

February 14, 2023

To: City of Calabasas – Community Development Department, Planning Division

Attn: Jaclyn Rackerby, Associate Planner

Email: [jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)

From: Stephen and Elinor Zinnato – homeowners: 23936 Park Granada

Re: File No.: SPR-2022-010 - Proposed construction project- 23939 Park Granada

Dear Jaclyn and Commission,

My mom and I continue to object to the approval of this proposed construction project as it goes against all we believe in as a community, offending numerous articles and sections of our CCRs (which I will lay out in an additional communication to you tomorrow).

The main issue being that the applicant does not have the community's best interest in mind and no intention in honoring their legal agreement to follow all CCRs of the Westridge community as a renter and now as a homeowner. Instead, they want to do what they want to do and back door, coerce and mislead everyone to hopscotch and sidestep around what is really going on which is a subtle and strategic takeover of the community by their operations.

As I understand it, you write that the Westridge HOA has given its approval to this project. I am not aware of this and neither are the homeowners as far as I know.

Since my mom and I are and are in representation of the Westridge HOA in its entirety (as is every other homeowner in the community), we do NOT give our approval for this project and we support our very specific and enforceable CCRs.

The applicant is in default in their observances of our CCRs, first and foremost because they are running their businesses out of their rental property across the street from 23939 Park Granada (this is strictly prohibited). Keep in mind, this is before the renter ever became a property owner of 23939 Park Granada. This fact has been denied by the applicant but there is proof, starting with the Secretary of State, Statement of Information, which shows the rental address as the only business address for their operations.

The applicant's misrepresentation has been apparent during the approval process with the city and all dealings with the Westridge HOA and this fact puts the application in jeopardy. Their personal integrity is in question, therefore, they cannot be relied on to be their word, which trickles down to the City understanding this and still trying to pass through this application. This is counter intuitive and will leave the Commission and City at risk of negligence as any indemnification created between the City and the applicant does not apply to other parties, meaning the rest of the residents of Westridge. Liability of any danger or death or financial burden created by the approval of this project would be on the City of Calabasas without any arena to escape where it can be claimed that these facts were unknown.

Let the commission be put on notice that flirting with negligence by being completely knowledgeable to crucial pertinent facts about these people and this project's approval certainly puts everyone and the city in jeopardy. It's hard to know if there is any criminal behavior happening to disqualify the applicants but as I say the weight of decision making lays heavily on the shoulders of the commission and holds that complete liability is appropriate for these actions as described if the commission approves this project.

What gives the City of Calabasas the right to deny my mom's and my right of enjoyment of our property by granting permission and approval to the homeowner at 23939 Park Granada to overbuild, remove a vast amount of green space, create an offensive large reflective structure, encroach forward toward our house in order to lay down a massive obtrusive physical and carbon footprint in the face of all the restraints of our CCRs and reasonable thinking, destroy the attractiveness, uniformity and conformity of design and create danger and unwanted and unwarranted congestion for an indeterminable amount of construction time, impeding the entrance and exit of our community for all who live there?

This leads to another observation that it is negligent to not consider that every single homeowner in the Westridge tract should be made aware directly from the city and sign off on this project or present objections as the proposed construction site is 500 feet away from the ONLY entrance and exit gate of the community property which directly affects every homeowner.

To parse the directive to only communicate the official notice of the proposed project to the property owners within 500 feet attempts to sidestep the critical nature of the intent of this notice. This seems a deliberate move to shield our community from the danger of what is really going on so that this may be approved quietly and without interference. What's really going on is a strong arm syndicate style attempt to hijack a beautifully planned, award winning community and take it over by bullying and strategically misrepresenting to continue business operations and destruction of our controlled, planned, single family community for profit and insular benefit. This project will devalue our community and on that fact alone, should be turned down. The City does not have the right to approve a project that will downgrade a community from a safety, attractiveness and value standpoint and enrich the applicant.

Has the planning commission physically inspected the proposed construction site and property for remodel? I don't know the answer, but it appears if someone did inspect, they would know that one of the detached garages (North side of property) is already converted to a habitable living space with a bedroom and bathroom. There are many places in the Commission's representation of this applicant's plans, drawings and all of the calculation represented for approval that this affects. As with everything in this project, this is another misrepresentation of the facts and should throw up a red flag to move for a continuance in order to consider the actual facts about the property and these homeowners.

