From: Kaleen [mailto:kaleen819@yahoo.com]
Sent: Wednesday, March 16, 2016 4:34 PM
To: info
Subject: I am Opposed to the Canyon Oaks Development

Dear Calabasas Planning Commission:

As a Calabasas resident for almost 20 years, how can a City as beautiful as ours not enforce the 35' height limit for any new developments?

With the proposed Canyon Oaks project, it violates not only the height limit but also, the property is NOT zoned for a hotel!

For over 2 MILLION cubic yards of dirt to be moved, it violates the height limit. The dirt would have to be taken off site to the detriment of the beautiful hillsides!

The proposed development also encroaches on open space and the wetlands - how is this allowed?

Why does the developer think that they can now change zoning and encroach on open spaces and wetlands knowing full well what the property entailed when they purchased it?

The developer not only does not live in Calabasas but is a publicly traded company. They have no scruples about the irreversible impact that this proposed development will do to the scenic corridor and The Gateway to the Santa Monica Mountains for generations.

Traffic currently at that intersection is a nightmare and I avoid going near that intersection from the afternoon until late evening and I am only a little over a mile from that location. The proposed Canyon Oaks development will make traffic HORRENDOUS!

The Calabasas residents do not benefit from any proposed hotel on the site plus additional homes and the Planning Commission is supposed to look out for the best interests of the community - NOT for the developer!

I am opposed to the Canyon Oaks development and ask that the Planning Commission reject it in its entirety.

Sincerely,

Kaleen Farrell

From: Gabrielle Harradine [mailto:gabrielle.harradine@gmail.com]
Sent: Wednesday, March 16, 2016 2:49 PM
To: info
Subject: To Planning Commission, City Council, Mayor

Hello,

I wanted you to know I am opposed to the Canyon Oaks proposed development, and think that you should reject the entire project, as well as require a public workshop before making any decisions.

Best Regards,

Gabrielle Harradine

From: John Aldridge [mailto:macbird8974@gmail.com]
Sent: Wednesday, March 16, 2016 2:18 PM
To: info; Talyn Mirzakhanian
Subject: OPPOSE New Homes Hotel

Dear Talyn and Planning Commission,

This letter is to serve as my documented position on the New Homes Canyon Oaks Development. I am strongly opposed to this project.

New Homes has not reached out to me and my neighbors about what is going up on that land. I recall something in February 2015 but that was over a year ago and I only heard something through a neighbor.

Require that New Homes pay for a series of public workshops that lets us know exactly what is happening in that intersection. Then they should respond to our concerns that come up from that meeting.

All of this should happen before the Planning Commission decides anything about this project.

John Aldridge
Longtime resident Saratoga Hills

From: Mary Bryman [mailto:mbryman221@outlook.com]
Sent: Wednesday, March 16, 2016 2:07 PM
To: info; Talyn Mirzakhanian
Subject: Oppose New Home Development

I am vehemently opposed to this hotel. I have lived here in Calabasas for 8 years and this development would be a disgrace to our side of town.

Vote NO on this proposal.

Mary

From: Dorothy McKeown [mailto:scrapbookdorothy@gmail.com]
Sent: Wednesday, March 16, 2016 1:00 PM
To: info
Subject: Canyon Oaks

To Whom It May Concern,

I oppose the Canyon Oaks hotel. I do not wish to see the hillsides and valley destroyed by a developer. The Avanti complex is a terrible example of what this developer has already done to destroy my city.

Vote No on this development at the meeting tonight.

Dorothy

From: Eric Esby [mailto:eric_esby@hotmail.com]
Sent: Wednesday, March 16, 2016 12:06 PM
To: info
Subject: Opposition to Canyon Oaks

Dear Planning Commission and City Council,

My name is Eric Esby and my wife and I have been a owners in Steeplechase for the last 9 years. My wife and I have attended both the Planning Commission meeting and the City Council meeting regarding the Rondell Oasis Hotel to discuss our opposition to that project as well. Unfortunately, neither one of us can attend this evening's meeting regarding the Canyon Oaks project.

I am disappointed that another project of this magnitude is being proposed only a few blocks south/west of the proposed Rondell project. I understand that the owner of the property can petition to build whatever they like (within the confines of the city ordinances) on the property they own. I, also, am not opposed to development as I realize that my wife and I wouldn't have a home without the development that occurred in the 80's to build our condo complex and the surrounding amenities. However, I believe the judgement of the City Staff is clouded by the tax revenue that will be generated by both the Canyon Oaks project and the Rondell project. I fully understand the necessity to generate revenue, but I don't believe the construction of two large hotels is the proper way to do it, especially when I believe the City is overspending on it's current budget (and I have reviewed the City's budget which is published on the City's website). To say that the Staff is presenting an unbiased point of view on the construction of these properties is ludicrous. They are "selling" the construction of these properties "hard," as they realize that their jobs might be at stake if this new revenue is not generated. These projects should be vetted by an outside consulting firm and the public should be educated through open forums about the scope of the project at Canyon Oaks at the expense of the developer. I don't believe anything else is acceptable.

Thank you for your time and consideration.

Eric Esby
High School Physics and Economic Geography Teacher

From: Howard Okin [mailto:hofighton1@gmail.com]
Sent: Tuesday, March 15, 2016 2:44 PM
To: info
Cc: Home
Subject: TO PLANNING COMMISSION,CITY COUNCIL, MAYOR

I am opposed to the Canyon Oaks proposed development as it will further detract from the beautiful Las Virgenes Corridor and detract from the beauty of this area. We don't need our hillside destroyed. We don't need or want this project.

HOWARD OKIN
3855 Cottonwood Grove Trail
Calabasas Hills,Ca. 91301
hofighton1@gmail.com

From: MM MM [mailto:pinkglittery3@gmail.com]
Sent: Tuesday, March 15, 2016 2:39 PM
To: info
Subject: Canyon Oaks development

City should reject this project in its entirety and require a Public Workshop before making any decisions. WE NEED MORE OPEN SPACE. City built more shopping malls already and now more hotels are being built and more traffic is created from non- city resident commuters. And more air pollution and traffic noise are created right next to our homes beside the 101 freeway. We need QUALITY LIFE for the west side community of Calabasas.
M M in Deer Spring Community

From: Greg Daum [mailto:g_daum@hotmail.com]
Sent: Tuesday, March 15, 2016 11:47 AM
To: info
Subject: To Planning Commision, City Council, Mayor

To whom this may concern,
I am writing this email to express my strong opposition to the idea of any large hotel or boutique hotel being built along Las Virgenes Road. Words cannot express I strongly I am opposed to this idea. Please listen to the voices of those in the Calabasas city want and DO NOT build any more houses or hotels in this area.

Sincerely,

Greg Daum
Calabasas city resident and home owner

From: Tyler Turquand [mailto:TTurquand@fandango.com]
Sent: Tuesday, March 15, 2016 12:55 PM
To: info
Subject: City Council Consideration

Good afternoon,

As I am sure you are getting 100's of e-mails, I will make this short and to the point. I have lived off of Las Virgenes since 1996, what makes this small community so unique is our surroundings. We can not stop growth and development, it's the foundation of our country. But, we can alter development when it comes to traffic and safety concerns for the current residence. When I attended the hearing a few weeks back, the council mentioned that traffic was not a concern. I would love to know how the city came to this conclusion? The corridor off the 101 freeway at Las Virgenes is awful in the early morning hours and late afternoons. The proposed Rondell Oasis development would not relieve this growing issue.

What is the city going to do about the additional traffic and keeping the kids safe that walk to and from AE Wright?

All that I have brought up is a distant second to the 1000 pound elephant in the room. Mr. Ganies has the developer as a paying client. Yes, Mr. Ganies does not have a vote but can anyone honestly tell me that Mr. Gaines has not influenced all of the voting members day in and day out as all of you work together. This proposed development is a conflict of interest, period.

Do the right thing, keep the uniqueness of of our area unique. Don't jam another development into an already packed intersection. Thanks for you time.

Tyler Turquand
Vice President Studio Relations
Fandango Media, LLC/NBCUniversal
26500 Agoura Rd. Suite 205
Calabasas, CA 91302
E. tturquand@fandango.com
O. 818 878-3034
C. 818 207-4263
www.fandangorewards.com

-----Original Message-----
From: Joel Fajnor [mailto:joelfajnor@earthlink.net]
Sent: Tuesday, March 15, 2016 2:30 PM
To: info
Subject: To City Council, Mayor, Planning Commission

To all concerned,

I wish to voice my firm opposition to the Canyon Oaks development project, as well as the Rondell Oasis project.

Moving forward with these projects that seem to violate the General Plan in so many ways makes me feel like a joke for my past participation in establishing the General Plan. And that makes my city government look like a joke. Any new developments in the city - especially on the west side where some actual natural beauty still prevails - must follow all height and density requirements, as well as zoning ordinances.

Before any decision is made on these two proposals, a public workshop should be required at the very least.

And I want to state emphatically that any members of my city government with personal conflicts of interest in these two developments must refrain from both comment and voting.

Thank you,
Joel Fajnor
4043 Cottonwood Grove Trail
Clabasas

From: Darling Interiors [mailto:kelly@darlinginteriors.com]
Sent: Tuesday, March 15, 2016 3:50 PM
To: info
Subject: PLANNING COMMISSION, MAYOR BOZAJIAN AND CITY COUNCIL

Dear Planning Commission Members, Mayor Bozajian and City Council Members,

This letter is to oppose the entire Canyon Oaks development proposed for Las Virgenes Road at Agoura Road.

It violates a myriad of zoning codes and completely ignores the General Plan. The sheer size and scale of the development is completely inappropriate for the Scenic Corridor. Its excessive height obliterates the view shed, replaces natural rolling hillsides with unsightly and unnatural manufactured "hillsides" creating a massive adverse impact to the aesthetics of the area, encroaches on open space, will impact traffic in many ways no matter what the studies show, the list goes on.

What was envisioned for the area is simply a "village" meant to serve the community and its citizens. If that beautiful piece of property must be developed, it is requested that the developer utilize the existing graded areas only to create this village. No grading, no hotel, no homes.

I have several requests:

1) Reject the entire project as proposed.
2) That community workshops be planned before this project goes any further.
3) That the city not "re-envision" codes for this project or any other development. It is not the city's job to bend the rules and codes already in place for developers.
4) This project is too enormous and disruptive to the area, please do not abruptly push it through without adequate deliberation.

The 2030 General Plan states on page XII that the City "will not sacrifice the area's natural environment or its resident's quality of life in the pursuit of municipal income".

Thank you for your time and consideration for this very serious matter. Once done, it cannot be undone.

Sincerely,

KELLY DARLING SPADONI & FAMILY
3960 Lost Springs Drive
Calabasas, CA 91301

From: jaycee64@aol.com [mailto:jaycee64@aol.com]
Sent: Tuesday, March 15, 2016 4:49 PM
To: info
Subject: TO: Planning Commission regarding File No. 140000011

Dear Planning Commissioners,

I appreciate the opportunity to comment on the Canyon Oaks development proposal File No. 140000011.

I am, like the developer, a Calabasas property owner and I know that there are rules I have to follow with regards to my property. Additionally, I have to follow the rules of my HOA with regards to my property. As a volunteer board member and current President of our HOA, I know how hard it is to say no to a property owner and tell them their request is denied. However, it's a necessary responsibility that I have agreed to accept and carry out. You are citizens of our Community and have been appointed as Planning Commissioners to support our Community so I'm sure you can appreciate my comments about upholding the existing regulations set forth in our City today.

I've read through the reports and studied many of the documents and here are my opinions from the perspective of a very concerned citizen of Calabasas. I ask you to review the information I have outlined here and then vote NO on the entire Resolution.

1) The proposed development violates current zoning rules and municipal codes and requires special permits and overlays to accomplish the desired residential and commercial footprint. That's not acceptable especially when what they are proposing will change and scar the landscape and view shed FOREVER.

2) The proposed development requires currently designated open space to have it's zoning changed to commercial to accomplish the residential portion of the footprint. This is unacceptable. That land is NOW designated OS-DR and is formally deemed development restricted. No one should ever be allowed to take ANY open space for commercial development, no matter how much may be left open. There's no quid pro quo for giving up precious open space!

3) This property is not zoned for a hotel of any height. To build one would be a violation of the existing zoning regulations.

4) The Developer conducted a limited number of formal outreach sessions. Many of those were held when the original proposal was for 140+ homes. After the project changed to the this current proposal the Community was not aware of any outreach until contacted just this past Sunday about a small Q&A session the next day, Monday 3/14 at 2 PM. This was with a Canyon Oaks Representative and was

attended by only 4 citizens. Unfortunately I had to work and could not make it with the little notice given. The Developer did engage in non-interactive communications in the form marketing letters, which are one sided and do not benefit the Community. None of their outreach efforts have been sufficient. Although this is a privately funded project the Community deserves the opportunity to be given a comprehensive opportunity to learn it's scope and how it will affect the entire Community. The City requires public workshops for City funded projects and the City should support them as well for developments proposed that have massive community impact like this one has.

5) There appears to be NO balance in this Staff reporting and it's quite concerning. What I find as the outcome of all these reports is a process that encourages the City's Staff to work many hours to bury the true problems with a development. This is accomplished by obscuring these problems with their own interpretation of the rules and ordinances set forth and by awarding developers with overlay plans to avoid following the rules.

You have the power to stand up to this developer NOW. Tell them to follow existing zoning and municipal codes, the Calabasas 2030 General Plan and the Las Virgenes Gateway Master Plan. Send them back to the drawing board and tell them to find out what the Community will support by looking at what is designated in the General Plan, such as a Village concept development. That would provide the Community a development that will not only enrich it and be shared by all, but can be successful. The staff report says that all of the alternatives aren't financially feasible, but to use that as a measurement is a violation of the EIR. There's a win-win here, you need to send the developer back to find it.

I think you can see just how many issues of concern there are with this proposal as well as the magnitude and impact it will have if not evaluated in the proper manner. To allow any decisions to be made simply from a 2-hour PowerPoint presentation from literally 1,000's of pages of supporting documentation is severely irresponsible. I do not understand how the City allows a process that expects you, our Planning Commissioners, to absorb all of the information in a single presentation. If this meeting is "only to be sure it passes all requirements to move on to the City Council", it’s clear it doesn’t and there is no way possible you can determine that based on what has been presented and the enormous Community opposition. Moving this project forward because that's the easiest thing to do would be a disservice to the City Council since they would be put at the same disadvantage you are at now.

It's simple to see through all this trumped up information to see this proposed development is wrong for our Community, our City and our Citizens. Vote no on this Resolution, File No. 140000011.

