

Exhibit J

Glenn Michitsch

From: Tom Bartlett
Sent: Monday, June 30, 2008 9:58 AM
To: Glenn Michitsch
Subject: FW: Calabasas Inn Project

Importance: High

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

From: Tony Coroalles
Sent: Friday, June 27, 2008 3:18 PM
To: Tom Bartlett
Subject: Fwd: Calabasas Inn Project

What say you?

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

From: HUGH GREENUP <ccventura@msn.com>
Subj: Calabasas Inn Project
Date: Fri Jun 27, 2008 14:50
Size: 1K
To: Anthony Coroalles <tcoroalles@cityofcalabasas.com>
cc: <tbartlett@cityofcalabasas.com>; <gmichitsch@cityofcalabasas.com>

Hi Tony:

How are you? Congratulations on the upcoming City Hall opening, it really looks great.

I noticed that the Calabasas Inn project hearings will begin in August and wanted to confirm again in writing what I have said to staff many times regarding our entry drive at 23480 Park Sorrento, which is adjacent to the Calabasas Inn site.

Our entry drive is constructed on an irrevocable access easement that exists for the benefit of our property and cannot be removed, modified or relocated without our written agreement. As we understand it, the current plan calls for removal of our main entry drive and relocation of it to an inferior location at the side/back end of the new buildings. No one has sought our approval of the current plan and we have not approved or consented to any part of it. Our entry drive is a critical part of the value of our building and we will vigorously oppose any attempt to relocate or modify it, including what is shown on the current plan.

We are willing to discuss this with staff or the developer at everyone's earliest convenience, but wanted also to remind everyone that we have not approved and will not accept a unilateral modification of our real estate interests.

Thanks,



CALABASAS PARK HOMEOWNERS ASSOCIATION

P.O. BOX 8426
CALABASAS, CALIFORNIA 91372
(818) 225-9191

RECEIVED

SEP 26 2007

September 24, 2007

COMMUNITY DEVELOPMENT
PLANNING DEPT.

Planning Commission
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302

Dear Planning Commissioners:

This letter is sent at the request of the Board of Directors for Calabasas Park Homeowners Association with regard to the proposed development of The Village at Calabasas (existing Calabasas Inn location). The Board's Environmental Control Committee is still evaluating the project and has NOT approved or rejected the project nor provided a list of conditions.

There are a couple of issues that we believe may be in conflict with other direction the developer is receiving.

As a result of a unanimous vote of the Board of Directors, CPHA is opposed to:

- (1) allowing any overflow parking on the site or parking for uses other than those to be developed on-site, whether said uses are from Old Town overflow or otherwise; and
- (2) there shall be no walkway/direct access to Old Town

Thank you very much for your consideration.

Sincerely,

Ida Worth, CMCA
Community Manager

cc: Board of Directors
City Council – City of Calabasas
Tony Coroalles, City Manager – City of Calabasas



CALABASAS PARK HOMEOWNERS ASSOCIATION

P.O. BOX 8426
CALABASAS, CALIFORNIA 91372
(818) 225-9191

RECEIVED

OCT 16 2007

October 11, 2007

COMMUNITY DEVELOPMENT
PLANNING DEPT.

Larry Dinovitz
Scott Dinovitz
D2 Development
5023 N. Parkway Calabasas
Suite 200
Calabasas CA 91302

RE: Calabasas Inn Site, Calabasas, CA

Dear Applicant:

The Environmental Control Committee (ECC) met last week to discuss your proposed development. In attendance with the Committee, was the project Architect Hany Malak, who had an opportunity to review your revised plans. We appreciate your previous modifications to your plans and have spent considerable time evaluating them.

We have reviewed the following documents:

1. Site plans, floor plans and elevations dated September 4, 2007 reflecting a reduction of square footage to 174,414 square feet, total residential units to 79 units (161,278 square feet) and total commercial square footage of 13,135sf
2. Letter from D2 Development to CPHA dated September 4, 2007
3. Letter from D2 Development to Sanford Sigal dated September 12, 2007 on traffic generation
4. Traffic study completed by ATE dated August 23, 2007
5. Sample signage criteria
6. Various color boards, models, etc.

Based on this information, the information you have provided us with during our various meetings, and our other correspondence, the ECC conditionally gives your project PRELIMINARY approval with the following qualifications:

1. Non-visitor parking shall not be permitted at the site, and the project will have a full-time guard or parking attendant to ensure the site is only used by shoppers, residents or their visitors. The parking may be restricted to 1 or 2 hour parking to ensure that it will only be used by the project. No parking for other developments shall be permitted on-site. In addition, D2 will cooperate in opposing, with CPHA, any linkage of this project to the Old Town area of Calabasas.

2. A covenant will be recorded on the property restricting the type of commercial users to be those of a neighborhood use, as opposed to a regional use. This may include a requirement that no space is greater than 2,500sf. D2 will provide a sample list to CPHA for their review and comment.
3. Signage for the project will be submitted to CPHA to ensure that it is tasteful, not improperly lit, and not visible from surrounding residents. We have received a preliminary signage plan, but we would need to see examples of the signage placed on the architecture before giving final approval.
4. You have previously received our Project Architect's comments to some of the fine points of your plan (see previous comments below). While we believe the current architectural theme is quite good, before receiving final approval from CPHA, we will need to see detailed elevations, color boards, material samples, etc. to determine whether the final design details are approved by CPHA.
5. Any change to the project, especially as it relates to square footage, traffic generation, elevations, signage, unit count and sizes, retail placement and sizes, and parking will need to be submitted to ECC and CPHA for consideration and may or may not be approved.
6. This approval is NOT assignable to another party. If the project is sold, CPHA will need to re-approve the developer and satisfy itself that the approvals given herein will be adhered to.
7. This is a preliminary approval provided based upon the underlying CC&R's and are subject to the final plans, review of the EIR (if there is one) and a review of City provided conditions. As a result, final approval of the plans and the right to build shall only be in effect once a full set of working drawings have been approved and reviewed by ECC, CPHA and the project architect.
8. Any plan approvals, including this one, which are given by ECC and CPHA, shall be attached to the plans submitted to the City, so there is consistency between City conditions and CPHA conditions. The applicant shall request that these conditions be included in the City's conditions of approval to ensure that the City, the applicant and CPHA are aware of all conditions affecting the property.
9. Nothing herein is meant to override or circumvent City requirements, nor to opine to the structural, physical, financial or economic viability of the project.

Thank you both for work cooperatively with CPHA and the ECC. If any of the above conditions are a problem, please let us know as soon as possible. Otherwise, please continue to forward us documents as the project moves forward and let us know when you want us to review your final plans.

Thank you,



Sandy Sigal
on behalf of Environmental Control Committee
Calabasas Park Homeowners Association

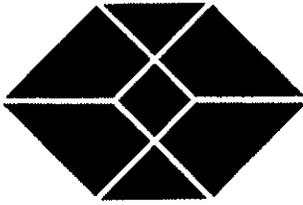
Enclosure

cc: Board of Directors
City of Calabasas, Department of Planning
City of Calabasas, Planning Commission

ARCHITECTS COMMENTS:

In response to last weeks meeting with the CPHA group, following please find my comments regarding the project design that should be provided to the developer team in order to gain better understanding of the proposed design of the project:

- The developer will need to provide an updated site plan and floor plans based on the proposed reduction in square footage of the retail component of the project, (10,000sqft per the agreement of the CPHA Group)
- As for the project massing and design, first and foremost is my hesitation is the execution of the details and the use of the materials. I suggest that in the next round of project submittals that the architect for the developer provide the following items to further clarify the intent of the design:
 - Wall sections clearly indicating all the profiles of the buildings and the details of the integration of the fenestrations, storefront systems and the applications of the materials.
 - Provide details of the connecting bridges in the project and the material selections in the roof decks along the second floor open areas. Also provide balcony details, chimney details.
 - Roof details of the rafter tail ends, and the integration of gutter systems and down spouts. The roofing tiles should be modified to barrel tiles rather than the suggested S tile system, that provides a better profile and more in consistency with the suggest design, Spanish Mediterranean.
 - Provide door and window cut sheets as part of the color and material boards.
 - Provide light sconce and outdoor lighting cut sheets.
 - Provide hardscape material callouts and selection.
 - Provide details of the iron railings in the balconies.
 - Provide details of the integration between the landscape and hardscape in the outdoor areas of the project. To this I would add that the project may be better served with additional outdoor dining amenities along the frontage of Park Sorrento Drive, the current plan is very limiting on the outdoor areas provided for the restaurant tenants called out for in this development.
 - Provide cut sheets of all the outdoor amenities for the project including trash receptacles, benches, fountains, table's chairs, umbrellas, etc.
 - A signage program for the both the retail and the residential elements of the project and the as well as the potential monument signage of the project from Park Sorrento Drive.
 - Provide a complete landscape plan with material call outs, tree sizes and tree counts along with suggested landscape pallet for the project design.
- The quality of this project will be in its details and its execution as such as the architecture is in the Spanish Mediterranean influence, I suggest that the architect look into adding more corbels, arches, buttresses, varying roof heights, wrought iron details, color ceramic tiles and pavers. I would like to see a richer pallet of materials and more variety in the building designs rather than repeated details in all three condo blocks.
- I am not sure if the City of Calabasas has an art program, if so, I think that integration of the art budget should be outlined at this point as part of the design of the project and identified (at least in location and type of suggested work) prior to project approvals.
- One of the items that I believe still needs work is the design of the access to the parking garage, it's not very clear where additional parking for the retail portions of the project is located, and the access to the ramps is combined with all of the back of house items for the residential use including trash enclosures, and loading.
- Unless the Art & Health Fitness portion of the project is limited to use by the projects residents, it is inaccessible by visitors to the site. This part of the project needs further study.



