer does not live in Calabasas. He has no scruples about the irreversible impact that this proposed development will do to the scenic corridor and The Gateway to the Santa Monica Mountains for generations.

I urge the City Council to vote NO to the proposed Rondell hotel site.

Sincerely,

Kaleen Farrell

**Supplement to Earlier Public Comments – City Council**  
**Item #1 – Rondell Oasis – May 3, 2016**  
**Carl Ehrlich, Calabasas Resident**

In my earlier comments to the Council I discussed the concept of making compromises, hoping to develop a win-win situation for all parties – I’d like to reiterate and expand those comments here. Such compromises, by the City and the developer, appear to be a possible path forward in which many of the interests of all parties, including the public, would be realized – some more than others and some less, and all in the spirit of such a compromise.

Firstly, the City could retain 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 for parking. The City could then ensure sufficient public parking spaces for bus commuters and trail access for hikers. The developer could see a compensating reduction by the City in the requirements for hotel parking, as suggested by the Planning Commission for the Canyon Oaks development. As an integral part of this compromise, the City would closely coordinate the parking and landscaping with the developer with the developer taking the “lead” for landscaping and maintenance thereof.

Secondly, another aspect of all this could be that the developer installs the trail access path as planned and then transfers ownership in perpetuity of all the property north of the hotel parking lot, including the new trail access path to the National Park Service, for example. That transfer could be contingent on indemnifying the developer from any and all liability from use of that path. The developer could then be responsible for the maintenance of that path. A potential beneficial result of this transfer of ownership could be a charitable tax deduction for the developer [I’m not a tax lawyer by any means but I see it as a possibility]. Here, the public could benefit by having public access to the trailhead.

The developer has already made one step in this process by a redesign of the hotel featuring a set-back of the fourth floor on the northerly side of the hotel. This is similar to the set-back feature on the west-facing leg of the hotel and would reduce the visual impact of the hotel, i.e., provide a more visually attractive 3-story façade.

**Resulting benefits to all parties:** In this spirit of compromise, the following benefits could be realized if these suggestions were adopted by all parties:

1. The commuting public would see an expanded public parking area.
2. The hiking community would also see expanded parking area.
3. The hiking community would see an accessible and visually attractive access to the De Anza trailhead via a public right-of-way.
4. The developer would see a reduced parking requirement in return for giving up some parking spaces along Rondell Road.

5. The developer would not be liable in the future from the use of the trail access path.
6. The developer may realize an offsetting tax deduction.
7. The City would retain ownership of the road segment for possible future extension and underground utility access.

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

**From:** karen taylor [mailto:karenferngully@yahoo.com]

**Sent:** Sunday, May 01, 2016 6:50 PM

**To:** info

**Subject:** city council ad mayor

please block the rondell oasis project because they are not compliant with the general plan of our city. any building over 35' height is not compliant with our city and with the grading etc. it will look even taller.

please listen to our concerns and not your pocketbook Karen taylor Saratoga hills resident

**From:** David Anderson [mailto:dave5912@gmail.com]

**Sent:** Tuesday, April 12, 2016 2:11 PM

**To:** info

**Subject:** City Council and Mayor

Want to recorded my no vote for new hotel in Calabasas. Area already over developed (in my opinion). Make area more difficult to traverse and uglify the area.

David Anderson  
5912 Ruthwood Dr  
Calabasas, Ca 91302