Sincerely,
Jacy Shillan
Long time Calabasas Citizen
Stone Creek HOA President

From: Jennifer Hoffman [mailto:jennifer@saveourplanet.org]
Sent: Tuesday, March 15, 2016 5:08 PM
To: info
Subject: Canyon Oaks Development

The Canyon Oaks development has serious flaws that need to be acknowledged and addressed by the Planning Commission, City Attorney, City Council and Mayor.

The property in which the hotel is to be built is not zoned for a such a business. It is clearly indicated in the chart of businesses and activities permitted on that parcel. How is the City going to address this matter?

At least one third of the homes encroach on zoned Open Space land. Developments such as this are not permitted on Open Space. Open Space cannot simply be rezoned at the discretion of the City Staff or Developer. How is the City going to address this matter, legally according to California State Law?

The City has a height limit of 35 feet on buildings. The proposed hotel surpasses that height. There is absolutely zero community benefit being offered by this hotel so please explain how the developer even thinks it's acceptable to propose a height that is not allowed within municipal code.

The General Plan calls for a community gathering place. A hotel is not a community gathering place. How is the City going to explain to residents how this development is allowed to violate the General Plan?

The traffic patterns will be altered by turning a 3-way intersection into a 4-way intersection. This will limit the left turns made onto Las Virgenes Road from Agoura Road. The left turns will also be delayed with pedestrian traffic crossing the street. Dealing with an already congested intersection at the end of the work day Monday - Friday and a congested roadway during summer weekends with beach traffic this will negatively impact the community. How has the City adequately addressed this matter?

As a resident I am strongly opposed to this project in its current proposal. It would be irresponsible for a Planning Commission to approve a project in which a hotel is being proposed on a property that is not zoned for such a business. It would be illegal for a Planning Commission to approve 20-30 private homes to encroach on Open Space.

I ask that a decision on the proposal is delayed until public workshops are held to properly inform the community as to what is proposed for this site. The story poles are a poor excuse for a representation of the scale of this project. In speaking with residents over a period of four hours on March 13, it was clear that they want to know what is happening at the site but have no clear path to information.

They City and Developer failed to provide the residents with information thus far. It's time to correct that issue before anything is approved.

Thank you,

Jennifer Hoffman

-----Original Message-----
From: Helene Schacter [mailto:helenesch2@gmail.com]
Sent: Tuesday, March 15, 2016 6:07 PM
To: info
Subject: hotel

i am opposed to the massive hotel planned for construction on Las Virgenes and Agoura Rd in Calabasas. i have lived in Hidden Hills over 40 years and i remember when the 101 was a freeway not a parking lot.

More building will bring more cars , more frustration, poorer quality of life. i can only scratch my head and ask ,"what are you thinking." helene l. schacter

From: Lauren Bridgeman [mailto:lbridgeman78@gmail.com]
Sent: Tuesday, March 15, 2016 7:08 PM
To: info
Subject: Vote NO

Hello,

As a resident of Calabasas I would like to state that I'm opposed to the hotel and homes at the Canyon Oaks site. The General Plan calls for a community gathering place in this side of town and that is one of the last places left for a development to fulfill that purpose.

The hotel is too high and should be subject to the 35 foot height limit. The hillside views will be lost forever.

I noticed the letters supporting the hotel all were generated from people who do NOT live in Calabasas. Not a single supporter stated they are a resident here. As a representative of the people you should represent our wishes.

Lauren Bridgeman

From: Jonathan Sellers [mailto:jonathansurfnrincon@gmail.com]
Sent: Tuesday, March 15, 2016 7:22 PM
To: info; Talyn Mirzakhanian
Subject: Illegal project?

The Canyon Oaks development cannot possibly be approved by the Planning Commission with so many issues. It's not zoned for a hotel. The historic landslide is a liability that will put lives at risk. The traffic is going to be even worse than it is now. The plan does not give anything for us residents that live here to do over there. The City Manager is illegally lobbying for hotels. The list goes on.

I sat through the ridiculous sales pitch for the Rondell hotel and will not stomach another biased report from the Planner but that doesn't mean I won't make my votes matter when the next City Council election comes up in a short 18 months if this irresponsible, and illegal, development is pushed through like Avanti was.

Jonathan Sellers

From: Brandon Alvarado [mailto:brandon.wa@live.com]
Sent: Tuesday, March 15, 2016 8:41 PM
To: info
Subject: Canyon Oaks Project

Planning Commission,

I am opposed to the Canyon Oaks project. The land is not zoned for a hotel, and it exceeds the 35 foot limit that is in the general plan. The hotels and homes will be a eye sore in the community and cover up the beautiful rolling hills and effect the wildlife in the area. This is not what Calabasas should be doing to its hills and mountains; its even in the logo of the city and this project will ruin it. The general plan states that land development should serve the people living in the community as a gathering place, not more homes and a hotel. There will be three hotels within a square mile including the Goodnight Inn, the proposed Rondell Oasis Hotel and the Canyon Oaks. That is overkill and the hotels won't be filled and only offer services to outsiders of Calabasas, not its residents. If the land is developed I believe it should be an area like the Commons or The Village that was built in Woodland Hills that serves the community members offering a gathering point, shopping, restaurants and activities for friends and families. As the planning commission, you should enforce the general plan that this city was built on not change it and bend to needs of the developers. Please do not approve this project.

Brandon Alvarado

From: william gordon [mailto:williamgordon753@yahoo.com]
Sent: Tuesday, March 15, 2016 9:10 PM
To: info
Subject: Canyon oaks hearing

I am writing about the development at Las virgenes and agoura road. I do not agree with this project. I live on the Westside and have not encountered anyone in my neighborhood that supports two 4-story hotels on either side of the gas station. If you must approve a development then make it worth it for us. Make it great so we forget how the hills are gone and we forget about how annoying the additional traffic will be. A hotel and cramped homes brings nothing for us residents except a pain in the neck. Don't use our side of town to fund an inflated city budget.

Sincerely,
William Gordon

From: Tomandmarie Gilmore [mailto:gilm17865@hotmail.com]
Sent: Tuesday, March 15, 2016 9:24 PM
To: info

Cc: Talyn Mirzakhanian
Subject: Cyn Oak project

Dear Planning Commission,

I am very disappointed to learn the meeting on this project was not postponed. A development of this magnitude should not be rushed right after and in between meetings on the other hotel project.

Please vote no on the development or postpone a decision until the city and new homes takes the time to really try to educate us residents on the hotel and homes proposed. A public workshop is the least the city could do. I only learned about the hotels after seeing orange pole and asking neighbors about them on next door. I expect more from my city government than to keep quiet about this development. Do the right thing and give us an educational workshop first.

New homes has NOT informed me of anything and I live off of las virgenes. The outreach is nonexistent.

Thank you,

Marie and Tom Gilmore
Residents since 2004

-----Original Message-----
From: Alex Spadoni [mailto:alexspadoni27@yahoo.com]
Sent: Tuesday, March 15, 2016 11:14 PM
To: info
Subject: Planning commission, City Council, Mayor

To whom this may concern,

The city of Calabasas was once a small city outside of the valley sitting in the beautiful Santa Monica mountains. I attended Lupin Hill for elementary school and back then, there was no Albertson's shopping center. There were no office buildings on the cross streets of Lost Hills and Agoura Rd. There was a lot less traffic, people, pollution. Watching these new developments take over our city known for its natural beauty is sad. I am 25 years old and still live in the beautiful city where I was lucky enough to be raised. I have been driving long enough to see how the traffic going into the valley has slowly reached its way past Lost Hills and starts as far back as Kanan. Our city is starting to become a part of the valley and look like the valley.

I am opposed to the Canyon Oaks proposed development project that will permanently destroy

the natural beauty of the city of Calabasas. This property is not zoned for any hotel and the development does not follow the general plan. Like I mentioned before, the traffic is worse than ever. This project will not only cause horrendous traffic during this project, it will permanently make the traffic worse. This massive development let alone any more development in our city of Calabasas belongs in our community.

Thank you for reading and taking my thoughts into consideration.

Alex Spadoni

March 15, 2016

Calabasas City Council
Calabasas Planning Commission
100 Civic Center Way
Calabasas, CA. 91302

Dear Councilmembers and Planning Commissioners:

I am opposed to the Canyon Oaks proposed development. My issues with the project, as currently proposed, are with both aspects of the project: hotel and homes.

I oppose a hotel at the Canyon Oaks site. Not only does it violate the City's 35-foot height ordinance, the property is not even zoned for hotel use. I am against the use of a Development Plan in order to do an end run around the height limit or zoning change. There is not a sufficient nexus for the community in order to justify a Development Plan and violate our ordinances. And

let's not forget that there's another hotel in the approval process just 120 yards down the road from Canyon Oaks. I question the wisdom (and extreme financial optimism) to put two hotels within walking distance of each other in this area.

The homes portion of Canyon Oaks is as troubling as the hotel. The City used to have the philosophy that development should fit the land. The Canyon Oaks project is the antithesis of this concept. The carving up of the hillsides will result in over two million cubic yards of dirt being moved. It will be used to essentially fill in the canyons to the extent that it will create a 30-foot high pad for the 70+ homes being built. Since when is this good land management? Since when is this acceptable in Calabasas? We used to be stewards of our environment. The proposed Canyon Oaks development will obliterate the hillsides and our views. We will be left with manufactured, unnatural, virtually vertical slopes. This is another example of developers trying to fit a square peg in a round hole.

The Planning Commission should act as a filter before allowing projects go to the City Council. The Canyon Oaks project is not ready for approval. I ask that you deny this project in its current state. We can do better for our community.

Sincerely,
Frances Alet
Calabasas

From: Hayden Miller [mailto:haydenm29@yahoo.com]
Sent: Tuesday, March 15, 2016 11:19 PM
To: info
Subject: To Planning Commission, City Council, Mayor

As a member of the Calabasas community, I strongly disagree with the Canyon Oaks proposal. I'm sure there is not much to be done, but I am just really upset. 2 hotels, 67 homes, and 2 duplex units for low-income housing is wrong for our community. I just to remind you of what is promised in Calabasas's General Plan, "The Plan is intended to allow land use and policy determinations to be made within a comprehensive framework that incorporates public health, safety, and "quality of life" considerations in a manner that recognizes the resource limitations and the fragility of the community's natural environment." Has public health been a concern with the amount of water wasted for these projects (amongst other health issues)? Are you aware that natural hazards occur and that those hills are going to eventually fall from a mud/landslide (potentially putting people in harms way ex. the new houses, apartments, and hotel guests)? Is the communities quality of life a concern when you tear up the mountains and make them look as disgusting as the Lost Hills offramp? We all live and love this place for a reason. Recognize the resource limitations and the fragility of the communities natural environment, for our sake and for futures sake (and because that's what you said you'd do).

Concerned Neighbor

Toby & Deloris Keeler
23333 Valdez Rd., Topanga 90290 818-591-800

March 15, 2016

City of Calabasas
Planning Commission
100 Civic Center Way
Calabasas 91302

Dear Commissioners;

We are opposed to the Canyon Oaks proposed development because it is too large for its surrounding, and we request that you reject this project in its entirety, and require that a Public Workshop before making any decisions.

Respectfully submitted,

Toby Keeler

Talyn Mirzakhanian

From: Jennifer Hoffman <jennifer@saveourplanet.org>
Sent: Wednesday, March 16, 2016 4:17 PM
To: Talyn Mirzakhanian
Subject: Fw: Canyon Oaks comment
Attachments: Canyon Oaks comment.pdf

Just want to make sure the PC receives this letter from an actual resident stating their position on the Canyon Oaks hotel.

Thank you,

Jennifer Hoffman

----- Forwarded Message -----
From: Toby <toby@finecut.com>
To: Anthony Coroalles <tcoroalles@cityofcalabasas.com>
Sent: Tuesday, March 15, 2016 6:32 PM
Subject: Canyon Oaks comment

Hello Tony -

Please accept my Comment Letter for the Planning Commission Hearings on March 16th and 17th.

Thank you.

Toby

Talyn Mirzakhanian

From: David Hooten <dhooten@nwhm.com>
Sent: Wednesday, March 16, 2016 12:37 PM
To: Talyn Mirzakhanian
Subject: Vote YES for Canyon Oaks

The New Home Company has worked very close with the community and they build Beautiful Quality Homes.

Sent from my iPhone

David Hooten | Site Manager
The New Home Company
85 Enterprise, Suite 450, Aliso Viejo, CA 92656
Office: 949-382-7800 | Cell: 661-406-0269 | Fax: 949-382-7801
Website: www.nwhm.com

Talyn Mirzakhanian

From: Saeed Bekam <sbekam@gouvisgroup.com>
Sent: Wednesday, March 16, 2016 9:19 AM
To: Talyn Mirzakhanian
Subject: Love this project

I would like to show my support for the Canyon Oaks project. It is going to help increase property values and I fully support it.

Thank you,

Saeed Bekam
President

4400 Campus Drive
Newport Beach, CA 92660
949.752.1612 ext. 224
sbekam@gouvisgroup.com
www.gouvisgroup.com
Get directions

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified unintentionally or otherwise, use of this data by anyone shall be at the sole risk of such user. CAD/Electronic data is created by Gouvis Engineering Consulting Group, Inc. (the Engineer) solely for the purpose of satisfying this Agreement between Client and Engineer. The data is not intended for Client's use and/or possession. The Recipient acknowledges that all electronic data and drawings transferred to Client's Consultants are subject to copyright laws. Any change and/or manipulation of the electronic data in conflict with Engineer's Contract Documents on the part of Client's Consultants or any other third party without the direct written consent of the Engineer is prohibited. Client agrees to notify Client's Consultants of the provisions of this Section of the Agreement.

Talyn Mirzakhanian

From: Kim Herrera <kherrera@gouvisgroup.com>
Sent: Wednesday, March 16, 2016 9:41 AM
To: Talyn Mirzakhanian
Subject: Please vote yes on the Canyon Oaks Project

The New Home Company builds quality homes. I like that they are putting the homes next to an existing neighborhood and the hotel next to the gas station. This will create jobs and the generate revenue for local retailers.

This will be an amazing project.

Respectfully,

Kim

Kim Herrera
Sales and Marketing Manager
4400 Campus Drive
Newport Beach, CA 92660
949.752.1612 ext. 280
mobile 562.477.5552
kherrera@gouvisgroup.com
www.gouvisgroup.com
Get directions

Talyn Mirzakhanian

From: Tim Nguyen <contact.timnguyen@gmail.com>
Sent: Wednesday, March 16, 2016 10:07 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks - please support

Dear City Council,

I am writing to you as a taxpayer, community advocate, and a person with business interests in the West Valley and Ventura County.

I urge the City Council to approve this project. First and foremost, we are in a housing crisis in SoCal, and more housing is generally needed.

Our communities are at times faced with accepting projects that does not add value to our neighborhoods and at times could be detrimental to our neighborhoods. HOWEVER, this project looks to be very high-quality, from a reputable local firm, and being proposed in the right part of town.

