

**Subject:** FW: Calabasas Commons

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

From: Cell Howard <hofighton1@gmail.com>

Sent: Sunday, December 3, 2023 3:07 PM

To: info <info@cityofcalabasas.com>

Subject: Calabasas Commons

I went to a meeting concerning the Calabasas Commons Project a few days ago. I listened to the presentation by Blake of Rick Caruso employ. What I heard looks promising for the community and the city; therefore, I think it is a win-win for the city and community and I encourage you to vote for the project,

Sincerely Howard Okin 3855 Cottonwood Grove Trail Calabasas Hills

**Subject:** FW: Commons Lane  
**Attachments:** 9720wilshire.pdf; Vertical forest building in China.pdf; Eindhoven vertical forest social housing.pdf

**From:** Michael Harrison <[harrisonlaw@gmail.com](mailto:harrisonlaw@gmail.com)>

**Date:** December 3, 2023 at 9:12:49 PM PST

**To:** James Bozajian - External <[jrbozajian@earthlink.net](mailto:jrbozajian@earthlink.net)>, Alicia Weintraub <[aweintraub@cityofcalabasas.com](mailto:aweintraub@cityofcalabasas.com)>, David Shapiro <[dshapiro@cityofcalabasas.com](mailto:dshapiro@cityofcalabasas.com)>, Edward Albrecht <[ealbrecht@cityofcalabasas.com](mailto:ealbrecht@cityofcalabasas.com)>, Peter Kraut <[pkraut@cityofcalabasas.com](mailto:pkraut@cityofcalabasas.com)>

**Cc:** Chris Robertson <[CRobertson@caruso.com](mailto:CRobertson@caruso.com)>

**Subject:** Commons Lane

Dear Mayor Shapiro and Councilmembers,

The staff report pertaining to Commons Lane left out some of the details of the Planning Commissioners' concerns about the project, which I would like to provide in case you need further explanation.

There were two main concerns, parking and the architecture of Building A.

## PARKING

1. Lease restrictions. A couple of us do not believe the parking restrictions in the leases are enforceable in actuality. They look nice on paper, but there is virtually no means of enforcing those restrictions, especially for guests of the residents. Residential guests will probably park in the surface parking spaces, because it's so much easier, and there is no way to force them into underground parking.

2. Sufficiency of commercial parking spaces. Taking away so many commercial parking spaces while at the same time adding so much commercial space only means that there will not be enough commercial parking. And when the Park Apartments are built, another 30 to 40 street parking spaces will be lost in fact, even though they are counted as available in theory. Although the Commons Lane project may technically meet parking requirements on paper, there's no logic to the conclusion that

commercial parking will be sufficient. Remember, the lease restrictions on parking are unenforceable in actuality, and currently the Commons barely meets parking needs at peak times even with the shared parking which will disappear.

3. Security. Installing emergency stations in the underground parking is great, but insufficient in light of current security needs. It would be easy for someone to follow a car into the underground garage, either in a vehicle or on foot. Security guards, or cameras with speakers are necessary.

4. Electrical outlets. It seems that the applicant and our staff miss the point about electric vehicles. An outlet should be located at each and every underground parking space, and at least half of them should be 240 volts, which is what level 2 chargers use. We were not asking for chargers to be installed, just electrical outlets. To say that the outlets that are being planned meet the current code just shows how far out of date the current code has become. Over the past few years, our staff has repeatedly told us that they do not have the time to update our building codes, which is unfortunate, but the applicant should be planning for all cars to be electric in a decade or so, or else Caruso will have to retrofit all of the underground parking a few years after construction.

## ARCHITECTURE OF BUILDING A

1. Renderings. So far we've seen only limited glimpses of Building A in renderings, and only a couple of barely visible lighting rods. To give you an idea of how massive Building A is, look at the attached photo of 9720 Wilshire Boulevard, which was designed by the architect who designed the Kennedy Center. Building A is the same height as 9720 Wilshire, but Building A is actually far wider.

