

November 30, 2023

City Council
City of Calabasas
100 Civic Center Way
Calabasas, CA. 91302

Dear Mayor Shapiro, Mayor pro-Tem Weintraub and City Councilmembers:

The City Council will meet behind closed doors on December 4, 2023 to discuss whether to appeal the court ruling in the New Home Company/West Village lawsuit. The Calabasas Coalition strongly supports an appeal by the City.

There has always been very strong public interest in the West Village parcel and its impacts on public safety issues related to fire risk and emergency evacuation routes. Its predecessor, Canyon Oaks, spurred a nearly 2-to-1 defeat of the project by voters. Public Hearings, whether for Canyon Oaks or West Village, have resulted in the meeting chamber packed with residents. It elicited record amounts of correspondence to the City, the majority of which was in opposition.

Furthermore, a closed-door vote is not transparent governing. Several current Councilmembers campaigned on the issue of transparency in government. There is nothing less transparent than taking a vote behind closed doors and announcing the group decision. Residents have a right to know how their representatives vote on an issue of such importance to them.

We believe the overwhelming public interest in this parcel and transparency in government warrant a public vote by the City Council at the open December 6, 2023 meeting.

We urge you to give this strong consideration when you schedule your vote.

Thank you.

Sincerely,

The Calabasas Coalition Executive Board
Joanne & John Suwara
Frances Alet
Joe Chilco
Norma & Mark Citron
Jacy Shillan

[REDACTED]

Dear City Council,

Please continue to fight for our hillsides, open space and public safety.

Remain diligent to maintain our open space and APPEAL the judge's decision.

A closed-door Council meeting on this issue lacks transparency, given the many days of vocal community opinion and opposition on this issue.

Our open space is precious. Once gone, it is gone. Right now it is OURS to keep, maintain and treasure.

Thank you,

Dianne Gubin

PS – I'm not fighting Caruso on his absolutely terrible high rise project for the Commons. The dog park absolutely ruined our no longer "WILD Walnut Park" – a very unwanted project voiced by many of our neighbors on the Mulholland Corridor. This is your chance --- **Please keep our sacred OPEN SPACE as OPEN SPACE.**

Dianne Gubin
23703 Summit Drive
Calabasas, CA 91302
DianneGubin@gmail.com
M: 818-642-6188

20 year resident of Calabasas

Please appeal West Village Ruling, Open Space is not replaceable, I feel it should be appealed at any cost,

Adamantly,

Denise Miller

818 400-9304

Appeal! Appeal! Appeal! This cannot happen!

Nanci and Tom gamache

Sent from my iPhone

To City Council,

I support the continued fight against this development of our hillsides, open space, and public safety.

Respectfully,

Michele Perelman

I support an appeal to fight for our hillsides, open space and public safety.

Also council meetings should be transparent and open to the public.

Hello,

Writing this letter to express my support for an appeal to the New Home Company/West Village ruling. The judge's ruling on the matter does not take into account the total risk additional development would bring to our public safety. The evidence needs to be represented with more details as the judge acknowledged additional development to be a threat complicating wildfire evacuation. I live at 4306 Oak Glen St, Calabasas CA 91302. Please do something to protect our beautiful city.

Thank you,

Kyle

Kyle Wilgus

(310)945-7706

ktwilgus@gmail.com

To whom it may concern.

After living in Calabasas for over 23 years, my family and I have developed a strong appreciation and passion for the open hill side space within city. Where else can you enjoy the luxuries of living near a metropolis and enjoying pristine wildland open space? There is a reason why we and so many others never moved from here once landed in Calabasas. Open spaces are part of the unique character of this city and should be protected at all costs. It's once all of the open spaces are developed that we will truly miss them. Myself and the the four other members of my family stand in staunch opposition of the development off Las Virgenes road.

Signed,

Ian Bryant

Ian Bryant Personal Chef Services

23658 Clover Trail

Calabasas CA, 91302
lansbryant@gmail.com
(818) 458-8862
[@TomolCuisine](#)

Enough is enough. Development is out of control in this City. We cannot let the developers ruin our community for their greedy profits. PLEASE appeal the court ruling! The voters have spoken and we ask that you back us up by fighting this until we prevail! A lower court ruling is just that...a lower court by the first level judge. This needs to be heard by appellate judges. We can't give up simply because a superior court judge ruled against us.

Bob Ferber
Calabasas resident

Hello,

I've written before about this proposed development. This is just a terrible idea all around! The project is way too large for where they want it. The developers knew the restrictions on this parcel, before they bought it. We already have a lot of commercial space that can't seem to keep tenants in the spaces. At the end of Las Virgenes, it's a huge ghost mall... even the Summit has struggled with those spaces since they built it. This proposed development is wrong for the area! It's right smack in the middle of a fire storm. It literally burns every single fire we've had in the last 30 years, large or small. That entrance, intersection is already a traffic nightmare every day as it is. Why is it that developers buy properties, they know what the restrictions are, yet they just bully themselves through the process & try to intimidate by going around the laws we already have in place in Calabasas! Why don't our laws hold up in court? They want to make money, that's it. They don't care about the lives that will be lost, because of their careless decisions. The developers aren't going to live there... they will have moved on to rape another parcel of land. Malibu Canyon is over developed as it is on this end. Too much, too fast! Look at Kanan... why do they have all that open space & no big developments going in over there? Does Agoura have better lawyers than we do? Why is there such a dramatic difference? Not that anyone cares, but if this gets approved, I've lived in Calabasas for 40 years, I will be selling and moving! It's just too heartbreaking to watch it be ruined over and over again. Enough is enough! Please do not let this happen on your watch! I'm begging you!!! Uphold the laws Calabasas already has in place, to prevent this exact thing from happening!