Additionally, the Canyon Oaks project will add jobs and bring should bring positive economic and fiscal impact to the city. Please approve this project.

Feel free to reach out to me if you have any questions.

Thank you.

Regards,

Tim

Talyn Mirzakhanian

From: CHAD ZIESE <zhandyman@hotmail.com>
Sent: Wednesday, March 16, 2016 12:23 PM
To: Talyn Mirzakhanian
Subject: Yes on Canyon Oaks

I believe this project would be a great fit for West Calabasas. I looked at the homes The New Home Company built in Thousand Oak and they are a top notch quality builder. I also believe the city would benefit with the addition of a high end hotel and the one proposed looks great. This would be a great community for the area. Thank you

Talyn Mirzakhanian

From: Mary Bryman <mbryman221@outlook.com>
Sent: Wednesday, March 16, 2016 2:07 PM
To: info; Talyn Mirzakhanian
Subject: Oppose New Home Development

I am vehemently opposed to this hotel. I have lived here in Calabasas for 8 years and this development would be a disgrace to our side of town.

Vote NO on this proposal.

Mary

Talyn Mirzakhanian

From: Jackie Colon <jaquelinetalks82@outlook.com>
Sent: Wednesday, March 16, 2016 2:27 PM
To: Talyn Mirzakhanian
Subject: Say no to hotel

Hello Talyn,

I was told I should contact you regarding the hotel development at Las Virgenes and Agoura Road.

I am strongly against this hotel. The developer has kept this project very quiet from us residents. The sign at the site mocks the story poles and doesn't allow us to "get the story".

Now I see that New Homes employees are sending in comments. Those comments should be dismissed as they are not residents nor will they be impacted by this horrible idea of a development.

I advocate that the Planners and Planning Commission represent the residents and not the developer on this decision.

Thanks,
Jackie

Talyn Mirzakhanian

From: John Aldridge <macbird8974@gmail.com>
Sent: Wednesday, March 16, 2016 2:18 PM
To: info; Talyn Mirzakhanian
Subject: OPPOSE New Homes Hotel

Dear Talyn and Planning Commission,

This letter is to serve as my documented position on the New Homes Canyon Oaks Development. I am strongly opposed to this project.

New Homes has not reached out to me and my neighbors about what is going up on that land. I recall something in February 2015 but that was over a year ago and I only heard something through a neighbor.

Require that New Homes pay for a series of public workshops that lets us know exactly what is happening in that intersection. Then they should respond to our concerns that come up from that meeting.

All of this should happen before the Planning Commission decides anything about this project.

John Aldridge
Longtime resident Saratoga Hills

Los Angeles/Ventura Chapter

ASSOCIATION OFFICERS

Tom DiPrima, KB Home
BIA-LAV President

Keith Herren, Williams Homes
BIA-LAV Vice President

Ken Melvin, CalAtlantic Homes
BIA-LAV Treasurer

Greg Medeiros, Tejon Ranch Company
BIA-LAV Secretary

Scott Ouellette, Scott Real Estate Advisory
BIA-LAV Past President

Henrik Nazarian, David Evans & Associates, Inc.
BIA-LAV VP of Associates

BOARD OF DIRECTORS

Rocco Cordolla, Gothic Landscape
George Dickerson, All Promotions Etc.
Bart Doyle, Doyle D Barton Attorney at Law
Johnny Escobedo, Landscape Development, Inc.
Max Frank, Watt Communities
Laurel Gillette, KTGY Architecture + Planning, Inc.
Kevin Harbison, Shea Homes
Andy Henderson, The Henderson Law Firm
Randy Johnson, Brookfield Residential
Frank Lawrence, WCH Communities, LP
Jim Macke, Wells Fargo Home Mortgage
Karl Mallick, Kimley-Horn & Associates, Inc.
Eileen Merino, CDS Insurance
Tom Mitchell, Newhall Land
Matt Modrzejewski, California Home Builders
John Musella, The Musella Group
Rogelio Navar, Fifteen Group Capital, LLC
Nkechi Odu, Chelsea Investment Corp.
Ben Rocca, Williams Homes
John Scull, D.R. Horton
Sara Soudani, Commonwealth Land Title and Lawyers Title
Kelley Tharp, Richmond American Homes
Rich Villaseñor, KB Home
Michelle Weedon, Meyers Research
Rick White, Larrabure Framing
Norm Witt, Cook Hill Properties

March 14, 2016

City of Calabasas – Planning Commission
100 Civic Center Way
Calabasas, CA 91302
Attn: John Mueller, Chair

Re: Support for New Homes' Canyon Oaks Project

Dear Commissioner Mueller:

On behalf of our membership, I would like to express our support for the approval of New Homes' Canyon Oaks Project. The approval of New Homes' project would result in much needed housing and jobs for Calabasas.

The Building Industry Association of Southern California's Los Angeles/Ventura Chapter (BIA-LAV) is the voice of building and development in Los Angeles and Ventura counties, as well as a job creator, economic engine, industry resource, and supporter of housing for all.

Economic Benefits of Housing

New housing will have immediate and long-term positive effects on the City of Calabasas. The economic benefits include quality jobs, government revenue, and economic stimulus.

The construction of homes is one of the largest sources of job creation and only requires a high school diploma at a minimum. Development impact fees are often earmarked specifically for maintaining quality of life through the improvements of schools, parks, roads, and police and fire services. On average, three-fifths of a household's income is spent in the local economy.

Utilizing this information, it is anticipated that the New Homes' Canyon Oaks project will include:

- 61 acres preserved as forever open space (80% open space)
- 67 single-family detached homes within a gated enclave
- 4 for-sale income-qualifying condominiums (within 2 duplexes) designed to blend with market rate homes
- More than 200 new jobs created
- The Canyon Oaks Club recreational amenity with swimming pool, spa and party pavilion

- A 66,516 sq. ft. 4-star hotel (not a motel) destined to bring jobs and generate annual revenues to help support City services. No office towers, industrial uses, and parking garages are proposed.

Meeting the Housing Need

The Southern California Association of Governments (SCAG) Regional Housing Needs Analysis (RHNA) 2014-2021 projects Calabasas' housing demand to be 330 new households over the next 7 years. The combination of this demand and ongoing limited supply will continue to complicate the challenge of housing accessibility and affordability for the City. According to residential permit data, Calabasas only permitted 15 units in 2014 and 23 units in 2015; this means the city is already 46 units behind schedule after only two years into the RHNA cycle. The approval of the New Homes' Canyon Oaks project is consistent with regional policy goals and would go a long way toward helping the City meet its housing needs while further ensuring housing opportunity for residents in Calabasas.

I am confident that the New Homes Canyon Oaks project will be a welcome addition to the neighborhood while providing a boost to the local economy and addressing the need for high quality homes that are accessible to first time home buyers. **For these reasons, we urge your approval of the New Homes' Canyon Oaks project**. As always, we remain a resource to the City on important issues that are related to the well-being of our local communities.

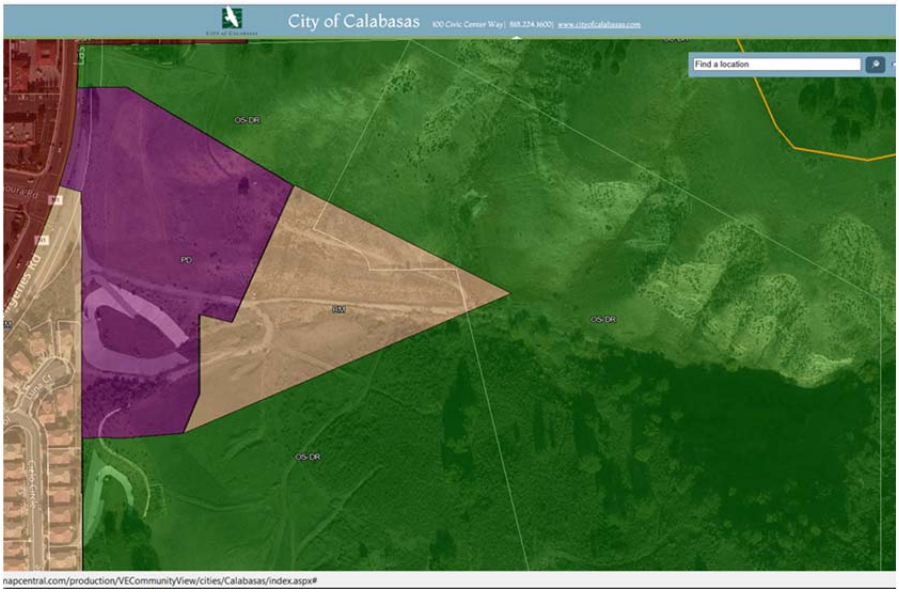
Thank you for your time and thoughtful consideration.

Sincerely,

Tim Piasky
Chief Executive Officer

The Impact of the Canyon Oaks Development on Open Space and the View.

This is the current zoning map for the Canyon Oaks Project. Orientation of this map is North at the top of the page. Las Virgenes Road is to the West on the left side colored brown next to the purple.



Current Zoning is shown on the map.

OS-RD (Green) is Open Space Restricted Development

PD (Purple) is Planned Development

RM (Tan) is Residential Multiple

The purple was planned as the West Calabasas Village. A place for neighbors to gather, shop and socialize. In other words, a mini Commons. The developer is proposing to replace the concept of the Calabasas Village with a gated 71 housing units with 67 units being single family and 4 units being Low Income units located in 2 duplexes.

To the left is a drawing of the proposed development. At the top left is the hotel. At the bottom of the drawing is the housing element.

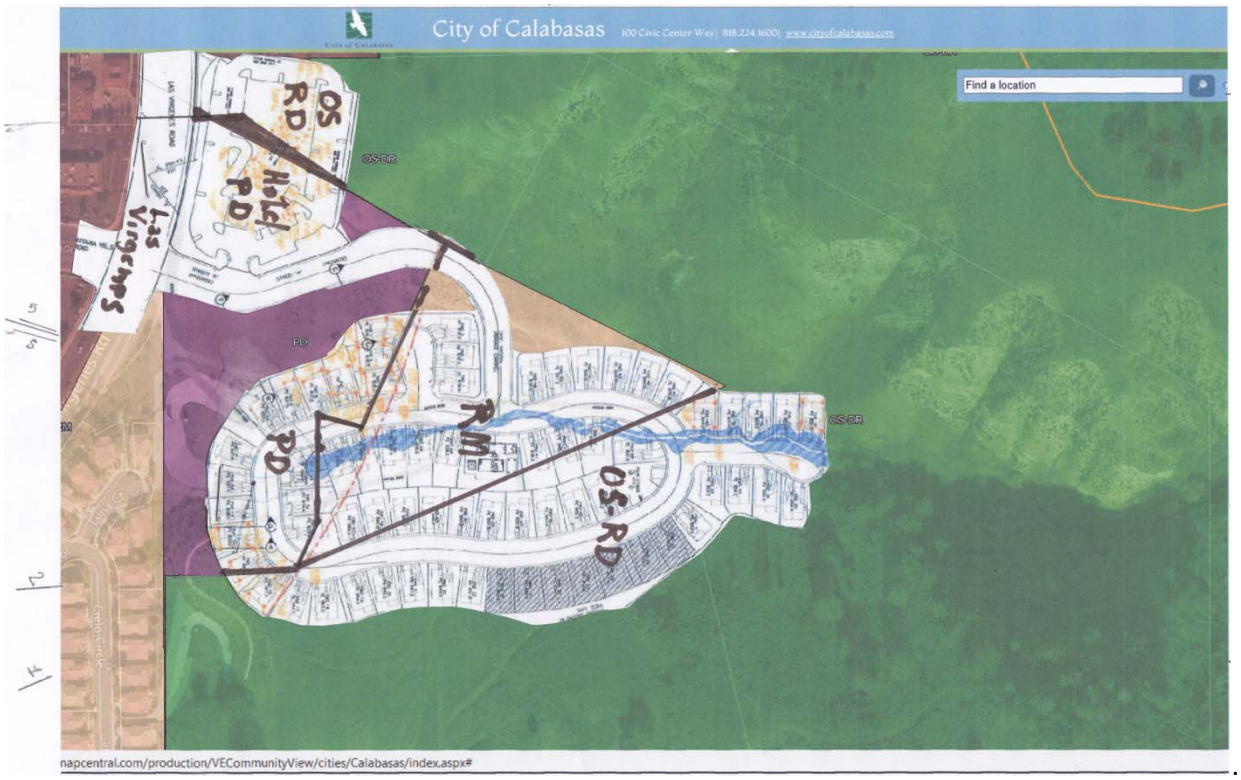
The houses are being built on small lots. As a result the houses are jammed into the space with as little as 5' setback from the property line of the lot.

The pad for the lot will also be raised by 30 or more feet in places raising the roof of the new houses by 60 feet or more above the existing pad by attempting to remediate the landslide by removing the landslide and using the excess cut for pads for the houses.

In the staff report it is mentioned that the size and positioning of the housing element will encroach on open space but that will be made up, more or less, by land not zoned for open space becoming available for open space. That sounds very subjective.

You be the Judge!

In an attempt to illustrate whether encroachment on open space is more or less, the next graphic has the housing element placed on top of the zoning map. This is my attempt to illustrate that encroachment. The illustration is very illuminating. A professional could, of course, provide a more accurate representation with the acreage involved. This information might be of value to the commission.



The encroachment on open space is very significant on the south side by the houses and less so by the hotel on the north side. On the east side it appears that the development is extending into a sensitive environmental area.

It appears from this illustration that the encroachment on open space is significant and more open space is being developed than being made available. This alone is reason enough to deny this project.

The View

Attached is an approximation of the impact on the view of the ridgelines from Las Virgenes Road. The picture was taken from the center divider on Las Virgenes Road at the south (Jack in the Box) side of the intersection with Agoura Road. The story poles were used to develop the transparencies. As you might remember, the story poles are 5 feet short for safety reasons. The red lines on the story poles are the

height of the houses less 5 feet. Therefore the top of the red transparency is slightly higher than the story poles to account for that missing 5 feet.

You can see the ridgelines that will be covered by the houses through the red transparency. This represents the wall of houses we will see from Las Virgenes Road and Agoura Road..The red transparency represents the houses and the light brown transparency the fill.

There are also story poles missing for the houses across the front of the development for various reasons. We simply extended the transparency across the front of the development between the story poles on the north and south side of the development. The brown transparency is the fill resulting from taking down the mountain on the south side of the development.

The fill will raise the houses by 30' and forever impact the view. This fill should be exported. Leave the pad at its original height. Even better, take the pad taken down to the height of Las Virgenes Road and also have that material removed from the site to lessen the impact of the homes on the view.