**ROSS MORGAN
& COMPANY, INC.**

Property Management

Sherman Oaks Calabasas Valencia Porter Ranch Palmdale

23901 Calabasas Road, Suite 2004
Calabasas, CA 91302
P.O. Box 8782, Calabasas, CA 91372
(Please forward all mail to P.O. Box address)
(818) 225-9191
(805) 581-4833
Fax (818) 591-3044

RECEIVED

FEB 12 2007

COMMUNITY DEVELOPMENT
PLANNING DEPT.

To: City Council
 Planning Commission
 City of Calabasas

From: Ida Worth, CMCA 
 Community Manager

Date: February 1, 2007

Re: Proposed Plans for the
 Calabasas Inn Property

This correspondence is sent at the request of the Board of Directors for Calabasas Country Estates Owners' Association. The Board wishes to convey its support and approval for the plans, which were presented by Larry Dinovitz to our Board on January 31, 2007, for the mixed-use development for "The Village," formerly the Calabasas Inn property. We believe that this development will be an asset to the community, provide many benefits, and will improve the property values in the area.

Thank you very much.

cc: Board of Directors
 Larry Dinovitz – D2 Development

Proudly serving our clients since 1982



Glenn Michitsch

From: Maureen Tamuri
Sent: Thursday, June 29, 2006 11:43 AM
To: Elizabeth Parker; Glenn Michitsch; Tom Bartlett
Cc: Gwen Peirce
Subject: RE: Calabasas/Brookwood - July 5 public meeting about Calabasas Inn; parking issue

Hmmmm...I think that we left it that gwen was the lead on this joint meeting; we need to get copies of this to the commissioners and Council through her. Thanks. M

From: Elizabeth Parker
Sent: Thursday, June 29, 2006 11:39 AM
To: Maureen Tamuri; Glenn Michitsch; Tom Bartlett
Subject: FW: Calabasas/Brookwood - July 5 public meeting about Calabasas Inn; parking issue

Do you want this to go to the commissioners?

From: Gwen Peirce
Sent: Thursday, June 29, 2006 10:46 AM
To: Dena Lindamood; Elizabeth Parker
Subject: FW: Calabasas/Brookwood - July 5 public meeting about Calabasas Inn; parking issue

Dena, can you please forward this email to City Council and Tony?

Liz, can you please forward it to Maureen and the Planning Commission?

This is correspondence regarding the July 5 Joint meeting item on the Calabasas Inn.

Thank you,
Gwen

From: RJREnrtps@aol.com [mailto:RJREnrtps@aol.com]
Sent: Thursday, June 29, 2006 10:43 AM
To: Gwen Peirce
Subject: Calabasas/Brookwood - July 5 public meeting about Calabasas Inn; parking issue

(blind copies of this are going to some of my neighbors for their awareness and so that they can consider attending the meeting and/or submitting written comments)

To: GPeirce@CityOfCalabasas.com (Gwen Peirce) who will forward this as appropriate to the City Council, Planning Commission, and City Manager of the City of Calabasas
From: RJREnrtps@aol.com (Rich Reichler)
Date: June 29, 2006
Subject: Calabasas/Brookwood - July 5 public meeting about Calabasas Inn; parking issue

Regarding: Public Notice by the City of Calabasas that the City Council and Planning Commission of the City of Calabasas will conduct a joint meeting on **Wednesday, July 5, 2006 at 7:30 p.m.**, at Calabasas City Hall, City Council Chambers, 26135 Mureau Road to consider the following matter:
PRELIMINARY SCOPING MEETING REGARDING THE CALABASAS INN REDEVELOPMENT PROJECT LOCATED AT 23500 PARK SORRENTO DRIVE.

Dear City of Calabasas representatives,

Parking is on my mind as I consider the Calabasas Inn property at 23500 Park Sorrento (and the entire City of Calabasas). My office is located across the street in the Brookwood Office Park at 23501 Park Sorrento, and I (along with many of my neighbors) am quite concerned about the shortage of parking in the area and the challenges and problems created by this situation. With the redevelopment of the Calabasas Inn property there is an opportunity to improve the situation.

My desire is that this note to the City Council (<http://www.cityofcalabasas.com/council.html>), Planning Commission (<http://www.cityofcalabasas.com/commissions/planning.html>), and City Manager (Tony Coroalles) (<http://www.cityofcalabasas.com/departments/manager.html>) of the City of Calabasas (the "City") (<http://www.cityofcalabasas.com>) will help before, during, and after the public meeting that is scheduled for July 5, especially since I will be unable to attend this meeting and I would like to help the Brookwood Office Park area as well as our City.

Currently, many of my neighbors have financial arrangements with the Calabasas Inn that enable parking in the Inn's parking lot. This has been a great help in mitigating the challenges and problems that exist due to a shortage of street and other parking in the area.

I see these **three levels of parking issues** regarding the redevelopment (references to parking also include the need to have enough spaces for full sized automobiles and some trucks in combination with a reasonable amount of spaces for "compact" sized automobiles):

1. The need to not cause further harm to the area. Thus, please be sure that the new development has more than enough parking space for its own uses.

2. The need to at least maintain the status quo. Thus, please be sure that the redevelopment has a number of additional parking spaces that is equal to or greater than the number that were being used under the financial arrangements provided by the Inn. Perhaps the new owner would commit to and develop additional spaces because of welcoming the additional revenue similar to that of the Inn. Alternatively, perhaps the City could purchase some of the land from the new owner and set up a free and/or fee based parking lot.

3. The need to improve the situation. Although I do not know the specific guidelines or regulations that Los Angeles County and the City (that took over the area government) were supposed to follow, my understanding is that either those rules were not followed or they were not adequate, and the result either way appears to be that various developments and situations were created for which an inadequate parking condition now exists. It is possible that the City bears some liability for the condition, or at least it would seem that the City, on behalf of its guests and inhabitants, would want to have a better situation. Whether due to a City desire to eliminate liability or to enhance an asset, the City may be motivated to provide beneficial incentives to the new owner so that the owner commits to and develops some (per item 2 above) or more (per this item 3) parking, or the City may be motivated to purchase some (per item 2 above) or more (per this item 3) land from the new owner and set up a free and/or fee based parking lot. Perhaps City zoning rules can be altered in ways acceptable to the community so that the new owner's current plans for the site can be substantially fulfilled, i.e. without sacrifice, and at the same time additional parking may be made available.

Thank you for your consideration of these needs as you consider the redevelopment of the site. Hopefully the experienced developers and planners working on this project can find ways to improve the parking conditions without causing sacrifice by the community or the new owner. We have a wonderful City thanks to many talented and thoughtful people, and I look forward to watching it get even better.

Yours very truly,
Rich Reichler

Richard "Rich" Reichler
RJR Enterprises
Parent of RJR Consulting and RJR Wireless.
23501 Park Sorrento, Suite 218
Calabasas, CA 91302-1381
E-mail: RJREntrps@aol.com (Rich Reichler)
(818) 222-7483 Office Voice
(818) 222-7487 Office FAX
(818) 903-5189 Portable

<http://www.calabasaschamber.com/>

<http://www.charactercounts.org/>

Teach, enforce, advocate, and model:

Trustworthiness, respect, responsibility, fairness, caring, and citizenship

7/11/2006

COPY OF THE PUBLIC NOTICE:

(from <http://www.cityofcalabasas.com/publicnotices.html>)

NOTICE IS HEREBY GIVEN that the City Council and Planning Commission of the City of Calabasas will conduct a joint meeting on **Wednesday, July 5, 2006 at 7:30 p.m.**, at Calabasas City Hall, City Council Chambers, 26135 Mureau Road to consider the following matter:

**PRELIMINARY SCOPING MEETING REGARDING THE CALABASAS INN
REDEVELOPMENT PROJECT LOCATED AT 23500 PARK SORRENTO
DRIVE.**

Please note that if you challenge the City's final decision on the above matter in court, you may be limited to raising only those factual and legal issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City Council at, or prior to, the meeting. In light of the foregoing, all interested members of the public are encouraged to voice their concerns regarding the above matter either in person at the meeting or in writing through correspondence addressed to the City of Calabasas City Council and submitted to the City Council at or prior to the date of the above meeting.

If you have any questions regarding the contents of this Public Notice, please contact the City Clerk at (818) 878-4225.

Gwen Peirce

Assistant City Clerk

Dated: June 21, 2006

FEINBERG & WALLER

A Professional Corporation

Attorneys at Law

William A. Feinberg
1928 - 2001

23501 Park Sorrento #103
Calabasas, California 91302

Telephone 818 / 224-7900
Facsimile 818 / 224-2497

www.feinbergwaller.com

Mary Ellen Waller, Esq.

Admitted to practice in
New York and California

RECEIVED

JAN 18 2007

COMMUNITY DEVELOPMENT
PLANNING DEPT.

January 11, 2007

(See attached mailing list)

Re: Calabasas Inn Redevelopment Project located at 23500 Park Sorrento

Dear Ladies and Gentlemen:

My husband, Marshall Waller, and I are shareholders of a small Family Law firm located in Calabasas and owners of an office condominium on Park Sorrento, opposite the above-referenced property slated for redevelopment. We are against any legislative amendments that increase the current density ratios and/or zoning designations for the Calabasas Inn Property. We oppose any deviation from the Calabasas General Plan and The Calabasas Old Town Master Plan and Guidelines.

