

**From:** [Amanda Southwell](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** SPR-2022-006  
**Date:** Monday, April 10, 2023 8:00:24 PM

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My name is Amanda Southwell, and I am writing on behalf of myself and my husband Connor Southwell, to formally object to the application to construct an 1,833 square foot addition to my neighbor's house located at [5222 Dantes View Drive, Calabasas, CA 91301](#). The file ID for this application is SPR-2022-006.

1 We have lived in our current home, located at 5218 Dantes View Drive, Calabasas CA 91301 for two years and three months. For the duration of that time, our neighbors have been conducting piece-meal construction on their adjacent property. When we moved in, the property was in a dilapidated state with trash, furniture, and personal items littered across the back yard, an empty pool with sludgy, swampy water accumulated at the bottom, and a rodent infestation problem due to the deplorable state of the house and backyard. In the time we have lived here, the state of the property has not gotten much better. In fact, when the neighbors have engaged in construction projects, including adding an ADU to their garage, the construction process was very loud and disruptive, and it resulted in even more trash, dust, and debris (animal waste) being scattered in their back, front lawn, which during the windy season ended up on our property as well. I can only imagine how much worse these issues will be if they are adding a further 1,833 square foot addition.

2 Our neighbors have demonstrated a complete lack of responsibility for their existing construction projects at the property. We are currently in litigation with them over the construction of a fence between our properties which they insisted be raised 8 -10 inches from the ground level so they could install a concrete slab around their pool. The fence was installed in October of 2021 and the concrete slab has still not been installed. As a result, our dogs got under the fence and were attacked by a pit bull and Doberman of the tenant currently living in the ADU. We sustained \$26,000 in vet bills, and have had to retain a lawyer to file suit. Given the neighbors demonstrated lack of consideration, accountability, and responsibility pertaining to existing construction projects, we object to allowing them to start a new, much more involved project which will undoubtedly interfere with the quiet enjoyment of our property and lead to additional damage of the adjacent properties.

3 An 1,833 square foot addition to the existing property is an extraordinary undertaking which will undermine the character and desirability of the surrounding properties. This is basically an application for the construction of a new house, and it is unreasonable in scope. The property has already increased their square footage with the application of a garage ADU. There are no houses within the direct vicinity that are even close to 5000 square feet in size. This will significantly diminish the value of our own property by allowing a two story addition to have direct line of site into our property and we therefore object. Additionally adding additional tenants/individuals to a single property that large will surely impact the parking on our street as they have already turned their garage into an ADU.

4 The addition will result in a dramatic increase to the impervious surface in our neighbor's back yard. Since we are located downhill from our neighbor's property, this raises significant drainage issues, which has the potential to lead to runoff damage to our own property and erode the soil on the hillside on our property leading up to our shared property line. In addition, the construction process itself will compromise the integrity of the soil, thereby exacerbating runoff damage to our property while construction is ongoing. We have a number of large trees 50 feet+ directly growing on the hillside leading up to the house,

and increased erosion will compromise the integrity of their footing.

We implore you to take these facts into consideration during the permit meeting and understand the implications of allowing construction to continue.

Amanda and Connor Southwell

**From:** [Lindsey Cooper-Berman](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** Notice of Hearing: 5222 Dantes View Drive  
**Date:** Sunday, April 9, 2023 8:57:50 AM

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## To Whom it May Concern,

We object to the two-story addition at 5222 Dantes View Drive. We object for the following reasons:

1. There is a significant slope on our property that backs on to their property that holds a lot of large trees and agriculture that is supported by a retaining wall. The additional footprint could result in increased impervious surface presenting an increased risk of flooding and erosion to the adjacent properties. This could also impact the current fencing, result in mud slides, and puts our family and property at danger. The flooding could erode the hill resulting in significant damage to our retaining wall, concrete, pool, and backyard as a whole and threatening our home. With the history of dangerous animals escaping the property, this presents an additional risk as erosion could impact the fencing creating more risk for these animals to escape. Furthermore, the addition could impact the agriculture on the slope causing environmental risk.
2. We have lived in our home at 5223 Ambridge Dr, Agoura Hills, CA 91301 for two years, our property backs up to 5222 Dantes View Drive. In the first year of us living here, the tenant's 80lbs dog got into our property at least five times, three of those were in the middle of the night. We repeatedly asked about the fence being repaired and they informed us we would have to pay for a new fence, when we declined, they began harassing us and other guests on our property. When animal control became involved, they continued to harass our family. They inefficiently patched the fence at one point and the dog continued to get out of the property. This family is also known for their dog getting out and wandering the streets, a potential danger to the residents and children in the neighborhood. We are concerned about the safety of our family due to the history of dangerous animals escaping the property.
3. We have solar and are concerned that this addition will impact our solar panels and the amount of energy we produce. According to the city of Calabasas municipal code 17.20.060, the elements of the site plan may not cast a shadow on adjacent properties, any construction can't impede our solar panels.
4. The addition presents privacy concerns to our family. Depending on proximity to the fence line, this gives the property owners direct sightlines into our yard and home, impeding in our enjoyment of our property. With the owner's history of harassment, this further impacts our privacy concerns.
5. A 1,833 square foot addition to the existing property is a giant undertaking which will undermine the character and desirability of the surrounding properties. It will significantly diminish the value of our property.
6. When the neighbors have done construction on the ADU to their garage, the construction was very loud and disruptive. I can't imagine how much worse an 1,833 square foot addition will be. This will undoubtedly interfere with the quiet enjoyment of our property and our

child's ability to nap during the day.

Best,

Lindsey Cooper and Laura Berman

**From:** [Kelsey Miller](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** SPR-2022-006: 5222 Dantes View Dr  
**Date:** Saturday, April 8, 2023 7:51:23 PM

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Hello,

I am a neighbor of the house at 5222 Dantes View Dr, and I would like to vehemently request that the request to put a 1,833 square foot addition to the property be rejected.

The property in question has been a dilapidated eyesore for the entire three years I have lived here. I cannot imagine that adding more square footage will result in better upkeep of the property. I believe the current living situation of the house also precludes calling it a single-family home; adding more square footage will likely result in more tenants on the property which is a burden to our neighborhood's resources.

Furthermore the current tenants have had multiple run-ins with animal control due to their dogs escaping. I believe at one point the tenants agreed to fix a fence, reneged on that agreement, and as a result a neighbor's dog was attacked. If the property owners cannot upkeep their current property to safety standards today I really disagree with the proposal to add more house to upkeep.

Thank you for your consideration,

Kelsey Born

**From:** [sherry goldsmith](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** Notice of Public Hearing  
**Date:** Wednesday, April 12, 2023 11:52:22 AM

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File No: SPR-2022-006

Project Location: 5222 Dante's View Dr,

I received a notice regarding this and I want on the record that I object to this project.

This house has been a problem for some time. A continual mess. We in the neighborhood endured construction there already. There is no longer a garage.

The size increase is like adding another house to the lot. By the way, I have the same model but on a larger lot and this is not appropriate.

Please do not approve.

Thank you.

Sherry Goldsmith

27077 Esward Dr.

Sent from my iPad

A. Mohammadsouei  
26960 De Berry Dr.  
Calabasas, CA 91301

Ms. Jaclyn Rackerby  
Project Planner, City of Calabasas, CA

4/12/2023

RE: File #SR2022-006, location: 52222 Dantes View Dr., Calabasas, CA 91301

To Whom It May Concern,

I have been a resident of Saratoga Hills for the last 18 years. I love my neighborhood and plan on finishing my days here.

I enjoy a clean, up kept area with friendly neighbors. It is always a pleasure to chat with my neighbors while walking my dogs. It is (almost) always sunny here and we have some friendly young and not so young people from various backgrounds. It is nice to have mixed generations' homes and not just dormitories.

Some homes do need improvements and the property at 5222 Dantes View was an eye soar for most of these years. In the last 3 years, since the new owner purchased the property he has made many improvements and I fully support his efforts to embellish the property and therefore the neighborhood.

Please support him in his efforts to embellish our neighborhood!

Sincerely,

A handwritten signature in blue ink, enclosed in a hand-drawn oval. The signature appears to read "A. Moham" followed by a stylized flourish.