Conclusion

If the developer CANNOT or WILL NOT mitigate the impact on the view, the project should be denied. It falls under aesthetics in the EIR.

The developer knew the entitlements when he bought this property. This is to suggest that it is not the job of this commission or the staff to insure that variances are granted to insure that this developer will make a profit. It is the developer's job to figure how they can make a profit with this property within its existing zoning and entitlements.

Thank You
John Suwara

From: Joanne Suwara [mailto:joasuw42@yahoo.com]
Sent: Wednesday, March 16, 2016 9:35 AM
To: info
Subject: Planning Commission and City Council

TO: Planning Commissioners, Mayor Bozajian and City Council Members

This is to state my opposition to the Canyon Oaks project as presented. It violates the General Plan. It violates existing height restrictions. The massive amount of grading required is unconscionable. The destruction of this pristine canyon defies reason.

New Homes bought the land knowing fully the constraints on the property and the entitlements that came with it. As stated on page 8 of the Staff Report a key component that dictates the ultimate development of the site is "proposing a project that includes the right economic mix (in terms of developer's return)." It is not the City's job to make sure New Homes delivers a profit to its shareholders. It is the City's responsibility to be guardians of the last few remaining parcels of land, making sure that the General Plan and Municipal Codes are followed, to the letter of the law, with no concessions given to the developer.

As the Staff Report states, "Proposed site grading and development would alter existing scenic resources on the project site. The sole unavoidable environmental impact is that the project would substantially degrade the existing visual character or quality of the site and its surroundings by replacing the existing foreground views of a natural site with foreground views of development and landscaping." Over 50% of the site will be graded, therefore "the change in visual character is significant and unavoidable."

Yes, the change in visual character is significant. The justification by staff that "aesthetics and impacts to aesthetics are subjective" does not ring true as they try to sell the benefit of "well-designed buildings and abundant landscaping" on terraced man-made hillsides. Gone forever are the rolling hillsides that are the hallmark of our City.

I specifically cite the above-mentioned sections of the Staff Report for your consideration. The sheer size and volume of paper to wade through can leave one feeling totally overwhelmed. These points are paramount, in my opinion.

Thank you.

Joanne Suwara

-----Original Message-----
From: Joan Slimocosky [mailto:jslimocosky@charter.net]
Sent: Wednesday, March 16, 2016 7:44 AM
To: info
Subject: Canyon oaks

As a 40 year resident of Monte Nido and current vice-president (former president) of MNVCA I am shocked at the actions of the city council re this project and Rondell. While I am speaking for myself right now, I reflect the feelings of so many Malibu Canyon residents. You are violating your charter. Many of us believed in city hood for Calabasas and worked hard to make it a reality. What happened to Washburn? Leslie Devine must be rolling over in her grave!! Shame on all of you. Stop this illegal project NOW!

Sent from my iPhone

From: Peter Heumann [mailto:peterh@roadrunner.com]
Sent: Wednesday, March 16, 2016 7:12 AM
To: info
Subject: To: Planning Commission, City Council & City Staff - RE: Canyon Oaks Development

Please distribute this letter about the Canyon Oaks Development proposal to the Planning Commissioners, City Council members and City Staff.

I am opposed to the development as proposed. There has not been sufficient public outreach by either the city or the developer for a development of this size, scope and impact.

Peter Heumann
Calabasas resident (Accompanying letter attached in email)

From: ratatatboom@aol.com [mailto:ratatatboom@aol.com]
Sent: Wednesday, March 16, 2016 2:24 AM
To: info
Subject: Planning Commission, City Council, & Mayor

Dear Planning Commission,

Please enter my attached letter into public record regarding the proposed Canyon Oaks development.

Thanks

Priscilla Lee
818.889.8017
Attached letter:

Dear Planning Commission Members,

I urge you as Planning Commission Members to recommend that the City Council reject the proposed development of Canyon Oaks for a number of reasons.
First of all, this property is not zoned for a hotel, and the development doesn't follow the Las Virgenes Gateway Master Plan and the Calabasas General Plan, plans which are guides to all building in our area. This four story hotel's design and height plan shows a complete disregard for what the City of Calabasas is supposed to be following as it raises serious concerns. Those concerns are aspects which will permanently and negatively change the nature of the City of Calabasas. We need to adhere to the 35 ft. limit.
Because of the necessary grading to remove an existing landslide, the amount of grading, according to the EIR would, "substantially degrade the visual character of the project site," having a significant impact on the site, and would disrupt the natural landscape.
Further, the site is located within the Los Angeles County Consolidated Fire District's Very High Fire Hazard Severity Zone, and as such, the County of Los Angeles Fire Department Prevention Services Bureau suggests the project may necessitate multiple ingress/egress access for traffic and emergency access. Given the fact that the existing traffic conditions are already highly impacted, having an emergency such as a fire would present safety concerns beyond what could be managed successfully by creating any additional emergency access roads. The topography of the surrounding area would severely limit such additional emergency access roads.
I urge the Planning Commission to consider other aspects than the amount of revenue it can generate for the City. Instead, let's plan a project that our community would value and something which would benefit our community. In order to do that, we need to have public workshops to address the many issues this project presents.
Kind regards,
Priscilla Lee, resident of Saratoga Hills

From: Wesley Idol [mailto:w@idol.la]
Sent: Wednesday, March 16, 2016 11:02 AM
To: info
Subject: Opposed to the Canyon Oaks

To whom it may concern,

My name is West Idol. I live on Parkmor, one block from Lupin Hill elementary. I am a single father, a business owner and I have been living in this particular part of Calabasas since 2010.

I will be 49 years old this year. I was born and raised in Los Angeles and I run the Pacific Dining Car. My great-grandfather started Pacific Dining Car and it is my privilege to be the fourth generation of this Los Angeles institution. I am no stranger to the necessities of running a business in and around Los Angeles. This current economy and this very local economy of Las Virgenes Rd. cannot support another large business. There are dozens and dozens of office vacancies in and around this area (including The Summit at Lost Hills and 101) in which the hotel is proposed. The only real thing that this developer could put in that would make it a destination business is a casino but that would draw a type of business that would literally destroy the culture of our current neighborhood...as we already have a sincere and deadly epidemic of heroin use in Calabasas.

Setting aside the issue that this property is not zoned for any hotel please also take into account that any hotel would fail as our current economy cannot support it. The developer and the general contractors are merely interested in making a lot of money on what looks like to be fruitful ground, but once they have made their money they are down the highway and our community will have had some beautiful landscape destroyed along with having more vacancies and businesses which we cannot support.

Please never hesitate to contact me.

Wes Idol
Cell (310) 963-7225

Talyn Mirzakhanian

From: Jonathan Sellers <jonathansurfnrincon@gmail.com>
Sent: Tuesday, March 15, 2016 7:22 PM
To: . info; Talyn Mirzakhanian
Subject: Illegal project?

The Canyon Oaks development cannot possibly be approved by the Planning Commission with so many issues. It's not zoned for a hotel. The historic landslide is a liability that will put lives at risk. The traffic is going to be even worse than it is now. The plan does not give anything for us residents that live here to do over there. The City Manager is illegally lobbying for hotels. The list goes on.

I sat through the ridiculous sales pitch for the Rondell hotel and will not stomach another biased report from the Planner but that doesn't mean I won't make my votes matter when the next City Council election comes up in a short 18 months if this irresponsible, and illegal, development is pushed through like Avanti was.

Jonathan Sellers

Talyn Mirzakhanian

From: Tomandmarie Gilmore <gilm17865@hotmail.com>
Sent: Tuesday, March 15, 2016 9:24 PM
To: info
Cc: Talyn Mirzakhanian
Subject: Cyn Oak project

Dear Planning Commission,

I am very disappointed to learn the meeting on this project was not postponed. A development of this magnitude should not be rushed right after and in between meetings on the other hotel project.

Please vote no on the development or postpone a decision until the city and new homes takes the time to really try to educate us residents on the hotel and homes proposed. A public workshop is the least the city could do. I only learned about the hotels after seeing orange pole and asking neighbors about them on next door. I expect more from my city government than to keep quiet about this development. Do the right thing and give us an educational workshop first.

New homes has NOT informed me of anything and I live off of las virgenes. The outreach is nonexistent.

Thank you,

Marie and Tom Gilmore
Residents since 2004

Talyn Mirzakhanian

From: Joan Edwards <jedw49@gmail.com>
Sent: Tuesday, March 15, 2016 10:44 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks - support for the approval of this project

The New Home Company has reached out to the west side of Calabasas to build a project that really makes sense.

I look forward to seeing this project approved.
It will be built into something quite special for this community and the new homeowners who will be proud to call these houses home.
Sincerely,
Joan Edwards

Sent from my iPad

Talyn Mirzakhanian

From: Elayne Jaye <elaynejaye@gmail.com>
Sent: Wednesday, March 16, 2016 7:55 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks- Vote Yes!!!

The New Home Company has worked very closely with the community. They build really high quality homes.

Thank you!

Sent from my iPad

Talyn Mirzakhanian

From: Ryan LaVigne <rlavigne26@yahoo.com>
Sent: Wednesday, March 16, 2016 8:02 AM
To: Talyn Mirzakhanian
Subject: Calabasas West Side Project

Dear Talyn,

I am reaching out regarding the new development being proposed on the west side of Calabasas. It was very important to me and others to understand what the project was about, and do to The New Home Company working closely with the residents we now have that understanding of the project. With that said I am in support of the project as I believe the hotel and architecture will bring great value to Calabasas's west side.

Thank you,

Ryan

Talyn Mirzakhanian

From: Mark Chamberlain <mark.chamberlain202@gmail.com>
Sent: Tuesday, March 15, 2016 4:46 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Mr Mirzakhanian I would like to confirm my support for the Canyon Oaks project as I have heard that the new home company is a reputable home builder and I like the site plan and architecture presented.

Sent from my iPhone so please excuse any typos.
Thanks,
Mark Chamberlain.

Talyn Mirzakhanian

From: Bob Sato <rasato0951@gmail.com>
Sent: Tuesday, March 15, 2016 4:35 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Project

It has come to my attention that The New Home Company has a project planned for **Calabasas** called Canyon Oaks consisting of homes and a hotel complex.with the homes being in a gated community.

Having a hotel complex will be a welcome addition to the city as there are limited places to stay of quality and the building of new homes adjacent to existing neighborhoods makes sense. Having visited The New Home Company projects in **Calabasas**, Thousand Oaks and Orange County I'm impressed with the quality of their products and their care for the surrounding environment.

I would recommend that The New Home Company be allowed to enhance the city of Calabasas with their revenue generating and quality projects.

--
Bob Sato

Talyn Mirzakhanian

From: Everett Benke <everett_benke@yahoo.com>
Sent: Tuesday, March 15, 2016 3:03 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks - A 'Jewel' on the west side

Good Afternoon Ms. Mirzakhanian,

I'd like to cast my vote in support of the proposed enclave 'Canyon Oaks' developed by the New Home Company.

The residential enclave is a great fit for our community, given its authentic detailing, low density resort setting, respect for the surrounding open spaces and trail systems adjacent. The new hotel reflects timeless architecture while discreetly providing visitors with the small town flavor of Calabasas and a freeway friendly location.

Given their notable success at 'Twenty Oaks' in Thousand Oaks, The New Home Company, has shown their continued commitment to our local communities and economy. 'Canyon Oaks' will be a 'Jewel' for west side and a 'Hallmark' community in Calabasas.

Thanks so much for your time.

EVERETT BENKE
everett_benke@yahoo.com

Talyn Mirzakhanian

From: welbyway@gmail.com
Sent: Tuesday, March 15, 2016 3:17 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Support

I wanted to send an email in support of this project. We live in the area and my son is currently going to middle school at AE Wright, so we travel Las Virgenes multiple times per day. The area is currently such an ugly intersection, that this project will be a real improvement. As someone who has family who visits from out of town, the prospect of a nice hotel is very exciting.

Please consider this project!
Best,
Amanda Keropian

Talyn Mirzakhanian

From: Howard Hamlin <howard@hamlingooding.com>
Sent: Tuesday, March 15, 2016 3:39 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks project

Talyn Mirzakhanian,

I am writing to strongly support New Home Company's Canyon Oaks project.

The New Home Company is by far the best homebuilder / developer I have seen in my 35 year real estate career. Calabasas is very fortunate to have them in your City. They execute the best designs and create fantastic communities with lasting value.

This is a well designed project that will be of tremendous benefit to the City and community of Calabasas.

Howard Hamlin
HAMLIN GOODING
221 Main Street, Suite J
Huntington Beach, CA 92648
Mobile 562 537-5840
howard@hamlingooding.com
www.hamlingooding.com
BRE #00824557
HAMLIN
GOODING

Talyn Mirzakhanian

From: Ron Jewett <turnsty316@aol.com>
Sent: Tuesday, March 15, 2016 2:25 PM
To: Talyn Mirzakhanian
Subject: YES on Canyon Oaks

Hello Talyn Mirzakhanian,
I write this email to show my support for the Canyon Oaks Project is the City of Calabasas. Your yes vote on the Canyon Oaks projects will help create jobs and help the local economy. The New Home Company works very closely with the communities in which they build. YES I SUPPORT THE CANYON OAKS PROJECT AND THE JOBS IT WILL CREATE. THE NEW HOME COMPANY GIVES BACK TO THE COMMUNITIES IN WHICH THEY BUILD.
Thank You
Ron Jewett

Talyn Mirzakhanian

From: James Salloum <jimmy.salloum@me.com>
Sent: Tuesday, March 15, 2016 2:23 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Dear Talyn,

I am in favor of the Canyon Oaks Project. This new development has the right footprint for this land. I am concerned what else could go in this site. The increase in revenue for the City will be beneficial for all residents of Calabasas. New homes will bring in young families which is needed in our community.

