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6-6-24

CITY OF CALABASAS
PLANNING DEPT.

From: [Chris Halling](#)
To: [Jaclyn Rackerby](#)
Cc: [Robin Halling \(robin@yesmaster.com\)](mailto:Robin.Halling@robin@yesmaster.com)
Subject: SPR-2023-010, OTP-2024-002 - 22534 Calipatria Drive
Date: Thursday, June 6, 2024 4:27:37 PM

Ms. Rackerby,

My wife and I reside at 22466 Calipatria Drive and have lived there for over 34 years. We want to comment on Dream Home Design's proposed new SFR at 22534 Calipatria. We have reviewed the proposed plans at your office and the June 6th Planning Commission Staff Report. Here are our comments focusing on subparts 4 and 5 of Section 17.62.020 of the Calabasas Municipal Code:

1. The semi-modern design style of the home is appealing. It is not 100% consistent with the Spanish ranch style of homes in the immediate neighborhood but it fits in well with surrounding homes. The natural wood elements help the home blend in to its surroundings. We have no objection to the design style. It will be consistent with other homes.
2. The size of the home, by itself, is fine. However, the front of the home is proposed to be just over the minimum setback from the sidewalk. Given that the northwest corner of the pad is raised high above the sidewalk, and the house is very tall on that corner, the house will be looming over the street. The scale of the house at the NW corner will be out of proportion. Almost all the houses up the street have the front set back at least 40 feet from the sidewalk. So having such a tall NW corner of the house will not be compatible with design, appearance and scale of the other homes up the street.

These are just our opinions. Please advise the Commission and request that they consider them in making their findings. Maybe some adjustments could be made in landscaping or setbacks so the home will not jut so high above the sidewalk at the NW corner of the lot.

Regards,

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CITY OF CALABASAS
PLANNING DEPT.

From: Nick Fisher
To: [Jaclyn Rackerby](#); [Grace Fisher](#)
Subject: Re: 22534 Calipatria
Date: Wednesday, June 5, 2024 11:06:03 PM

Jaclyn,

Thank you for your time today and I appreciate your help. I'm hoping to make it to the meeting tomorrow night however scheduling is always very challenging. In case I do not make it, I wanted to send you a quick email. I like the idea of a new house being built in the neighborhood but in reviewing the plans, I have a number of reservations and questions about the project. Here are my top three concerns.

1. This house will be the largest house by far in our neighborhood and almost double the average size. Additionally, it will be pushed forward along the street vs most of its neighbors and it is very different in design. How is the appearance and scale of the project compatible with the surrounding areas and homes?
2. I'm concerned with the work and moving of the retaining wall on the SE edge of the property line. I have a very large pool that was built a long time ago that is close to the hillside. I'm concerned that any movement of the hillside could affect the integrity of my pool and property along that side of my property.
3. Along those lines, what liability would I even have if something were to affect my property during construction or afterwards. Based on what I've seen it appears that the property is owned by a single asset entity which is mainly in place to limit liability if something happens. They could easily fold the LLC company if something were to go wrong. Are they required to have any type of insurance during the project? We all know that it is very challenging to obtain homeowners insurance right now in the area.

Thank you again for your time and hopefully I'll see you tomorrow.

Nicholas Fisher, CFA
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CITY OF GALABASAS
PLANNING DEPT.

From: [Eicher, Bill](#)
To: [Jaclyn Rackerby](#)
Cc: [Luisa Goncalves \(lulurgoncalves1@gmail.com\)](#)
Subject: Planning Committee meeting regarding the construction at 22534 Calipatria Drive
Date: Thursday, June 6, 2024 11:14:07 AM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Rackerby,

I am the owner of 22448 Calipatria Drive, and although I will not be attending tonight's planning committee meeting regarding the construction at 22534 Calipatria Drive, I have reviewed the plans and have some concerns.

While I welcome the idea of a new home on our street and am glad that the old house was demolished, the proposed size of 4,861 square feet (5,461 including the garage) is nearly double the size of many existing homes in our neighborhood and will undoubtedly be an eyesore. I fear this will start a wave of "McMansions" in our neighborhood, and we have plenty of those in other parts of the city. The street and neighborhood will start looking like a mishmash like the homes on Wells Drive in neighboring Tarzana/Woodland Hills.

A house of this magnitude will be extremely noticeable and will not fit aesthetically with the current environment of our neighborhood. I am not opposed to a modern design since the house on Dardenne close to this lot is modern and blends in nicely. However, I am concerned with the size since the lot is not that large, and the fact that it will be positioned much closer to the street is also concerning.

I strongly believe that any new construction should respect the character and scale of the surrounding homes to maintain the visual harmony and community feel of our area. I have done two remodels on my house and made sure that the designs incorporated the current look and feel of the neighborhood. It can be modern, but it shouldn't be such a monstrosity. Thank you for your consideration and warm regards,
Bill Eicher



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