Amir Mohammadsouei

**From:** [Arbib Construction](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** Construction at 5222 DANTES VIEW DRIVE  
**Date:** Wednesday, April 12, 2023 6:51:47 PM

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Hello,

Regarding:  
5222 DANTES VIEW DRIVE. AGOURA HILLS, CA

We are the owners of 5227 DANTES VIEW DRIVE. We live across the street from the subject property. The new owner improved his property beautifully! We fully support the continuation of his project. We believe it makes our neighborhood a beautiful place to live in. We have no objection from the proposed project.

Thank you,

Eli and Mimi Arbib



**From:** [Sarah Lawrence](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** 5222 Dantes View  
**Date:** Wednesday, April 12, 2023 9:32:13 PM

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Sarah Lawrence  
5224 Ambridge Drive  
Calabasas, CA 91301

April 11, 2023

Jaclyn Rackerby  
Associate Planner  
City of Calabasas  
Dear Ms. Rackerby,

I am writing to request the City of Calabasas deny the request to allow the significant expansion of the home located at 5222 Dantes View coming before the Planning Commission this month. Both the past and current owners have shown a consistent disregard for following the City's basic quality of life homeowner issues and they do not deserve the opportunity to further exploit our community with the development of a mega-mansion sized home in our single family residential community.

For the entirety of our time as residents of Saratoga Hills, this home and its owners, both past and present, have been a constant blight in the neighborhood. For a decade their fallow pool caused multiple health risks. Despite the County visiting multiple times to try and abate the risks, the owners never took a single step to remediate our community's concerns.

For a decade, this home has allowed multiple dogs to break through their fence lines and threaten the children of the neighborhood. One neighbor who shared a fence line with these homeowners was a local firefighter, who was so concerned about the safety of his family after the multiple incursions into their yard from the dogs that he ultimately moved away.

For more than a decade this home has served as the single biggest blight on the street with dozens of abandoned plants overgrowing the yard and an overall feeling of "abandonment" dragging down the overall aesthetic value of the street.

Upon the recent sale of the home, our neighbors had hopes things would turn around. Unfortunately, what we have all discovered is that the intent of the new owners was to turn this into a higher density multi-unit development skirting the City's clear zoning and planning policies.

Already the new owners have developed a JDU converting their garage. This project, which should have been completed in a timely manner, still to this day remains an unfinished blight.

Now we learn they want to add another 1800 square feet onto their home taking this property to well over 5,000 square feet. We have no doubt the next step will be to then develop and add an additional ADU to the backyard which State laws will block our planning commission from denying.

At the end of the day our community of single-family homes that average between 2400-2700 square feet will be left with a massive sprawling complex of multiple units all without sufficient parking (since they already converted the garage into a JDU) with a decade long history of having a complete and total disregard for community, city and county standards.

Please deny this request and uphold the single family nature of our community by sending a clear message that after years of abusing and violating city and county laws and endangering neighbors around them they cannot be rewarded.

Thank you for helping to preserve our single-family residential community,

Sarah Lawrence

**Sent from my iPhone**

**From:** [kelly O'Regan](#)  
**To:** [Jaclyn Rackerby](#)  
**Cc:** [Jon Schabl](#)  
**Subject:** Objection to Planning Project for Address 5222 Dantes View SPR-2022-006  
**Date:** Thursday, April 13, 2023 9:46:10 AM

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Hello,

My name is Kelly O'Regan and I am writing on behalf of myself and my husband Jon Schabl, to formally object to the application to construct an 1,833 square foot addition to my neighbor's house located at 5222 Dantes View Drive, Calabasas, CA 91301 (<https://www.google.com/maps/search/5222+Dantes+View+Drive,%0D%0A+Calabasas,+CA+91301?entry=gmail&source=g>). The file ID for this application is SPR-2022-006.

1 We have lived in our current home, located at 5308 Ambridge Dr, Calabasas CA 91301 for two years and one month. For the duration of that time, our neighbors have been conducting piece-meal construction on their adjacent property. When we moved in, the property was in a dilapidated state with trash, furniture, and personal items littered across the back yard, an empty pool with sludgy, swampy water accumulated at the bottom, and a rodent infestation problem due to the deplorable state of the house and backyard. In the time we have lived here, the state of the property has not gotten much better. In fact, when the neighbors have engaged in construction projects, including adding an ADU to their garage, the construction process was very loud and disruptive, and it resulted in even more trash, dust, and debris (animal waste) being scattered in their back, front lawn, which during the windy season ended up on neighboring property as well. I can only imagine how much worse these issues will be if they are adding a further 1,833 square foot addition.