Thank you

Jimmy Salloum

Los Angeles/Ventura Chapter

ASSOCIATION OFFICERS

Tom DiPrima, KB Home
BIA-LAV President

Keith Herren, Williams Homes
BIA-LAV Vice President

Ken Melvin, CalAtlantic Homes
BIA-LAV Treasurer

Greg Medeiros, Tejon Ranch Company
BIA-LAV Secretary

Scott Ouellette, Scott Real Estate Advisory
BIA-LAV Past President

Henrik Nazarian, David Evans & Associates, Inc.
BIA-LAV VP of Associates

BOARD OF DIRECTORS

Rocco Cordolla, Gothic Landscape
George Dickerson, All Promotions Etc.
Bart Doyle, Doyle D Barton Attorney at Law
Johnny Escobedo, Landscape Development, Inc.
Max Frank, Watt Communities
Laurel Gillette, KTGY Architecture + Planning, Inc.
Kevin Harbison, Shea Homes
Andy Henderson, The Henderson Law Firm
Randy Johnson, Brookfield Residential
Frank Lawrence, WCH Communities, LP
Jim Macke, Wells Fargo Home Mortgage
Karl Mallick, Kimley-Horn & Associates, Inc.
Eileen Merino, CDS Insurance
Tom Mitchell, Newhall Land
Matt Modrzejewski, California Home Builders
John Musella, The Musella Group
Rogelio Navar, Fifteen Group Capital, LLC
Nkechi Odu, Chelsea Investment Corp.
Ben Rocca, Williams Homes
John Scull, D.R. Horton
Sara Soudani, Commonwealth Land Title and Lawyers Title
Kelley Tharp, Richmond American Homes
Rich Villaseñor, KB Home
Michelle Weedon, Meyers Research
Rick White, Larrabure Framing
Norm Witt, Cook Hill Properties

March 14, 2016

City of Calabasas – Planning Commission
100 Civic Center Way
Calabasas, CA 91302
Attn: John Mueller, Chair

Re: Support for New Homes' Canyon Oaks Project

Dear Commissioner Mueller:

On behalf of our membership, I would like to express our support for the approval of New Homes' Canyon Oaks Project. The approval of New Homes' project would result in much needed housing and jobs for Calabasas.

The Building Industry Association of Southern California's Los Angeles/Ventura Chapter (BIA-LAV) is the voice of building and development in Los Angeles and Ventura counties, as well as a job creator, economic engine, industry resource, and supporter of housing for all.

Economic Benefits of Housing

New housing will have immediate and long-term positive effects on the City of Calabasas. The economic benefits include quality jobs, government revenue, and economic stimulus.

The construction of homes is one of the largest sources of job creation and only requires a high school diploma at a minimum. Development impact fees are often earmarked specifically for maintaining quality of life through the improvements of schools, parks, roads, and police and fire services. On average, three-fifths of a household's income is spent in the local economy.

Utilizing this information, it is anticipated that the New Homes' Canyon Oaks project will include:

- 61 acres preserved as forever open space (80% open space)
- 67 single-family detached homes within a gated enclave
- 4 for-sale income-qualifying condominiums (within 2 duplexes) designed to blend with market rate homes
- More than 200 new jobs created
- The Canyon Oaks Club recreational amenity with swimming pool, spa and party pavilion

- A 66,516 sq. ft. 4-star hotel (not a motel) destined to bring jobs and generate annual revenues to help support City services. No office towers, industrial uses, and parking garages are proposed.

Meeting the Housing Need

The Southern California Association of Governments (SCAG) Regional Housing Needs Analysis (RHNA) 2014-2021 projects Calabasas' housing demand to be 330 new households over the next 7 years. The combination of this demand and ongoing limited supply will continue to complicate the challenge of housing accessibility and affordability for the City. According to residential permit data, Calabasas only permitted 15 units in 2014 and 23 units in 2015; this means the city is already 46 units behind schedule after only two years into the RHNA cycle. The approval of the New Homes' Canyon Oaks project is consistent with regional policy goals and would go a long way toward helping the City meet its housing needs while further ensuring housing opportunity for residents in Calabasas.

I am confident that the New Homes Canyon Oaks project will be a welcome addition to the neighborhood while providing a boost to the local economy and addressing the need for high quality homes that are accessible to first time home buyers. **For these reasons, we urge your approval of the New Homes' Canyon Oaks project**. As always, we remain a resource to the City on important issues that are related to the well-being of our local communities.

Thank you for your time and thoughtful consideration.

Sincerely,

Tim Piasky

Tim Piasky
Chief Executive Officer

Talyn Mirzakhanian

From: Holly Rodriguez <hslevcove25@gmail.com>
Sent: Tuesday, March 15, 2016 1:13 PM
To: Talyn Mirzakhanian
Subject: Yes for Canyon Oaks Project

Hello,
This email serves as my support for approval of this project. I have done research on the builder and they have a great reputation for quality homes. I believe this project will increase surrounding home values and bring extra revenue to the city from the hotel portion.

Thank you,
Holly Rodriguez

Talyn Mirzakhanian

From: David Willson <dave@vyconsultants.com>
Sent: Tuesday, March 15, 2016 12:29 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Project

To Whom it May Concern:

I wanted to write in support of the proposed Canyon Oaks project. Calabassas is in need of additional housing and development and this appears to address many of the issues. Aesthetically, the project is also very appealing.

Should you have any questions regarding my support, feel free to contact me.

Best Regards,

Dave

Dave Willson

VY Consultants

26796 Devonshire Rd., Laguna Hills, CA 92653
T: 949.870.2753 | E: dave@vyconsultants.com

Talyn Mirzakhanian

From: Tom Sakai <tomsakai@cox.net>
Sent: Tuesday, March 15, 2016 11:29 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Dear Ms Mirzakhanian:

I am writing this e-mail in support of the new Canyon Oaks project being proposed by The New Home Company. I believe that this project will help satisfy the need for additional hotel rooms in Calabasas while also offering high quality residential opportunities to area home buyers.
The hotel revenues will enhance the fiscal stability of the city and the overall project is being designed in a way that is sensitive to community concerns regarding impacts on the existing neighborhood,
ridgeline view impacts and traffic. Thank you.

March 15, 2016

Calabasas City Council
Calabasas City Planning Commission **RE: Canyon Oaks Project**
Calabasas City Hall
100 Civic Center Way
Calabasas, CA 91302

Dear Councilmembers & Commissioners,

Less than 6 weeks apart we are faced with yet another two night marathon planning commission meeting on another massive project that neither fits within the guidelines nor complies with the Calabasas General Plan or within the Calabasas Municipal Codes. Once again a predetermined outcome by the city manager and staff is driving a project approval without the appropriate and necessary due diligence and public outreach.

Despite over a 625 page environmental review document that came out less than 6 weeks ago, a planning commission meeting is schedule to approve the project. Who amongst you has read this document in its entirety and can speak with confidence to all the issues addressed within this important environmental review?

Will this planning commission meeting be hijacked like the Rondell Oasis meeting was and prematurely sent to council for review? Essentially, one ill-prepared member of the planning commission chose to kick the can down the road to council, interrupting the intelligent questions and deliberations of others to "kick the can down the road".

There has been little if any public outreach and no community workshops on the Canyon Oaks Project. This is a "Keystone" project that will sit at the major intersection in West Calabasas. We only get one shot at this to make it right. The 2030 Calabasas General Plan envisioned a retail center and gathering place for the community. This is far from that. Why is staff continuing to re-envision our General Plan in ways that are not consistent with the current zoning, Calabasas Municipal Codes and our quality of life?

The developer is a public traded company that cares only about stockholders best interests. Isn't it time for Calabasas to have the same consideration for its stakeholders…the community?

There are several good reasons to deny this project:

1. The project is not zoned for a hotel and in fact it encroaches on current open space zoned lands that require a specific public process for changing that zoning.
2. The amount of grading is over 2 million cubic yards and the development will be built on fill, rather than exporting the dirt and bringing the development down to street level. The mitigation of the grading (to take care of mapped landslide areas) may in fact create new problems for a project built on fill.
3. As a result hillsides will take on a manufactured, tiered slope appearance that is inconsistent with the natural surroundings, forever altering the viewshed of the mountains and ridgelines. Much like the Calabasas landfill or the massive grading that has occurred in the Lost Hills Overpass construction…taking out a beautiful mountain to provide fill for the cloverleaf.
4. A development plan overlay is necessary to approve this project…again, another way of saying waiver, conditional use or a work-around for a project does not comply with current guidelines or codes. STOP THIS! Enough is enough…follow the rules, they were put in place for exactly to stop this type of over development. The tiny four-plex of "moderate income" housing is hardly a nexus for giving a developer another pass on following the rules.
5. The hotel will be the equivalent of a 6-story+ fortress looming over Las Virgenes, as its pad elevation is over 17' above Las Virgenes and then it goes up from there with a massive front façade and a 70' retaining wall necessary to hold back an unstable hillside behind.

6. The traffic analysis is based on flawed assumptions that were discussed at the traffic commission level, and the Public Works director promised to make the corrections. None of those corrections were ever made. This intersection is already impacted by commuter and school traffic, adding an extra two elements (left turns & straight/right turns) will severely change the dynamics of this key intersection.
7. Facing east from the intersection of Agoura Road & Las Virgenes the ridgeline and mountain views will be hidden behind this development. This is perhaps the second most iconic view in all of Calabasas (next to firehouse hill as you approach westbound down the hill on the 101), where many of us fondly remember sheep grazing.
8. There is no public access to the adjacent New Millennium trail allowed by this development and the development's grading will impact known wetlands without proper mitigation.

Staff needs to be directed to be more objective in presenting these reports. It is not the responsibility of staff to present only what is in the best interests of the developers. Above all staff should focus on following the rules, plans and guidelines that were put in place for a good reason…to protect our city, our citizens and our quality of life.

As a commission you swore an oath to serve the best interests of the city and its citizens. Please honor and uphold your duties as commissioners. Please do your homework on this project. This developer already got away with a glaring example of overdevelopment on the eastside, in the Avanti Project. Please delay any decision on this project until the proper process and full public process has been completed.

Rather than deny the project, let's work with the developer to come up with a project the entire city can be proud of. Let's come up with something that is responsible and enhances our community. Let's send this one back to the drawing board…let the General Plan and the land help dictate the ultimate project.

Silncerely,

Peter Heumann
Calabasas

From: Steven Reints [mailto:slrreints@gmail.com]
Sent: Monday, March 14, 2016 9:54 PM
To: info
Subject: To planning commission, city council, Mayor

I'm writing to you today concerning the Canyon Oaks development proposal. A considerable amount of time and effort were put into the general plan and I urge you to follow it.

I have lived in the area for over 20 years. We should not be giving developers waivers on height restrictions. Everyone I've talked to would agree we do not need another hotel- especially given the Rondell proposal just over 100 yards away. We certainly don't need a 4 story structure towering over Las Virgenes Rd.

The grading the builder is proposing is raising the home pads 30 feet above street level is going to destroy both the mountain and the views. At a minimum they should build at street level and all buildings should be under the height restrictions - from street level.

I think it would be preferable to have a public workshop to discuss what the community really wants and needs before any approvals are given. This is a major decision that if you get wrong can't be reversed and will impact the Las Virgenes corridor forever. I urge you to listen to the concerns of the community and reject this proposal.

Thank you for your consideration in this matter.

Regards,
Steven Reints
26906 Deerweed Trail
Calabasas Hills, CA. 91301

From: Pony Fan [mailto:ponyfan70@hotmail.com]
Sent: Thursday, March 10, 2016 2:46 PM
To: info
Subject: City Council and Planning Commission.

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and this to request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document. This development is a disgrace and unnecessary to our community. WE do not want it built!!!!!!!!!!!!

Sandy Nitz
Calabasas resident

From: Karen Tiffany [mailto:karentiffany07@gmail.com]
Sent: Monday, March 14, 2016 8:25 PM
To: info
Subject: Canyon Oaks Planning Commission 3-16-16

To: Planning Commissioners, Mayor Bozajian and City Council Members
From: Karen Tiffany

This is to go on record as being **100% OPPOSED to the Canyon Oaks Project as presented.**

The project is a disgrace to this community in every way. It violates the General Plan. It violates the height restrictions. The developer performed nearly **ZERO** community out reach. If the developer wouldn't meet with the community, why didn't the City offer workshops to better inform us? Can't understand why you would put this on the agenda now. Very disappointing and very suspect.

Have you even looked at the story poles? Anyone who looks at them can see this is a huge mistake. From just about every angle the views and the mountains are obliterated. This is one of the last scenic properties in the scenic corridor, and you want to allow this?? Why even bother calling it a scenic corridor? Between Rondell, Blue Marble and Canyon Oaks, you are removing just about every reason we bought our homes in Calabasas and have lived here for generations. We love Calabasas but you are taking away "the last of the old west" from us.

On previous occasions you have heard many, many speakers ask you for whom are you working? It certainly doesn't seem to be the community and the citizens who pay your salaries.

How can you possibly consider a project that is 16 times more grading than Blue Marble? Blue Marble is projected to require 2500 truckloads of dirt to be hauled away. Canyon Oaks would be about 128,000. Can you imagine the impact on traffic and the environment?

We only need **ONE 3 STORY HOTEL**. Canyon Oaks should be proposing **SINGLE STORY** 1-2 acre homes with minimal grading. **The project should fit the land; the land should not be desecrated to fit the project.**

Those of you on the Council who have campaigned on a low development platform obviously were not being honest with the community. Maybe we need to take a page from Donald Trump's playbook and bring in outsiders. Not Commissioners and Council Members who are in bed with the developers. We need representatives who **LISTEN** to the community and truly care about the citizens of Calabasas and preserving our way of life and the natural beauty we are so fortunate to enjoy.

This is a watershed moment for you. We have entrusted you with the privilege and the responsibility of keeping Calabasas a community of which we are proud to be a part.

We are all watching and we will remember.

From: Nanci And Tom [mailto:ntgamache@gmail.com]
Sent: Monday, March 14, 2016 7:42 PM
To: info
Subject: To planning Commission,City Council,Mayor

As 40 plus year residents of Calabasas, we wish to go on record as vehemently opposing all of the thoughtless development taking place on Las Virgenes Road. The Calabasas General Plan was enacted to protect our community from overdevelopment. Any development should, according to the General Plan, serve the community, NOT the developer. Both of the proposals before the Planning Commission and City Council violate the Plan. We demand a public workshop prior to any further actions taken.

Nanci and Tom Gamache
26150 Veva Way

From: Joseph Cabrera [mailto:joe@premierusa.net]
Sent: Monday, March 14, 2016 7:26 PM
To: info
Subject: Planning Commission , City Council, Mayor.

To Planning Commission, City Council and Mayor of Calabasas, as a member of the community, I want to point out that I moved here for the Eco-Friendly environment.
I have rented here for 2-Years in the hopes that I would love the Community enough that I would eventually buy my home here. Unfortunately I will have to re-think future living arrangements as I am completely opposed
To the Canyon Oaks proposed Development. I would say that if my vote counts you reject this project completely and we have a have a public forum or workshop before making any decision.

Regards,
Joseph Cabrera
4681 Camino Del Sol
Calabasas CA 91302
Cell: 619-726-9746

From: Erica White [mailto:ericamariewhite@icloud.com]
Sent: Monday, March 14, 2016 5:31 PM
To: info
Subject: Home interest

Hi there!

Just sending a letter of support for this project. I'm a teacher and interested in buying a condo, and my friend who is a teacher is interested in a home. We hope this project continues as planned!

Thank you!