Sincerely,
Cyndilee Rice

Sent from my iPhone

Hello,

This is my second email in favor of appealing the judicial ruling in favor of continuing development interest village. This area is a high fire risk area. New development will deplete resources for current residents in the area and put new residents at risk. The hillsides have not been burned to prevent future fire risk. This is a misinformed and uneducated statement. It doesn't sound like an impartial ruling to me.

This is a protected natural corridor designated area. The city council opposes this development as do the majority of residents in this area. The developers are builders looking to make a profit, with no desire to enhance the area, its residents or the city or county. This ruling is not at all a "bad faith" judgment at all, but must be considered for what is best for the community as a whole.

Thank you.
Janet Laird

City of Calabasas,

I'm baffled by the judge's ruling in favor of the West Village developer. And, the determination that the City acted "in bad faith" is also highly disturbing.

What a horrendous nuisance this issue has become. **PLEASE APPEAL THE WEST VILLAGE RULING**; this project - as proposed - is terrible for our community, and the people of Calabasas have clearly spoken out unanimously against it. Please keep the politics clean and halt its progress.

Thank you,
Simon Halpern
Resident of Steeplechase at 4240 Lost Hills Rd
simon.halpern@gmail.com | 646.413.0161

- > Dear City Council members,
- >
- > This letter is to implore you to appeal the troubling West Village ruling.
- >
- > I will keep this short, we all know the reasons why West Village was denied by the Council and community in the first place and those reasons have not changed.
- >
- > The threat of litigation should not be a reason to approve projects that are not a good fit for the community.
- >
- > Please appeal the West Village ruling. And please vote in public, not behind closed doors.
- >
- > Thank you on behalf of the Spadoni/Miller family,
- >
- > Kelly & Jim Spadoni
- > Alex & Gina Spadoni
- > Hayden Miller & Amy Groth

Dear City Council,

As a 25 year Calabasas resident, I appreciate everything our council members have done to protect our open space and keeping us safe.

The fact that we are now located in the high fire severity zone, makes it even more frightening to have the threat of many more structures and families living right in the corridor where the fires seem to travel on the way to the ocean. We were literally trapped on Las Virgenes in the Woolsey Fire. At this point it is completely irresponsible to add even more dwellings and cars to this high fire zone.

Please appeal the judge's decision that goes against what the majority of what Calabasas residents voted for.

Jeanet Moltke

4318 Willow Glen St
Calabasas
[\(818\) 618-6686](tel:8186186686)
CalBRE [0](#)

“Appeal west village ruling”
No no no stop ruining our earth!!!!
Sent from my iPhone

Dear City Council,

I am a resident of Calabasas and have been for 30 years.

I implore you to PLEASE appeal the recent adverse West Village development ruling.

Hidden at the back of that development is some beautiful riparian habitat. I sometimes hike or mountain bike the trail behind that parcel and it would be a shame to have another piece of open space degraded or destroyed.

To say noting about the inadequacies of the planning for fire safety for that development or the adverse impact it would have as currently proposed on traffic.

Please fight for the current and future generations of Calabasas Citizens against this sort of rapacious development. The developer just wants to make a short term profit and foist permanent long term degradations of the environment, quality of life and safety on the public.

Thank you.

Cordially,

Brian Louis
Pasadena Testing Dept. Manager
LAFD Chief’s Reg. 4 Cert. #R4047



HCI Systems Inc.
199 S. Hudson Ave, Pasadena, CA 91101
O: (818) 839-5237 | C: (213) 700-5241 | F: (818) 839-5236
E: blouis@hcisystems.net |

Dear Calabasas City Council,

I am writing in strong opposition to building in the green space off of Las Virgenes road, and support an appeal to the West Village Ruling. My family moved to Calabasas from the city in order to be closer to nature and enjoy the serenity that a Calabasas life provides. We live next to where the proposed land use would take place. Building apartments and or retail space by clearing a beautiful natural area would ruin the integrity of our community. Please please overturn this ruling and allow for our community to continue enjoying the lifestyle we moved here for.

The Calabasas Coalition strongly supports an appeal by the City in our letter. We believe the overwhelming public interest in this parcel and transparency in government warrant a public vote by the City Council at the open December 6, 2023 meeting.

-Aaron Norr

[REDACTED]

[REDACTED]

To Whom it May Concern:

How are we here again? This is a terrible shame!! Why are we having to fight for our own personal safety and our right to not have more traffic and gridlock in our neighborhoods? Weren't you all here in 2018 during the fires? Don't you live here and see the gridlock during rush hour traffic or when there is an accident on the 101? Well, I was here and I do live through the gridlock every single day! There are times it takes me several minutes just to go 1/4 mile because of the gridlock. During the fires, when we had to evacuate, it would have been a deadly disaster if we had to fight another 500 people/cars to get out safely. Do you really think allowing more people in this area is a good idea? NO!

And now let's talk about the hillsides and open space. Is demolishing the beautiful landscape so you can add more housing here is a good idea? NO! It will be like the Paxton project. Remember that great housing project that was erected where the beautiful green space was? The community that was going to be sold to people and give others an opportunity to live in a great neighborhood... Well, they couldn't even sell them and ended up renting the townhomes. And when I mean they rented them, they could only rent a handful of them. Wasted space! We used to enjoy seeing tall billowing green grass outside our windows, deer grazing on the hilltops, coyotes howling at sundown, all of that beauty went away when it was thought to be a good idea to sell open land and build homes there. Great addition to our community? NO! Oh, don't forget the four tires I had to have either patched or replaced due to nails ending up in my tires over the 5 years it took to build them.

