

**From:** [amgreenwell@gmail.com](mailto:amgreenwell@gmail.com)  
**To:** [Jaclyn Rackerby](mailto:Jaclyn.Rackerby)  
**Subject:** Re: SPR-2022-006  
**Date:** Thursday, April 20, 2023 9:52:11 PM

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Hi Jacklyn,

Following up on the council meeting, I would like to see that the top 5/10 things to be addressed included the items discussed: reducing the size of the 5222 Dantes View property addition be assessed in accordance with the remainder of the neighborhood as well the environmental impact (e.g flooring and erosion of the hillside) of removing the impervious ground with the surrounding properties.

Thank you for working so hard to keep everyone on task tonight, and fielding all the emails/comments.

Amanda

On Apr 12, 2023, at 9:35 AM, Jaclyn Rackerby  
<[jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)> wrote:

Hi Amanda,

Unfortunately I'm not able to send plans via email due to copyright restrictions on materials prepared by a licensed architect/engineer, but I have the plans at my desk and you can view them at City Hall during our counter hours of 7:30am-1pm, Monday-Thursday.

Thank you,

Jaclyn Rackerby  
Associate Planner  
City of Calabasas  
100 Civic Center Way  
Calabasas, CA 91302  
Tel: (818) 224-1705  
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Planning Counter Hours: Mon-Thurs, 7:30am-1pm

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**From:** [amgreenwell@gmail.com](mailto:amgreenwell@gmail.com) <[amgreenwell@gmail.com](mailto:amgreenwell@gmail.com)>  
**Sent:** Tuesday, April 11, 2023 6:23 PM  
**To:** Jaclyn Rackerby <[jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)>  
**Subject:** Re: SPR-2022-006

Thank you, could I get a copy of the plans as well?

**From:** [Jerome Connolly](#)  
**To:** [Jaclyn Rackerby](#)  
**Subject:** SPR-2022-006 / 5222 Dantes View  
**Date:** Friday, April 21, 2023 11:39:51 AM

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Hello Jaclyn,

Thank you for inviting me to attend last night's public hearing and allowing me to voice my concerns over the proposed addition to the single family home located around the corner from my home.

I would like to reiterate that I want the home owners to be successful with their planned renovation. The property is and has been an eye sore and a public hazard for as long as I've lived here and I'm hopeful that they can turn it around.

Until last night's hearing I was unaware of the sheer size of the proposed changes. Based on the drawings I saw last night I feel that the updated structure will look very much out of place especially with an uninterrupted facade . I agree with the architectural suggestions made by the board last night and suggest that the homeowner makes every attempt to make the home fit into the surrounding dwellings.

I am concerned about the significant increase in impermeable surface area on the property. There are two homes directly downhill from this home that I fear will be negatively impacted by increased runoff if the proposed changes do not include a well thought out drainage plan. If the plans do not already include this, I believe that the homeowner should make every effort possible to divert as much runoff as possible from the expanded roof and hardscape from the back side of the home toward the street.

One neighbor mentioned that he was afraid this project was an apartment building in disguise. I too share that sentiment. The fact that the homeowner denied the fact that the previous owner is still living in the building despite what I can see with my own eyes makes me doubtful of their true intent. I also found it a little suspect that the way the owner dodged questions about the purpose of the ADU they built. I'm afraid that half way through this project they may try to subdivide the main house into multiple rental units. Another neighbor did this recently and it was a disaster. So much so that he is now in the process of bringing the home back to a single family home.

I don't know if the planning commission can take funding into account when making decisions or not. As I witnessed the progress and end result of the existing ADU renovations on this property to date, it looked to me like the project ran out of money which is why the ADU from the front view looks half finished. Maybe the inside looks great, but the outside looks half baked (IMO). That, on top of the fact that the owner has invested zero dollars in improving curb appeal in 3 years makes me concerned about cash flow for a project this size. The new 1800 square foot addition is going to cost a heck of a lot more to pull off successfully. I'm afraid that if approved, the project will stall or fail halfway through leaving the property and our neighborhood in continued disarray. If permissible by law I would suggest that the commission require an estimated budget and timeline of the project along with some sort of financial declaration that they have, or will have funds to actually complete what they intend to complete as per their proposed site plan. When your eyes are bigger than your stomach you end up with a belly ache. If this project is bigger than the owners can afford our neighborhood

will end up with an even bigger eye sore.

I agree with the board's recommendation last night that the homeowners put together and implement an interim landscaping remediation plan as a pre-condition for any approval. I would also like to see what their plans are to mitigate unsightly construction progress. Will they have a temporary construction fence with a privacy screen like others in the neighborhood have done on major remodels? I hope so.

Again, thank you for letting my voice be heard on this topic. I hope they can be successful if approved. And if they do get approved I hope they can "mend fences" with their direct neighbors. To date they have not done themselves any favors in trying to make friends in the neighborhood. Hopefully that can change.

Lastly, can you please let me know if the same Zoom link will be used for the next meeting on May 18th? If not, can you please forward a new meeting link so I may attend.

Thanks again for making it possible to have my voice heard,

Regards,

Jerome Connolly  
27032 De Berry Dr