



CITY *of* CALABASAS

April 1, 2022

**Service by First Class Mail and Posting**

Bruce Westin [Responsible Person]  
Goose Trust [Responsible Person]  
Topanga Land LLC [Property Owner/Responsible Person]  
1612 Hanover Court  
Fort Collins, CO 80526

**NOTICE OF HEARING BEFORE THE CITY MANAGER  
RE: NUISANCE ABATEMENT COSTS**

Dear Responsible Persons:

This notice is issued to you pursuant to Section 8.20.160 of the Calabasas Municipal Code and concerns real property in Calabasas, which is identified by Los Angeles County APN 2072-031-011. The legal description for the real property is set forth in the Appendix hereto.

PLEASE TAKE NOTICE THAT the City Manager shall conduct a hearing to determine if the City's nuisance abatement costs as stated in the attached Report of Abatement Costs [which includes: (i) an invoice of Newbury Park Tree Service, Inc; and, (ii) an accounting for Staff's Administrative Costs; and, (iii) an accounting for the City's Attorney Fees], are accurate and reasonable.

You have the right to appear at the hearing to object to the abatement costs. The City Manager may affirm, correct, or modify the Report of Abatement Costs in light of evidence before him.

The hearing shall be conducted in Conference Room 1 at Calabasas City Hall [100 Civic Center Way, Calabasas, CA 91302]. The date/time of the hearing are as follows: **April 13, 2022 at 2:00 pm.**

Bruce Westin [Responsible Person]  
Goose Trust [Responsible Person]  
Topanga Land LLC [Property Owner/Responsible Person]  
Re: Notice of Hearing Before the City Manager Re: Nuisance Abatement Costs  
Calabasas Real Property Identified as L.A. County APN: 2072-031-011  
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PLEASE TAKE FURTHER NOTICE THAT the abatement costs may, if confirmed, be made a special assessment or a nuisance abatement lien against the subject real property or the City may enforce the duty to pay those costs in any other manner provided by law.

PLEASE TAKE FURTHER NOTICE THAT the decision of the City Manager on the Report of Abatement Costs shall be final as to the City, but subject to judicial review in the manner specified in California Code of Civil Procedure Section 1094.5 and shall be limited to the determination on the amount of the abatement costs.

Sincerely,



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Maricela Hernandez, City Clerk

Cc: **Service by First Class Mail**

Bruce Westin [Responsible Person]  
Goose Trust [Responsible Person]  
Topanga Land LLC [Property Owner/Responsible Person]  
5757 Wayne Newton Blvd., # 11721  
Las Vegas, NV 89111

Bruce Westin [Responsible Person]  
Goose Trust [Responsible Person]  
Topanga Land LLC [Property Owner/Responsible Person]  
3435 E. Thousand Oaks Blvd., # 7174  
Thousand Oaks, CA 91359

Community Development Department

Bruce Westin [Responsible Person]  
Goose Trust [Responsible Person]  
Topanga Land LLC [Property Owner/Responsible Person]  
Re: Notice of Hearing Before the City Manager Re: Nuisance Abatement Costs  
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## APPENDIX

### LEGAL DESCRIPTION

**LOT 49 ALL IN TRACT NO. 8092, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 123, PAGES 51-54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPT THEREFROM, ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED MAY 4, 1965, AS INSTRUMENT NO. 567.**