By way of brief background regarding the presentation of this project to the general community, I received notice of, and attended, a joint City Council and Planning Commission preliminary scoping meeting regarding the Calabasas Inn redevelopment project on July 5, 2006. I thereafter attended a meeting of the Calabasas Park Homeowners Association (CPHA) wherein the developer of the Park Sorrento project presented his plans for redeveloping that area; this meeting was *not* a publicly noticed meeting. The developer stated that he had given yet another (and different) presentation for the proposed development to a different homeowners association. He also stated that the proposed plans revealed to the CPHA were being shown for the first time. These plans, as well as those presented to the Planning Commission, included the demolition of the existing Calabasas Inn building. A recent article in a community newspaper, The Acorn, however, notes that the latest plans for redevelopment *do not* contemplate the demolition of the Calabasas Inn structure.

There seems to be a variety of confusing, at best, and conflicting, at worst, information presented to this community regarding this project. Meetings regarding the redevelopment need to be held in a public forum with full opportunity for participation and opinion by those affected and to help ensure that the community is discussing the same plan. It appears that the developer has "shopped around" several different versions of redevelopment plans. When presenting his plan to the CPHA, the developer neglected

to mention that the plan would require legislative amendments to the density ratios and zoning designations. The developer also neglected to mention, that he was told by the City Council that in order to get a zoning or density amendment he would need to have *overwhelming* support from the community (the City Council's choice of words). These two aspects, the need for a legislative amendment and the need for overwhelming support, only came to light after I publicly questioned the developer following his presentation to the CPHA.

At the joint preliminary scoping meeting held last July, political cronyism appeared to prevail as the developer was asked to lead the Pledge of Allegiance, the Mayor mentioned that he and the developer had been to events together at the Calabasas Inn, the developer mentioned to me that he had coached the Mayor's child in sports, public comment on the plans was severely limited by the City Council, (only a *one minute presentation* was allowed) and the attendees in the gallery (the community) were told, "Let's race through these if we can." Although I certainly respect a governmental body's desire to expedite its business, I hardly think that "racing through" a development plan that so grossly ignores earlier city planning, is a wise thing to do, unless, of course, the hidden agenda is to "railroad" a development plan past the public before the community can become organized and mount an effective investigative study and an appropriate response.

Three alternatives for development were proposed at the July meeting. At that time the plans were in very general terms, were not to scale and failed to include the information necessary for an overall zoning review: the developer was not required to show overview boards, section drawings and site plans for the proposed alternative plans. I have yet to receive any other notice of a public meeting on this project. Please note that I formally request notification of meetings regarding this project and the new project on the south side of Park Sorrento adjacent to the creek.

The Acorn now reports that after a technical review by the city and outside agencies, developers have, (apparently once again), reworked the plan. The Acorn reports that the revised proposal *still* fails to meet the Calabasas General Plan and zoning designations. It appears that this project is proceeding forward without much, (if any, meaningful), public input; the process must involve the participation of affected property owners, and it is your charge and obligation as City officials to ensure that this is accomplished.

The goals of responsible leadership, especially in the context of land use, are to carry out one's duties and obligations in a coherent, comprehensive way that fosters both orderly development and environmental quality. There are numerous considerations concerning this redevelopment that need to be initially addressed. The City of Calabasas is *required* to maintain the Calabasas General Plan standards for the referenced development project unless there has been a major amendment to the goals, policies or actions that would alter the basic policy directions previously set forth within the Plan. Over the last few years the city has approved several zone changes from commercial limited to commercial retail. This trend towards more intense land use has changed the character of the City and is inconsistent with protecting the community character and

significant environmental features. In my opinion this trend has been led by a pro-development city government. While I am in favor of proper and appropriate development, any proposed development must adhere to the Calabasas General Plan, with full and complete disclosure and public discussion. This proposed development bears on one of the most prevalent problems facing Calabasas: a *dearth* of parking. This redevelopment project affecting the Calabasas Inn will, dramatically increase this problem and, by so doing, dramatically decrease the quality of living in Calabasas. Before that is done, I am certain you will agree that the general public, *your constituents*, deserve to be made completely aware of the true facts surrounding this project, its lack of adherence to the Calabasas General Plan and the potential impact it will have on this community.

The Calabasas General Plan is the constitution and framework for local decision-making. It is a statement by the residents of what is in the best interest of their community. The three primary themes of the General Plan are environmental responsibility, local management and control of Calabasas' future and community image. The Calabasas General Plan states, "Calabasas' vision need not repeat the mistakes of the past." The community recognized that, "The results of growth in the years preceding incorporation are, in many ways, inconsistent with local values; environmental destruction, traffic congestion, overly intense development, visual clutter, and a lack of community gathering places were cited by residents as being the primary community image problems that must be addressed in the General Plan." In terms of environmental responsibility, the preservation of open space was cited as the community's number one priority and a higher priority was placed on environmental protection and open space preservation than on expansion of urban or rural development. The *community* decided to guide the type, intensity, and location of development in a manner consistent with enhancing the quality of life of its citizens within existing neighborhoods. To that end the city decided to limit the intensity and traffic generation of new residential, commercial, office and business park development projects.

The Calabasas General Plan determined that rather than merely reviewing new development proposals, the city would focus on managing the area's existing natural and built environments. The potential for developments surrounding the city to adversely affect the City's street system was recognized as a *critical* problem. An objective of the General Plan is to protect residential neighborhoods by avoiding the need for local residential streets to carry more than 3,000 vehicles daily. Another General Plan transportation goal is to maintain an adequate supply of parking by achieving a balance between a demand for, and supply of, parking. The city has already recognized that this Park Sorrento area is at a "parking maximum." The lack of sufficient parking in Calabasas commercial areas has negative economic and quality of life effects on the citizens of this community. The General Plan also notes that Park Sorrento east of Park Granada (the proposed redevelopment area) was intended to serve adjacent residential areas, and was *not* to be used to move traffic from Calabasas Park Centre. The city must remain consistent with that goal.

To date, the community is in the dark as to what technical, environmental and design reviews have been requested by the Planning Commission. The citizens of

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

Calabasas are entitled to be a part of this process so that they can ensure that the City is adhering to the General Plan. Assurances should be given to the community that this development will not be exempt from any environmental and technical reports. Technical reports need to be prepared to identify project-specific impacts and mitigation measures; these studies are required for any project which is potentially inconsistent with the goals, objectives, approaches, policies, or performance standards of the General Plan.

Studies need to be done to demonstrate that the project meets the air pollutant emission reduction targets of the South Coast Air Quality Management District and the California Environmental Quality Act. An acoustical analysis needs to be prepared to ensure that traffic volume noise meets the performance objective of the General Plan. There should be a study in conformity with the Los Angeles County Congestion Management Program to address the traffic impacts of this redevelopment on regional circulation facilities. A City traffic impact analysis needs to be prepared to confirm that this project meets applicable Calabasas General Plan standards. The General Plan notes that the Transportation minimum acceptable level of service for this area is a LOS C, a level at which citizens would “begin to feel the tension of traffic.” The goal should be to strive for tension-free traffic for residents and improved performance of the city’s roadway system. A parking study needs to be conducted to ensure adequate parking for the neighborhood and that this new development contributes to the need for improvements.

A study of the riparian habitat along McCoy Creek along with a biological assessment also needs to be prepared. A 40-foot creek set back plan (as noted in the Old Town Master Plan) and a plan to allow for sensitively designed recreational use and a public access easement of the creek is necessary. The city needs an assessment of the project’s impact on storm waters, prevention plans to mitigate urban runoff and prevent pollution discharge in this environmentally-sensitive area. The City staff needs to review the heritage resource sensitivity of the parcel proposed for development. Subsurface testing needs to be conducted to determine if prehistoric or historic deposits are present. An Architectural evaluation of the existing Calabasas Inn needs to be conducted to determine if the building meets state or local definitions of significance.

The Calabasas Inn property needs to be redeveloped within the context of not only the City’s General Plan but also The Old Town Master Plan, which specifically mandates that the Old Town Design Guidelines will be implemented to ensure that future development in and adjacent to Old Town is compatible with its historic, small town character. Streetscape design and building façade enhancement is to be applied to adjacent properties to mitigate the impacts of modern architectural design. The developer of the Calabasas Inn property is certainly aware that the property is directly adjacent to Old Town; a modern commercial building, that he built and owns, stands at the corner of Park Granada and Park Sorrento and is, curiously enough, located within the “Old West style” Old Town District. The redevelopment plans for the Calabasas Inn presented at the preliminary scoping meeting were devoid of any architecturally significant features despite its close proximity to Old Town. Interestingly, the developer also stated at the preliminary scoping meeting that the building he previously built on Park Sorrento is “vastly under parked,” something that, in my opinion, bodes ill for the current project.

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

The City of Calabasas has failed to follow the Old Town Master Plan and Design Guidelines. The City must ensure that in the context of *this* redevelopment, those guidelines will be followed. The City has allowed an inadequate, overcrowded parking problem involving *all* of the commercial areas of the city to fester. The Old Town Master Plan *repeatedly* discusses the Calabasas parking problem. A parking study conducted in 1995 by Walker Parking Consultants Engineers Inc., found that there was a parking deficiency in Old Town Calabasas. A decision was made by the Old Town steering committee and Transportation staff that a parking structure would be necessary. A “key component” and “major element” of the Old Town Master Plan is the development of a parking structure. The Old Town Master Plan Implementation section addresses parking in *six different sections*.