2. Compatibility. Also note that 9720 Wilshire isn't the Mediterranean style of the Commons, but is certainly compatible with Calabasas Park Centre, unlike the original renderings of Building A, which the Architectural Review Panel branded as a **spaceship**. Many people have compared Building A to a **cruise ship**, equally incompatible with the architectural style of the Commons.

9720 Wilshire Boulevard has arcades in front of balconies which are in front of the offices. In addition, the surface is scalloped so that there are no flat surfaces. It's actually more compatible than what we've seen so far of Building A.

Another method of softening the massive surface is to add planters. For example, all of the parapet walls could be topped with planters of vines growing down (watered by a drip line). Each balcony could contain planters, like the image of the building I've attached which is in the style of "vertical forests" designed by the Italian architect Stefano Boeri. The image is of the first vertical forest building built in China, home to 500 people and 5,000 shrubs and trees. Another image I've attached is of social housing (we call it "affordable" housing) in Eindhoven, in the Netherlands. Planters would soften the enormous mass of Building A, and make it blend in better with the hillside behind it.

Finally, the glass balconies should be replaced by ironwork or plaster. The glass is too modern, and evokes that cruise-ship feel. Today during Ciclavia I rode my bicycle past the BMO soccer stadium at Exposition Park. The glass sides of the stadium are beautiful but they are all dirty and too difficult to clean.

I'm hopeful that the applicant will address these issues in more detail.

Thank you for your time and consideration.

Michael

Michael Harrison  
HARRISON & HARRISON  
Attorneys at Law  
[harrisonlaw@gmail.com](mailto:harrisonlaw@gmail.com)  
[www.harrisonlawusa.com](http://www.harrisonlawusa.com)

(818) 224-5600 telephone  
(818) 224-5632 fax

23901 Calabasas Road, Suite 2018  
Calabasas, CA 91302-1597











9720  
WILSHIRE

 Anderson Real Estate

[HOME](#)

[BEVERLY HILLS](#)

[BUILDING](#)

[SPACES](#)

[TEAM](#)



9720  
WILSHIRE[HOME](#)   [BEVERLY HILLS](#)   [BUILDING](#)   [SPACES](#)   [TEAM](#)

Located in the heart of the Beverly Hills Golden Triangle - and originally designed by influential mid-century architect Edward Durrell Stone and completed in 1962 - 9720 Wilshire is a landmark eight-story office tower known for its striking white arches and dramatic setback.



## The Anderson Vision

Since acquiring 9720 Wilshire in 2002, preserving the integrity of the former Perpetual Savings Building was of paramount importance to Anderson Real Estate. The 2022 restoration by Montalba Architects and OJB Landscape Architecture further elevates the office tower's iconic design and celebrates its presence in Beverly Hills. Anderson is dedicated to investing in the Los Angeles landscape and community by upholding the nature of significant properties.

9720  
WILSHIRE



9720  
WILSHIRE



HOME

BEVERLY HILLS

BUILDING

SPACES

TEAM

Privacy Policy

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**Subject:** FW: City Council 12-6-23 meeting - agenda item #6 - Public comments

**From:** Joe Chilco <[joe.chilco@gmail.com](mailto:joe.chilco@gmail.com)>

**Sent:** Monday, December 4, 2023 12:40 PM

**To:** info <[info@cityofcalabasas.com](mailto:info@cityofcalabasas.com)>

**Subject:** City Council 12-6-23 meeting - agenda item #6 - Public comments

Mayor Shapiro and City Councilmembers,

With regard to agenda item #6 (The Commons Lane), please consider the following comments:

While I appreciate the applicant's willingness to make voluntary concessions with regard to issues raised during the application approval process by members of the Architectural Review Panel and residents' public comments, the public safety concerns should be of the highest priority.

As public safety was the applicant's main concern in its request to provide fewer than the required number of story poles for The Commons Lane project, a request that the City Council granted, I ask for the same level of caution when it comes to emergency evacuations, as impacted by the increase in population and traffic.

The previous traffic levels attributable to attendance at the theater facility are not identical to the proposed residential use. There's a difference between theatergoers who happen to be on the project site and those who reside there, who will certainly be on the project site, when considering impacts on emergency evacuation routes.

