

**Maricela Hernandez**

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**From:** Bob Burris  
**Sent:** Wednesday, March 31, 2021 7:46 AM  
**To:** Maureen Tamuri; Glenn Michitsch; Tom Bartlett; Matthew Summers; Elizabeth Parker; Kindon Meik; Maricela Hernandez  
**Cc:** Michael Russo  
**Subject:** Fw: March 31, 2021 Study Session of the 2021–2029 Housing Element Update

Bcc'd to Council

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**From:** Susan Ellis <srellis8@gmail.com>  
**Sent:** Tuesday, March 30, 2021 4:59 PM  
**To:** info <info@cityofcalabasas.com>  
**Subject:** March 31, 2021 Study Session of the 2021–2029 Housing Element Update

Hi....please forward to the Mayor and Council and the City Manager. Thank you.

Dear Mayor and City Council,

It's difficult for me to know where to begin.....so much "water under the bridge" that can't be repaired. For instance, a flawed community survey (no options for 'none of the above' or space to make qualifying comments) and the failure of the City to appeal the RHNA allocation.

So we are where we are.

Choosing between Option A and Option B is a no brainer. There can be absolutely no development of vacant land - so B is out. For anyone to suggest that Avalon be taken out of the equation is nonsense. The point of No on N was that the developer wanted to circumvent the City process. The question was not about adding units with community and City oversight.

First and foremost, I ask you to please keep in mind what is best for the citizens of Calabasas. Keep in mind what we who live here want. We want to keep the quality of life that we have - it has already been eroded, please do not take it entirely away. We enjoy the character of our neighborhoods. We don't want our hills obscured by tall buildings.

You need to represent the citizens of Calabasas, not the developers who just want to reap the monetary rewards of destroying our neighborhoods.

Thank you for your consideration.

Sincerely,

Susan Ellis  
26329 W Plata Lane  
Calabasas 91302

Susan Ellis

## Maricela Hernandez

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**From:** Michele Perelman <micheleaperelman@gmail.com>  
**Sent:** Tuesday, March 30, 2021 7:25 PM  
**To:** Maricela Hernandez  
**Subject:** Comments Agenda #3

Honorable Mayor and City Councilmembers:

Please accept our comments on the March 31 Meeting Agenda Item #3 - Study Session of the 2021–2029 Housing Element Update.

Of the two options presented by Staff, Option A is the better choice. Option B includes three parcels on Mulholland Highway, which is the only evacuation route for many Calabasas communities -- including single ingress/egress ones. We all live in an extreme fire danger area in the communities abutting Mulholland. Adding 500 units to land that is currently vacant in areas identified as #12, 13, and 14 seems incredibly foolhardy at best, and very dangerous at worst.

Forgetting about the traffic impact of hundreds of more cars pouring onto Mulholland each day (there is no easy public transportation option to get to the rest of Los Angeles), adding all these cars (500 units = 1,000 cars perhaps) trying to get onto Mulholland during a fire event is a recipe for disaster. Further, there are five schools in a 2-mile stretch that empty onto and take access along Mulholland Hwy.

Both the Planning Commission and Planning staff favored Option A during the Planning Commission meeting on February 4. We urge the City Council to do so as well and abandon Option B. Please keep the community character of all our city neighborhoods.

Sincerely,

Michele and Ron Perelman  
Calabasas Residents

## Maricela Hernandez

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**From:** nancy@rothenbergs.net  
**Sent:** Tuesday, March 30, 2021 4:37 PM  
**To:** Maricela Hernandez  
**Subject:** Comments Agenda Item #3, March 31, 2021

Dear City Council Members:

Please accept my comments on the March 31 Meeting Agenda Item #3 - Study Session of the 2021–2029 Housing Element Update.

My comments echo those I submitted to the Planning Commission for their study session. Of the two options presented by Staff, Option A is by far the better choice. Option B includes three parcels on Mulholland Highway, which I know you are aware is the only evacuation route for many Calabasas communities, including the Highlands. We all live in an extreme fire danger area in the communities abutting Mulholland. Adding 500 units to land that is currently vacant in areas designated as 12, 13 and 14 seems incredibly foolhardy at best, and very dangerous at worst.

Forgetting about the traffic impact of hundreds more cars pouring onto Mulholland each day (there is no easy public transportation option to get to the rest of Los Angeles), adding all these cars (500 units = 1,000 cars perhaps) trying to get onto Mulholland during a fire event is a recipe for disaster.

We were gratified to see that both the Planning Commission and Planning staff favored Option A during the Planning Commission meeting on February 4. We urge the City Council to do so as well and abandon Option B.

Sincerely,

Nancy Rothenberg, President  
Calabasas Highlands HOA

## Maricela Hernandez

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**From:** Lucy Martin <lucymartin216@gmail.com>  
**Sent:** Wednesday, March 31, 2021 3:56 PM  
**To:** Maricela Hernandez  
**Subject:** Tonight's Council Meeting

Honorable Mayor and City Councilmembers:

Please accept my comments on the March 31 Meeting Agenda Item #3 - Study Session of the 2021–2029 Housing Element Update.

Of the two options presented by Staff, Option A is the better choice. Option B includes three parcels on Mulholland Highway, which is the only evacuation route for many Calabasas communities -- including single ingress/egress ones. We all live in an extreme fire danger area in the communities abutting Mulholland. Adding 500 units to land that is currently vacant in areas identified as #12, 13 and 14 seems incredibly foolhardy at best, and very dangerous at worst.

Forgetting about the traffic impact of hundreds more cars pouring onto Mulholland each day (there is no easy public transportation option to get to the rest of Los Angeles), adding all these cars (500 units = 1,000 cars perhaps) trying to get onto Mulholland during a fire event is a recipe for disaster. Further, there are five schools in a 2 mile stretch that empty onto and take access along Mulholland Hwy.

Both the Planning Commission and Planning staff favored Option A during the Planning Commission meeting on February 4. We urge the City Council to do so as well and abandon Option B. Please keep the community character of all our city neighborhoods.

Sincerely,  
Lucy Martin  
VP Greater Mulwood HOA

Lucy Martin  
President of B.O.D.  
Valley Women's Center  
[lucymartin216@gmail.com](mailto:lucymartin216@gmail.com)

# Memorandum

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**To:** Michael Klein, Sr. Planner, City of Calabasas Planning Department  
**From:** Mark Janda, Senior Vice President of Development, Southern CA  
**Cc:** Interested Parties  
**Date:** March 31, 2021  
**Re:** City of Calabasas 2021-2029 Housing Element Update

Dear Michael,

This letter is to inform you that I have reviewed the staff report prepared by the City of Calabasas Planning Department for presentation to City Council on March 31<sup>st</sup>, 2021. For years, AvalonBay Communities, Inc. has successfully owned and operated a community of 600 apartment homes located at 3831 Orchid Lane, which is sited in Housing Inventory Analysis "Option A". Avalon Calabasas is one of the few rental housing options in the City of Calabasas and AvalonBay remains committed and prepared to work with the City of Calabasas to achieve its state mandated housing objectives by adding a combination of market rate and affordable housing homes to the approximately 30 acre site. AvalonBay Communities, Inc. possesses the capability, experience, and capital to produce quality housing that is consistent with the City's planning objectives.

Thank you.

Best regards,

A handwritten signature in blue ink, appearing to read "Mark Janda".

Mark Janda  
SVP Development  
AvalonBay Communities, Inc.