The minimum parking Guidelines of the Old Town Master plan call for at least one off-street public parking lot or structure, a series of interim or long-term surface parking lots and shared parking facilities with the Commons, the Calabasas Country Inn, the Calabasas square office building and the Calabasas Tennis Club and Swim Center. A parking lot was leased by the city for a while but the city, according to the City Manager, decided not to continue the lease, citing that it was too expensive. The City Council certified that it would implement measures to enhance the parking inventory, but the city has failed to implement these measures and is clearly, in the context of this proposed Calabasas Inn project, heading in the wrong direction.

The ultimate responsibility for this abandonment falls on the City Council, and, while there has been a turnover of the City Council over the years, it is hoped that one of the tenets of this current Council is the protection and preservation of the quality of life in Calabasas by adherence to the General Plan. In short, a protection of the vision that was Calabasas many years ago and that helped create this somewhat unique urban environment that we have all come to appreciate and enjoy. The impact of this failure to follow the Old Town Master Plan is felt on adjacent properties. This failure needs to be addressed in the context of the proposed major redevelopment of the Calabasas Inn. The City has contributed further to this problem by allowing the presence of the Post Office on Park Granada, near the Park Sorrento Area, without adequate parking. The City had the opportunity to help address the parking shortage by building additional parking at the new Civic Center; these plans for additional parking, however, have now been cut from the budget.

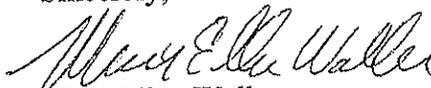
The City of Calabasas General Plan has a horizon date of 2010. These problems that were noted at the city’s inception have yet to be addressed. The city is now contemplating a General Plan update which must be completed by July 1, 2008. A required element for proposals for the new plan is “the circulation element should especially address parking in commercial areas.” While it is encouraging that the city is at least contemplating addressing the inadequate parking situation, it is unacceptable to ignore the goals of the General Plan and fail to take the necessary steps now to resolve this problem.

The Old Town Master plan called for the city to retain a consulting individual or firm with expertise in parking lot design to assist in site selection. The city was to retain a financial Advisor and Bond Counsel to assist in the financing. The City's performance level has failed to meet the performance objectives.

The City Council needs to direct the City Manager to prepare a program for City Council adoption to ensure that the performance objectives will be met at the earliest possible date to cure this deficiency. Appropriate limitations on new development are required to be established within the City of Calabasas commercial areas to facilitate elimination of this deficiency. Once the parking deficiency is eliminated, new development can go forward to provide such facilities as are necessary to ensure that the services and facilities to the new development meet established performance standards, and that the services and facilities provided to existing development will, at a minimum, be maintained at their current levels.

It is time to get this City back on track with its General Plan. In my previous letter to you of July 3, 2006, regarding this redevelopment project, I conveyed my opinion, that the City had not followed its adopted Parks and Recreation Master Plan and Municipal Code duties. There is a mandate for Parks and Recreation to recommend plans for acquisition of Public Park and recreational areas. The Parks and Recreation Department has recommended acquisition of a community park site on the east side of the city; however, the city has failed to follow through on this recommendation. This disregard of the Parks and Recreation Master Plan, coupled with the disregard of the Calabasas General Plan and Old Town Master Plan as noted above, is not, in my opinion, a legally acceptable way to allow this city to run. The City Council must take measures now to implement the objectives set forth in the City of Calabasas Constitution. The policies you set today will have lasting effects on the future. We are at the crossroads in considering several new developments, and together we can formulate action-oriented programs to achieve a better future for Calabasas. Thank you for your time and attention.

Sincerely,


Mary Ellen Waller

MEW: tim

MAILING LIST

Tony Coroalles, City Manager
Dr. Gary Lysick, Chief Financial Officer
Robin Parker, Assistant City Manager
Michael Colantuono, City Attorney
Maureen Tamuri, Community Development Director
Robert Yalda, Public Works Director
Tom Bartlett, City Planner
Geoffrey Starns, Senior Planner
Glenn Michitsch, Senior Planner
Jeff Rubin, Director of Community Service
Dan Huncke, Recreation Services Manager

CALABASAS CITY COUNCIL

Mayor Dennis Washburn
Mayor Pro Tem, James Bozajian
Councilmember Barry Groveman
Councilmember Mary Sue Maurer
Councilmember Jonathon Wolfson

PLANNING COMMISSION

Mark Sikand, Chair Planning Commission
John Mueller, Vice Chair
David Brown
Martha Scott Fritz
Gary S. Klein
Rick Shumacher, Alternate Member

TRAFFIC AND TRANSPORTATION COMMISSION

Peter Valk, Chair
Stuart Sobol, Vice Chair
Robert Friedman
Red Godfrey
Michael Newfield
Nicholas Alexandroff

**City of Calabasas
26135 Mureau Road
Calabasas, CA 91302**

CC: LIST

Calabasas Paark Estates HOA
Attn:Board of Directors
P.O. Box 8759
Calabasas, CA 91372

Calabasas Hills HOA
Attn: Board of Directors
P.O. Box 8367
Calabasas, CA 91367

Calabasas Ridge (The Ridge)
Attn:Board of Directors
23477 Park Columbo
Calabasas, CA 91302

Bellagio HOA
Attn:Board of Directors
23124 Park Terra
Calabasas, CA 91302

Calabasas Park HOA
Ross Morgen & Co
Attn:Board of Directors
P.O. Box 8782
Calabasas, CA 91372

Calabasas Ridge (The Ridge)
Attn:Board of Directors
Ross Morgan Property Management
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

Calabasas View HOA
Attn:Board of Directors
c/o Ross Morgan & Co.
P.O. Box 8782
Calabasas, CA 91372

Parksouth Calabasas Estates HOA
Attn:Board of Directors
Fidelity Management Services, Inc.
6800 Owensmouth Ave., #420
Canoga Park, CA 91303

Vista Point HOA
Attn:Board of Directors
Ross Morgan & Co.
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

Westridge HOA
Attn:Board of Directors
242341 Park Athena
Calabasas, CA 91302

Brookwood Office Association
Attn: Ana Elizondo
Westcom Property Services
20631 Ventura Blvd., Suite 202
Woodland Hills, CA 91364

FEINBERG & WALLER

A Professional Corporation

Attorneys at Law

William A. Feinberg
1928 - 2001

23501 Park Sorrento, Suite 103
Calabasas, California 91302
Telephone 818 / 224-7900
Facsimile 818 / 224-2497

Mary Ellen Waller
Admitted to practice in
New York and California

www.feinbergwaller.com

July 3, 2006

Dear City Council Members:

My husband, Marshall Waller, and I are shareholders of a small Family Law firm located on Park Sorrento in Calabasas, east of the Commons. Since purchasing an office condominium and moving our office into the neighborhood this year, we have discovered that overcrowded parking is a critical issue for this neighborhood and for the City of Calabasas as a whole. The City has informed us that the Calabasas Inn, which has leased parking in the past to local businesses, has now been sold and high-density senior housing is contemplated for the Park Sorrento area.

Concern about the inadequate parking has led me to attend different City of Calabasas meetings and to study City of Calabasas records, leading to the discovery of various other issues confronting the City of Calabasas. I have previously expressed in writing to the Calabasas City Council my opinion that the City of Calabasas is not following the City's General Plan, and has allowed the issues of inadequate overcrowded parking to fester, contributing to a problem that has been around and acknowledged since the City's inception. In addition to this parking problem, I noted that the City had failed to follow the Parks and Recreation Master Plan and had failed to implement the Plan's recommended measures. Also, the City had failed to note the need to maintain open space area as clearly expressed in the General Plan.

It has been recommended by Parks and Recreation that the position of a Natural Resources Manager be established by the City of Calabasas to find open-space land and seek grant funding for land acquisition. I believe that the lack of a Natural Resource Manager has contributed to the City overlooking the potential in these important pieces of property. There is in place a Parks and Recreation Municipal Code mandate for Parks and Recreation to recommend plans for the acquisition of Public Park and recreational areas; the Parks and Recreation Department has recommend acquisition of a community park site on the east side of the city, and City of Calabasas public surveys support expansion of recreational areas. The official City response to my assertion that the City of Calabasas is not following the Parks and Recreation blue print is as follows:

"... regarding the development of objectives in the Parks and Recreation Master Plan, the City's commitment is balanced by other priorities established by the City Council against the resources available. The current commitment of the City is for completion of the City Hall and Library, an effort which has taken ten years to

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

July 3, 2006

Page 2

realize. Upon completion of this project, the City will be able to reassess its resources against its needs, and establish a revised set of goals for community development.” (Exhibit A, Letter from Community Development Director, Maureen Tamuri, on behalf of City of Calabasas fellow departments, to Mary Ellen Waller dated March 17, 2006, page two paragraph 3).

This begs the questions, what happened to the original plan, the City of Calabasas General Plan, the official policy for the long-term physical development of the community? Is the City of Calabasas really so financially strapped that it cannot even establish goals for community development until the completion of the Civic Center? A review of the City’s recently posted budget report shows otherwise. The City of Calabasas General Plan horizon date of 2010 is approaching: how has the City addressed the issues of overcrowded parking, lack of park and recreational facilities, and the need to maintain open space – all issues that existed at the City’s inception?