Erica White
(818) 292-4816
ericamariewhite1@gmail.com

From: natali n [mailto:nnatalila@yahoo.com]
Sent: Monday, March 14, 2016 3:30 PM
To: info
Subject: To Planning Commission, City Council, Mayor

To Whom It May Concern:

My name is Natalie Beketova. I am leaving in the Calabasas neighborhood 26213 Veva Way.
Just would like to tell that I am opposed to the Canyon Oaks proposed development.
This project must to be rejected!
Me and my neighbors require a Public Workshop before making any decisions.

Sincerely,
Natalie Beketova

From: Erin Serletic [mailto:serletic@icloud.com]
Sent: Monday, March 14, 2016 10:26 AM
To: info
Subject: Interested in purchasing a home at Canyon oaks community/las virgenes

sending my support for this project. Thank you, Erin Serletic 4336 Park Paloma, Calabasas, CA 91302

From: Robert [mailto:bobodello@hotmail.com]
Sent: Sunday, March 13, 2016 3:42 PM
To: info
Subject: Canyon Oaks Development

I am opposed to the development o he Canyon Oaks hotel. I spent a lot of my time working on part of the General Plan, and I hate to see it frequently violated. I question the need for an additional hotel. The only benefit would be additional hotel taxes which in the words of Mr. Bogozian at a home owner's meeting several years ago, "They are the best taxes, because they are paid by people who do not vote." I think in the future I will not vote for him.

Bob Odello
5468 Ruthwood Drive

From: radudu33 [mailto:radudu33@gmail.com]
Sent: Saturday, March 12, 2016 2:29 PM
To: info
Subject: Please NO MORE BUILDING!

To Whom it May Concern:

We moved to Calabasas from West LA to get away from congestion, no parking, people on top of people. Please do not build anymore hotels, apartments and condos. Agoura Rd and Las Virgenes will become a mess!

I vote NO!

Thank you for the consideration!

Radu Ioan
25659 Whittemore Dr.
Calabasas, CA 91302

From: Chris Nitz [mailto:cnitz@wcis-ins.com]
Sent: Thursday, March 10, 2016 2:44 PM
To: info
Subject: City Council and Planning Commission.

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and this to request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document. SHAME ON YOU FOR TRYING TO RUSH THIS HORRIBLE PROJECT THROUGH!!!!!!!!!!!!!!!

Chris Nitz
Old Agoura
direct phone 818-251-3506

From: Nicolle Mejia [mailto:nmejia88@gmail.com]
Sent: Saturday, March 12, 2016 1:56 PM
To: info
Subject: To Planning Commission, City Council, Mayor

Dear Planning Commission, City Council and Mayor of Calabasas,

I have been an official resident of Calabasas for less than 4 years but I have considered it home for much longer. My grandparents, Doris and Roy LaViolette, called Calabasas home for decades and I too considered it home as I spent so much time at their house on Farmfield Road.

Our beautiful rolling hills always make me take a deep breath and I believe there is something truly special about the land here. I'm emailing you to voice my opposition to the proposed development of hotels on Las Virgenes (including the Canyon Oaks project). Please reject this project in it's entirety and require a Public Workshop before making any decisions.

I'm not a person who is apposed to any and all development; there is a time and a place for it. But please not on Las Virgenes!!! The traffic, the congestion, the blockage of views and access to our beautiful rolling hills and hiking trails....please no!

Kindly,

Nicolle LaViolette Mejia
805-341-6163
5862 Parkmor Rd.
Calabasas, CA 91302

From: WilbyJF@aol.com [mailto:WilbyJF@aol.com]
Sent: Friday, March 11, 2016 4:50 PM
To: info
Subject: To the City Council and Planning Commission

Please reschedule the Planning Commission Hearings on the Canyon Oaks Project, scheduled for March 16 and 17, to a later date.

There is so much new information on the project, which was only made available to the public when the Planning Commission agenda was put on line, that it is very difficult to absorb it all. Only the Draft EIR was available prior to this date, and the Planning Commission will be asked to rule not only on the EIR but the project itself. The applicant has also submitted new information for the hearing.

Please consider holding a public workshop to educate people about this important project before making a final decision is made.

Thank you,
Emma Wilby
Resident of the City of Calabasas

From: Melinda [mailto:langzo@earthlink.net]
Sent: Friday, March 11, 2016 3:21 PM
To: info
Subject: RE City Council and Planning Commission

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date.

This is a massive project and this to request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document.

Thank You,
Melinda Isaacson
Woodland Hills, CA 91367

From: Michel Jacoby [mailto:mjcalab9@gmail.com]
Sent: Friday, March 11, 2016 1:16 PM
To: info
Subject: Request to reschedule Planning Commission Meeting on Canyon Oaks

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and this to request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document.

Thank You
Michel Jacoby

From: Carl Ehrlich [mailto:ehrliccf@ix.netcom.com]
Sent: Friday, March 11, 2016 10:31 AM
To: info
Subject: Planning Commission Meeting for Canyon Oaks

Bob,

Please forward this request to the cognizant parties (Planning Commission, City Council, etc.) as appropriate.

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and this is also a request to schedule workshops conducted by experts to educate the general public on this project, and its intricacies.

The combined documents comprise over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document, even if they have already worked their way through the draft EIR last July. The apparently late release of the Final EIR in itself justifies this request - even for the Commission members. It's important to go through again to see what changes have been made in the meantime.

Thank You

Carl Ehrlich
Calabasas
818-880-1759

From: Michel Jacoby [mailto:mjcalab9@gmail.com]
Sent: Friday, March 11, 2016 8:02 AM
To: info
Subject:

It appears to us that you don't want the people who elected you to understand and be knowledgable in regards to maters that come before you. If you did you would postpone the planning commission hearing and honor a request to educate us as you do on all requests from developers. Please reconsider a

From: Jay Taba [mailto:jaytaba@hotmail.com]
Sent: Friday, March 11, 2016 7:30 AM
To: info
Subject: City Council and Planning Commission

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and this to request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document.

Thank You
Magid Tabatabai

26152 Kenrose Circle
Calabasas Ca. 91302

From: John Suwara [mailto:johsuwa@yahoo.com]
Sent: Thursday, March 10, 2016 10:38 PM
To: info; Michael Klein
Subject: City Council

Re the Rondell Oasis Hotel and Rondell Street: When driving by Rondell Street yesterday (March 9th) I saw 19 vehicles parked on the street not including the construction vehicles. I've attached a couple of pictures showing the vehicles. They were all parked in close proximity to the bus stop.

Also, this past weekend I saw a table setup on Rondell Street with a number of cars parked on the street along with people at the table. It looked like a check-in table for some type of hike or walkaton. Unfortunately I didn't stop and check it out.

In any event, Rondell Street is used for multiple purposes by our local community without costing the city any money.

From: Jolie Willett [mailto:joliewillett@yahoo.com]
Sent: Thursday, March 10, 2016 12:42 PM
To: info
Subject: City Council & Planning Commission

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and I request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document.

Jolie Willett
Calabasas
310-488-4510

From: Larry Willett [mailto:larrywillett@yahoo.com]
Sent: Thursday, March 10, 2016 12:26 PM
To: info
Subject: City Council and Planning Commission.

Please reschedule the Planning Commission Meeting scheduled for March 16th and 17th for the Canyon Oaks Project to a future date. This is a massive project and I request workshops conducted by experts to educate us on this project. The documents are over 2700 pages and it is unreasonable to expect lay people to read and understand this massive document.

Thank You

Larry Willett
Calabasas
Cell: 714-231-2315

From: Max Nejad [mailto:maxbnejad@gmail.com]
Sent: Wednesday, March 09, 2016 6:53 PM
To: info
Subject: Canyon Oaks Property - Postpone all Hearings!

As a longtime resident of Calabasas, I hereby request that the City Counsel reschedule to a later date the Planning Commission hearings of 3/16 and 3/17 regarding the Canyon Oaks property so that all residents may be properly informed of whats happening around us.

Sincerely,

Max Nejad

From: Rocio Jordan [mailto:rocionejad@gmail.com]
Sent: Wednesday, March 09, 2016 6:46 PM
To: info
Subject: Canyon Oaks Property - Request to Postpone!

As a longtime residents of Calabasas, I hereby request that the City Counsel reschedule to a later date the Planning Commission hearings of 3/16 and 3/17 regarding the Canyon Oaks property so that all residents may be properly informed of whats happening around us.

Sincerely,
Rocio Jordan

From: Kaleen [mailto:kaleen819@yahoo.com]
Sent: Wednesday, March 09, 2016 4:24 PM
To: info
Subject: Please postpone the Planning Commission hearings on Canyon Oaks

Dear Calabasas City Council Members:

Please reschedule the Planning Commission hearings of 3/16 and 3/17 on the Canyon Oaks project.

There are so many factors that need to be reviewed on these HUGE impacts happening to the westside of Calabasas. I truly do not understand why both of these projects (Rondell and Canyon Oaks) are being rushed through with incorrect and false data being presented.

Thank you,

Kaleen Farrell

From: Jennifer Hoffman [mailto:jenniferhalvarado@gmail.com]
Sent: Wednesday, March 09, 2016 1:36 PM
To: info
Subject: City Council Regarding Canyon Oaks

Dear City Council Members,

I would like to respectfully request that you please postpone the Planning Commission hearing on the Canyon Oaks project.

Speaking for myself as someone who has been more informed than the average citizen, I am having a difficult time keeping the Canyon Oaks and Rondell Oasis projects straight. I cannot imagine how confusing this is for residents that don't have the luxury of fully researching both projects.

With a Planning Commission meeting scheduled on March 16 and 17, it creates a lot of confusion for residents to differentiate that from the continuation of the City Council meeting on March 23 regarding Rondell Oasis. In the event that the public comment is extended to March 17, it is a holiday that will impact attendance that evening.

The magnitude of the Canyon Oaks project is huge and the story poles do not seem to tell the true tale of the impact that will occur. I would like to ask for a workshop with residents on this matter before it's brought forth to the Planning Commission.

I thank you in advance for your kind consideration of this postponement.

Jennifer Hoffman Alvarado

From: Cari Weiss [mailto:Cari.Weiss@ncm.com]
Sent: Tuesday, March 15, 2016 9:16 AM
To: info
Cc: Luke Weiss (luke.weiss@blackline.com)
Subject: To Planning Commission- City Council Mayor

To whom it may concern:

I wanted to express my grave concern for the choices the City of Calabasas is making in regards to preserving out land. I am a lifelong residence to the surrounding area and been a Calabasas homeowner since 2005. It deeply saddens me to see our beautiful landscape being demolished.

Part of the attraction of moving to Malibu Canyon was the open rural area and minimal commercialization. Nothing fills me up more than taking a walk/hike and seeing deer or coyote in their natural habitat. My children are growing up in these mountains. As a family, we cherish the times that we get to explore the untouched beauty this area has to offer. It seems every corner, from Chesebro, to across the street from AE Wright is being torn down and built upon.

I really hope as a city, we stop to consider the above factors before we come to a final decision on the 4 story hotel being proposed off Las Virgines.

Sincerely,
Cari Weiss

NCM
AMERICA'S MOVIE NETWORK

Cari Weiss
Regional Account Director

P 818-880-2029
C 818-378-4177

ncm.com

PUBLIC COMMENTS FOR THE PLANNING COMMISSION
Item #2 – Canyon Oaks – March 16-17, 2016
Carl Ehrlich; 50+ Year Calabasas Resident

INTRODUCTION

The Canyon Oaks proposal that's before the Council has no redeemable measures of merit. However, from the City's standpoint, it could bring in a measurable amount of occupancy tax revenue. On the other hand from the CEQA's and the general public's standpoints it is another story. As is well-known, this proposal is unique among the four that on the table at this time: it has two components – a 4-story hotel and 71 residences in a package deal – and they have differing and divergent needs.

1) The earth movements required for the landslide mitigation and the on-site grading will move more earth (4,382,164 cubic yards) than the entire finished volume of Boulder (aka Hoover) Dam (3,250,000 cubic yards)! Locally, the earth movements would dwraf other on-going or recent projects.

2) There has been precious little justification presented for one much less two hotels in this area essentially back-to-back.

3) The FEIR has determined that the development of a 4-story hotel and the accompanying residential component will have a **significant** effect on the aesthetic qualities of the area without any possible mitigation (FEIR AES-3, page 129) and require an unjustified judgment call based on the guidelines from that document stated on page 94.

4) The homes will have smaller side-easements and smaller front and rear set-backs that similarly zoned homes elsewhere in the City (proposed for RM-20 zoning).

DISCUSSION

Extreme Volumes of Earth Movement – For a long time now, I've been concerned about the new residential building pad – the height of it and just how much fill that it will incorporate since the builder's plan is to have no exported material. So, I looked at several nearby projects that are either under way, planned, or have recently been completed. I took the cut, fill, and export data from their associated EIRs and/or MNDs. I couldn't find the data for the Lost Hills Interchange in its MND so I got the data from the Parsons project construction manager. Figure 1 shows the comparison of these project earth movements (note that the Canyon Oaks project includes both the remedial and the general cut and fill operations). My take on this is that if the folks down the road opposite the Paxton project are concerned about the amount of excavation going on, they ain't seen nuthin' yet!

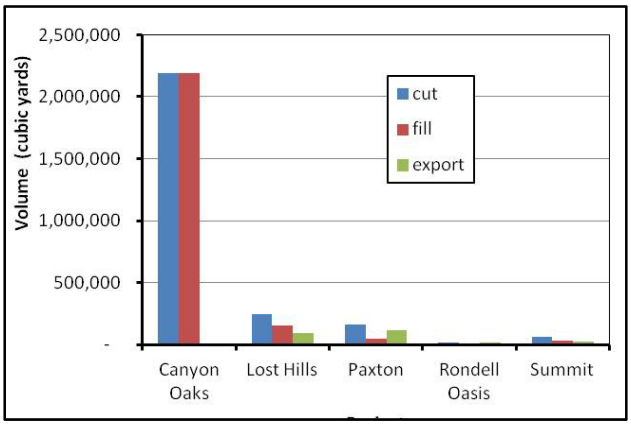


Figure 1. The Canyon Oaks project will be moving a huge amount of dirt back and forth.

Here's an astounding fact that I discovered in conjunction with my review: the total earth movements proposed for this project, including all cut and fill operations will be 35% more that the entire volume of Boulder Dam! That's 4,382,164 cubic yards for the project vs. "only" 3,250,000 cubic yards for the dam (Google, and others).

No Justification for the Hotel – Only with the announcement of the upcoming Planning Commission has there been any attempt at justifying even one much less two hotels essentially back-to-back. Not only that, but the marketing analysis that was presented made a good case for another hotel in the Warner Center area. It gave no specific recommendation for any hotel in the western area of Calabasas, much less a justification for this second hotel, if that turns out to be the case. If the Rondell Oasis project is approved by the City Council, it would at least have the "draw" of an internationally-known hotel chain (Marriott) and a nationally-known chain of hotels (SpringHill Suites), while the hotel chain being contemplated is only a small local Southern California chain (Ayres) with its inherently less wide-spread "draw."