Please reconsider destroying the hillsides! Please reconsider the safety of the people that live in the west side of Calabasas. Please reconsider the traffic jams that we would have to endure. Money can't override all of this!

This building and destroying the land needs to stop! Please don't let this happen!

Thank you!
Ronna and Geoff Leavitt

Sent from my iPhone, excuse any typos! :-)

Dear City Councilmembers,

I'm writing today regarding the matter of the lawsuit ruling for The New Home Company against the City's decision to deny their West Village project.

Anyone can file a lawsuit when they don't get what they want. What that should not result in is our city losing its power to deny a project because it violates our municipal codes, zoning designation, our ordinances, including our Open Space ordinance, or our general plan application. The City Council denied the West Village project due to issues and violations the developer could have modified. The developer didn't consider doing that, they decided to take legal action and throw money at that effort vs seeking resolution with their flawed project plan. I've said publicly many times, if they had taken the hillside destruction and open space violation out of their plan, they would be collecting rent checks right now. This lawsuit was about their determination to win at any cost and we have to have that same resolve.

When it comes time to vote on next steps with this legal issue, please vote to appeal this ruling. Then continue the legal steps needed to maintain local control of projects in our city. An immediate next action would be to secure a law firm who specializes in appeal work, especially in municipality issues. The City itself doesn't specialize in lawsuits, unlike big

developers, so experienced legal representation is a must to make clear the facts that led the City to vote against the project in 2021.

Review of the history of public engagement in this matter shows interest is extraordinary and the community stakeholders are adamantly against the West Village project. Additionally, there was great admiration for the City Council who denied the flawed project in 2021, so for transparency and in the public's interest, hold any vote on the matter at a public City Council meeting.

Sincerely,
Jacy Shillan
Long time Calabasas resident and homeowner

Dear Calabasas City Council,

I am writing to you as a mom who just moved to Calabasas. We live in the Colony, the neighborhood directly next to the proposed building in the green space off Las Virgenes. We are in strong opposition to the project and support an appeal to the West Village Ruling. I was born and raised in Calabasas, and left for college. After 18 years, we moved our family to Calabasas from particularly for the purpose of raising our kids in a safe, family friendly city surrounded by nature. We specifically chose our location in the mountains because of this. Every day, we walk with our toddler and look at the mountains, DIRECTLY where the proposed project would be and talk about nature and learn about all the natural wonders. The thought of years and years of construction to replace our exploration of nature is devastating.

I am pro-business and certainly understand the appeal by developers and possibilities in such a vast space. However, what will be left to enjoy in our beautiful city if we keep developing the very little beauty that is left??? I am not a crazy environmentalist, I am simply a mother begging you to preserve what makes Calabasas great.

The Calabasas Coalition strongly supports an appeal by the City in our letter. We believe the overwhelming public interest in this parcel and transparency in government warrant a public vote by the City Council at the open December 6, 2023 meeting.

Leanne Norr
(818) 635-4364
Leanne.Norr@gmail.com

Hello my name is Erin Gabler. My family and myself live in the colony. We absolutely do not want them building in our hillside!! We do not want them building there!
Erin Gabler 818-429-0572
Sent from my iPhone

Reminder about the reasons why the citizens of Calabasas overwhelmingly opposed the development of this site:

The residents of Calabasas have voted NO on this project as it was planned. Please appeal the courts ruling on this valuable land and the Open Space surrounding it.

Increased Fire Risk. After experiencing the devastation of the recent Woolsey Fire we all know of the dangers of increased traffic on Las Virgenes Road that led to people getting trapped on the one road trying to escape to the freeway; the access of Emergency vehicles were hindered, property lost, people couldn't evacuate fast enough.

We have a bottleneck in traffic as it stands today at this important freeway entrance, We are dealing with speeding cars and motorcycles on Las Virgenes as it is. It seems the installation of the recent traffic signals at Oak Glen st and Willow Glen streets do little to slow down the speeders. I would suggest installing some speed bumps which prove very effective on Valmar Rd for example.

The extraordinary, massive grading required gives us nightmares since we weathered the very long and lengthy grading from the Paxton Development. Regulations were slack on keeping the dust and dirt down. We suffered days of dust and dirt blowing onto our residents, some suffering from Valley Fever in the aftermath. Many houses discovered new cracks in the walls and ceilings from the force and continued pounding that accompanied the grading. Since it is a hard situation to prove I don't think any of the residents have been compensated for repairs needed to their homes.

The Open Space protection will be violated causing untold injury to this beautiful natural preserve, burying natural springs and wetlands thus encroaching on the wildlife and their habitat.

This is not a site that needs to be or should be developed !!!

Tamiko Fuote
Resident of Calabasas

Hello

I am a resident and board member on the HOA of the colony of Calabasas.
I would like to support and urge for an appeal to build on the open land space.
We already risk our lives every time we enter or exit our community and the increase in traffic on Las Virgenes has made it almost unenjoyable living in the community. More building would just make it worse. It's unfair to the people who currently reside in the area and it's dangerous to add more traffic to this street!