Research leads to the conclusion that the City of Calabasas had overlooked the potential in the Calabasas Inn property and the adjoining property at 23480 Park Sorrento, important pieces of property, the purchase of which would help the City keep the Master Plan on track while resolving many critical issues for the City. It would also be a valuable financial asset to the City’s capital resources. I advocated for the City of Calabasas to purchase these properties in this important zone, an invaluable benefit to the City in both the short and long run. I have asked if the City has considered that Calabasas is an upper-end community with significant environmental problems already facing it, without undertaking further housing programs that may be inconsistent with current constraints. I wrote a draft plan (a plan deliberately left in draft form so that the various City of Calabasas Commissions and departments could have input, including input as to financial data), enumerating seventeen compelling reasons, accomplishments and solutions that the City of Calabasas could achieve by purchasing the Calabasas Inn property and the adjoining property at 23480 Park Sorrento. (Exhibit B).

The Calabasas Inn property is an ideal facility for adaptive reuse that could be master planned to maximize flexibility and utilization by the public as a community facility. A Calabasas Community/ Recreation Center at this location could serve teens and seniors as well as City of Calabasas Municipal Parking needs. The purchase of these properties would also put the City of Calabasas Master Plan back on track by solving city problems that have only gotten worse through the years. No one at City Hall has been able to give me reasons, other than that the land is expensive and the City is financially committed to the Civic Center project, why the solution I have proposed is not the correct direction for the City. I have in fact expressed my opinion that if the money is available, to do anything with it other than to use it for the execution of some form of the submitted draft plan would be selling the City of Calabasas short. There are currently on file with the City community surveys on the recreational aspect of this matter, and the results are clear; the city needs to respect the community’s requests to have its parks and recreational needs met. The City Council should not underestimate the growing parking needs of the community.

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

July 3, 2006

Page 3

City records project a 3% annual traffic growth rate. The contributions of local business to the economy and the community should not be underestimated.

On Wednesday, April 5, 2006, I attended a City Council meeting and asked the City Council to place a public discussion of my concerns and solutions and the draft plan on the City's agenda. The City Council ignored my request. In fact, the official minutes of this meeting are misleading in that they state, "Mary Ellen Waller spoke in opposition to overcrowded street parking in Calabasas," without any reference to my request that the community talk publicly about the various issues, problems, and solutions facing the city. The City of Calabasas has failed to publicly address the issues I have raised, has failed to explore possible solutions, and has failed to contemplate these purchases in the context of the issues I have raised. Several years ago, in a different situation, the City explored the potential purchase of the Calabasas Inn as a school location so there is certainly precedent for this kind of action. The problems and solutions I have raised are very different than school placement, and need to be considered as viable solutions to an ever-growing problem.

I have made repeated requests for information as to the City's financial ability to purchase the Calabasas Inn and the adjoining property at 23480 Park Sorrento. I have asked numerous financial questions and have made suggestions as to financial possibilities, sources and revenue potentials. I have inquired as to the possibility of a developer transfer of rights in exchange for higher density levels elsewhere in the City. I have asked if Calabasas is really getting the best value for its money in terms of City services, programs and infrastructure. I have asked when these purchases would be fiscally prudent. Based on the responses or, more accurately, lack of responses I am not aware that any financial analysis has been done to investigate the feasibility and benefits of such a purchase. I am not aware of any research into the potential for state and federal funds and grants.

The City has directed correspondence to me stating as follows:

"The top priority of the City is the construction of the new State library and City Hall adjacent to the Commons. The effort relies on a significant drawdown from the general fund, and issuance of bonds which will significantly limit future borrowing capacity from the City. As such, the City would need, for any future capital project, to rely upon funding from private sources and or grants." (Exhibit A, paragraph 3).

It appears that the City has simply written off the purchase of these critical properties that would resolve so many issues confronting the City of Calabasas. Without public discussion of the issues I have raised, and in the absence of public discussion and analysis of the City's financial ability to purchase these critical pieces of property, the City Council has decided to not purchase these properties and to instead continue with the further over development of this area. I now find that the City has sent notice of a preliminary scoping meeting regarding the Calabasas Inn redevelopment project, wherein any challenge to the City's final decision on this project may in

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

July 3, 2006

Page 4

all likelihood be limited to raising only those factual and legal issues raised at the meeting or in written correspondence. (Exhibit C).

In response to the City's Notice of Public meeting, I incorporate here the issues that I have raised in the above paragraphs. The issues of overcrowded parking, inadequate parks and recreational facilities, open space maintenance, and, the need to follow the General Plan, still need to be assessed in the context of any redevelopment. The impacts of the new development must be offset by benefits within the community in which the impacts will be experienced.

Additionally, for the record, I am resubmitting my prior correspondence of February 23, 2006, to City Manager Tony Coroalles (Exhibit D), my correspondence of March 14, 2006, addressed to the Calabasas City Council (Exhibit E), along with my previously submitted Draft 2 of a proposal for the City to purchase the Calabasas Inn property at 23500 Park Sorrento and the adjacent property located at 23480 Park Sorrento, (Exhibit B). I am also submitting City of Calabasas correspondence dated March 17, 2006 from Community Development Director Maureen Tamuri on behalf of the City fellow departments, (Exhibit A), and correspondence from City Manager Anthony Coroalles to Mary Ellen Waller dated March 7, 2006, (Exhibit F), wherein the City Manager acknowledged that, "Countrywide headquarters' up the street is grossly under parked for the size of the building and the number of employees. Many Countrywide employees wind up parking on Park Sorrento and on side streets because of inadequate on site parking."

I note for the record that on February 28, 2006, I attended a Calabasas Traffic and Transportation meeting during which the Public Works City Engineer, Robert Yalda, (formally, Calabasas Transportation/Intergovernmental Relations Director), stated that the City recognizes that the Park Sorrento area is at a "*parking maximum*" and that, "we need to come up with some creative solutions to the problem."

I also note that I was invited to a City of Calabasas Transportation Demand Management Workshop, "Solve your Traffic and Parking Problems", on March 14, 2006. I attended this meeting and once there was told that they would not be discussing parking problems and solutions. Instead, commuting alternatives were discussed. I raise here the contention that the City of Calabasas contributed to this parking crisis by allowing the Calabasas Post Office to be established without adequate parking facilities (on that point I also mention that the parking crisis in this area is so bad that the mail delivery truck has nowhere to park along Park Sorrento when delivering mail, and has been parking in one of only two spots that are owned by our business, further preventing parking access for our clients). I also note that while the City has stated "we strive to generate expanded traffic improvements and additional parking over and above the code required minimums for any project in all commercial corridors," (Exhibit A, page two, paragraph 1), and yet, it is my understanding that one of the first things reduced and cut from the City of Calabasas Civic Center plans was the originally-planned-for additional parking.

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

July 3, 2006

Page 5

It appears that City of Calabasas Officials thumb their noses at local businesses with regard to traffic improvements and parking issues because local business do not pay city taxes, an opinion born of comments to this effect made to me by city officials. This is short sighted in my view, as it fails to recognize that local business is the economic base of the Calabasas Community. In this regard I have also suggested that fee-based municipal parking for local business would generate city revenue.

In further compliance with the City's request that all factual and legal issues be raised herein, I reserve the right to use in the future any and all notes, agendas, minutes, records, recordings, documents, correspondence from past City Council, Commission, department and Calabasas Tennis and Swim meetings that have discussed any of the issues raised herein. The right to use these same records to demonstrate a lack of discussion of, and failure to address, these issues is also reserved.

Upon information and belief, the City of Calabasas Notice of Public meeting for this redevelopment project was insufficient in its notification of appropriate interested parties. Have all the residents who are inconvenienced by not being able to park when running errands to local business been given notice? Have all the Home Owners Associations with access to the lake on which this redevelopment will border been given notice? Have the numerous Calabasas business associations been given notice? Have all 800 individuals on the waitlist for the Calabasas Tennis and Swim Center been given notice? The city sent out a mass mailing to local businesses for the Traffic Transportation Demand Management Workshop, have those businesses been given notice? (This notification issue is not limited to the afore-mentioned entities and individuals). I ask that the City provide a copy of the mailing list so I may review same. It is also my opinion that the meeting date of July 5, 2006, one day after a state and federal holiday during a summer vacation month, was calculated to draw the least amount of resistance and to avoid a full and complete public disclosure and discussion of these issues. The language of the Notice of Public meeting document is also insufficient in notifying the public as to what this meeting is really about because frankly, it is more appropriately labeled the high density senior housing plan vs. the new Community/Recreational Center, City of Calabasas Municipal Parking and Open /Space Preservation Plan:

I do not know the developers and have not met them. I hold no personal issues or grudges against the developers; I simply feel that a plan designed with the needs and issues of the current residents and businesses of Calabasas in mind is superior to one focused on *future* residents and *anticipated* businesses. In fact, I perceive the developers to be astute business people for recognizing and acquiring this important piece of property. I understand that at least one of the developers has built in Calabasas before and I ask that the City Council, in contemplating their final decisions on this project, take parking issues, if any, with previous construction projects into account. Also, I ask the City Council to consider the financial history of the developers, such as past bankruptcies, if any, and consider the necessity for completion bonds.