Renditions Avoid Significant Visuals - In my eight years as an Air Force photographer, I learned how to use my camera to show what I wanted to show and how, most significantly here, to use that camera to avoid what I didn't want to show. In the rendition photos in the FEIR, I noticed a distinct lack of coverage of the residential mound that will be created. Accordingly, I mapped the camera locations for the closer-in of the images presented and verified their locations by comparing features in each of the images in Figure 2 (see the four stars in the figure with the numbers representing the FEIR images). The arrows represent the viewfield of each rendition while the colored overlays illustrate the dominant features of each image.

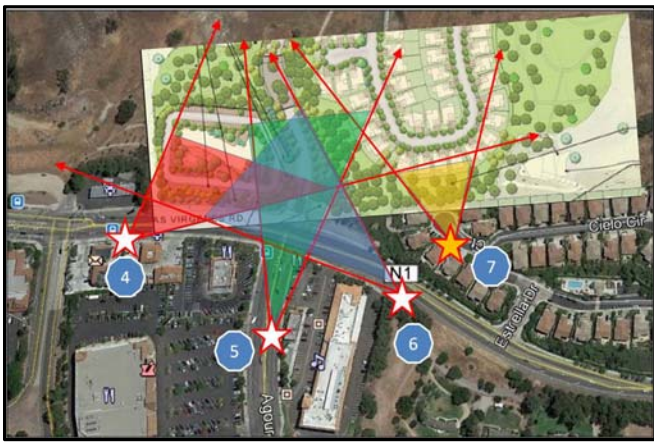


Figure 2. The street level renditions virtually ignore the residential mound. Credit: New Homes and Google for underlying images)

Most noticeable is the total lack of images from the street level that emphasize the western edge of the residential mound. A partial exception to this is noted by the gold star (#7), which shows a section of the mound as seen from the Shea homes. However, this location is some 17 feet above the street level and, while it does show the disruptive character of the mound, it's not a true image from the street level, as required by the CEQA Guidelines and application thereof. The following is copied from the FEIR document (AES-3, page 94):

> *"For the purposes of this analysis, an aesthetic impact is considered significant if it can be reasonably argued that: (a) the project's physical improvements would adversely affect a viewshed from an identified important public vista (such as a roadway or other publicly accessible property). . ."*

To be sure, this is all within the New Homes job description: accentuate the positive and eliminate the negative [Johnny Mercer song from the early 1940s!]. But it does not satisfy the EIR requirements quoted above. Missing are views from Las Virgenes Road looking east and southeast, in particular.

Adverse Visual Impact – The foregoing comments lead into the views that we will have, or rather not have, if this project is allowed to be built. In particular, I've been worried about the new residential mound that will be created with the some 850,000 cubic yards of material that will be used to create that mound (grading plus leftover from the landslide mitigation). The western end of the mound will be at a low of 836 feet (drwg. C-7 7/9/2016) elevation (amsl) – that's 56 feet above the intersection of Las Virgenes and Agoura Roads (780 amsl) and about as high as the ridge of the hotel roof (ref.: New Homes drawing packet dated 7/9/2016).
That sounds significant and, in fact, the FEIR said the same thing (see AES-3 starting on FEIR pg. 129 using the guidelines on FEIR pg. 94).

No renditions of the view from that intersection looking southeast are available, as noted earlier. Nor are story poles for that view, at least in the center of that view. You can see some in Figure 3 to the left of center to the right of the signal and to the very right – hard to pick out but they are there. So I set out to see what I could do to fill that visual gap.

Figure 3. The mountains in the existing view are identified for the Figure 4 analysis.

While Figure 3 encompasses the area of the future residential mound and identifies several mountain features in or just behind the nearby mountains, Figure 4 graphically shows those mountains along with their elevations and distances from my viewpoint taken from Google Earth. The inset image shows the relative height of the house roof peaks (56 feet pad relative height plus another 27 feet to the ridge lines per drwg. A-9 7/9/2016) and the distance from my position (364 ft. per drwg C-14 7/9/2016). The resulting viewline is seen to be over the mountains, blocking their view.

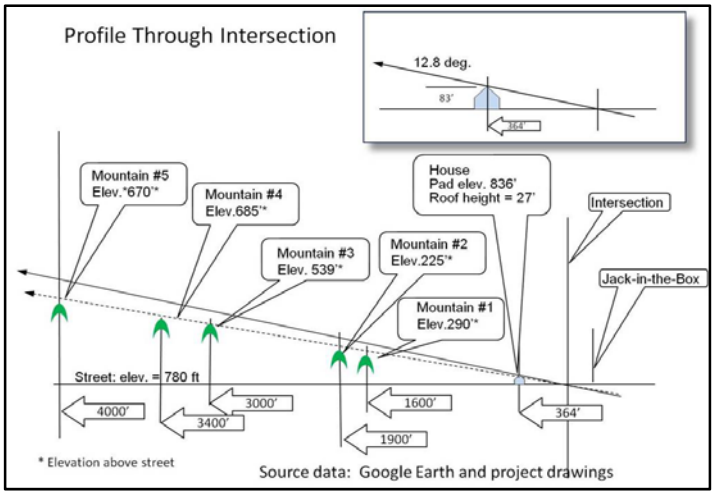


Figure 4. Graphic illustration of hoe the first row of houses on the residential pad will obscure the mountains.

Now, drawings are nice, but what is the actual visual impact? I try to answer that question in Figure 5. I have approximated the edge of the residential mound by creating an arc that's tied to the existing story poles at each end. The poles that I used

are the ones painted a dark green signifying the (future) mound level. Similarly, I again approximated the roof eaves signified by using the yellow poles and webbing. The house symbols represent the heights of the homes but no home in particular. The actual homes would be more closely packed, as I've mentioned earlier and would have the entire row of their backsides presented to the street view.

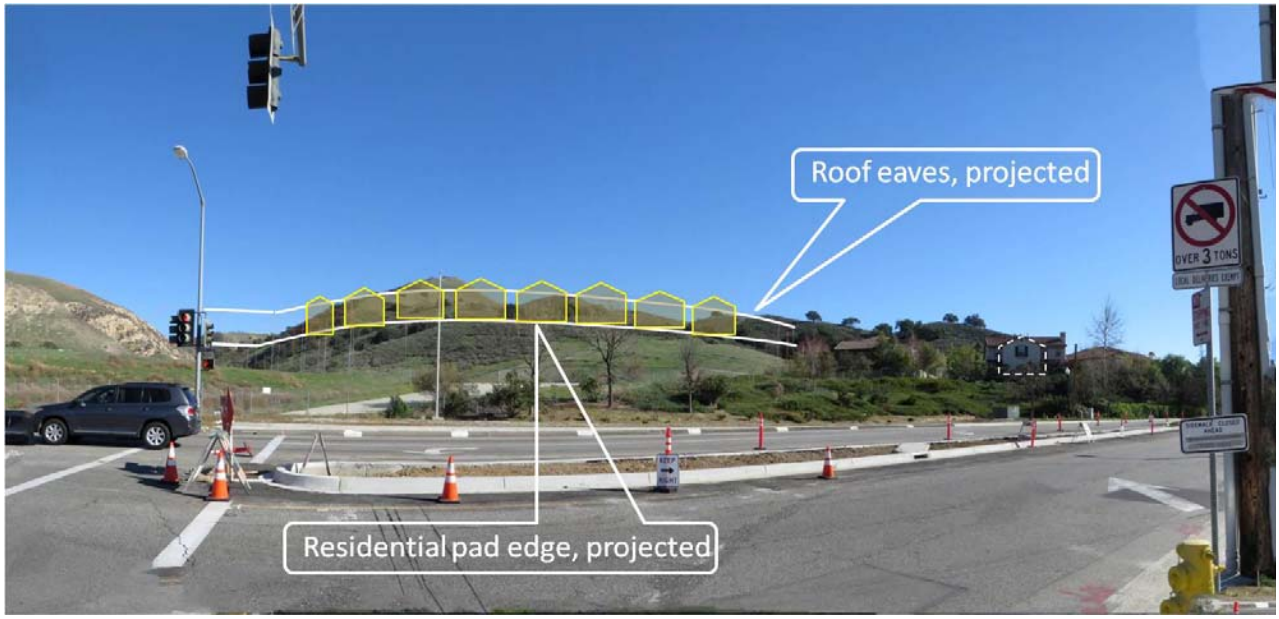


Figure 5. The outer houses on the residential pad will obscure the mountain to the east.

The FEIR (page 129) concludes that with respect to aesthetic impact AES-3:

"*The change in visual character would be a Class I, Significant and unavoidable impact*."

This discussion imparts a visual perception of that impact. That is what the general public and the local resident will see, if built!

I readily admit that this last figure is pretty shaky as there is a lot of educated guesswork involved in the representation of the outline of the mound, but I think that I am pretty close. If anybody out there can improve on this image in 3D, aka CGI, (e.g., AUTOCAD, etc.), I'd really welcome that, even if I'm wrong, as I've been trying to do a 3D job in a 2D environment. Here's a challenge to you New Homes folks, as you've got it all digitized already.

Figure 6. Conceptual view of the intersection showing the absence of any dirt or mountains to the east. (Credit: General Plan)

General Plan Ignored – There have been multiple references to the General Plan and, in particular, to the conceptual West Village development. What has been missing is the conceptual view at

the Las Virgenes – Agoura Road intersection (see figure 6). This figure has a similar viewpoint as the last figure above. The proposed development won't look anywhere near to that earlier vision – e.g., where did all the mountains and dirt go?

<u>Residential Lot Easements Below CMC Minimums</u> – The proposed residential lots (proposed to be zoned as RM-20) will have a minimum side clearance (aka easement) of 5 feet on each side, front set-backs of varying distances starting at about 10 feet, and rear lot clearances starting at about 7.5 feet. Figure 7 captures a portion of the drawing on page C-7 of the drawing packet dated 7/9/2016. By paying close attention to Pads 11 and 13, in particular, compare the clearnces to the Code requirements for RM zoned districts within the City (Title 17.13.020-A, Table 2-5) which require 10-foot side easements, front set-backs of 20 feet, and rear set-backs of 20 feet.

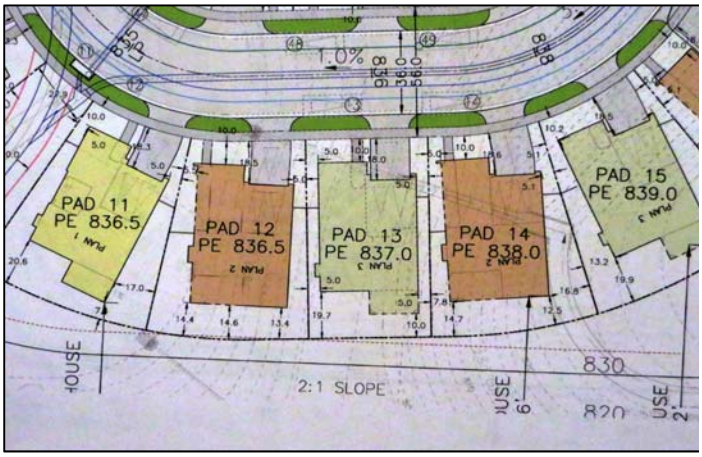


Figure 7. Portion of a project drawing showing how the side and front/rear easements differ from RM-20 standards.

Here's part of the real problem for the future owners: the side clearances may not provide enough room to squeeze a lawn mower past trash cans, depending on just how accurately the house and the wall are built. For example, our mower and green can require 55 inches which would leave about 5 inches for clearance depending on the thickness of the block walls. That says if 8-inch wide CMU Precision Blocks are used, there would be about a 1-inch clearance for the mower, if everything is built according to Hoyle.

Another part of the problem is that all this could be made possible (subject to approval by the City Council) by including a flexible "Development Plan" in the formal Resolution which may or not be approved by the Planning Commission.

<u>Development Plan Not Defined</u> – A "Development Plan" is called for in the proposed Commission Resolution on its page 16. Now, the CMC Title 17.62.070 - Development plan states the following:

> *"A. Purpose and Applicability. The purpose of a* ***development plan*** **[bold face** – by the author] *permit is to permit greater flexibility and creativity in order to allow land uses and development that is superior to those attainable under existing zoning district standards. Development plan approval is required for the following: (i) all development proposed on a site that is subject to a development plan DP overlay zoning district, (ii) all development proposed within the PD zoning district, (iii) to establish setbacks for projects in the PF, REC and OS zoning districts, (iv) to modify the standards for multi-family projects pursuant to Section 17.12.145, (v) to increase the allowed height in the CR zones, (vi) to establish a parcel width and depth less than required by Section 17.46.070 and (vii) subdivisions that propose a cluster development project pursuant to 17.18.030(F). Development plans may also be utilized to modify development standards as set forth in this Title."*

But the Plan is neither defined nor described, only the numerous conditions have to be met. So, that being said, just what is that Plan and when will it be presented and reviewed?

Flawed Traffic Study – While reviewing the Supplemental Traffic Analysis, I noted that the report stated:

> *"U.S. 101 was likely congested in the southbound direction during the P.M. peak hour period on the **day** that the counts were collected . . "* [**bold & underline** by the author in two places**]** That reference to a single day led me to the FEIR which states in Appendix H that: *"Existing **average** daily traffic (ADT) volumes for the study-area roadway segments were collected in June 2011 during periods when the local schools were in session (traffic count data is contained in the Technical Appendix for reference)."*

Checking the source data in that appendix revealed that the source data were collected over only a single 24-hour period (Thursday, May 26, 2011). That one period of data sampling bears absolutely no statistical significance. There is no way that this is an "average" daily traffic volume. The data should have been collected over a period of time to make that data statistically significant. I commuted from Calabasas to Downey for some 25 years and I know personally how traffic can change radically on any given day although over a year's time general patterns do emerge.

This suggests that the traffic study be re-reviewed in greater depth with greater emphasis placed on developing a data base with some statistical significance.

Further, the suggestion that green arrows be placed Las Virgenes Road at Mureau Road for the right turn there, would be a waste of time and money. No one stops there, anyway, just slowing enough to make the turn.

Geologic Impact Not Complete – The construction schedule presented in FEIR Section 2.5, pages74-75 does not allow for a long-term settlement after the rough grading is completed, while Section 4.4 GEO-2(b) does not indicate how long that period could be. That time could only serve to extend the time for the grading period before that building construction could be started. Remember how long it took the hillside on Agoura Road west of the Sherriff's station to settle and permit the road to be opened to traffic – something like two years(?).

Excessive Hotel Height – One might wonder why this topic has been relegated to the last position in this report. The existence and height of the hotel have been the subjects of considerable discussion for the last two years and the principal purpose of this report has been to emphasize other major issues that have been well under the radar.