Public safety concerns during and after completion of construction will require a more complex solution.

The points of contact between pedestrians and vehicular traffic are of significant difference from those that exist currently. There will be a period during which residents will need to become accustomed to how to safely navigate these new traffic challenges.

I ask that you add a condition to improve public safety by requiring traffic control personnel to be present to assist residents when crossing roadways between the proposed Building A and Building B locations, and that such continue for a reasonable duration of time until it becomes "second nature".

With regard to public safety during construction, this is going to require City Public Works personnel to monitor vigilantly. Fortunately, the proximity of the project to City Hall could make such more feasible. We should not be looking to "pick up the pieces" after the fact.

A clear, enforceable plan must be in place before any construction takes place. The circumstances are precedent setting. This is the first time a project of this scale at an actively used site has ever been attempted in our City. Given its importance, I ask that you keep a watchful eye on the details. Let's keep Calabasas the safest it can be for all our residents.

I have a concern regarding the Tentative Tract Map (TTM-2023-002) that states "the subdivision of ... *six airspace lots* that encompasses the entire project site." An air lot is defined as designated airspace over a designated piece of land. As with surface property, an air lot may be transferred from one entity to another. My

concern is that this could allow for future construction of additional levels to these existing buildings. I ask that you add a condition that the height or any of the six airspace lots cannot be increased without an amendment to the Conditional Use Permit (CUP-2023-004), requiring a Public Hearing.

Thank you for your consideration of these concerns.

Joe Chilco  
Calabasas resident  
(address on file)



**Subject:** FW: Group Support Letter  
**Attachments:** cidA597E3BA-1E0E-4669-BEA1-4978EB7CD035.pdf

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**From:** Lauren Klapova <[laurenklapova@gmail.com](mailto:laurenklapova@gmail.com)>  
**Sent:** Monday, December 4, 2023 4:23 PM  
**To:** info <[info@cityofcalabasas.com](mailto:info@cityofcalabasas.com)>  
**Subject:** Group Support Letter

Hello,  
Please see attached.

Sincerely,  
**Lauren Klapova**

City Councilmembers  
100 Civic Center Way  
Calabasas, CA 91302

Subject: Support for The Commons Lane

Dear City Councilmembers,

I recently hosted a meeting with my friends and neighbors to learn about The Commons Lane. A Caruso representative walked us through their proposal, addressed our questions and took down our retail suggestions to be incorporated later.

Our conversation focused on the exciting opportunity to add quality rental housing, more restaurants, and stores, along with community programming on the green space that is planned for the center of The Commons. The latter being a vital component of the plan because we have families and plan to spend the foreseeable future in Calabasas.

As Calabasas residents, we overwhelmingly support Caruso's vision for our beloved town center, The Commons at Calabasas. We felt compelled to write a letter of support to communicate our wishes in advance of the upcoming City Council meeting.

- Alexa Corben
- Christian Corben
- Michael Keswick
- Aaron Keswick
- Doug Brookman
- Lauren Bookman
- Negar Nowzar
- Karen Neel
- Sam Monasebian
- Michael Klapova

We encourage City Council to vote "Yes" on The Commons Lane as it will be a huge step towards the future for our wonderful City.

Sincerely,

The Klapova Family & Friends

Calabasas Residents

City Councilmembers  
100 Civic Center Way  
Calabasas, CA 91302

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- Alexxa Corben
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- Michael Keswick
- Aaron Keswick
- Doug Brookman
- Lauren Bookman
- Negar Nowzar
- Karen Neel
- Sam Monasebian
- Michael Klapova

We encourage City Council to vote "Yes" on The Commons Lane as it will be a huge step towards the future for our wonderful City.

Sincerely,

The Klapova Family & Friends

Calabasas Residents



Mr. Michael Klein  
Community Development Director  
City of Calabasas Planning Department  
100 Civic Center Way  
Calabasas, CA 91302

Mr. Klein,

Please accept this letter as an endorsement for The Commons Lane.

I believe that this plan will help to create a stronger sense of community for Calabasas through new avenues for community programming, more places to gather, and the addition of beautiful apartment homes.