-Sarah Waters

Appeal west Village ruling . Our community wants to preserve our hills .
Thank you
Dildrech McPike
27068 Helmond dr
Calabasas hills ca 91301

[Sent from the all new AOL app for iOS](#)

[REDACTED]

[REDACTED]

City Council Members,

We urge you to appeal the West Village ruling. As we all spoke about in 2021, the proposed plan is a terrible idea! We live in The Colony. We have had to endure awful living conditions, during Paxton, and the Cambria building. I can't imagine how awful the conditions, for years, will be, through the excavation and building of this new development. But, regardless of our health and disturbance, we would endure the congestion, which becomes a hazard that could be life-threatening. This was already stated during the meetings in 2021 and we all know what we went through in 2018 with the Woosley fire. On a normal day, it is hard to get to the freeway because of the traffic. There are too many people, and too many cars in this area.

I grew up in Calabasas. I used to drive the canyon to the beach all the time. All you would see when you got off the freeway were beautiful hillsides. Now obviously I know developments need to be built but not this one. Not a development on an ancient landslide that will cause traffic, health hazards, habitat problems, and fire evacuation hazards. The point of moving and living in Calabasas is for the open space, not for the feel of a city, like Los Angeles. The more development that occurs in this beautiful community, the more it will turn into, and have the issues that larger areas, such as Woodland Hills, Tarzana, Van Nuys, Studio City, Hollywood, etc have...transient communities, higher crime rates, more pollution, traffic congestion. Is this what you want the city of Calabasas to turn into? Also, the Lost Hills Sheriff's Department is already understaffed and can barely patrol the community it serves now. Adding new homes to the area will stretch their ability to patrol the area and provide necessary resources to those in need.

We are AGAINST the idea of building and destroying this plot of land! If you want to keep Calabasas family-friendly and a decent and safe place to live, you will APPEAL this ruling and do whatever it takes to keep fighting. Let's keep Calabasas safe, a beautiful place to raise a family.

Best,
Candice & Mark Dobkousky

Writing to you folks again to voice my STRONG opposition to this horrible development.

The people of our city spoke loudly against this development years ago and I was one of the people who went door to door to have them sign our petition.

You must find the right team of lawyers to fight this ruling!
You have an obligation to the residents you represent to fight this ruling!
You have an obligation to our great city to stop this and you have an obligation to make your private meeting available to the people you represent!

Don't hide behind closed doors, let us all in since this concerns everyone, not just you 5!

Bruce Auerbach
24 year resident

Dear City Council Members,

Please APPEAL THE RULING FOR THE WEST VILLAGE DEVELOPMENT.


We need our beautiful hillsides and open space. It is what makes our community, and our City, so beautiful.

Aside from the beauty, there is the very real matter of public safety. The Woolsey fire made it painfully clear that, in the event of a disaster this area has too much density and traffic for residents to safely evacuate in a timely manner. I know first hand how hard it was to get out of my neighborhood with the traffic at that time and the additional traffic caused by the fire. The mentality to get to safety was every person for themselves.

It is absolutely not safe for any of the current residents when the next fire comes as we all know it will.

Who will be responsible for the loss of lives then?

Regards,
Jolie Willett
26003 Redbluff Dr.
Calabasas
310-4488-4510



I am 100% against this development. The City has far too much traffic already on Las Virginias and there are many traffic collisions. More traffic, noise and cars on the road will affect the community and its road safety.

I have almost been hit by a car 2 times on the sidewalk on Las Virginias as drivers are on the phone. The street is too narrow, and the lights are in the wrong places. WE don't need more pollution and reckless drivers on this poorly executed street that the City destroyed years ago.

Tami Louis
Calabasasa Resident for 28 years.

Hello,

It's hard to believe we're revisiting this land use issue again.

My family and I strongly urge you to appeal the court ruling in the New Home Company / West Village lawsuit. Please fight for our hillsides, open space and public safety!

Thank you in advance,
Lee Dragu
(Calabasas resident since 1991)

City Council.

I strongly support an appeal by the City to fight for our hillsides, open space and public safety. A public vote by the City Council at the open December 6, 2023 meeting not behind doors.

--
Sincerely,

Myra Alvarado
Calabasas Resident

Subject: FW: YOU MUST APPEAL THE WEST VILLAGE DECISION

From: Susan Ellis

Sent: Friday, December 01, 2023 3:57 PM

To: Edward Albrecht ; Peter Kraut ; David Shapiro ; James Bozajian ; aliciamweintraub@gmail.com

Subject: YOU MUST APPEAL THE WEST VILLAGE DECISION

Dear City Council,

I blame all of you and your predecessors for the judge's decision.

I blame all of you and your predecessors for allowing developer friendly staff (most of whom are still there) to remain employed for so many years for the judge's decision.

I blame all of you for hiring an inadequate attorney to handle the city's case for the judge's decision.

The only way you can possibly redeem yourselves is to appeal the decision if for no other reason than to allow time for agencies to come up with money to purchase the property and Calabasas better kick in a good portion.

And hire a new attorney who knows what he/she is doing in cases like these.

Sincerely,
Susan Ellis

Subject: FW: West Village Lawsuit

From: Greg Byrne <gbyrne@ghageo.com>
Sent: Sunday, December 3, 2023 10:10 PM
To: info <info@cityofcalabasas.com>
Subject: West Village Lawsuit

Council members

The judgement against the City of Calabasas and the finding of bad faith on the part of the city will allow the developer to proceed with the project on short order and without further input of the city.