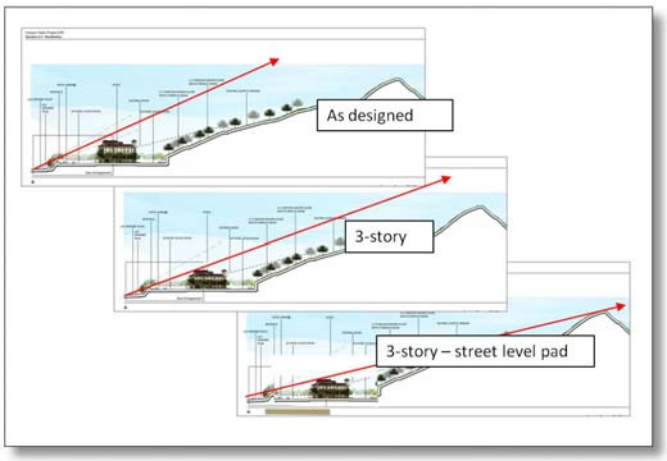


Figure 8. Lowering the hotel to a 3-story building and then to street level would be environmentally superior, but insignificant next to the 56-foot high residential pad.

Increasing the size of the footprint to that required for an equivalent 3-story 120 room facility would be a relatively minor amount of earth movement when compared to the massive amounts needed for the residential component – maybe a rough guess at 20,000-30,000 cubic yard of material is almost insignificant to the almost 4,400,000 already being proposed for the project. Figure 8 illustrates the sightline improvements that would be achieved by first reducing the hotel to 3 stories and them lowering that to street level. FEIR Section 6.5 states that this would be marginally superior to the proposed project (FEIR Table 6-9) in terms of aesthetics and that the impact of AES-3 would still be significant. That being said, it would do absolutely nothing to reduce the impact of the residential mound, as discussed earlier in this report.

RECOMMENDATIONS

Reject this proposal in its entirety and/or send it back to the initial design phases.

Require that any future submission for this property be designed so that all components are lowered to street level so that the present mountain views can be enjoyed forever by everybody. Protecting the mountain views is worth more than the short term export of material.

Require any future plans of this scope be required to have a series of public meetings, hosted by the City or by the developer, plus a public referendum and vote, as in the case of the "Malibu Valley Inn & Spa."

Require that future traffic analyses develop and utilize statistically significant traffic data.

Define and describe in clear terms just what the Development Plan" is and what it contains.

Talyn Mirzakhanian

From: Robert Weller <robertmweller@gmail.com>
Sent: Tuesday, March 15, 2016 11:08 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Project - My Opinion

Hello, Ms Mirzakhanian

Realizing you're probably swamped with emails such as this one from me I wanted to keep this short and to the point;

I am quite familiar with your beautiful city, with many family members living within it's limits. I live in Westlake Village, and visit often. My wife and I shop at your stores and eat at your restaurants on a weekly basis. The environment is friendly, upscale and yet not over the top!

I do feel **Canyon Oaks** will be a great project for your city. Based on the research I have done not only would the city benefit from the hotel component (tax wise) and with the reduced size of it (compared to what it once was, as proposed), the quality of the project will be up where you would expect it to be for Calabasas.

The New Home Company is considered one of the best developers/builders in the U.S., let alone here on the west coast. At one time I knew many people who worked for the organization when it was known as John Laing Homes (personal friends, nothing to do with business). It is comprised of all the same principals, and has maintained the level of expertise and quality of construction they had been known for.

Plus, I have looked at their projects that are local to Calabasas: Twenty Oaks in Thousand Oaks and the one you're probably very familiar with: Avanti, which is shaping up to the a flagship community many will be referencing for years to come. Both are of the highest quality in workmanship, and emote substance and craftsmanship in design.

Overall, my opinion is that Calabasas should move this forward, and take advantage of the bullish environment the building industry is going through at this time.

Thank you for your time reviewing my email.

Robert Weller
Westlake Village, CA

Talyn Mirzakhanian

From: danielleco@cox.net
Sent: Monday, March 14, 2016 8:58 PM
To: Talyn Mirzakhanian
Cc: danielleco@cox.net
Subject: Canyon Oaks

Talyn:

I would like to express my support for the Canyon Oaks project

I believe the builder has worked well and closely with the community and this is a wonderful gated project at this location. I have visited the Canyon Oaks project twice and truly feel this is an asset to the area. The homes are a lovely addition and given the hotel next to the gas station, definitely makes this a thoughtful plan.

Kindly consider approving and voting yes.

Danielle Co

Talyn Mirzakhanian

From: Melanie Andrews <melanierandrews@yahoo.com>
Sent: Monday, March 14, 2016 3:13 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

I am in support of the Canyon Oaks project. This is a great location for a gated community with high end homes built by a quality builder like The New Home Company.
Thank you
Melanie

Talyn Mirzakhanian

From: Cynthia Shaw <teamcynthia@yahoo.com>
Sent: Monday, March 14, 2016 2:35 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Hi Talyn,

I reached out to The New Home Company to inquire as to who I can speak to regarding approval of their new project in Calabasas. It is called Canyon Oaks.I am being told that you are the contact for this.

I have family in that area and this project would be a great benefit for me and make it much easier to stay nearby my family when I'm in town. I'd like to show my support of this project. Is this something you can take into consideration during the approval process?

Thank you,

Cynthia

Talyn Mirzakhanian

From: ChilaoFlat@aol.com
Sent: Monday, March 14, 2016 2:27 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Hello.

I just wanted to voice an affirmative response to the proposed Canyon Oaks project up for a go ahead.

Looking forward to a well designed space plan for bringing commercial and residential together.

I've visited other places where people are blending live and work neighborhoods, and I'm a big fan.

Thanks for your consideration.

Talyn Mirzakhanian

From: Pamela Sadler <viivoamo@gmail.com>
Sent: Monday, March 14, 2016 2:23 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Developement

I am writing to show my support for the Canyon Oaks project. The plan preserves our open spaces while incorporating revenue creating business such as the hotel and high end residential. This is just what this area has been needing.

The design sensibilities are fantastic and in keeping with the surrounding nature and character of the existing community. To have this level of development in the neighborhood will enhance not only the local life style but the local home value as well.

I have visited other Developments by The New Home Company and must say they appear to be cutting edge and well built with well thought out master planning.

Regards,
Pamela Sadler

Talyn Mirzakhanian

From: mansouramid@cox.net
Sent: Monday, March 14, 2016 2:22 PM
To: Talyn Mirzakhanian
Subject: New Home Company-Canyon Oaks support

Hi,

My name is Mansour Amid and I am in support of this project because this is just the right size project for this community and will also help with employment.

Regards,

Mansour Amid

Talyn Mirzakhanian

From: amatteson@earthlink.net
Sent: Monday, March 14, 2016 2:09 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks by The New Home Company

Good afternoon Talyn,

I just wanted to send a quick note to express my support for The New Home Company's Canyon Oaks community in Calabasas.

I have been a consultant for The New Home Company for several years, and have worked with the upper management even before the company was in existence (Taylor Morrison, Laing Luxury). I can tell you that this company produces some of the highest quality communities in the industry. Their reputation is one of superior quality and luxury. Projects that are initially met with resistance by neighbors, due to the high-end nature of the existing neighborhoods, are quickly embraced because of the value they add to the surrounding homes. I would be thrilled if they were to build near my own home. You know you are going to get something great.

I am proud to be one of their consultants, and consider them one of my best clients.

Have a great week!

Sincerely,

Ann Matteson Saglin
Principal
Ann Matteson Consulting
833 Dover Drive, Suite 21
Newport Beach, CA 92663
(949) 646-4174
www.annmattesonconsulting.com

Scanned for viruses. www.avast.com

Talyn Mirzakhanian

From: C. Amy Romero <cherylamyromero@gmail.com>
Sent: Monday, March 14, 2016 2:06 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

To Whom It May Concern:

I am in support of the Canyon Oaks home project in Calabasas. Please consider approval as The New Home Company builds high quality homes and works closely with the communities in which they build.

Thank you.

Sincerely,
Amy Romero

Talyn Mirzakhanian

From: Celia Conover <cc@studioconover.com>
Sent: Monday, March 14, 2016 1:44 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Re: The New Home Company's proposed project for Canyon Oaks.

Please let this email represent me as I will not be able to attend the hearing. I am in favor of the project Canyon Oaks, and know from years of working with The New Home Company that they will design and build homes that are sensitive to the location, with architecture and quality that will make everyone proud.

Thank you,
Celia Conover

Celia Conover
STUDIO CONOVER
3131 Reynard Way
San Diego CA 92103

T 619.238.1999 x103
F 619.238.1888

www.studioconover.com

Talyn Mirzakhanian

From: Jeff Van Fleet <jvanfleet74@gmail.com>
Sent: Monday, March 14, 2016 1:21 PM
To: Talyn Mirzakhanian
Subject: In support of Canyon Oaks

I just wanted to send a brief email in support of The New Home Company's Canyon Oaks project.

I know they have been working very closely with city staff and the community for a few years now to come up with a project that addresses city and community desires and the plan being considered achieves a good balance.

The hotel is a critical component of the project as it will fill a need for a quality hotel on the westside of the city as well create jobs and provide a source of income to the city.

The residential component is strongly needed on the city's westside and is in balance with the existing "Colony" residential development.

The New Home Company has proceeded in good faith and is deserving of approval.

Thanks,

Jeff Van Fleet

Talyn Mirzakhanian

From: Geraldine Aron <garon1@mac.com>
Sent: Monday, March 14, 2016 1:20 PM
To: Talyn Mirzakhanian
Subject: Yes on Canyon Oaks

To whom it may concern,

We are in support of Canyon Oaks, in the past the New Home Company has worked closely with the community to bring the changes that we need in Calabasas.

Thanks,

G. Aron

Talyn Mirzakhanian

From: Amy Swanson <aswanson3@sbcglobal.net>
Sent: Monday, March 14, 2016 1:20 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Good afternoon,

We are really looking forward to this project moving forward. The hotel will generate so much revenue for this area and research shows that The New Home Company customizes their developments to compliment the cities they build in. The homes look lovely and the overall project shows very nice. Good luck!

Amy Swanson

Talyn Mirzakhanian

From: Nicole Hunt <nicole.hunt@rocketmail.com>
Sent: Monday, March 14, 2016 12:56 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Project in Calabasas

Good Afternoon Talyn,

I would like to show my support for the new vision of the Canyon Oaks project located in Calabasas. I believe that this is a project that would be great for the community. I am happy to see that this plan will replace the apartments, condos and the parking spaces that are currently allowed on the property. I feel that the estate residences and boutique style hotel is exactly what is needed in this community.

I hope that the City of Calabasas will support this new vision for Canyon Oaks.

Nicole Hunt

Talyn Mirzakhanian

From: Eric Shield Gmail <papaeshield@gmail.com>
Sent: Monday, March 14, 2016 12:16 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Importance: High

Hello... My name is Eric Shield. I'm reaching out to you in support of the proposed Canyon Oaks community in Calabasas.

I'm supportive of the current plan because it is smaller than what's allowed by the general plan, generates less traffic than previous proposals and locates the hotel next to the gas station - not the existing neighborhood!

The New Home Company worked closely with the community to incorporate their input in the current plan and their for building quality neighborhoods is second to none.

This plan provides much needed housing on the west side, and the Hotel which will bring the City additional revenue and I highly encourage you to support the New Home Company plan as proposed.

Respectfully,
Eric G. Shield

Talyn Mirzakhanian

From: Jeremy Scheetz <jeremy.scheetz@gmail.com>
Sent: Monday, March 14, 2016 12:13 PM
To: Talyn Mirzakhanian
Subject: Canyon Oaks - Vote Yes!

Dear Ms. Mirzakhanian,

In advance of Wednesday's planning commission hearing, I would like to voice my strong support for the Canyon Oaks project by The New Home Company. In addition to preserving open space and reducing density well below that allowed under the General Plan, this project will add much needed housing to the City's west side as well as additional City tax revenue from the boutique hotel. Notwithstanding the many challenges associated with developing this difficult site, The New Home Company has worked closely and tirelessly with the community to design a project that satisfies all of the various stakeholders and, upon completion, will represent another beautiful neighborhood of which the City and all of its residents can be proud.

On Wednesday, please vote yes to approve the Canyon Oaks project.

Thank you,

Jeremy Scheetz

Talyn Mirzakhanian

From: georgecolvin@verizon.net
Sent: Monday, March 14, 2016 12:05 PM
To: Talyn Mirzakhanian
Subject: New Home Company Project - Canyon Oaks

To whom it may concern :

I support the approval of this project for the following reasons:

Calabasas needs new homes on the west side and the developer has done a good job of design because
because its much less than what the general plan allows.

Something eventually will be built on this site and this is just the right size project.
I like that they are putting the homes next to an existing neighborhood and the hotel next to the gas station

George Colvin

georgecolvin@verizon.net

Talyn Mirzakhanian

From: Susan Finley <finley.susan@yahoo.com>
Sent: Monday, March 14, 2016 11:58 AM
To: Talyn Mirzakhanian
Subject: CANYON OAKS

I am sending this e-mail to document my support for the development of the proposed project by The New Home Company, Canyon Oaks. The New Home Company is a quality builder and develops outstanding communities with the interest of the home buyer in mind. This project will definitely be a wonderful addition to the city of Calabasas providing attractive and innovative home design to the community.

Susan Finley

Talyn Mirzakhanian

From: John Neff <johnlneff@gmail.com>
Sent: Monday, March 14, 2016 10:47 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks

Talyn,

I am writing to ask you to please approve the Canyon Oaks project. The proposed project has lower density than the current general plan designation and the New Home Company is a high quality builder and worked closely with the community. Please vote yes on Canyon Oaks.

Sincerely,

John Neff

Talyn Mirzakhanian

From: The Rays <6rays@sbcglobal.net>
Sent: Monday, March 14, 2016 10:24 AM
To: Talyn Mirzakhanian
Subject: Canyon Oaks Project - I am for it!

It seems to me that the builder has done a great job listening to everything the City has asked. The hotel looks great and is placed near other commercial. They build a beautiful home - I visited the Twenty Oaks project in Thousand Oaks - REALLY nice homes. Please consider approvalthank you

Greg and Kelly Ray

Talyn Mirzakhanian

From: Austen Mount <austenmount@gmail.com>
Sent: Monday, March 14, 2016 10:20 AM
To: Talyn Mirzakhanian
Subject: Support for Canyon Oaks

Good morning Ms. Mirzakhanian,

I am writing to express my support for the Canyon Oaks project in Calabasas. The New Home Company has an established record of building high-quality and aesthetically pleasing homes, and I believe that the Canyon Oaks project would be a great addition to the area.

Thank you for your consideration.

Best regards,
Austen Mount