This plan continues to show that Caruso is heavily invested in our community, and I think that it will help ensure that The Commons remains a thriving place for all of us to enjoy.

I look forward to seeing this project move forward.

Sincerely,

Galit Harari  
3905 Prado del Maiz  
Calabasas, CA 91302

A large, stylized handwritten signature in black ink, appearing to read 'Galit Harari'. The signature is composed of several overlapping loops and a long, sweeping tail that extends towards the right edge of the page.

Mr. Michael Klein  
Community Development Director  
City of Calabasas Planning Department  
100 Civic Center Way  
Calabasas, CA 91302

Dear Mr. Klein,

We should consider ourselves fortunate that after 25 successful years at The Commons, Caruso is committed to upgrading and revitalizing this important destination. Their plans will bring just what we need at The Commons: more places to eat, more places to shop, luxury apartments for people who live and work nearby, and a beautiful new green space to pass time or program for events.

I am a Calabasas resident who hopes you support this plan!

Sincerely,

Neelu Dhingra  
4568 Ciclo Circle  
Calabasas  
CA 91302

City of Calabasas

100 Civic Center Way

Calabasas, CA 91302

Dear City of Calabasas,

I am eager for the proposed improvements to The Commons at Calabasas. New shops, restaurants, and beautiful places to live will benefit our community greatly.

Caruso is among the most respected names in their industry, and I have complete confidence they will deliver something we will be proud of.

Sincerely,

Bhawana Dhirga  
BhawanaD@aol.com  
4568 Cielo Circle  
Calabasas  
CA 91302



Mr. Michael Klein  
Community Development Director  
City of Calabasas Planning Department  
100 Civic Center Way  
Calabasas, CA 91302

Dear Mr. Klein,

Please accept this letter as an endorsement for The Commons Lane project. As a Calabasas resident, I very much look forward to seeing this improvement and modernization for our community. I think it will have many benefits and enhance the quality of life here for residents.

Thank you,

Keith Rivers  
251 Live Oak Circle  
Calabasas, CA

Dear Mr. Klein,

My family and I are excited to see the plans the Caruso team has prepared for the Commons Lane plan.

We spend a lot of time at the Commons and visit it almost daily. It is a major part of our life living in Calabasas. Therefore, we are enthusiastic about the new additions in the Commons Plan. It is a wonderful concept to have housing, additional dining and retail all in one place.

We have confidence that the Caruso team will build a project that is thoughtful and professional. They have been transparent and responsive in the planning process, seeking input from the community. They are attentive to our needs and incorporated those concerns in their plans. There is no question that implementation of these plans will greatly benefit the Calabasas community.

Sincerely yours,

Mickie and Mort Schwartz  
4637 Park Mirasol, Calabasas

Mr. David J. Shapiro  
Mayor of Calabasas  
100 Civic Center Way  
Calabasas, CA 91302

Dear Mayor Shapiro,

Please accept this letter as my personal endorsement and support for the plan at The Commons at Calabasas.

Caruso has been engaged with the community for what seems like ages, and they have been active and valuable members of our community for the past 25 years since The Commons opened.

I believe these plans will make a great community asset even better. I am looking forward to seeing this plan brought to life.

Thank you for considering this comment.

Yours truly,

S. Ruzai

herat77@live.com

**Subject:** FW: WRITTEN COMMENT FOR DECEMBER 6, 2023 COUNCIL MEETING  
**Attachments:** Calabasas Project Denial.pdf

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**From:** Mary Ann Rush <maryann.rush@yahoo.com>  
**Sent:** Wednesday, December 6, 2023 8:58 PM  
**To:** Maricela Hernandez <mhernandez@cityofcalabasas.com>  
**Subject:** WRITTEN COMMENT FOR DECEMBER 6, 2023 COUNCIL MEETING

Attached below is my written comment for the December 6th Council Meeting for the public records. Please consider my opinion on this matter as a long time resident of Calabasas. Thank you for your consideration and time.