FEINBERG & WALLER

A Professional Corporation
ATTORNEYS AT LAW

July 3, 2006

Page 6

Our Family Law firm has outstanding professional credentials, we provide an important service to the children and families of this Calabasas Community as do all the other business enterprises in Calabasas. Our desires and needs should not be so quickly cast aside. I realize that city officials, in an attempt to maximize the benefits to the City have been meeting with the developers on some of these issues. In dealing with these issues and meeting with the developers, however, I must remind you that no matter how well intentioned this may be, it is of the utmost importance that such meetings be held in a public forum with full opportunity for participation and opinion by those affected by the out come. There can be no room for "back door" politicking.

In a letter dated March 7, 2006, (Exhibit F) City Manger Anthony Coroalles wrote,

"The new owner has expressed interest in completely redeveloping this site. Exploratory discussions with him have focused on a new residential community with a small amount of ancillary commercial uses, including sufficient off-street parking for both. More importantly, at least from the broader vehicle parking perspective, these discussions have also included a commitment to provide a substantial amount of additional off-street parking to benefit the surrounding businesses and Old Town Calabasas generally. Regardless of what may eventually be designed for the property, please know that the City will require ample parking on-site for the project, and the City will do everything possible to also include supplemental off-street parking for the area."

I have every intention of holding the City accountable for its word. I request that the district's parking and recreational needs be prioritized and addressed in a concrete, contractual form with the developer. I seek the City's assistance in this regard.

It was also previously noted that Park Sorrento is a busy street, yet there are no cross walks to cross over from the north side of the street to the Calabasas Tennis and Swim Center or to cross over to the mailboxes located on the south side of the street opposite the Brookwood Office Park. Can the City take interim measures such as installing a smart crosswalk, to alleviate this problem? Not only is the street busy but speeding is a problem. Also, in planning for this new development please consider the impact of the new Calabasas smoking rules and plan for a dedicated neighborhood smoking area in compliance with City regulations.

Thank you for your time and consideration.

Sincerely,



Mary Ellen Waller



CITY of CALABASAS

March 17, 2006

Ms. Mary Ellen Waller
23501 Park Sorrento #103
Calabasas, CA 91302

Dear Ms. Waller:

On behalf of the City of Calabasas, I am writing to respond to your draft letter and your March 14, 2006 letter concerning your suggestions regarding efforts on a number of fronts regarding planning for the City. As the Director of Community Development I felt it was appropriated to address your concerns on behalf of my fellow departments, who we work with closely to assure integrated development throughout the City.

The City appreciates your interest in having the City acquire the Calabasas Inn. Unfortunately despite the City's past efforts to acquire it for a potential school site, the property was sold to a private developer several months ago. The purchaser of the property is planning on a significant development for the site. As part of the public process associated with this project, you will have a direct opportunity to attend meetings and make suggestions regarding the improvements you suggest in your draft letter. We anticipate that the formal filing of the developer's application will occur within the next 90 days.

With regard to your other proposals, let me begin my placing them in the context of our current finances. The top priority of the City is the construction of the new State Library and City Hall adjacent to the Commons. The effort relies on a significant drawdown from the general fund, and issuance of bonds which will significantly limit future borrowing capacity from the City. As such, the City would need, for any future capital project, to rely upon funding from private sources and/or grants.

The sources of private funding for efforts can be generated through individual development projects, or through the establishment of a Business Improvement District or (BID), where individual property owners such as yourself would be assessed an annual amount towards an area improvement project. The City would be happy to entertain proposals from businesses who wish to pool their resources in an effort to generate improvements which they feel would benefit their interests.

Regarding parking, note that the current parking deficiencies in the area were generated long before city hood, and we actively strive to improve them as opportunities become available. For example, the City implemented a shared parking concept for the Civic

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

Center Master Plan area which provides open and free access to commercial lots. In addition, we strive to generate expanded traffic improvements and additional parking over and above the code required minimums for any project in all commercial corridors.

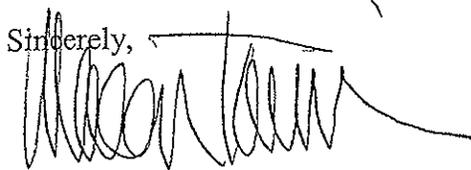
Regarding your suggestion regarding fee based parking, we do not currently see this as a solution to traffic or parking improvements. Further, it also can discourage commerce in our limited commercial areas. This in turn would decrease tax based revenues to the City to accomplish many of the objectives that you desire.

Regarding the development of objectives in the Parks and Recreation Master Plan, the City's commitment is balanced by other priorities established by the City Council against the resources available. The current commitment of the City is for completion of the City Hall and Library, an effort which has taken ten years to realize. Upon completion of this project, the City will be able to reassess its resources against its needs, and establish a revised set of goals for community development.

Concerning your suggestion of a Natural Resources Manager, please note that much of the open space surrounding the City is held by either private HOA's, the Santa Monica Mountains Conservancy or the Mountains Recreation Trust. Very little is directly held by the City; a complete listing of open spaces can be found on the Planning Department's website. The City already has an Environmental Services Manager, who is liaison to the Environmental Commission overseeing land stewardship issues. This may be another venue for your involvement in City activities.

While this letter does not exhaustively cover all of the suggestions raised in your draft letter, I trust that it provides some overview of why the City is unable to move forward with your idea to purchase the Calabasas Inn. Please note that if you wish to further discuss your initiatives, I am available at (818) 878-4225 to speak with you.

Sincerely,



Maureen Tamuri
Community Development Director

c: Anthony Coroalles, City Manager
Gary Lysik
Robert Yalda

Draft copy only, awaiting financial backup information

Dear Ladies and Gentleman:

On February 23, 2006, I forwarded correspondence addressed to the Calabasas City Manager, Tony Coroalles, regarding the negative impact that lack of adequate parking has on local business, with an emphasis on the overcrowded street parking conditions along Park Sorrento, east of the Calabasas Commons. I am enclosing a copy of that letter to you.

On February 28, I attended a Calabasas Traffic and Transportation meeting, during which the Public Works City Engineer, Robert Yalda, (formally, Calabasas Transportation/Intergovernmental Relations Director), stated that the City recognizes that this area is at a parking maximum and that, "we need to come up with some creative solutions to the problem." Mr. Yalda also mentioned that perhaps the involvement of the Planning Commission was necessary to solve this problem. It has also been recognized in the City of Calabasas General Plan, that parking standards have been inadequate in meeting local parking demand.

I am a new Calabasas business owner, and while I may be coming "late to the game", I would like to propose a solution that would address not only the parking problem for the above referenced zone, but would also address several other acknowledged issues confronting the City of Calabasas. I base my thoughts and proposed solution on research and review of the profiles, agendas and minutes of various Calabasas Commissions and agencies, information provided on the City of Calabasas web site about the various departments, a review of the plans for the new Civic Center, The City of Calabasas Park and Recreation Master Plan, The City of Calabasas General Plan and The City of Calabasas Comprehensive Annual Financial Report. I seek consideration, support and endorsement from the various commissions and agencies, the school district, the City Manager and the City Council as the solution impacts on all these entities.

Let me begin by saying it is my understanding that the Calabasas Inn, located on Park Sorrento, is about to be sold. If the Inn has not already been sold, I propose that at a minimum the city place a back-up offer to acquire this property. If, however, the property has already been sold, then I believe the City needs to purchase this property from the new owner. In addition, to remedy the various problems facing Calabasas, the City needs to aggressively work towards acquiring the lots and older office building located at 23480 Park Sorrento between the Calabasas Inn and the Calabasas Tennis and Swim Club (I understand that this property is owned by an elderly couple who may be interested in selling).

The Calabasas Inn opportunity, with a ready-made 16,000 square foot facility, complete with open space green area, located on more than 5.4 acres, in the middle of the city is not going to come along again. The new Civic Center planned for the west side of Park Sorrento, with its project budget of 38 million and a construction budget of 28 million,

will be a great addition to the community, with the Public Library enjoying a lot of public use. Based on the construction plans and the intended use of the facility for governmental offices and the 3,000 square-foot assembly hall similar to the Clark Studio Theater at New York City's Lincoln Center, it would appear however, that other than the library, the City does not intend this facility for daily public use. In contrast to the Civic Center, a multiuse facility on the east side of Park Sorrento has the potential for serving hundreds of Calabasas residents on a daily basis. A facility for the community at this location would be an exceptional complement to both the new Civic Center and the award-winning Commons. The ability and opportunity for the City to develop quality public-use facilities on Park Sorrento both east and west of the Commons would make for a cohesive, well-planned city.

The Calabasas Inn property is an ideal facility for adaptive reuse, as it can be master planned to maximize flexibility and utilization by the public as a community facility. The present buffers of natural open space, currently used for weddings, could separate active use areas from homes. A Design Guideline reflecting the aesthetics, tastes, values and heritage of the Calabasas Community has already been prepared for the new Civic Center, and could be utilized for this proposed facility which could be up and running in a short period of time. Existing parking at this facility appears to be adequate for local business municipal parking, as the contemplated users of the facility, local teens and seniors, would be predominantly using mass transit to access the facility. Future City municipal parking needs at this location could be met by using the plans and studies prepared for the three-floor parking structure located at 4500 Park Granada and for the Civic Center parking.

The findings and conclusions of various community surveys, youth workshops and public workshops, along with the recommendations and policies contained in the City adopted Parks and Recreation Master Plan, all support one of the leading objectives and **Municipal Code duties**, of the Parks, Recreation and Education Commission: to recommend plans for the acquisition, development, beautification and maintenance of public park and recreational areas including parks, community centers and open space areas. In fact, community survey results demonstrate very high support for the most aggressive level of open space acquisition by the City. The Parks and Recreation Master Plan states that due to land constraints it is recommended that the city, "be prepared to act on opportunities when they are presented." It also states that, "**If an opportunity arises to secure a community park site on the east side, the city should act upon it quickly if the site is suitable**". That opportunity is now presenting itself. The City Council has sufficient public input and summaries from a community that has made itself clear in expressing a desire to have its needs for parks and facilities met.