Failure of the Planning commission to adequately vet the project is the sole reason the project slipped out of the control of the city and fallen into the hands of one man. The planning commission did not do their job, and failed it's constituents by being unable to ensure that requirements of the General Plan were satisfied. One man has now undermined all of the hard work this city has done to protect open space and ensure that the project compiles with our General Plan. The judge refused to consider expert testimony of reputable organizations such as The Center for Biological Diversity, the Sierra Club, the Native Plant Society, and has ignored the will of the people that have repeatedly shown overwhelming public support for the preservation of open space. From the beginning, this judge has stacked the deck in favor of the developer.

By not appealing this decision the council is sending a clear message to the community (and developers) that the that the general plan is not worth the paper it is written on.

Based on a recent article in the Acorn the city has a budget surplus and is in strong fiscal shape. By not appealing this ruling the city is sending the message that the will of the people is secondary to the fiscal health of the city. Denying the appeal based on the lack of finances is not appropriate.

If the city council does not pursue an appeal they are sending a strong message that the council is not interested in supporting the General Plan and that the council does not have the same values as the people that voted them into office.

Please do right by the people that have placed you in office by appealing this ruling.

Gregory Byrne

Subject: FW: Appeal West Village Ruling

-----Original Message-----

From: angelo amodio <angeloamodio22@gmail.com>

Sent: Sunday, December 3, 2023 2:41 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

Dear Mayor, and Council Members,

Please appeal this decision.

The quality of life in our city and the health and safety of our citizens is at stake.

No doubt our air quality will be affected with negative health consequences.

As well, as we all have experienced, roadways out of the city become dangerous logjams in emergencies. Not to mention there are hundreds of students at AE Wright that would be impacted in the event of an emergency; it is simply unconscionably that this particular scenario did not sway the decision.

Please appeal.

Thank you,

Angelo Amodio

Sent from my iPad

Subject: FW: Appeal West Village Ruling

From: Roberta Amodio <robbieangelo83@gmail.com>

Sent: Sunday, December 3, 2023 2:26 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

Mayor, and Council Members,

Please appeal the West Village ruling. Appealing and prevailing in this matter is of paramount importance for many reasons, including:

1. Maintain safe egress for the students at AE Wright Middle school, and the thousands of residents, in the case of any emergency.
2. Maintaining the character and quality of life for all of our residents.
3. Protecting the health of the citizens of Calabasas which would be in jeopardy by the airborne particles disturbed during construction.

There is no more important fight.

Please do what you can to appeal and overturn this ruling.

Thank you,

Robbie Amodio
27 year resident, Calabasas

Subject: FW: Letter to Calabasas Mayor David Shapiro and the City of Calabasas City Council
Attachments: Letter to Calabasas City Council 12.2023.pdf

From: Patti Goldberg <patti@glassgoldberg.com>
Sent: Sunday, December 3, 2023 12:18 PM
To: David Shapiro <dshapiro@cityofcalabasas.com>; James Bozajian - External <jrbozajian@earthlink.net>; Peter Kraut <pkraut@cityofcalabasas.com>; Alicia Weintraub <aweintraub@cityofcalabasas.com>; Edward Albrecht <ealbrecht@cityofcalabasas.com>; info <info@cityofcalabasas.com>
Cc: Patti Goldberg <patti@glassgoldberg.com>; Marshall Goldberg <mgoldberg@glassgoldberg.com>
Subject: Letter to Calabasas Mayor David Shapiro and the City of Calabasas City Council

Hello. Please find attached our email letter being sent to Calabasas Mayor David Shapiro and all the City Council Board Members, regarding The Commons Lane project and the upcoming City Council Board Meeting.

Thank you.

Patti Woods Goldberg and Marshall F. Goldberg
pgoldberg@glassgoldberg.com
mgoldberg@glassgoldberg.com

December 2, 2023

Dear Calabasas Mayor David Shapiro and City Council Board Members,

We hope this letter finds everyone well.

As long-time residents of Calabasas, we are writing to address a matter of great importance for us, our community, its families, and residents—the pending Caruso redevelopment project in Calabasas at the Commons, named The Commons Lane (we'll refer to it within this letter as the “proposal” or “project”).

We believe that it is crucial **before any final consideration and your vote** to be sure that Calabasas residents and the public have had 1) a full chance to **truly understand the proposal and design** of this massive project, and 2) the **real opportunity to voice feedback to the City planning departments and your Board for consideration, before a final plan is adopted**. In this way, our City can ensure that the final project will be beautiful, successful, and also best incorporate the needs and expectations of the community.

Sadly, though it pains us to say, we don't think either goal is yet met, so that we truly believe a final vote or approval by the City Council under the current timing would be rushed and premature, and should be postponed.

Lack of Community Clarity re the Proposal: Obviously the proposal and design of this project is intensive, with Caruso's team brainstorming, along with Calabasas' professionals, and generating hundreds of pages and many, complicated exhibits and redesigns over a concentrated time. It is challenging for experts, and certainly laymen like us or most residents could not really access it nor easily understand it. And the proposed plans seem to have changed a lot over just a few months since the first plan was filed (which we believe only really began around summer 2023). We tried many times to see what was proposed, to tell what the entire new area would look like, which stores are staying, which are going, what the total new commercial space would be as compared to what is there now, whether the critical community areas like the precious Barnes and Noble bookstore would stay or go, if the pond would be there with turtles for the kids, how many buildings were being added and where and how tall, how big the shared public and open spaces will be and whether there will be adequate space for visits or community outdoor films (important especially in light of the sad elimination of the movie theater), where the parking will be, if our children, teens and others will be safe crossing the streets or playing in front of the restaurants or walking in the parking lots, does the design unnecessarily block all the hillside and/or open space or overshadow and/or block access to our wonderful City Hall and Library, is there

December 2, 2023

easy access to the successful Senior Center and critical parking? So, we looked forward to seeing artistic drawings of the entire project. We also looked for story poles for the height and with matching clear explanations of what we were seeing, and also looked for notices of where to speak to an onsite Caruso representative about the project, both promised.