Sincerely,  
Mary Ann Rush (818) 425-2420

6300 Germania Court  
Agoura Hills, California 91301  
December 6, 2023

Dear Calabasas City Council Members,

I am very concerned about the Developer winning the Lawsuit with New Homes Company's West Village Plan. I live in the Agoura Hills now, but I lived in Calabasas from 1988-1999 working on the D"Anza Park as a citizen volunteer, representing Deer Springs as the Secretary of our Volunteer Home Owner Association, Helped to design The Commons, and helped to fight Ahmanson to become a National Park Land.

I drive Las Virgenes Rd to Malibu for church and my volunteer work in the church gardens. I love to promote Open Space for our people to hike and animals to live. I see that the concerns are Safety and I believe that Mudslides and Rockslides aWhen we re the safety issues when grading the mountains for the project.

The Calabasas Hill Project was being built behind our home in Deer Springs and the entire side of the mountain slid during grading and had to be destabilized.

The Liberty Canyon Neighborhood is unstable with homes cracking and underground water problems that required Agoura Rd. To be closed for many years when we moved into our home in Deer Springs in 1989.

Lastly, a third mountain project that had serious landslides is still closed to this day. Triunfo Canyon Rd in Westlake used to go from Agoura Hills to Westlake as an alternative to Agoura Rd. And the 101 Fwy. The Mountain slid during a storm. So much mud came down into the road that it was deemed permanently closed by the County of Los Angeles. The closed area is now enjoyed by wildlife. You have have to drive down Lindero Canyon Rd to do down to Triunfo Canyon Rd and on the left is a trailer park because permanent housing was never allowed in that area. Grading will destroy the stability of these beautiful mountains. We don't need another mall and houses that may not get Fire Insurance or Homeowner Insurance. So many Insurance Companies are cancelling policies in high fire zones. The Insurance Companies are leaving California and this is a big threat to the folks expecting to live in these units.

I wish we just needed an EIR to find an endangered flower or animals on the site. I wish we had Chumash Indian relics found on this areas the Indians lived along nearby Malibu Creek and this hill could have been part of an Indian Village. Indian artifacts were found at the Old Calabasas City Hall site and hidden by the developers.

I also know that this building site was used by Edison to have a Sheperd with sheep graze the hills to prevent fires. Edison doesn't pay for the projects unless they can justify them. The Sheperd's children refused to carry on their father's job when he retired. This may help with the Safety Issue.

I wish that you would check with the Geology studies to see if the hillsides are stable or likely to slide in the severe Pineapple Express Rains coming this winter. Mudslides and rockslides along Las Virgenes Rd and on the project could be a Safety Hazard to disqualify the project. You may also find records of the Chumash Indian Villages since we know that they drew pictures in the caves on the Ahmanson Property that was saved.

The endangered grasses that are as tall as a man on a horse helped to stop the Ahmanson project as it doesn't grow anywhere else due to development. The red legged frog stopped the project too.

I wish you could just buy the land over 4 years like the Triangle Ranch Project in Agoura Hills. The backside of Ladyface Mountain was to be developed for 60 homes and a grass roots group of citizens and the Mountain Conservancy purchased the land for hiking and open space. Thank you and please appeal this Project in Court to deny its development for mudslide dangers.

Thank you,

Mary Ann Rush RN,MBA

RECEIVED

JAN 24 2024

CITY OF CALABASAS  
CITY CLERKS OFFICE

12/30/2023

6300 Germania Ct.

Agoura Hills, Ca. 91301

Dear Matthew T. Summers,

I sent this email to the City Council on Dec 6, 2023 & it could not be opened by the City Clerk. I resent it & realized that you may or may not have gotten a copy. I am sending it snail mail to get it to you. I really would like to stop this Developer to save the land. I hope my comments are helpful. I was at a previously scheduled event on Dec. 6, 2023 or I would have been at the City Council Open Comments.

Thank you,

May Ann T. Rush RN MBA



RECEIVED

JAN - 2 2024

CITY OF CALABASAS  
CITY CLERKS OFFICE

6300 Germania Court  
Agoura Hills, California 91301  
December 6, 2023

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Thank you,

Mary Ann Rush RN,MBA