

Michael Klein

From: Maureen Tamuri
Sent: Sunday, September 12, 2021 11:33 PM
To: Matthew Summers; Tom Bartlett; Michael Klein
Subject: Fwd: Planning Commission meeting on September 13, 2021 regarding the Housing Element update

FYI. M

Begin forwarded message:

From: Michael Harrison <harrisonlaw@gmail.com>
Date: September 12, 2021 at 9:26:14 PM PDT
To: Maureen Tamuri <mtamuri@cityofcalabasas.com>
Subject: Planning Commission meeting on September 13, 2021 regarding the Housing Element update

Hi Maureen,

Because I have a previously scheduled, regular HOA meeting on September 13, I'm not going to be able to attend the Planning Commission meeting. However, I did want to provide some of my comments for the record.

I appreciate all the work which our staff and consultant have put into this. But I don't appreciate the State's approach and terminology, nor do I think many of the proposals put forth in the report and the draft Housing Element are realistic or sufficient.

Terminology.

The State HCD assesses needs. And then SCAG "allocates needs" to each city. That doesn't even sound like English. It sounds like Big Brother doublespeak. We can be **assigned** to plan for building certain units as our fair share of the region's needs, but that doesn't correspond to **our** needs. That has to be made clear to our citizens, and it isn't. This is not necessarily good planning for **us**, especially because of our location and susceptibility to frequent fires.

The terms "very low income" and "low income" are defined, but these terms both stigmatize and create fears. The State HCD should come up with some better words, like senior housing, or student housing, or just social housing.

Community Input. The surveys and "workshop" which were conducted elicited some ideas, but almost none of them were seriously considered or

included. Most of my suggestions were dismissed without explanation, such as the ones below.

1. Why not have an affordable housing overlay on **all** commercial properties (including hotels) instead of just the ones staff identified? The shopping center at the north end of Las Virgenes has large vacancies, as does the Summit shopping center. They weren't included because they're not in mixed-use zones, which is not a reason for exclusion in my opinion. They each have empty buildings which would be ideal for senior housing or student housing.
2. What about allowing senior housing at the golf course? That's done all over the country.
3. What about allowing workforce housing at A.E. Wright Middle School? It has 15 acres and ample land to lease to the City for staff housing.

Some of the sites listed in the report raise other questions.

1. Site 1, the kennel. There are access and fire issues and it's right next to the freeway.
2. Site 3 next to the City Hall is a great site for senior housing. We don't need another luxury development, so why not **all** senior housing like the one in Old Town, which has a waiting list? The City received \$5.7 million recently; why not use some of that to help build senior housing at this site?
3. Site 7 at 23945 Calabasas Road is just one of many office buildings with empty spaces. Why weren't 23901 or 23801 Calabasas Road included, for example? Again, why not cover **all** commercial space?
4. Site 11 is the Commons, and I believe it's already at its maximum development. If Caruso wants to redevelop the site, that's one thing, but adding a great deal of square footage is quite another. The neighborhood opposes more units and traffic, and there was a referendum which prevented a large project at this site. So it's not realistic that more square footage would be allowed.
5. The projection of 58 very low and low ADUs is unrealistic. Where did that projection come from? I don't believe it could have come from past ADU construction.

Again, I appreciate the enormous amount of work put into this.

Thanks,

Michael

Michael Harrison
HARRISON & HARRISON
Attorneys at Law
harrisonlaw@gmail.com
www.harrisonlawusa.com

(818) 224-5600 telephone
(818) 224-5632 fax

23901 Calabasas Road, Suite 2018
Calabasas, CA 91302-1597