Calabasas currently lacks a Natural Resources Manager; it has been recommended by Parks and Recreation that this position needs to be established. One of the traditional responsibilities of a Natural Resources Manager is to find open-space land and seek grant

funding for land acquisition. The City Council could, by acquiring the Calabasas Inn, prevent the Community from suffering further detriment stemming from the lack of a Natural Resources Manager. The City has overlooked the potential in this important property and has experienced problems in its attempts to inventory the existing open-space areas, due to a lack of a Natural Resource Manager.

The need to act quickly on this matter allows the City Council to undertake this decision in an expedited manner. There appears to be \$18 million of unreserved City funds available for appropriation. There is the potential for numerous other state and federal funds and grants. *[Insert additional financial data backup information here]* While I do not personally know the owner of the Calabasas Inn, I have reason to believe that he has civic-minded inclinations and may be open to an offer from the City. Upon information and belief, the asking price is between 15 and 20 million. The price on the adjoining lots and buildings could be arrived at using the comparable price figures from any sale of the Calabasas Inn property. While these numbers may sound high, they need to be weighed against the long-term benefit to the community: due to the recognized shortage of land in Calabasas, this property, located in this important city zone, would be an invaluable benefit to the City in both the short and long run.

If the money is available and the seller is willing to accept another offer, the community has spoken on this matter and all efforts should be made to respond to the needs of this community and acquire this property.

A purchase of the Calabasas Inn property would accomplish the following:

1. It would address the Community Service department's recognized main challenge for Calabasas in the coming years -- that of expanding its physical facilities to meet currently unserved recreation needs and meet the community demands for additional fitness programs. It would also enable Calabasas to develop a more efficient, cost-effective usable Park System.
2. The existing parking at this facility could be used for Municipal parking, easing the acknowledged parking problem in the Park Sorrento area and the Commons. Lack of Calabasas municipal parking is an issue of concern for both the residents of Calabasas and the local businesses that are the economic base of the Calabasas community. Additional parking will prevent the negative economic and negative quality of life ripple effects that lack of parking has on businesses and residents alike. The City's Traffic and Transportation Department has forecasted traffic growth at an anticipated annual rate of 3%; the City must take measures to prepare for the future. Municipal parking has revenue generating potential as the city could charge parking fees.

3. Municipal parking would lessen the negative impact that overcrowded parking has on local property values.
4. It would ease the overcrowded parking situation created when the Post Office was established without adequate parking facilities.

5. The Commons has been noted as a major focal point for the city, with parking for 1,500 cars. Safety, security, disaster and emergency preparedness for such a large number of people needs to be addressed. A community center within walking distance along one of the only two exit roads from this major attraction could prove to be invaluable as a staging area for police and firefighters, an emergency shelter or a triage unit. The Calabasas General Plan notes that wild land fires are particularly hazardous in this area. The California Department of Forestry and the United States Forest Service normally provide fire Suppression Services and would require import of crews as neither agency maintains fire fighting crews in this area.
6. It would follow the recommendations of the Calabasas Parks and Recreation Master Plan by allowing for the expansion of The Calabasas Tennis and Swim Center and could potentially accommodate the over 800 names currently on the wait list for this facility.
7. A purchase has the potential for reallocating grant funding previously accepted for the Calabasas Tennis and Swim that prohibits the City from prioritizing Calabasas residents. Currently the Center is equally available to Los Angeles residents.
8. A purchase has the potential to increase City revenue. The current Calabasas Tennis and Swim Center is an enterprise fund and noted as a business type activity for the City. It is funded 100% through the assignment of user fees. In all likelihood operating costs would be covered for the contemplated new facility. By increasing the number of members, the funding for the facility could be proportionately increased.
9. A purchase would allow Calabasas to have its own Community Center. Currently, the City Community Center is a facility built through a partnership between the cities of Calabasas and Agoura Hills. Any proposals for expansion must go through joint powers authority.
10. It would satisfy the need for a centrally located, easily accessible, teen center as recommended by the Parks and Recreation Master Plan, which has also been highly supported by the community.

11. A purchase would allow for Calabasas to provide a small senior center as recommended by the Calabasas Park and Recreation Master Plan. The only senior facility currently provided in Calabasas is a senior lounge room at the community center Calabasas shares with the city of Agoura.
12. A purchase would ease traffic in the City of Calabasas by allowing existing trolley and shuttle services to serve this facility, allowing for shuttling to the Commons. Mass transportation services could also shuttle teens from schools, and senior citizens from local residences. The city could also partner with the Los Angeles Unified School District for bus service. The facility could also allow for bicycle parking.
13. Purchase of this land would allow for a perimeter walk/run track that would meet the expressed requests of the community for trails and meet the recommendations of the Parks and Recreation Master Plan. Currently, the Homeowners Associations for the various housing communities on the lake near the Calabasas Tennis and Swim Center do not allow walking access to the Community.
14. A multiuse facility could allow for a small-scale performing arts facility such as the type that has been requested and recommended by the Parks and Recreation Master Plan.
15. It could aide in the goals of the Calabasas Arts Council to see more Arts programs offered in the Calabasas community.
16. It could allow for an additional community pool as the community currently only has one public pool.
17. If the property next to the Calabasas Inn was also purchased it could be razed and converted to a sports field. The community has expressed a need for soccer fields in particular, and the Parks and Recreation Master Plan has ranked this high on its recommendations for acquisition.

I respectfully request your consideration, support, and endorsement of this proposal. It is my sincere desire to see the City work together as a cohesive unit for the good of Calabasas as a whole. I have sent this letter to the various Commissions and agencies not only because these issues touch on so many overlapping areas, but also because these are the individuals selected by Calabasas residents for their familiarity with the issues, interests, and needs of the community. I seek the assistance of the various Commissions, agencies, school district, City Manager and City Council in implementing my proposal and establishing the various programs outlined in this correspondence.

The experience of studying the City of Calabasas has brought a keen realization of how many dedicated people are volunteering their time and effort for the betterment of the community. I welcome the knowledge, experience, input, information and suggestions of all the members of the community and request that my letters be prioritized on the various agendas for consideration, endorsement and implementation. In the event that the properties that I have targeted are not available, I request that the City make a priority of finding and purchasing an alternate property that would accomplish the goals outlined above. Frankly, I do not think you are going to find a property as ideal as this ready-made facility. Thank you in advance for your time, consideration and cooperation.



CITY *of* CALABASAS

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City Council and Planning Commission of the City of Calabasas will conduct a joint meeting on **Wednesday, July 5, 2006 at 7:30 p.m.**, at Calabasas City Hall, City Council Chambers, 26135 Mureau Road to consider the following matter:

PRELIMINARY SCOPING MEETING REGARDING THE CALABASAS INN REDEVELOPMENT PROJECT LOCATED AT 23500 PARK SORRENTO DRIVE.

Please note that if you challenge the City's final decision on the above matter in court, you may be limited to raising only those factual and legal issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City Council at, or prior to, the meeting. In light of the foregoing, all interested members of the public are encouraged to voice their concerns regarding the above matter either in person at the meeting or in writing through correspondence addressed to the City of Calabasas City Council and submitted to the City Council at or prior to the date of the above meeting.

If you have any questions regarding the contents of this Public Notice, please contact the City Clerk at (818) 878-4225.

Gwen Peirce

Assistant City Clerk

Dated: June 19, 2006

FEINBERG & WALLER
A Professional Corporation

Attorneys at Law

William A. Feinberg
1928 - 2001

23501 Park Sorrento, Suite 103
Calabasas, California 91302
Telephone 818 / 224-7900
Facsimile 818 / 224-2497

Mary Ellen Waller
Admitted to practice in
New York and California

www.feinbergwaller.com

February 23, 2006

Mr. Tony Coroalles, City Manager
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302

RE: City of Calabasas parking issues

Dear Mr. Coroalles:

I seek your assistance in formulating a long term plan to address City of Calabasas parking issues so that Calabasas residents may take advantage of the services and expertise that local businesses have to offer. My husband and I are new Calabasas business property owners, having purchased an office condominium located in the Brookwood Office Park at the above noted address. We have observed that if the lack of parking in this area is not addressed it will create a tremendous problem for this zone, driving businesses and clientele away.

Over crowded street parking conditions along Park Sorrento, east of the Calabasas Commons hurts local businesses. This lack of parking is about to get worse with the rumored sale of the Calabasas Inn which has previously leased employee parking for local businesses. Calls to City offices have been met with the response that this is a "private matter" and that "it is not the City's job to provide parking". I believe this is a rather short sighted view. Lack of Calabasas municipal parking is an issue of concern for both the residents of Calabasas and the local businesses that are the economic base of the Calabasas community. Put simply, if you can't park, you can't shop. If the lack of parking is not addressed it will have negative economic and negative quality of life ripple effects on businesses and residents alike. To be a successful community we need to look at the big picture and the community as a whole. Our businesses generate jobs, provide economic opportunities and boost economic output.

The high density office buildings in the area such as the office complex at the north east corner of Park Sorrento and Park Granada or the strip mall where the Calabasas Post

FEINBERG & WALLER
A Professional Corporation
ATTORNEYS AT LAW

February 23, 2006
Page 3

with other local business owners to get further feed back on this problem. I am lead to believe that my views would be supported by many in the area. Thank you in advance for your time and attention.