But, the drawings we saw were limited and lacked the angle or perspective of the entire location, so that we were not able to figure out the answer to our questions. There was no 3- dimensional physical model. The actual on-site story poles were installed rather late in the process, were scaled back, and the installed poles are still apparently unmarked. The pole in the middle of the parking lot is next to tall trees and melts into the landscape. They are ineffective--we had trouble even finding them and are still uncertain where they are—we strongly doubt most anyone knows they are there, or what they mean. As installed, they do not really give any insight to what is proposed. We also tried to find the noted Caruso reps, believe that these visits were already over, were possibly held from only 1-3 pm on some Tuesdays...we never saw anyone offering such meeting.

We learned about Caruso's Palisades development, and spent the day going there, hoping it would help us envision the proposal. The design was beautiful, but it has a small movie theater and was also not very tall... just quite different from the intensive changes in the Calabasas proposal.

Lack of Opportunity Yet for Community Feedback.

People we've spoken to over the last couple months are largely surprised about the project and don't know much about it. Several voiced concern. This lack of clarity is related to the challenges of such a complex project, the speed of the development and many of the problems noted above. And unfortunately, many people have also been impacted and distracted by the terrible world events. And now the holiday season impacts us all, as well.

We hope you agree that all of us in Calabasas need more time to understand this significant plan—which has changed and developed--and then have the chance to give Caruso and City professionals, and you as well, our feedback. This understanding, time and feedback is critical to this project that will greatly impact our wonderful community going forward.

We strongly believe a reasonable delay—and well after the holiday season--is warranted before your hearing and vote proceed. It will help inform the

December 2, 2023

community, prevent surprise and even anger when the scale and impact of the project becomes a reality. This extra time can be used to publish more drawings and post info for the public on what's currently proposed, perhaps add signs on the story poles, or display a 3-dimensional model, time also to meet with locals, and also post news articles and public notices. It promises a more informed and focused public and future vote. Additionally, we believe that the entire City staff and the City Council will find more time and feedback on this project helpful.

The Commons—created by the talented Caruso and team--is such an important center of our community...it is loved. The anticipated changes to this great civic center deserve more time, shared information, and community understanding and input before the project is finalized. Then, the final proposal--like the Commons over the last 25 years--will be another welcome jewel in our community.

Thank you for your consideration, and for all your time and dedication to our City's best interests.

Sincerely,

Patti Woods Goldberg
pgoldberg@glassgoldberg.com

Marshall F. Goldberg
mgoldberg@glassgoldberg.com

Subject: FW: My Vote on Apartments on Las Virgenes and Agoura Road

From: Manu Dhingra <manudhingra7777@gmail.com>

Sent: Saturday, December 2, 2023 1:48 PM

To: info <info@cityofcalabasas.com>

Subject: My Vote on Apartments on Las Virgenes and Agoura Road

I am the owner of the property 4578 Cielo Circle Calabasas

My vote on building apartments on the hills of Las Virgenes road and Agoura Hills is a **NO**.

Please register my vote

Thank you

Manu Dhingra
4578 Cielo Circle
Calabasas CA 91302

Subject: FW: Appeal West Village Ruling

From: Jolie Willett <joliewillett@yahoo.com>

Sent: Friday, December 1, 2023 12:43 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

Dear City Council Members,

Please APPEAL THE RULING FOR THE WEST VILLAGE DEVELOPMENT.

We need our beautiful hillsides and open space. It is what makes our community, and our City, so beautiful.

Aside from the beauty, there is the very real matter of public safety. The Woolsey fire made it painfully clear that, in the event of a disaster this area has too much density and traffic for residents to safely evacuate in a timely manner. I know first hand how hard it was to get out of my neighborhood with the traffic at that time and the additional traffic caused by the fire. The mentality to get to safety was every person for themselves.

It is absolutely not safe for any of the current residents when the next fire comes as we all know it will.

Who will be responsible for the loss of lives then?

Regards,
Jolie Willett
26003 Redbluff Dr.
Calabasas
310-4488-4510

[Sent from Yahoo Mail on Android](#)

Subject: FW: Appeal West Village Ruling

From: Lee Dragu <leedragu@yahoo.com>

Sent: Friday, December 1, 2023 2:07 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

Hello,

It's hard to believe we're revisiting this land use issue again.

My family and I strongly urge you to appeal the court ruling in the New Home Company / West Village lawsuit. Please fight for our hillsides, open space and public safety!

Thank you in advance,

Lee Dragu

(Calabasas resident since 1991)

Subject: FW: Appeal West Village Ruling

From: Myra Alvarado <myra1realtor@gmail.com>

Sent: Friday, December 1, 2023 3:01 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

City Council.

I strongly support an appeal by the City to fight for our hillsides, open space and public safety. A public vote by the City Council at the open December 6, 2023 meeting not behind doors.

--
Sincerely,

Myra Alvarado
Calabasas Resident

Subject: FW: Appeal West Village Ruling

From: Kevin Moghtanei <kmoghtanei@gmail.com>

Sent: Friday, December 1, 2023 9:36 PM

To: info <info@cityofcalabasas.com>

Cc: Chelsea Biegler <chelsealbiegler@gmail.com>

Subject: Appeal West Village Ruling

Dear Members of the City Council of Calabasas,

I am writing to express my strong support for the City to appeal the court ruling in the New Home Company/West Village lawsuit. The decision to protect the Calabasas hillsides, our invaluable open spaces, and public safety is crucial and should not be taken lightly.

