

From: Robert Lia
To: Dennis Washburn; Greg Byrne; John Muller; Michael Harrison; Wendy Fassberg; Jaclyn Rackerby
Subject: 5222 Dantes View Part II
Date: Wednesday, May 17, 2023 6:26:30 PM

I am following up on my letter dated April 20, 2023, concerning the proposed addition to 5222 Dantes View.

Firstly, the staff has not answered several questions I asked in that letter:

1. Why was The Oaks of Calabasas listed as the applicant, in the Notice of Public Hearing?
2. Who really is the applicant?
3. Has Code Enforcement inspected and reported on the condition of the property? The potential hazards to health and safety are palpable.
4. Does the new construction require the installation of solar?
5. When the ADU was constructed the owner was not required to replace the lost garage parking. Where will the tenants who will occupy the bedroom/apartment park? The local streets are already overcrowded. See below.

Answers to these questions are critical to evaluating the true intent of the owner. Why were they ignored?

Secondly, this addition is an apartment/boarding house masquerading as a single-family residence. There are five bedrooms and the second floor and two on the first floor each bedroom with an interior private bath. The kitchen and dining rooms are large enough to service the Los Angeles Lakers. The ADU represents yet another apartment. Eight apartments in a single-family home. This is an outrageous boarding house in what is a single-family neighborhood.

Thirdly, as a rooming or boarding house, it would be required to provide one parking space per bedroom not including the ADU exemption. This would require at least seven parking places!

Fourthly, the proposed addition would dwarf almost every house in the community. The loss of privacy for the adjacent homes is immeasurable.

Fifthly, this community has three to four different models and mirror images thereof. The Frankensteinization of this one does not comport with any of them.

Lastly, this project in its present configuration should be denied.

Sincerely,

Robert J. Lia

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“And ye shall know the truth and the truth shall make you free”

From: [Candice L. Weber](#)
To: [Michael Harrison](#); [Robert Lia](#); johnncarymueller@gmail.com; [Wendy Fassberg](#); [Greg Byrne](#); [Dennis Washburn](#); [Jaclyn Rackerby](#); [Candice L. Weber](#); [Sparky Cohen](#); [Angie Giordano](#); [David Bir](#); [Ryan O'Quinn](#); [Jon Rowsey](#); [Kimberly Hasserjian](#); [Pat Stokes](#); [Dallas Lawrence](#); [Caroline Bogeaus](#); [Kelsey Rose Born](#); [Kindon Meik](#)
Subject: Re: Writing in Opposition to Project at 5222 Dantes View Drive, Calabasas, Ca 91301 - meeting of May 18, 2023
Date: Wednesday, May 17, 2023 9:42:28 PM
Attachments: [Video.mov](#)
[Video_1.mov](#)

Good Evening Planning Commissioners and Code Enforcement:

I oppose this project for the reasons stated in my last letter and for the additional contained herein. Please do not approve!

The front yard of this property has been "cleaned up" partly by spreading wood chips over the front yard and parkway.

However we have no way of knowing whether the back yard is still the mess it has been...and remains a health and safety hazard with rats, mice, weeds, dead plants and an empty pool generating thousands of mosquitos due to the neglect of this property for many years.....continued by the present owner.

Additionally, several neighbors have called me to ask why these homeowners are allowed have a whole front yard and parkway covered with wood chips when they, themselves, have been asked to remove wood chips from their properties by the City

Please require code enforcement to make an inspection of the back yard before any decision is made on this project.

Further...

On inspection of the plans, this project is slated to bring this home to 7 bedrooms, each with it's own bathroom, a dining room that is the size of a "dining hall" and many features that appear to be very oversized for a "family home".

We are fearful that this is, in reality, going to be a boarding house or a short term rental property! Given that they have already converted their garage into an ADU, they will not have to plan any parking space.

Is there a way to stipulate that this not be used for such a purpose to safeguard the community?

They have never lived here although they say they will be living here. How do we know this is true? Why haven't they ever apologized to their neighbors for this years long neglect and eyesore? They must have resources to have built the ADU and now to build this additional huge project!

Something's not right!

Thank you for listening

Take Care All

Candice Weber, M.S., A.C.C.