Sincerely,

Feinberg & Waller, APC

Mary Ellen Waller

MEW: tim

Cc:

Barry Groveman, Mayor of Calabasas
Dennis Washburn Calabasas Mayor pro Tem
James Bozajian, City of Calabasas Councilmember
Mary Sue Maurer City of Calabasas Councilmember
Jonathon Wolfson, City of Calabasas Councilmember
The City of Calabasas Traffic and Transportation Commission
The City of Calabasas Planning Commission
Maureen Tamauri, City of Calabasas Community Development Director
Robert Yalda City of Calabasas Transportation/Intergovernmental Relations Director

Calabasas City Council
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302

March 14, 2006

RE: Calabasas overcrowded parking and shortage of recreational facilities issues

Dear City Council Members:

Last week I left an earlier draft version of a proposal, similar to the draft that I am enclosing herein, with the Calabasas City Manager, the Chief Financial Officer, the Public Works Director, the Community Services Director and the Planning Director, for their comment and input. The plan details a solution for the overcrowded parking situation along Park Sorrento east of the Commons and addresses a solution for the shortage of community recreational facilities in Calabasas. I thereafter received a phone call from City Manager, Tony Coroalles; he informed me that the City currently has large expenses associated with the new Civic Center. The 18 million dollar cost to purchase the Calabasas Inn property, which I have recommended, is expensive. He is also reluctant to consider using City money to fund municipal parking for business use.

Mr. Coroalles informed me that the Calabasas Inn property has already been sold and that a developer was planning on building senior housing at the location of the Calabasas Inn property and was, in all likelihood, intending to purchase the property adjacent to the Calabasas Inn and the Calabasas Tennis and Swim Center for this same purpose. I have also recommended that the City purchase this adjacent property. The City manager acknowledged the parking problem in the area and expressed a desire to resolve the situation by having the developer plan for business "over parking" and other mitigations at the contemplated new development location, in exchange for developer higher density numbers. The City manager put me in touch with the developer so that I could meet with him to discuss my concerns.

I appreciate the time, and consideration given to me by the City manager, however, he and I do not see eye to eye on the city's need to acquire the Calabasas Inn property along with the adjoining property. We also do not agree on prioritizing city parking and recreational needs. I seek further review by the City Council to consider purchasing the properties and development rights and to consider how the City is going to solve the noted problems. Has the City weighed the revenue it anticipates generating from the development of contemplated high density senior housing vs. the long term benefits of addressing numerous City- acknowledged problems while adding a major asset that will in all likelihood gain in value, to the city's capital resources. Is Calabasas really getting

the best value money can buy in terms of City services, programs and infrastructure? Has the City considered that Calabasas is an upper end community with significant environmental problems already without undertaking further housing programs that may be inconsistent with those constraints? Has the City considered initiating a transfer of development rights to ensure the permanent preservation of current open space lands in exchange for increased development elsewhere in the city? A key to solving many of the problems confronting the City is the purchase of these properties. Has the City considered if such purchases would be fiscally prudent in the near future? When would the City be in a position to carry the mortgage costs for these proposed properties?

It is my understanding, that after "committed" general fund monies have been allocated this year, there will be approximately eight million remaining in the City's general fund. The City is also currently in a position to save money through the refinancing of bonds due to an upgraded, higher bond rating; the potential reinvestment of those bond monies into other properties should be explored. The City's Chief Financial Officer has an inventory of other City owned properties. Has the City explored the possibility of selling these properties in exchange for more centrally located properties that would solve city space problems? Has the City written off the purchase of these properties as not economically sound?

The City Council needs to look toward the future and be proactive in addressing the needs of the community with its increasing population and anticipated growth rates. The role of the City's General Plan is to act as a "constitution" and official policy for the long term physical development of a community. The primary community themes of the Calabasas General Plan are environmental responsibility, local management and control of Calabasas's future, and community image. According to the General Plan, preservation of open space was generally cited as the community's number one priority. The retention of local land use control was also rated as critical for the General Plan. . Has the City addressed the benefit of keeping the Calabasas General Plan on track by purchasing these properties?

The Calabasas General Plan considered the extent that the City should establish municipal parks and noted that Calabasas had several options in that regard. Those options included adopting a Parks and Recreation Master Plan to identify future needs and direct park development and recreation programs. The City of Calabasas has now had public review and adoption of a Parks and Recreation Master Plan. It is the blueprint for the City to follow. The Parks and Recreation Master Plan states the recommendations for the City. The City Council needs to confront the challenge of implementing those recommended measures. The City Council must follow though on the Parks and Recreation Municipal Code mandate to recommend plans for the acquisition of public park and recreational areas by complying with that plan. The City of Calabasas is far below California state guidelines for park and recreation space, these guide lines should be goals for this community not mere suggestions. Calabasas is a demanding community that requires first rate services.

The City of Calabasas General Plan horizon date is 2010. If Calabasas has not met its earlier set goals by now, what can be done to achieve those stated goals as the horizon date approaches? How does the City plan to address the noted problems? Calabasas needs to address the question, where does Calabasas want to go and how are we going to get there? The problems of inadequate, overcrowded parking, lack of park and recreational facilities and the need to maintain open space have been around and acknowledged since the City's inception. The goal is to fix these problems. The City Council should not underestimate the growing parking needs of the community, nor should the contributions of local business to the economy be underestimated. The City needs to acknowledge that it is not acceptable for its residents to be inconvenienced by not being able to park when running errands to local businesses. There is a need to look at the global vehicle management problem, which includes solutions for both employee and customer parking. The City needs to also respect the community requests to have its parks and recreational needs met. The only way to fix these problems is to have more space for parking and recreation. Calabasas is only going to have more space for those local needs if the City purchases properties centrally located near the hub of the city or obtains developer concessions to provide these facilities, though the latter option will be at the cost of increased density to the local community. After studying the City of Calabasas, I personally believe that if the City can afford these purchases, to do anything other than some form of my proposed draft plan for the Calabasas Inn property will be selling this community short. If the City can afford these purchases can any of you tell me that my proposal would not be the correct direction for Calabasas?

Should the City decide to not purchase these properties and continue instead with the development of this area, the impacts of the new development must be off set by benefits within the jurisdiction in which the impacts will be experienced. The district's parking and recreational needs must be prioritized and addressed in a concrete form with the developer. There must be acceptable development impact on parks and recreational facilities, adequate usable active recreation land, dedicated park facilities and over parking mitigations in place to accommodate the neighborhood. Should the City decide to allow the contemplated development to go forward, I seek the City Attorneys' representation in negotiating with the developer, iron clad, enforceable, parking mitigation and recreational agreements for the neighboring community. I would also seek assistance from the City manager, his knowledge of and previous experience with the Los Angeles Department of Parks would be valuable. In addition, the assistance of Public Works and the Calabasas Traffic and Transportation Department in planning for transportation, development and city parking is requested. Thank you in advance for your attention to this matter.

Sincerely,

Mary Ellen Waller

CC: City Manager, Tony Coroalles
Chief Financial Officer, Gary Lysick
Director of Community Services, Jeff Rubin
Director of Public Works, Robert Yalda
Community Development Director, Maureen Tamuri



CITY of CALABASAS

March 7, 2006

Ms. Mary Ellen Waller
Feinberg & Waller
23501 Park Sorrento, Suite 103
Calabasas, CA 91302

Dear Ms. Waller:

Thank you for your letter of February 23rd. The parking problems in the area of Park Sorrento are well known to me. We are working on several projects to help resolve this problem, both in the immediate and long-term.

First, the Countrywide headquarters up the street is grossly under-parked for the size of the building and the number of employees. Many Countrywide employees wind up parking on Park Sorrento and on side streets because of inadequate on-site parking. The City is currently reviewing an application for a new on-site parking structure that will expand Countrywide's parking capacity by an additional 300 spaces. Although the project faces opposition from some surrounding residential neighborhoods, it will take a large number of vehicles off of area streets if the application proves successful and the new garage can be built.

Second, the recent sale and impending reuse of the Calabasas Inn property actually presents a unique opportunity for improved parking in the immediate area. The new owner has expressed interest in completely redeveloping the site. Exploratory discussions with him have focused on a new residential community with a small amount of ancillary commercial uses, including sufficient off-street parking for both. More importantly, at least from the broader vehicle parking perspective, these discussions have also included a commitment to provide a substantial amount of additional off-street parking to benefit the surrounding businesses and Old Town Calabasas generally. Regardless of what may eventually be designed for the property, please know that the City will require ample parking on-site for the project, and the City will do everything possible to also include supplemental off-street parking for the area.

Finally, the City is also exploring ideas for increasing the amount of parking on the Swim & Tennis Center grounds. This effort is still in the early stages. In the meantime, please bear in mind that much of the contributing parking demand comes from under-parked businesses originally approved under Los Angeles County, prior to incorporation of the City, and from individual businesses cramming more employees into their available square footage.

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

We will continue to work to relieve parking problems by ensuring that the new development is properly conditioned to meet their parking demand and by continuing efforts to encourage carpooling and the use of shuttles.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Coroalles', with a stylized, sweeping flourish at the end.

Anthony Coroalles
City Manager

c: Mayor and Members of the City Council
Maureen Tamuri, Community Development Director
Robert Yalda, Public Works Director
Tom Bartlett, City Planner