In addition, in comparative studies of our neighborhood, it has been brought to my attention that one of the properties is logged incorrectly in regard to overall square footage of their house. I understand that this homeowner has tried to correct the City's false records with the correct information which downgrades the size. I believe that the City is aware of this but yet the Commission is still using these

numbers as is the applicant to make this project seem normal and in the average of what happens here in Westridge. This is not the case.

Also, so the commission understands, there is only one house in the entire tract of Westridge that has changed the original footprint of the dwelling and this was a very small accommodation done years ago. This should let everyone know, that a house his size and scope does not belong in Westridge and that the homeowners should take their over constructed multi-family plan and build it on some other property that would be appropriate- not here.

Finally, for the moment, I am not satisfied that any of the due diligence done since the January 19<sup>th</sup> meeting involving traffic, fire safety, soil erosion, removal of trees has been enough to understand the calamity the city would be causing by allowing this project to move forward. As is evidence of the 200 year old oak tree that was killed because years of construction around it hurt it badly and the rains and storms did it in at the El Camino Shopping Center and the huge water main that failed because of instability of earth, corrosion, rain, weather, age, etc. we understand that Westridge stands in a nature habitate, cut through hills, filled with soil and there is already historical evidence of such on the side of the street that the 23939 Park Granada property already sits. This is not to be taken lightly and intense study should be analyzed before giving a go ahead to anyone.

Mom and I reserve the right to call out any item in this letter and the last letter we sent to object and appeal anything the commission decides to move forward on.

Thank you for your work, understanding and integrity in doing the right thing by law and personally.

Sincerely,

Stephen Zinnato

Elinor Zinnato

The image shows two handwritten signatures in black ink. The first signature is for Stephen Zinnato, which is highly stylized and cursive. The second signature is for Elinor Zinnato, also in a cursive style but more legible than the first. The signatures are positioned to the right of their respective printed names.

City of Calabasas  
Planning Commission

Please see attached link

<https://www.legacy.com/us/obituaries/ladailynews/name/william-pauli-obituary?id=27995503>

Mr. Bartlett

Nice to speak w you today .

Please note the mention on William R. Pauli's work in Calabasas especially the award winning community of Westridge Calabasas.

2 of the 4 floor plans won the national Golden Nugget and Home of the Year awards in 1987.

The Westridge community as a whole and these designs as the original architect William R Pauli created them are of historical significance.

One award winning design 23939 Park Granada is currently under planning consideration for a massive remodel at the front street side of the building which would alter the character and front elevation of the Pauli designed home and its presentation to the entrance street Park Granada, the only entrance and egress into to the Westridge guard gated community.

Park Granada is also one of the steepest and fastest curving residential streets in all of Calabasas with over 90 homes in Westridge and their vendors, guests and service people accessing the same arterial street Park Granada.

Please do a traffic study of our street Park Granada below the stop sign adjacent to Park Casino. Get the numbers and do a speed survey w video to find out if the stop sign is observed.

Please come and drive to the top of our Westridge community and back down to our gate and see from a resident's perspective.

Please come in the morning when work here is busiest and Wednesday is our garbage day.

We will leave your names as our guests for access for the Westridge guard gate.

There is also a significant geological concern with Westridge that many newcomers are unaware of. Some lots failed years ago and led to the Westridge HOA paying years of SBA loans to remedy. One friend who owned a home on Park Casino lost their swimming pool into the golf course. The terraced lots have drainage built by the developers and that knowledge has been lost over time. The lots were cut and fill. Many homes were built on fill and some experienced damage.

The freeway side had sluffing hillside issues which delayed the initial development for years.

The Westridge lots are large but they had very specific building pads and the remainder of the lots was for permitted improvements and landscaping. The original developer Harlan Lee had specific requirements when people put in pools. They required retaining walls between neighbors and respect for the lot to lot terraced drainage system and site specific geology for pool construction.

At our home our pool contractor had to build an underground retaining wall to protect the drainage system.

Over time the beauty of Westridge has increased with the mature landscaping especially at the area around our entrance gate.

This would be altered with the proposed 1200 plus square foot ADU for the single story home next to the guard gate on the opposite side of Park Granada. The existing mature trees add to the aesthetics and help hold the hillside in place. To remove trees or develop a building too close to the mature trees would affect their integrity.

Many special birds and animals have also made Westridge their home.

We are very concerned about the aesthetics, the traffic hazards and street safety matters and the geology of Westridge.

Please come see Westridge in person drive through our neighborhood. We welcome your written reply.

Please confirm receipt of this email today as we have been experiencing internet issues at our home.

Sincerely

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