***Life and Financial Coach
Human Resource Consultant***



Home - (818) 707-0503
Cell - (818) 635-2434
Fax - (818) 597-9779
Email - clwebe1@pacbell.net

On Wednesday, April 19, 2023 at 10:05:34 PM PDT, Candice L Weber <clwebe1@pacbell.net> wrote:

Hello Planning Commissioners,

This property has been a blight on our beautiful neighborhood for many years. Keep in mind that this owner has never lived in this house! See attached videos - the second one is the best.

A little history about how bad this property is and has been:

This home was described in the following words on Zillow in 2020 after it had been deteriorating for years.

"...home needs a short sale approval from present reverse mortgage lender. Property will need to be purchased with all cash. Home is in unlivable condition and most likely requires air quality inspection, pest inspection, foundation inspection, engineering inspection, constructional inspection. Home is possible a tear-down. There were two deaths inside the house in the last years. Do not go direct! Do not disturb present occupant!"

This condition, (above) allowed the current owner to purchase the home for \$575,000 on 4/8/2020 when homes in the community were selling for over one million dollars!

Vector control has had to be called every year for years because the pool was not full and the water was brackish and full of gestating mosquitoes resulting in swarms of mosquitoes in their back yard and the homes of their neighbors in the rear.

The front yard was/is full of weeds, plants in pots sitting on bare dirt dying and growing wild with debris extending to the parkway.

More recent times:

Since that purchase, the owner has not cleaned up the property as promised but has managed to turn the garage into an ADU with no walkway leading to its door. The owner claims there are no tenants living in this ADU. But..a senior woman, Gloria Huemer seems to live there with her unlicensed car parked in the driveway. Last week there were approximately 20 large black trash bags full of trash removed from the home and placed in a row across the entire right side of the property. They have since been removed.

If she's not living in the ADU, is she living in all that trash that was removed? It feels

like a welfare check should be initiated to determine her living conditions.

The owner claims he will clean up the property when the new, over 1,800 square foot, addition is completed. He said that about the ADU completion as well.

During the construction of the ADU the front of the property was a mess - large dumpsters stayed on the street for months and debris and piles of leaves piled up around them. When the owner was asked to at least keep the leaves cleaned up (fire hazard) he became angry and refused to do it.

What I'm asking:

I am asking that this project be denied, or at least postponed, by placing requirements for property clean up for health and safety as a prerequisite to earning approval for this new project.

As the President of our HOA, I have received countless complaints about the condition of this property and its impact on the surrounding neighborhood. **If the owner has the funds to build an ADU and now to build another 1,800 square feet addition there is no excuse for not cleaning up this property.**

Thank you for your attention to this matter

Take Care all

Candice Weber, M.S., A.C.C.

**Life and Financial Coach
Human Resource Consultant**



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From: amgreenwell@gmail.com
To: AMGREENWELL@gmail.com
Cc: [Jaclyn Rackerby](#)
Subject: Re: SPR-2022-006
Date: Sunday, May 14, 2023 12:20:13 PM

Hi Jaclyn,

This is Connor Southwell, Amanda's Southwells husband, I wanted to add to the consideration on whether to grant the permit that both my wife and I work permanently from home. I have a serious medical condition and have been granted a reasonable accommodation under the ADA that dictates that I am required to work remotely. Allowing the Levy's to build this absurd "extension" of their home will, without any doubt, interfere with my ability to work and my livelihood. This is particularly the case given that the Levy's have a demonstrable track record of being unable to complete even the simplest of renovations within a reasonable time frame (e.g., it took them 3 years to clean their front yard and only did so at your demand). I should also point out that their plans are a mere 1 foot short of having to complete an environmental study. According to the report, this is a "common sense" exemption because they are not building more than 50 percent to the "existing structure." I should remind you that they have already built a ADU on their property which added significant square footage (597 square feet) to the existing structure. I believe that a reasonable interpretation of the law demands that the determination of whether the permissible threshold is exceeded should be based on the square footage of the structure BEFORE any previously additions.

I am an attorney and if your committee is unable to resolve this issue satisfactorily, I fully intend to seek every recourse to which I am entitled under law, including seeking an immediate temporary injunction while we litigate a permanent injunction to this project.

Best,

Connor

On Apr 20, 2023, at 9:52 PM, AMGREENWELL@gmail.com wrote:

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