2 Our neighbors have demonstrated a complete lack of responsibility for their existing construction projects at the property. Other neighbors are currently in litigation with them over the construction of a fence between their properties which they insisted be raised 8 -10 inches from the ground level so they could install a concrete slab around their pool. As a result, our neighbors dogs got under the fence and were attacked by a pit bull and Doberman of the tenant currently living in the ADU. Given the neighbors demonstrated lack of consideration, accountability, and responsibility pertaining to existing construction projects, we object to allowing them to start a new, much more involved project which will undoubtedly interfere with the quiet enjoyment of our property and lead to additional damage of the adjacent properties.

3 An 1,833 square foot addition to the existing property is an extraordinary undertaking which will undermine the character and desirability of the surrounding properties. This is basically an application for the construction of a new house, and it is unreasonable in scope. The property has already increased their square footage with the application of a garage ADU. There are no houses within the direct vicinity that are even close to 5000 square feet in size. Additionally adding additional tenants/individuals to a single property that large will surely impact the parking on the street as they have already turned their garage into an ADU.

4 The addition will result in a dramatic increase to the impervious surface in our neighbor's back yard. Many surrounding neighbors are located downhill from this property, this raises significant drainage issues, which has the potential to lead to runoff damage to our own property and erode the soil on the hillside. In addition, the construction process itself will compromise the integrity of the soil, thereby exacerbating runoff damage to surrounding properties while construction is ongoing. There are a number of large trees 50 feet+ directly growing on the hillside leading up to the house, and increased erosion will compromise the integrity of their footing.

We implore you to take these facts into consideration during the permit meeting and understand the implications of allowing construction to continue.

Thank you,

Kelly



**From:** [Caroline Bogeaus](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** 5222 Dantes View  
**Date:** Thursday, April 13, 2023 11:06:57 AM

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Caroline Bogeaus  
5218 Ambridge Drive  
Calabasas, CA 91301

April 13, 2023

Jaclyn Rackerby  
Associate Planner  
City of Calabasas

Dear Ms. Rackerby,

I am writing to request the City of Calabasas deny the request to allow the significant expansion of the home located at 5222 Dantes View coming before the Planning Commission this month. Both the past and current owners have shown a consistent disregard for following the City's basic quality of life homeowner issues and they do not deserve the opportunity to further exploit our community with the development of a mega-mansion sized home in our single family residential community.

I have lived in the Saratoga Hills neighborhood for 25 years and the house on Dantes View has always had issues. They have had a fence that their Doberman Pincher dogs would get through and into the neighbors yard. The family on Ambridge with the shared fence line had to move because of those neighbors.

The pool at 5222 Dante's View has been a mosquito breeding ground for years. Despite the County visiting multiple times to try and abate the risks, the owners never took a single step to remediate our community's concerns.

For more than a decade this home has served as the single biggest blight on the street with dozens empty animal cages and abandoned plants overgrowing the yard and an overall feeling of "abandonment" dragging down the overall aesthetic value of the street.

Upon the recent sale of the home, our neighbors had hopes things would turn around. Unfortunately, what we have all discovered is that the intent of the new owners was to turn this into a higher density multi-unit development skirting the City's clear zoning and planning policies.

Already the new owners have developed a JDU converting their garage. This project, which should have been completed in a timely manner, still to this day remains an unfinished blight.

Now we learn they want to add another 1800 square feet onto their home taking this property I to well over 5,000 square feet. We have no doubt the next step will be to then develop and add an additional ADU to the backyard which State laws will block our planning commission from denying.

At the end of the day our community of single-family homes that average between 2400-2700 square feet will be left with a massive sprawling complex of multiple units all without sufficient parking (since they already converted the garage into a JDU) with a decade long history of having a complete and total disregard for community, city and county standards.

Please deny this request and uphold the single family nature of our community by sending a clear message that after years of abusing and violating city and county laws and endangering neighbors around them they cannot be rewarded.

Thank you for helping to preserve our single-family residential community,

Caroline Bogeaus