The Calabasas community has consistently shown deep interest and concern regarding the future of the West Village parcel. The potential impacts on fire risk and emergency evacuation routes are significant and warrant careful consideration. It is evident from the record levels of correspondence received during public hearings that a majority of the community opposes development in this sensitive area.

Moreover, several of our current Councilmembers have been elected based on their commitment to transparency in government. Conducting a vote on such a critical issue behind closed doors runs counter to this promise. The community deserves to see how each representative votes, particularly on matters that directly impact the safety and well-being of our city.

Therefore, I strongly urge the City Council to hold a public vote on this matter during the open meeting scheduled for December 6, 2023. This will not only uphold the values of transparency but also demonstrate the Council's commitment to considering the public's voice in its decisions.

Thank you for your attention to this matter and for considering the voices of your constituents.

Sincerely,

Kevin K. Moghtanei, Esq.
Calabasas Resident

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Subject: FW: Appeal West Villlage Ruling

-----Original Message-----

From: Chelsea Biegler <chelsealbiegler@gmail.com>
Sent: Friday, December 1, 2023 9:43 PM
To: info <info@cityofcalabasas.com>
Subject: Appeal West Villlage Ruling

Dear Members of the City Council of Calabasas,

I am writing to express my VERY STRONG support for the City to appeal the court ruling in the New Home Company/West Village lawsuit. The decision to protect the Calabasas hillsides, our invaluable open spaces, and public safety is crucial and should not be taken lightly.

The Calabasas community has consistently shown deep interest and concern regarding the future of the West Village parcel. The potential impacts on fire risk and emergency evacuation routes are significant and warrant careful consideration. It is evident from the record levels of correspondence received during public hearings that a majority of the community opposes development in this sensitive area.

Moreover, several of our current Councilmembers have been elected based on their commitment to transparency in government. Conducting a vote on such a critical issue behind closed doors runs counter to this promise. The community deserves to see how each representative votes, particularly on matters that directly impact the safety and well-being of our city.

Therefore, I strongly urge the City Council to hold a public vote on this matter during the open meeting scheduled for December 6, 2023. This will not only uphold the values of transparency but also demonstrate the Council's commitment to considering the public's voice in its decisions.

Thank you for your attention to this matter and for considering the voices of your constituents.

Sincerely,

Chelsea Moghtanei
Sent from my iPhone

Subject: FW: Appeal West Village Ruling

From: Cindy Leshtz <chgodee@gmail.com>
Sent: Saturday, December 2, 2023 11:32 AM
To: info <info@cityofcalabasas.com>
Subject: Fwd: Appeal West Village Ruling

I am writing to support an appeal to fight for our hillsides, Open space and Public Safety.

It was determined years ago at the last city Council meeting an effort to push this project forward by the developers, That moving this amount of earth would be detrimental to the land that we're trying to save. Nothing has changed on that front. The amount of traffic, earth, moving equipment and trucks will be a catastrophe on this road. Not to mention the increased traffic.

I fully support an appeal on this decision.

Cindy Leshtz
Stone Creek

--
Cindy

Subject: FW: Appeal West Village Ruling

From: Joan Hurley <joanieh@roadrunner.com>

Sent: Saturday, December 2, 2023 1:13 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

To the City Council of Calabasas,

As a longtime constituent, I am writing to strongly urge the City to appeal the most recent ruling by the courts about the West Village. I have previously expressed my opinion to you on this matter, and once again hope you will fight on behalf of the citizens of Calabasas.

The two issues about this proposed development most disturbing to me are:

- The increased impact to evacuation in case of a fire. To claim that because this area burned in the Woolsey fire a few years ago, the threat of fire is no longer an issue is ludicrous! The addition of 495 new dwellings has very real potential consequences for the evacuation route in case of fire or other natural disasters.

- Calabasas has always been a city that focuses on preserving our natural environment. The proposed development would move massive amounts of dirt, would destroy acres of open space and impact access to the natural water sources by wildlife.

The community spoke loudly and clearly when this issue came before the voters a few years ago. That the court should disregard this clear message from the City and the residents of Calabasas is a slap in the face. I URGE you to appeal the court's decision to retain our hillsides and to be a voice for public safety in case of future fires.

Thank you.

Sincerely,

Joan Hurley
27072 Esward Dr.
Calabasas, CA 91301

From: Elizabeth Cortez <elizabeth@mytelecomm.com>

Sent: Friday, December 1, 2023 9:17 PM

To: info <info@cityofcalabasas.com>

Subject: APPEAL WEST VILLAGE RULING

To whom it may concern;

I am writing to urgently appeal the recent approval for development in the Agoura and Las Virgenes area. As a resident who regularly uses Las Virgenes Road and experienced the Woolsey Fire's evacuation challenges, I am deeply concerned about the potential safety hazards posed by this development.

During the Woolsey Fire, the limited evacuation routes and gridlock on back roads and freeways made evacuating a daunting and time-consuming task. With Las Virgenes School nearby and knowing the area's vulnerability to fires, allowing this development without addressing evacuation concerns poses a serious risk to community safety.

Prioritizing the safety of residents and commuters using Las Virgenes Road daily should be paramount in this decision-making process.

