

From: [Scott Criswell](#)
To: [Jaclyn Rackerby](#)
Subject: Project at 23702 Summit Dr Calabasas Highlands
Date: Monday, January 1, 2024 9:21:46 AM

Hi Jaclyn,

I live in the Calabasas Highlands neighborhood and am writing with concern about the project at 23702 Summit. This project will remove the #1 perk of the Highlands which is the hiking trail with direct access to the backbone trail of the santa monica mountains. Is there any possibility of creating a new trail out of the neighborhood with this new building taking over the existing one. I hope something can be done, this is really disappointing.

Scott Criswell
23703 Canyon Dr, Calabasas, CA 91302
818-319-5930

From: [Dianne Gubin](#)
To: [Jaclyn Rackerby](#)
Cc: [Steve BG](#); [Samantha](#)
Subject: Objection to proposed development - 23702 Summit Drive / Movie attached
Date: Monday, January 8, 2024 7:25:43 PM

 IMG_6953.MOV

Hi Jaclyn,

Thank you for the Public Hearing notice for **23720 Summit Drive (APN: 2072-018-017)**.

We live in the parcel directly across from this proposed development.

I'm on call for jury duty on Thurs., January 18th and in case I'm called and don't make it back in time, thank you for allowing me to submit my objections into the public record.

The ii8 Policy is the land use element of the 2030 Calabasas General Plan. Policy states the emphasis of retention of Calabasas' natural environmental setting, neighborhood character and scenic features as a priority over the expansion of urban areas.

This lot is currently a well used community hiking trail. The proposed mega house is not consistent with the character of our rural community. We request a hiking corridor access so that we still maintain access to our promised trails. This proposed house directly impacts sensitive environmental areas, as it is adjacent to open space.

Here are our concerns:

1) Fire Safety: attached is a video taken October 4, 2021 at 9:28 pm. Count the number of firefighters who accessed the open space behind this address to put out a fire in open space caused by lightning. I am deeply concerned that this house will block fire access to the open space.

2)

Policies in the City of Calabasas specific to open space element of the General Plan 2030:

iii -1: Calabasas must continue to acquire desirable lands for open space designation through dedications, purchases or annexation.

iii-2: Limit the permitted intensity of development within lands designated as open space to that which is consistent with the community's environmental values and that will avoid significant impacts to sensitive environmental features, including but not limited to woodlands, riparian areas, wildlife habitats, wildlife movement corridors and habitat linkages for coyotes, deer, mountain lions, bobcats, the California Red Legged Frog, rattle snakes, etc.

The current new fencing for story poles has blocked access to wildlife corridors. Coyotes are now in neighbors' yards for the first time.

iii-3 Partner with the Santa Monica Mountains Conservancy and the Mountains Restoration Trust in their development rights purchase programs to retire development rights for key

properties within the City; support efforts of the National Park Service and California Department of Parks and Recreation to expand areas devoted to regional recreational (**hiking**) open space within and adjacent to Calabasas.

3) Guidelines for cluster development: Avoid disturbing areas within, or adjacent to flood plains, stream buffer areas, flatlands, Oak Woodlands or **HABITAT LINKAGES**, or other sensitive biological features.

As mentioned, this lot is a habitat linkage for endangered bobcats, mountain lions and other wildlife.

4) Developing steep slopes, hilltops and ridges, where development would be highly visible. This house, vis a vis the story poles, is jarring and blocks the natural hill.

5) Parks Recreation and Trails Element of the 2030 General Plan:

X-10 - Make trails and staging areas easily accessible to the public in order to facilitate their use.

X- 13: It is the policy of the city to require recreation and trail planning and construction as conditions of approval for future development projects on land adjoining trails, or where proposed new trails are planned.

Require all project plans to provide access to trailheads located on adjacent public lands. This policy **MUST BE ACHIEVED** within the legal limitations of the city's land use power and with due respect to private property rights.

Jaelyn, while we understand and respect property rights and we understand that you personally are not developing the land, this house is going to block trail access to residents who seek our neighborhood and live here because of this access.

We implore you, if you cannot stop this development, to maintain access to our trails, wildlife corridor and fire safety. Please watch the video again and count the number of firefighters.

Thank you,

Dianne Gubin, Steve Greenberg, Josh Greenberg, Samantha Greenberg and Raquel Greenberg
23703 Summit Drive
Calabasas, CA 91302
DianneGubin@gmail.com
818-222-0300

20 year residents of Summit Drive, Calabasas.