Elizabeth Cortez | VP of Sales Channel

Cell: (818) 633-4549 | O: (805) 307-0123

Subject: FW: Transparency for 12/6/23 meeting

From: Jolie Willett <joliewillett@yahoo.com>

Sent: Monday, December 4, 2023 11:18 AM

To: info <info@cityofcalabasas.com>

Subject: Transparency for 12/6/23 meeting

My name is Jolie Willett and am a Calabasas resident.

I request that any vote on the matter of the West Village ruling be taken publicly at the 12/6/2023 meeting for full transparency. The Community has a right to that as this issue is so important.

Sincerely,
Jolie Willett
26003 Redbluff Dr.

[Sent from Yahoo Mail on Android](#)

Subject: FW: Appeal West Village Ruling

From: Larry Willett <larrywillett@yahoo.com>

Sent: Monday, December 4, 2023 10:38 AM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

I am Larry Willett and reside at 26003 Redbluff Dr. in Calabasas, near the proposed development. I support continuing to fight for our hillsides, open space and public safety by appealing the judges ruling in this matter.

Further, I request that any vote on the matter be taken publicly at the 12/6/2023 meeting for full transparency. The Community has a right to that as this issue is so important.

Sincerely,
Larry Willett

[Larry Willett](#)
[714-231-2315](#)

Subject: FW: Appeal West Village Ruling

-----Original Message-----

From: Justin Weiner <justinweiner23@yahoo.com>

Sent: Monday, December 4, 2023 5:39 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

Please appeal this ruling

Sent from my iPhone

Maricela Hernandez

Subject: FW: Appeal West Village Ruling

From: Corrine M. Weiner <corrineweiner@yahoo.com>

Sent: Monday, December 4, 2023 5:37 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

PLEASE APPEAL.

Traffic at LasVirgenes and Agoura Road will become Topanga Blvd.

What's happening to our small town!!

Corrine Weiner
805-551-7772

Subject: FW: Appeal West Village Ruling

From: Corrine M. Weiner <corrineweiner@yahoo.com>

Sent: Monday, December 4, 2023 5:37 PM

To: info <info@cityofcalabasas.com>

Subject: Appeal West Village Ruling

PLEASE APPEAL.

Traffic at LasVirgenes and Agoura Road will become Topanga Blvd.

What's happening to our small town!!

Corrine Weiner
805-551-7772

Maricela Hernandez

Subject: FW: Appeal west village ruling

From: Jack Adams <jack-adams@sbcglobal.net>

Sent: Wednesday, December 6, 2023 7:29 AM

To: info <info@cityofcalabasas.com>

Subject: Appeal west village ruling

This will ruin the beautiful view we have and love. We have traffic problems as is and do not need the additional traffic

Jack and Linda Adams

3827 Cottonwood Gr Trl

91301

[Sent from AT&T Yahoo Mail for iPhone](#)

Subject: FW: Please Appeal the New Home Company Law Suit

From: Melissa Olen <melissaolen1@gmail.com>

Sent: Wednesday, December 6, 2023 1:21 PM

To: info <info@cityofcalabasas.com>

Subject: Please Appeal the New Home Company Law Suit

Hello,

My name is Melissa Olen and I have been a resident of the City of Calabasas for 20 years. Since moving here in 2023, I've lived through the many wildfires that have affected this area and have watched as the 'fire season' gets worse every year.

It is pretty obvious that the judge who ruled in this case does not have the first clue about how horrendous and impossible it is to evacuate the area surrounding the proposed development site when both the freeway, canyon and all surface roads are completely gridlocked and at a standstill because there simply is not enough road to handle the existing population as it tries to evacuate. Obviously adding MORE people to the heart of the traffic jam would be completely reckless, but clearly this Orange County developer isn't concerned about the fate of the current or future residents they would be putting in peril.

New Homes can say they will create as many 'alternate' access routes along the site as they want, but unless they build another freeway out of the area, their access roads will do absolutely nothing as they are roads to nowhere, putting both existing and proposed new residents in danger of being stuck in a wildfire.

As residents we all know what the fire reality is in this area, we have experienced and lived through the peril of all of the wildfires. We cannot let an overzealous, misguided and uninformed judge make the ultimate decision for this property. Please forcefully appeal his decision and push forward to the next step. The city has fought and won these battles before.

Thank you,

Melissa Olen
3805 Lost Springs Drive
Calabasas

Subject: FW: "Appeal West Village Ruling"

From: Tim Euper <eupert@sbcglobal.net>
Sent: Thursday, December 7, 2023 2:13 PM
To: info <info@cityofcalabasas.com>
Subject: "Appeal West Village Ruling"

Dear Council Members,

Once again, as we all soldier forward with our efforts to battle against the West Village Development, I am still in your camp, as I have been since hearing of the project some 3 years ago. To regurgitate my many concerns would simply be redundant. Would that we could, I would be all in favor of filing a counter suit against the developer on the grounds of tampering with our prior vote, as well as the Will of the People of Calabasas.

Many thanks to all of You for doing the right thing,

Timothy Euper
5246 Edgeware Drive
Calabasas Hills, 91301

Subject: FW: appeal west village ruling

From: Bacios <bacios@aol.com>

Sent: Wednesday, December 13, 2023 2:26 PM

To: info <info@cityofcalabasas.com>

Subject: appeal west village ruling

I am opposed to this ruling. This would be a disaster if it goes through for Calabasas residents if there is a disaster.

Annette and Jona Kardish
24744 Hermosilla CT.
CALabasas,CA 91302

818-2227046